

# FOR SALE

SINGLE FAMILY RESIDENCE • 16653 Highland Valley Road Ramona CA 92065  
APN 2771013500

10.47 Acres / 3,086 Square Feet

 \$1,075,000

 4 bedrooms

 4 bathrooms



Ag 70 Zoning  
L Designation



## THE PROPERTY

Extremely usable land! Featuring a 3/4 domestic water meter and a well shaft - great ground water in this area! This open floor plan welcomes you to include the large patio area for entertaining or just enjoying your morning coffee or evening sunsets. The oversized hallway with extra storage cabinets directs you down to the bedrooms. The double door master suite and oversized bedrooms add to this inviting home. The property is level to gently sloped. Exceptional land for this location. 2 acres fully fenced with gated entry, the remainder is partially fenced.

## KEY FACTS

- ✓ No Open Space
- ✓ 2 Wood Burning Fireplaces
- ✓ Attached 3 Car Garage
- ✓ Open Floor Plan
- ✓ 2 Acres are Fully Fenced
- ✓ Views of Peaceful Hillside
- ✓ Large Patio Area



# WELL BUILT HOME IN A FANTASTIC LOCATION!

## LOCATION, LOCATION!

This home boasts views of Mt Woodson, Rangeland and more! There is room for vineyards, horses, and more! This location is only minutes to the Mt Woodson Elementary School, Rangeland for hiking, or the Mt Woodson Golf Course. This is Ramona West End at its best. Centrally located - only minutes to downtown SD or up to Santa Ysabel and Julian, Poway, RB, or Escondido.

## CALL DIANE TODAY!

Diane Means, Red Hawk Realty  
(760) 213-1155 | [dmeansredhawk@gmail.com](mailto:dmeansredhawk@gmail.com)  
CA DRE #01891996



# Single Family Residence

10.47 Acres

*Offered At \$1,075,000*



**Address:** 16653 Highland Valley Road Ramona CA 92065

**APN #:** 2771013500

## **Description**

**Location, location!** This is exceptional land in a highly desired area. There are no Open Space restrictions: Topography is level to gentle slope. Ramona West End at its best! Estates of this size with this topography are hard to find in this location, whether you are looking for equestrian or Vineyards.

The home's large entrance invites you into this 1987 era well-built 3,086 sf home, with 4 bedrooms, 3.5 baths, and 6" interior walls; a home built to last. The Roof was redone in 2009, lining, seals, and any broken tiles replaced. This large family home is situated on 10.47 usable acres in the highly desirable Highland Valley Vineyard Association area surrounded by large estates and vineyards, just waiting for your own personal touch and vision.

There are two wood burning fireplaces! The brick Family Room fireplace is exceptional. These fireplaces invite gatherings in the living room and family room. The home's flowing floor plan welcomes you to include the large outdoor patio area as part of your living space. Utilize it for entertaining or just enjoying your morning coffee or

evening sunsets. The oversized hallway with extra storage cabinets directs you down to the bedrooms. The double door separate master suite and three large bedrooms include another private suite with its own bath, add to this inviting home. The property is level to gently sloped.

This is Exceptional land in a much sought after Location. The property is zoned Ag 70 with an L animal designation. There are NO OPEN SPACE EASEMENTS.

Approximately 1.5 +- acres of this property are fully fenced with gated entry, the remainder is partially fenced. There is a 3 /4 " RMWD domestic water meter, with an older capped well shaft located in the field. This is a very good location for water. Enjoy views of the peaceful hillsides, wildlife, and valley views of Mt Woodson and Rangeland. There is generous room for vineyards, horses, and more! This home is located minutes to the Mt Woodson Elementary School, Rangeland for hiking, or the Mt Woodson Golf Course to challenge your game. This is Ramona West End at its best. Located only minutes to downtown San Diego or up to Santa Ysabel and Julian, Poway, Rancho Bernardo, or Escondido.

***Exceptional, desirable, usable land close to everything is extremely hard to find.***

## **NATURAL SETTING**

Native chaparral covers the area with color and fragrance. Wild Buckwheat, California Yucca, and Sugar Bush grow throughout the property. Wildlife is abundant in the area; deer and turkey roam freely, while raptors and other rare species of animals can still be found here because of the ample amount of water and cover in this rural area.

## **AREA INFORMATION**

Known for its beautiful equestrian property and famous horse ranches, beautiful Ramona Valley is an easy 45 minute drive from downtown San Diego. The Ramona Valley Vineyard Association (RVVA) is comprised of over 100 productive vineyards and more than 30 full-scale wineries, all of which have substantiated Ramona as a true fixture in the viticulture industry. It is now becoming an up-'n-coming wine region worthy of a visit. Ramona now boasts the highest density of wineries in San Diego County! Agriculture is still the dominant economic activity in the Ramona area. Vineyards, horses and cattle ranches are the backdrop for the landscape of light residential development. Ramona is also becoming well known to the hiking and horseback riding enthusiast with trails that include Mt. Woodson, Cedar Creek Falls, Iron Mountain, Rangeland, and more. Quality Golf is also available, at Mt Woodson and San Vicente Golf course, along with Tennis and Wellness Spa at Riviera Spa and Racquet Club. This rural yet central location lends itself to privacy and country ambiance while still being near many of San Diego County's resources and opportunities.

## **RECREATION AND LIFESTYLE**

There are many recreational activities available in the area: Julian, Santa Ysabel Open Space Preserve, Palomar Mountain. There are also many quality golf courses, and several casinos are just miles away. The San Vicente Golf Course and Resort and Riviera Wellness Spa are both just a 5-minute drive away. Miles of hiking, biking and equestrian trails are located throughout the area. In addition, art galleries, shopping, casual and fine dining, and a variety of other opportunities for each family member can be easily accessed. This rural yet central location lends itself to privacy and country ambiance while still being near many of San Diego County's resources and opportunities.





# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	6/3/2021 3:07:23 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2771013500
Project Name:	

2771013500

### General Information

USGS Quad Name/County Quad Number:	San Pasqual/69
Section/Township/Range:	22/13S/01W
Tax Rate Area:	65034
Thomas Guide:	/
Site Address:	16653 Highland Valley Rd Ramona 92065-5713
Parcel Size (acres):	10.47
Board of Supervisors District:	2

### Public Service and Utility Districts

Water/Irrigation District:	Ramona Muni Water Imp Dist A; Ramona Municipal Water District
Sewer District:	None
Fire Agency:	Ramona Municipal Water District
School District:	Unified Ramona

**General Plan Information**

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-20) 1 Du/20 Ac
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

**Zoning Information**

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	10Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

**Aesthetic**

The site is located within one mile of a State Scenic Highway.	Yes
The site contains steep slopes > 25%.	No
The site is located within Dark Skies "Zone A".	No

**Agricultural Resources**

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	Yes
The site contains Prime Soils.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	20
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No

**Biological Resources**

Eco-Region:	Central Foothills
Vegetation Map	12000 Urban/Developed; 18100 Orchards And Vineyards
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	No
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: North)
The site is within MSCP Boundaries.	No (Draft: North)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	Yes: Agriculture; Developed
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Cretaceous Plutonic
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

**Geology**

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
Soils Hydrologic Group:	B; C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No

**Mineral Resources**

The site is located within a Mineral Resource Category.	Yes: Mrz-3 (No Alluvium/No Mines)
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**Hazard Flooding**

The site is located within a FEMA flood area.	No
The site is located within 1/2 mile from a FEMA flood area.	No
The site is located within a County Flood Plain area.	No
The site is located within 1/2 mile from a County Flood Plain area.	No
The site is located within a County Floodway.	No
The site is located within 1/2 mile from a County Floodway.	No
The site is located within a Dam Inundation Zone.	No

**Hazardous Materials**

Schools are located within 1/4 mile of the project.	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No
The site is located within 1000 feet of buried waste in a landfill.	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No
The site is listed on the Geotracker listing.	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No
The site is listed in the EPA's Superfund CERCLIS database.	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.	Yes: 41 To Maximum Elevation Above/21 To 40 Feet Above Faahns
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No
The site is located within an airport safety zone. If yes, list the zone number.	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No



2771013500

**Hydrology and Water Quality**

Hydrologic Unit:	San Dieguito
Sub-basin:	905.41/Ramona
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: Pacific Ocean Shoreline (San Dieguito Hu); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

**Water Supply/Groundwater**

The site is located outside (east) of the County Water Authority boundary.	No
The site is in Borrego Valley.	No
The project is groundwater dependent.	No
Annual rainfall:	18 To 21 Inches

**Noise**

The site is within noise contours.	No
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**Fire Services**

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

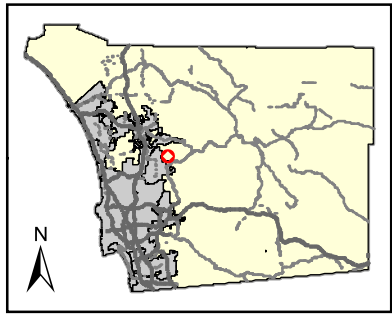
**Additional Information**

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

**CEQA-Public Review Distribution Matrix**

The site is located in the Desert.	No
The site is located east of the County Water Authority boundary.	No
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No

# 2014 ORTHOPHOTO



**Legend:**

 PROJECT AREA

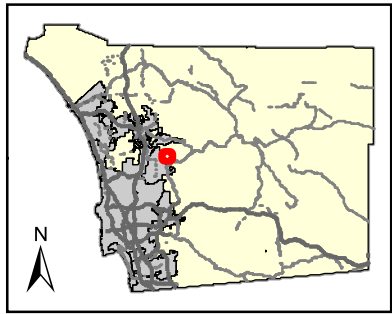
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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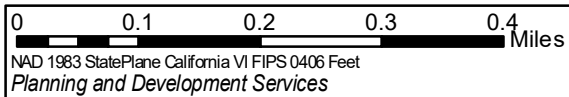
**Notes:**

# TOPO MAP



**Legend:**

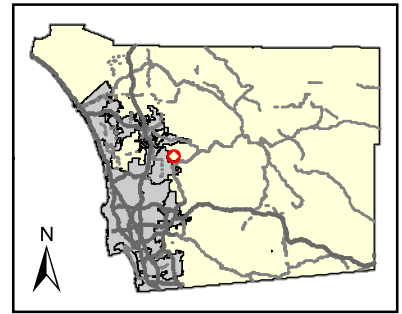
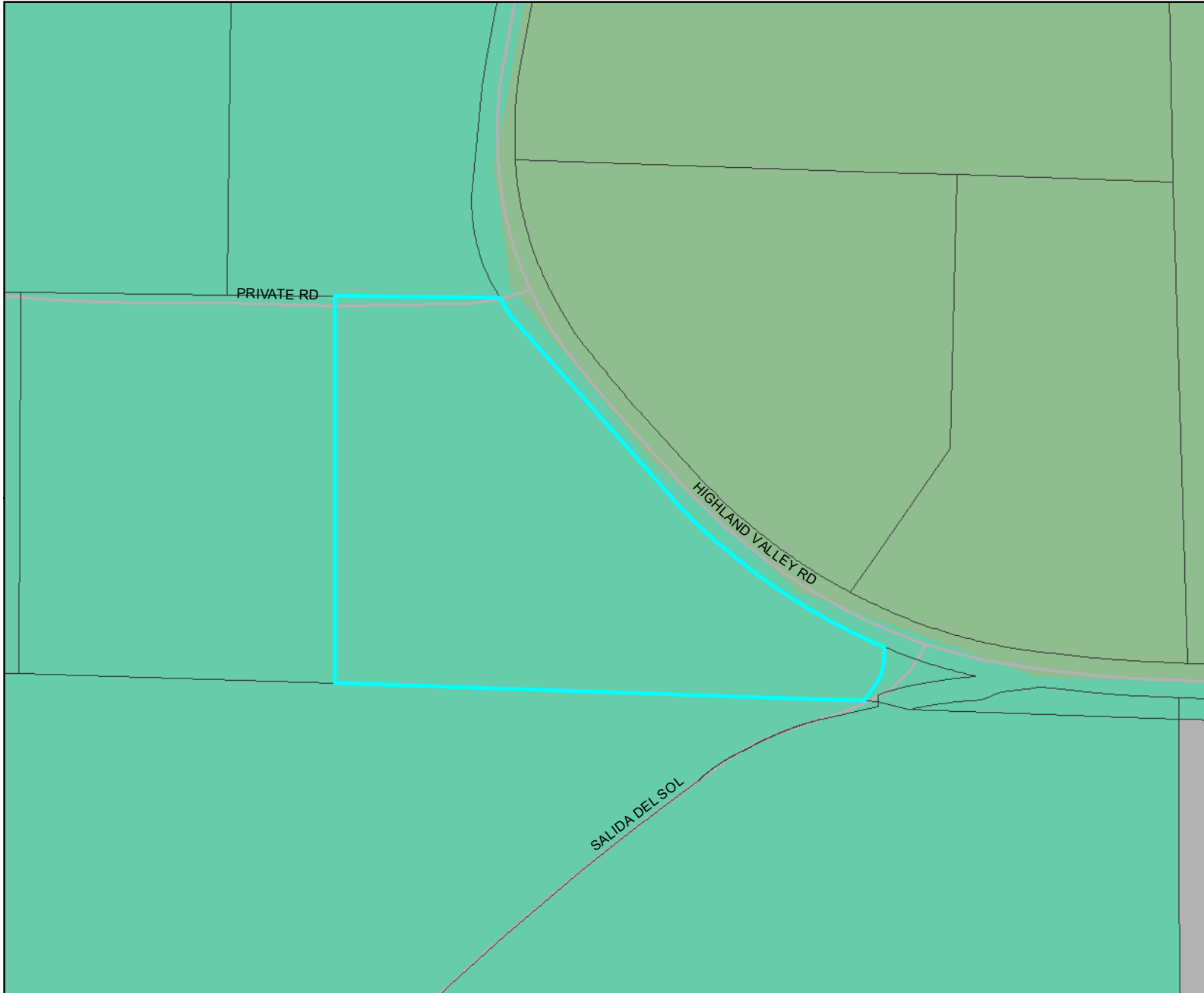
 PROJECT AREA



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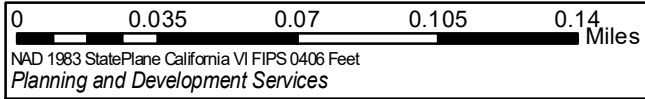
**Notes:**

# GENERAL PLAN - LAND USE



**Legend:**

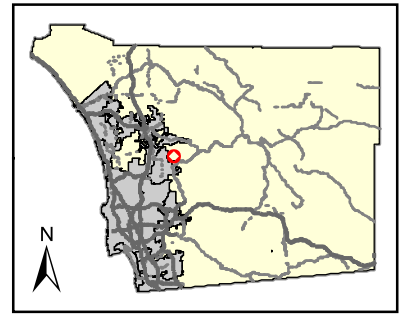
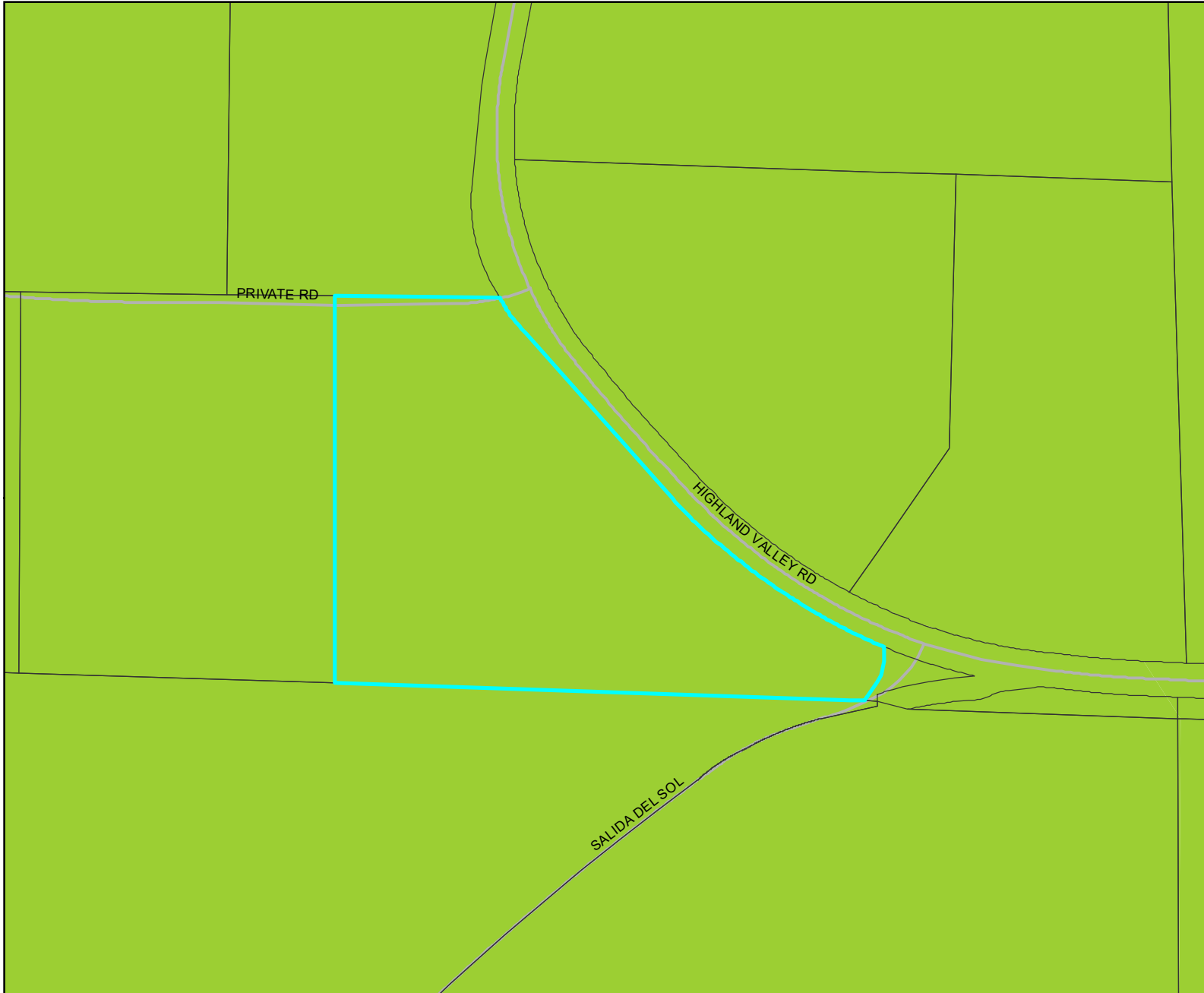
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area\*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)



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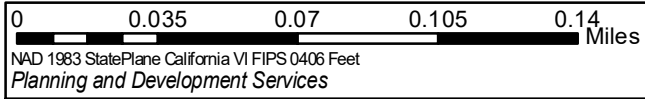
**Notes:**  
\*Residential densities in italics

# ZONING - USE



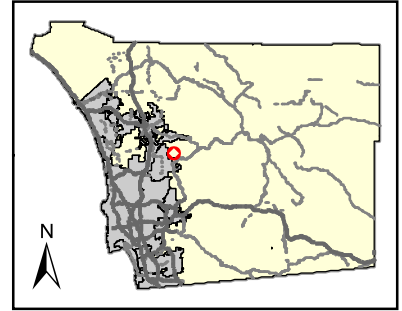
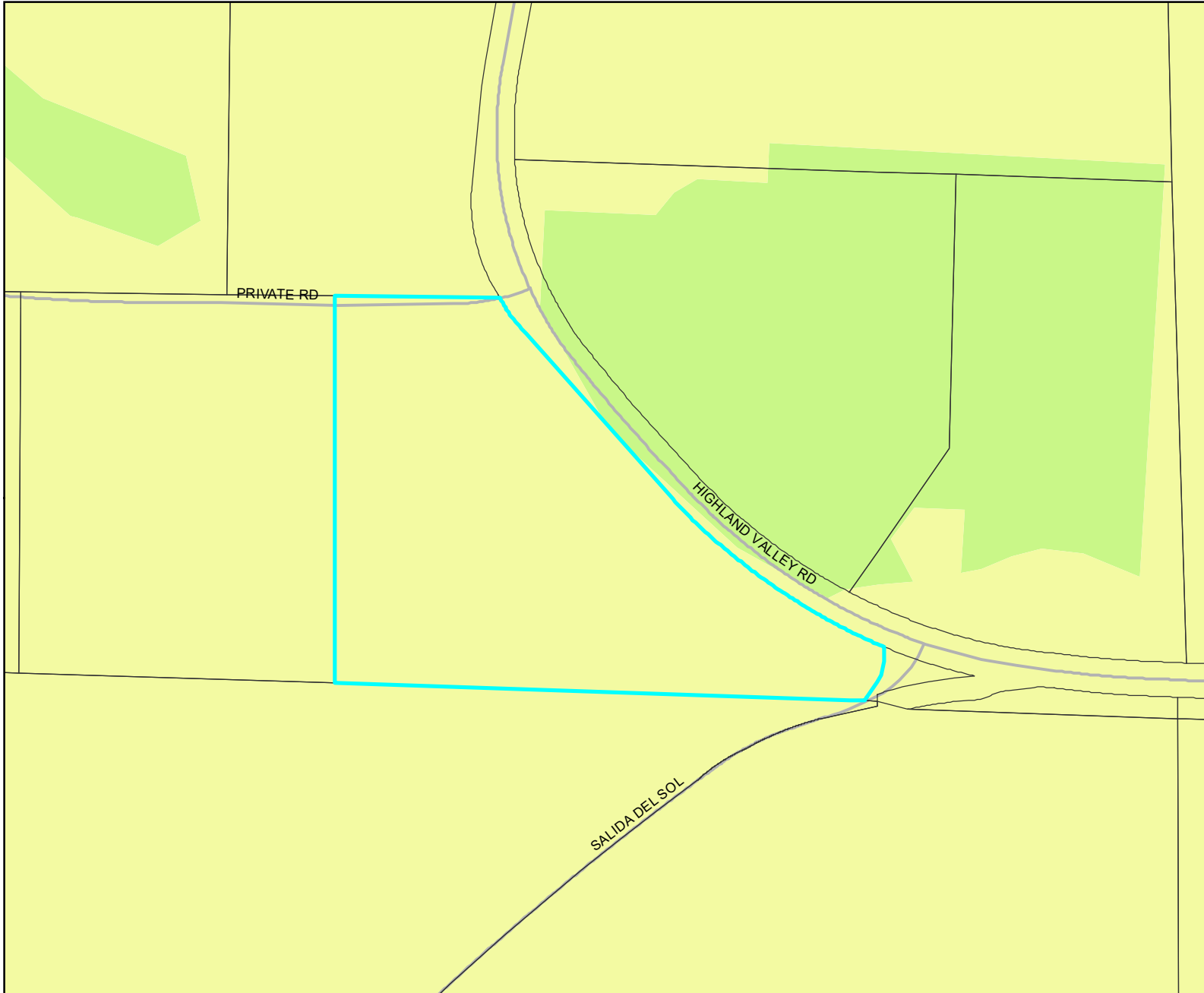
**Legend:**

- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- Village
- Open Space
- Extractive Use
- Transportation and Utility
- Limited Control
- Specific Plan
- Holding Area
- General Rural
- City of San Diego/No Zone
- Indian Reservation



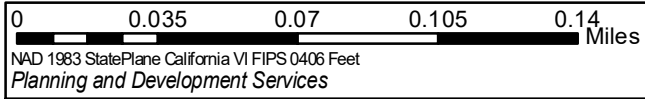
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**Notes:**



**Legend:**

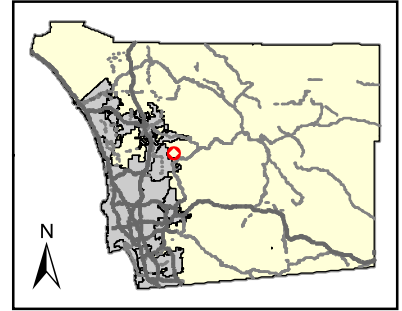
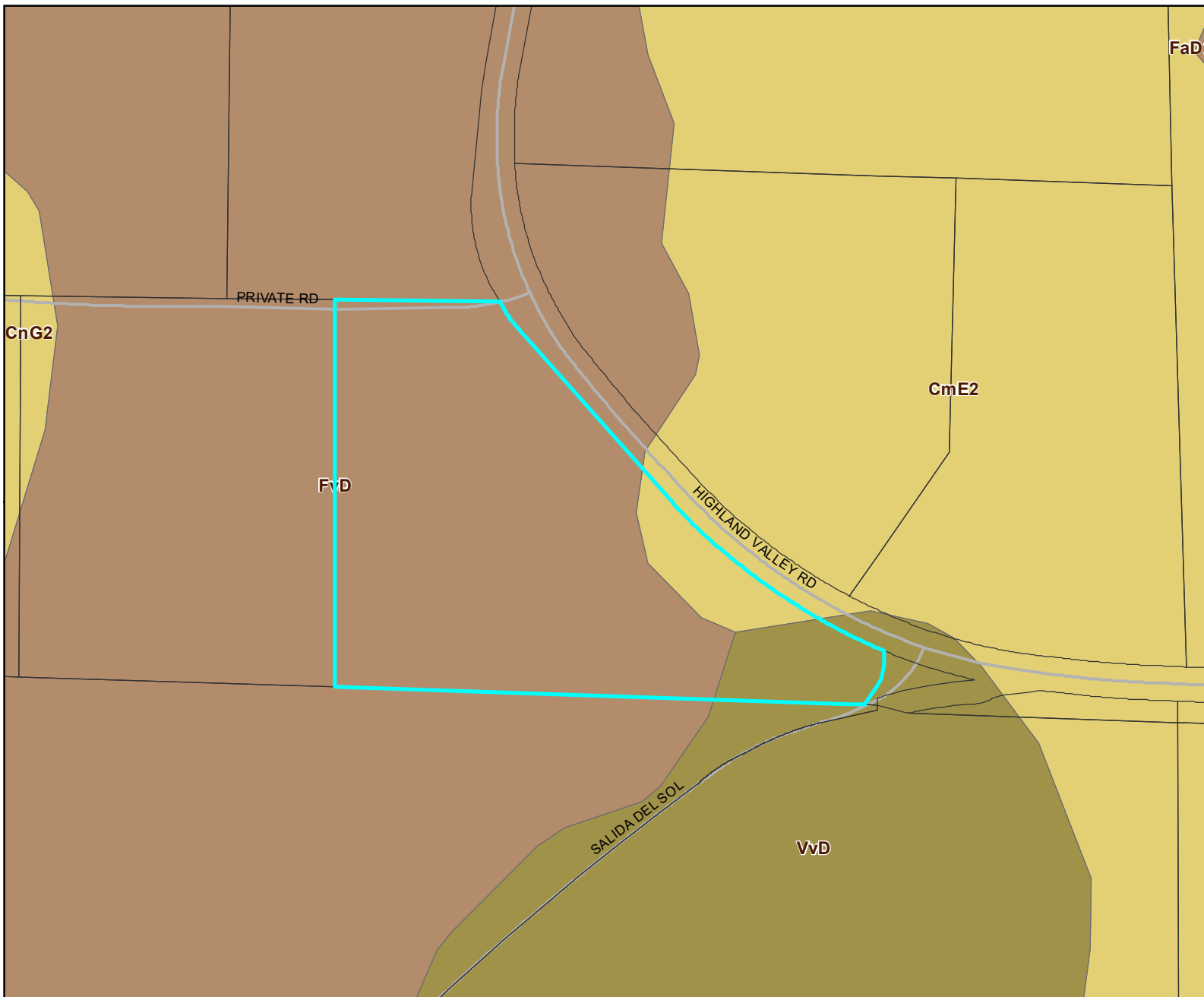
- PROJECT AREA
- FMMP**
- Farmland of Local Importance
- Farmland of Statewide Importance
- Prime Farmland
- Unique Farmland
- Grazing Land
- Other Land
- Urban Land
- Water
- Area Not Mapped



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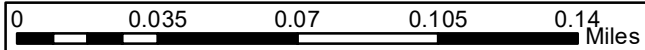
**Notes:**  
 FMMP = Farmland Mapping and Monitoring Program

# SOIL



**Legend:**

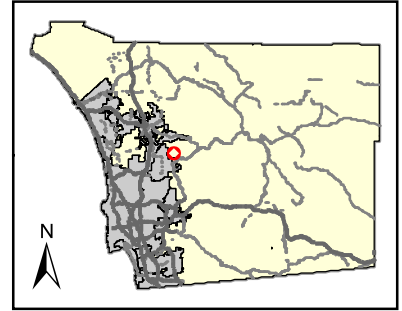
- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN



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**Notes:**

# VEGETATION

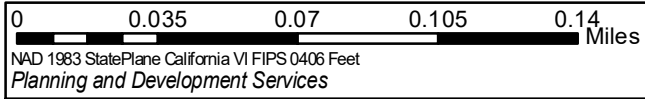


**Legend:**

PROJECT AREA

**VEGETATION CATEGORY**

- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water (including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture, Eucalyptus Woodland

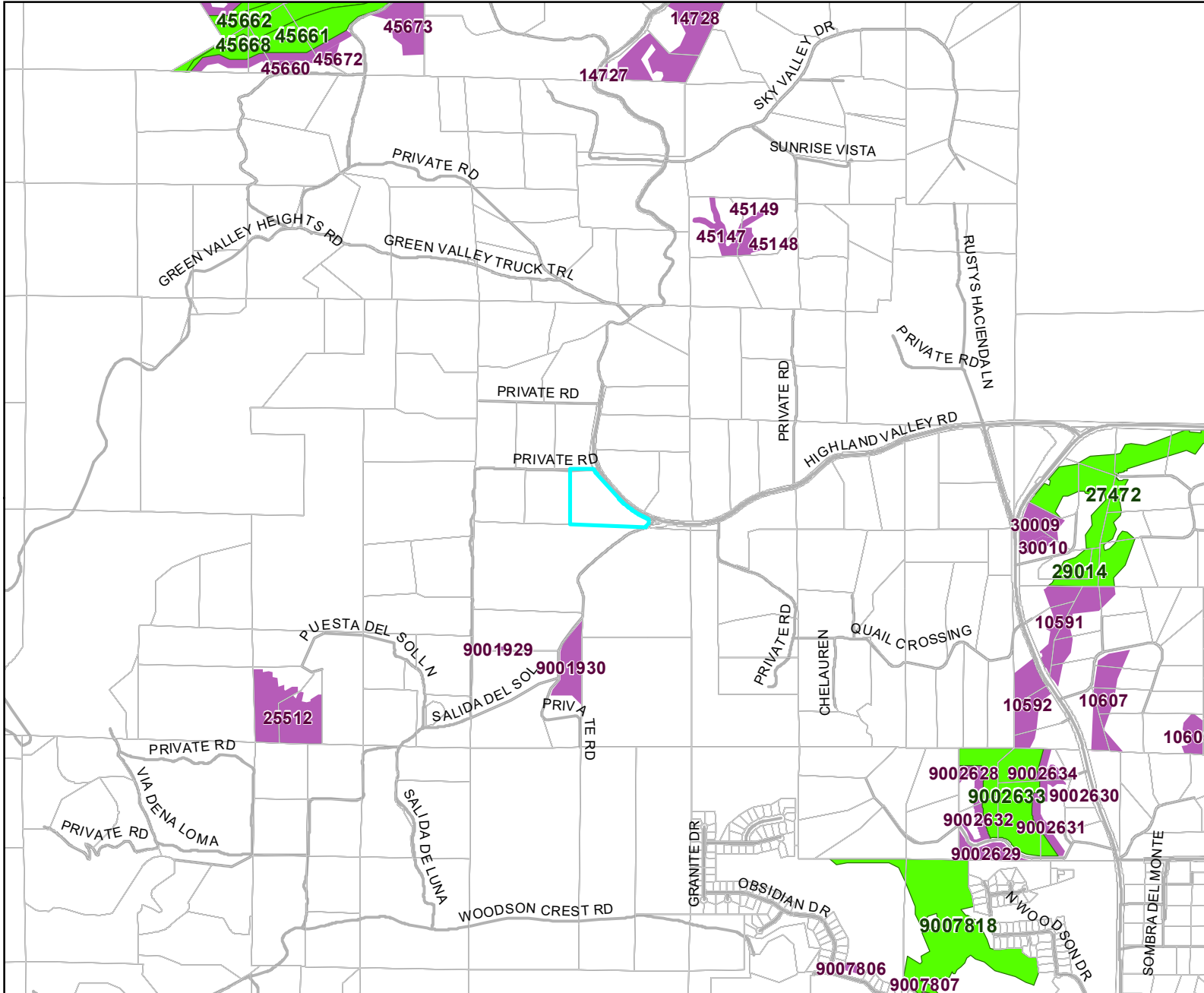
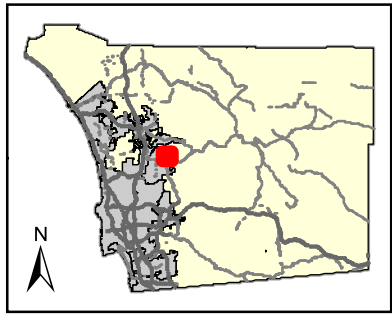


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**Notes:**



# OPEN SPACE EASEMENTS



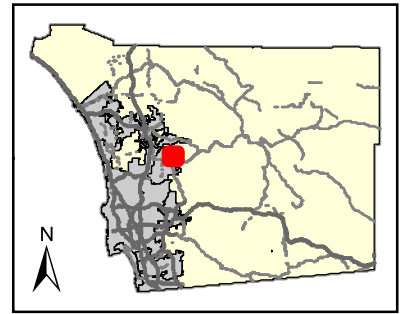
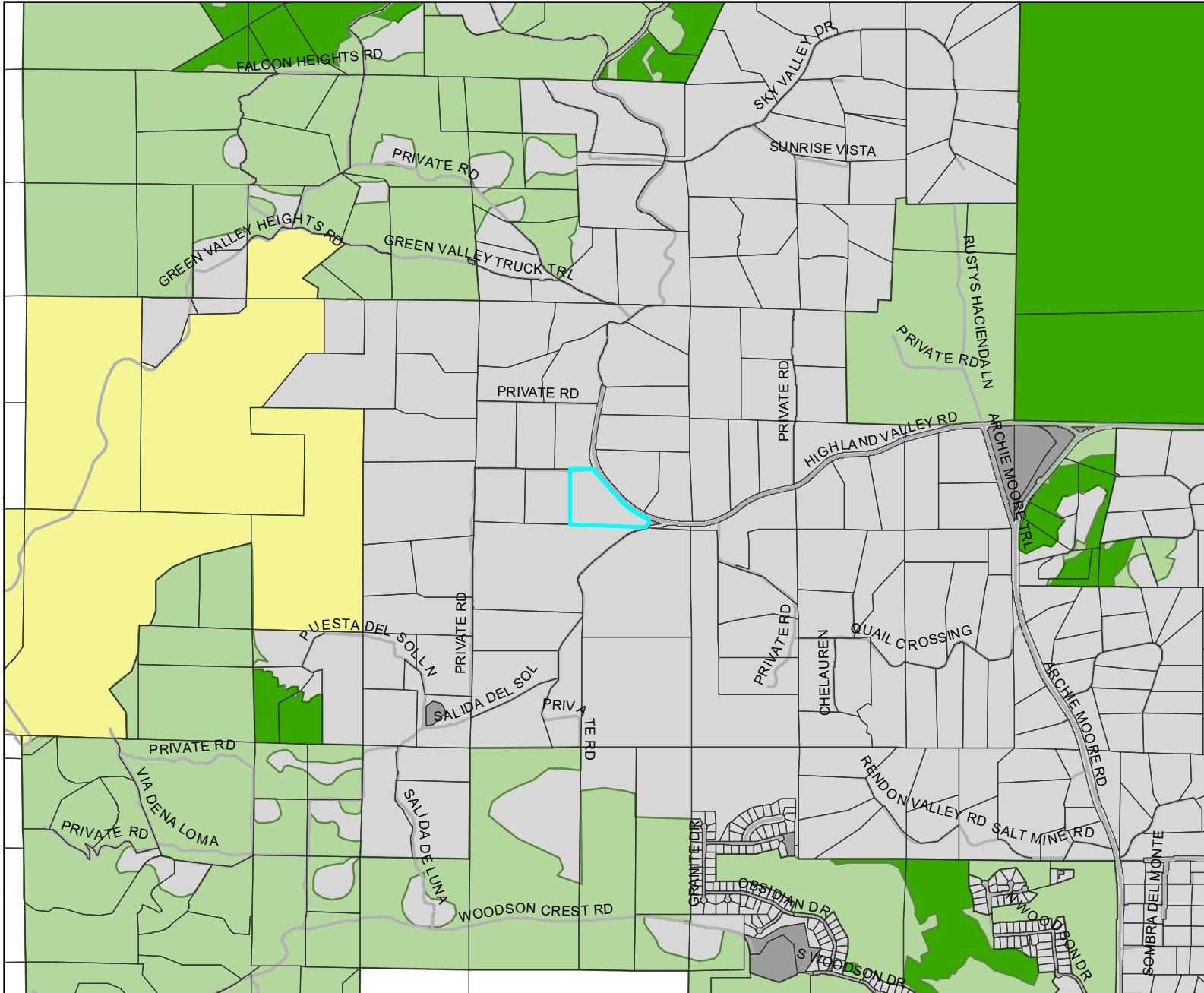
**Legend:**

- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

**Notes:**



# MSCP

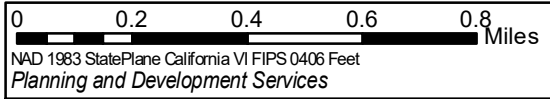


**Legend:**

- PROJECT AREA
- NMSCP (DRAFT) DESCRIPTION**
- Preserve Areas
- Pre-Approved Mitigation Area (PAMA)
- Outside PAMA
- Pre-negotiated (Hardlined) Take Authorized Areas
- Special Districts
- Tribal Lands in Fee
- Tribal Lands in Trust
- Gregory Canyon Landfill
- Other Lands
- US Forest Service

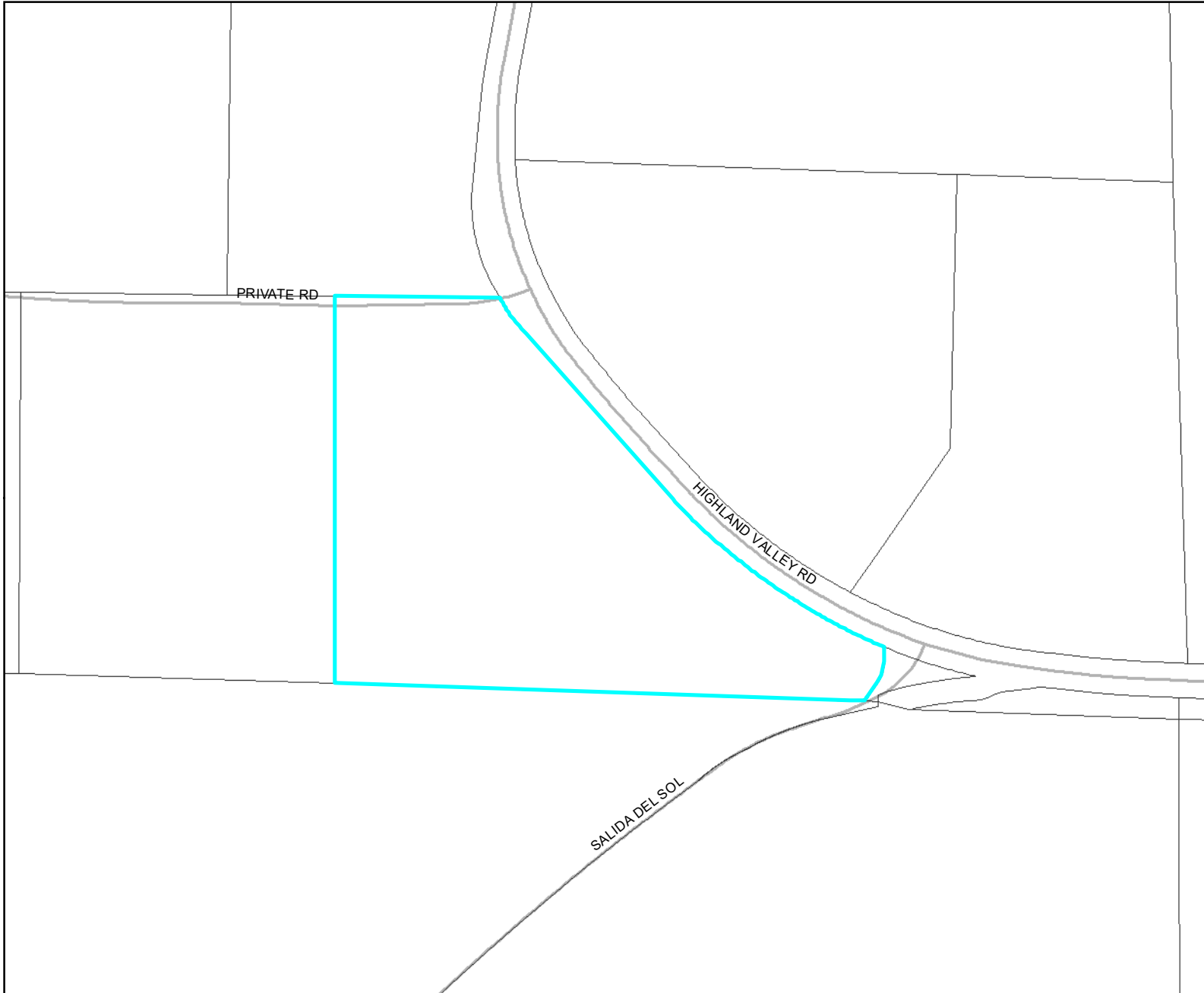
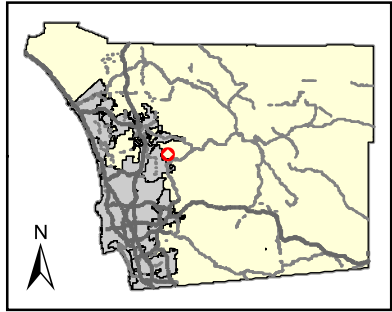
**Notes:**

MSCP = Multiple Species Conservation Program



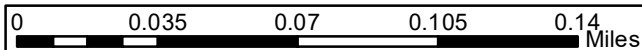
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# MINERAL RESOURCES



**Legend:**

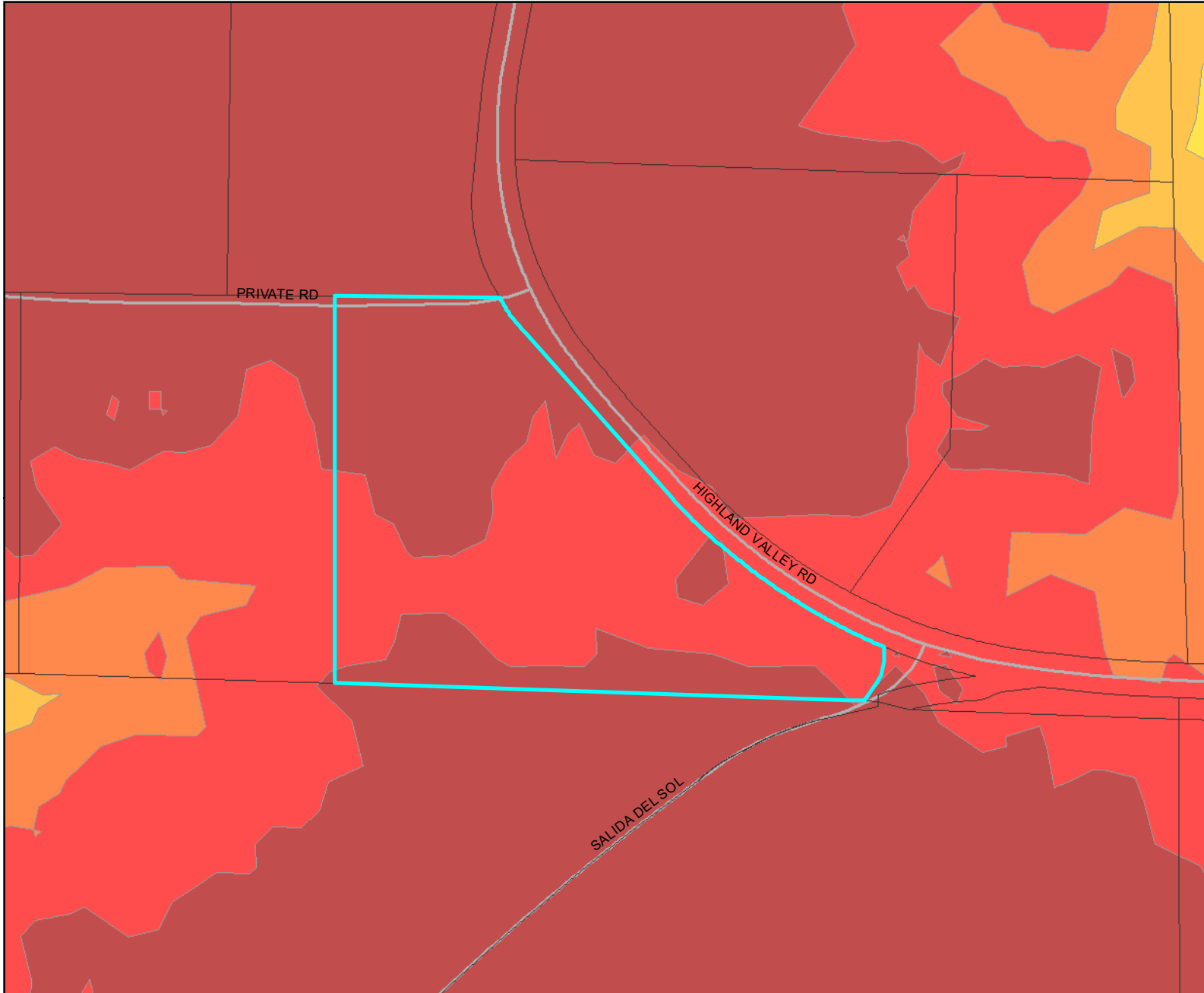
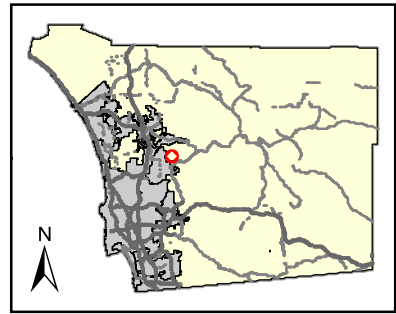
- PROJECT AREA
- ALLUVIUM
- MINE
- MINE
- MINERAL RESOURCE ZONES**
- Inconclusive
- Resource Not Present
- Resource Potentially Present
- Resource Present



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**Notes:**

# FAA HEIGHT NOTIFICATION

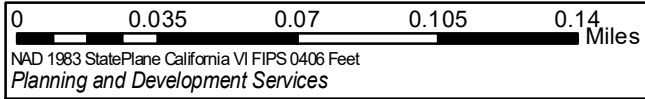


**Legend:**

PROJECT AREA

**FAA HEIGHT NOTIFICATION**

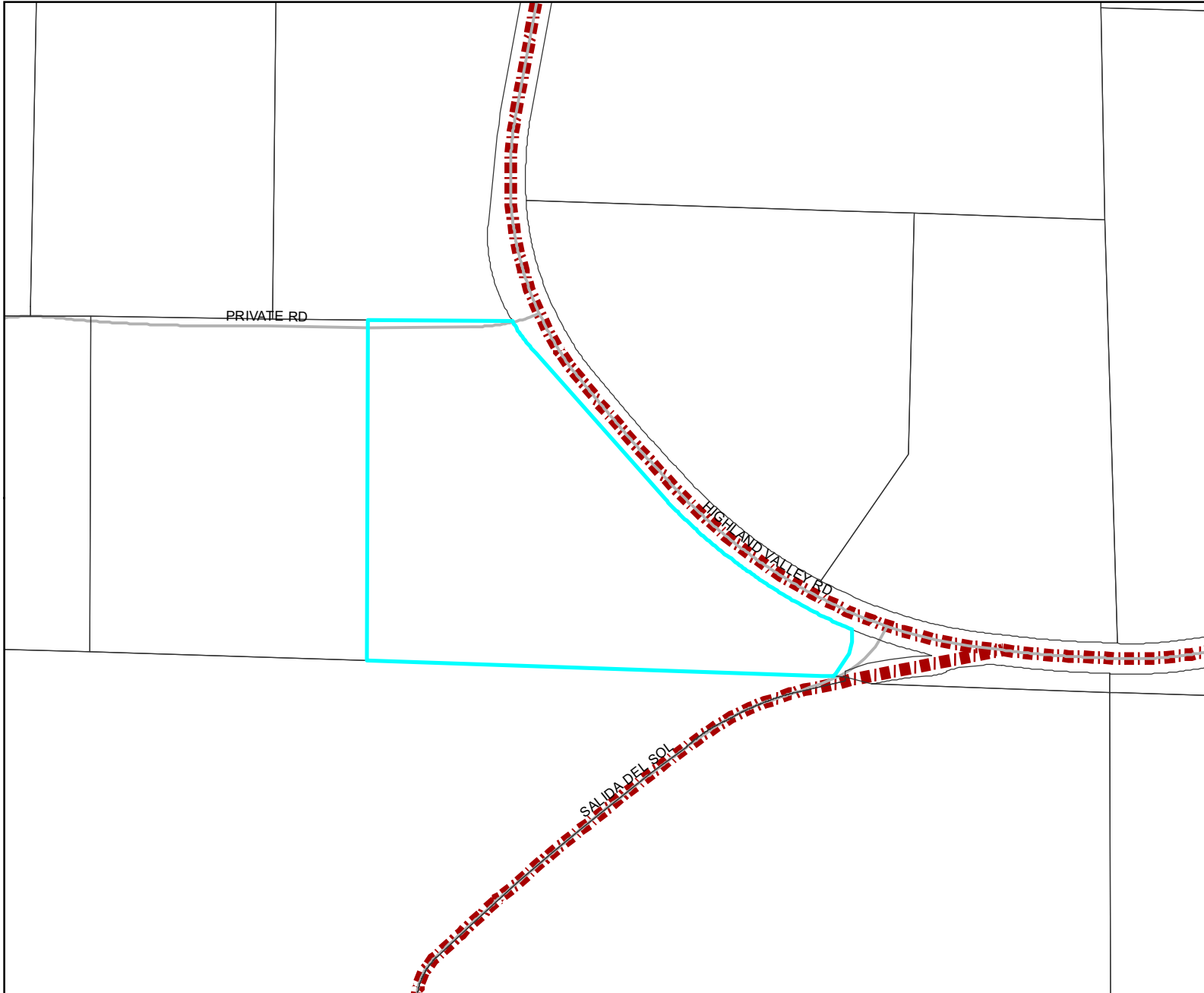
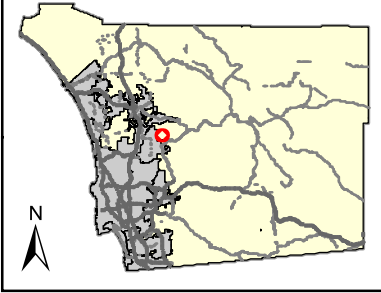
- 41 to maximum elevation above FAAHNS (notification required automatically)
- 21 to 40 feet above FAAHNS (notification required automatically)
- 1 to 20 feet above FAAHNS (notification required automatically)
- 20 to Zero feet below FAAHNS
- 40 to 21 feet below FAAHNS
- 60 to 41 feet below FAAHNS
- 80 to 61 feet below FAAHNS
- 100 to 81 feet below FAAHNS
- 150 to 101 feet below FAAHNS
- 200 to 151 feet below FAAHNS
- Max elevation below to 201 feet below FAAHNS






**N** This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

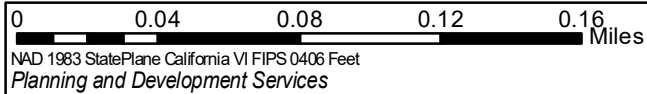
**Notes:**

# TRAILS



**Legend:**

-  PROJECT AREA
-  TRAIL EASEMENT
-  PROPOSED COMMUNITY PLAN TRAILS



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**Notes:**