



## **Birch Hill Haven**

**32765 Birch Hill Rd, Palomar Mountain, CA 92060**

*Property Highlights*

**Available for \$399,000**

Nestled amidst the breathtaking beauty of Palomar Mountain, Birch Hill Haven is sure to make your dreams come true! This spacious 3-story 2,080+/- sf cabin on 1.12+/- wooded acres features plentiful space with 3-beds/2-baths, plus an entire lower level “bonus room” with fireplace and attached enclosed patio, all providing ample room for family, friends, and guests. While this cabin needs a little love and attention, its potential is undeniable for a personal getaway, or as a desirable vacation rental. With its rustic charm and idyllic surroundings, this property is perfect for anyone looking to enjoy mountain living and outdoor enjoyment.



### **Meriah Druliner**

Broker/Co-Owner  
Meriah@Donn.com  
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CA DRE # 01997162



### **Jake Swenson**

Associate Broker  
Swensonacres@gmail.com  
760.822.7936  
CA DRE # 01995164

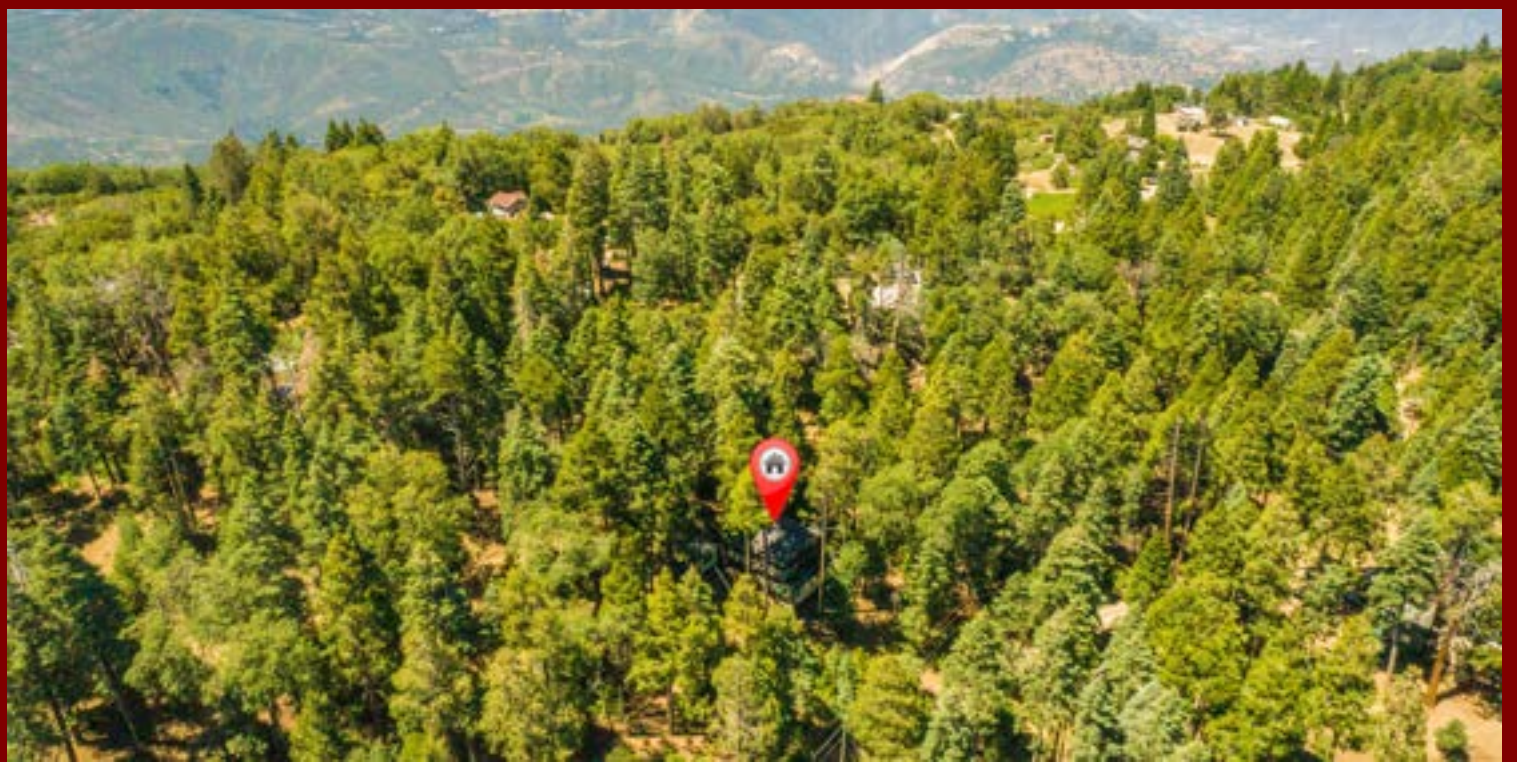
For more property info:  
**RedHawkRealty.com**  
**800.371.6669**



# Birch Hill Haven



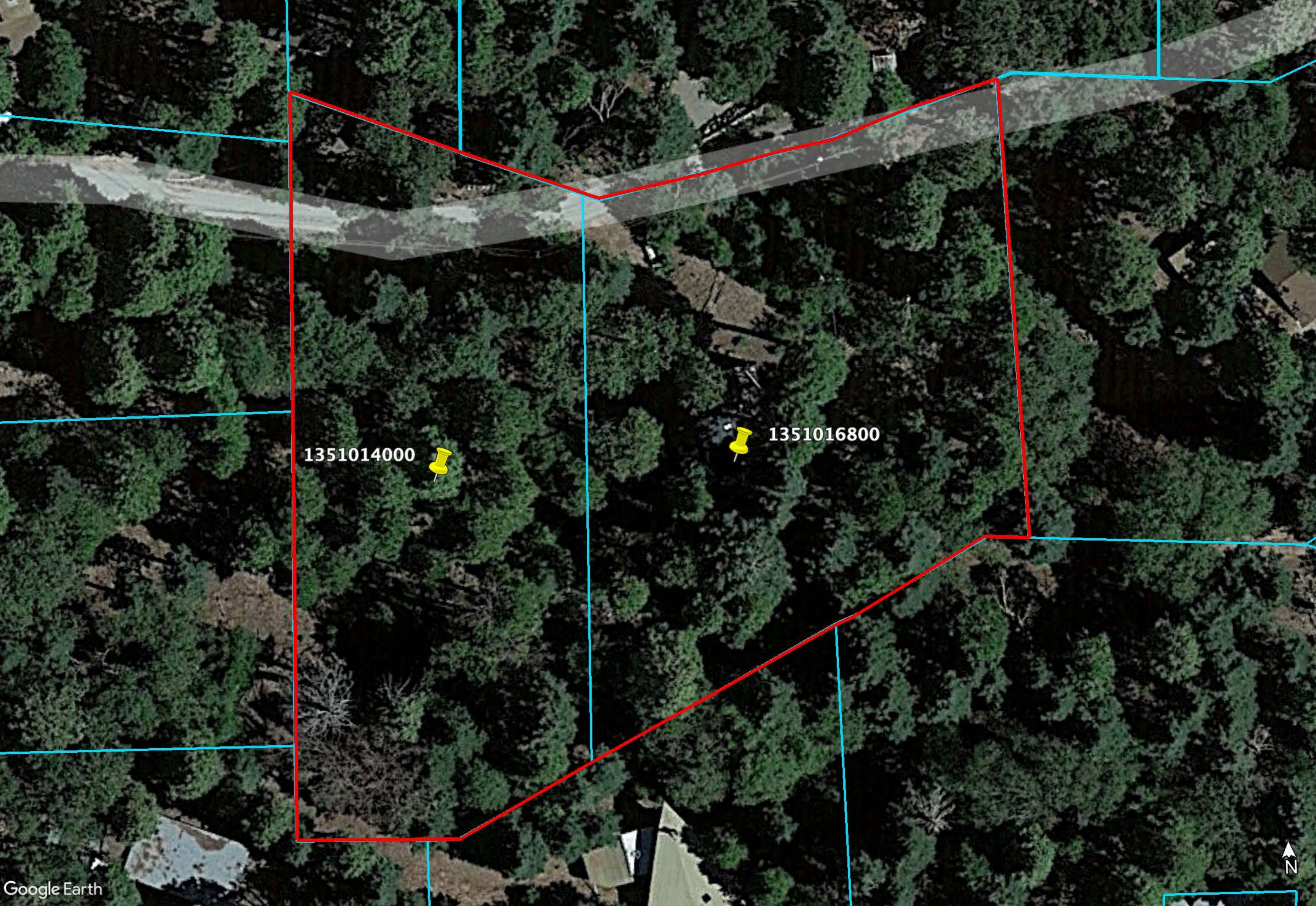
- Quiet, peaceful setting in the verdant coniferous forest of Palomar Mountain
- Large living room with a wood burning stove & windows framing panoramic vistas
- Ideal personal getaway or a desirable vacation rental
- Easy access to endless outdoor activities and adventures
- A perfect escape from city life to unplug and unwind
- Open the doors to the private view deck and immerse yourself in nature



RedHawkRealty.com



800-371-6669

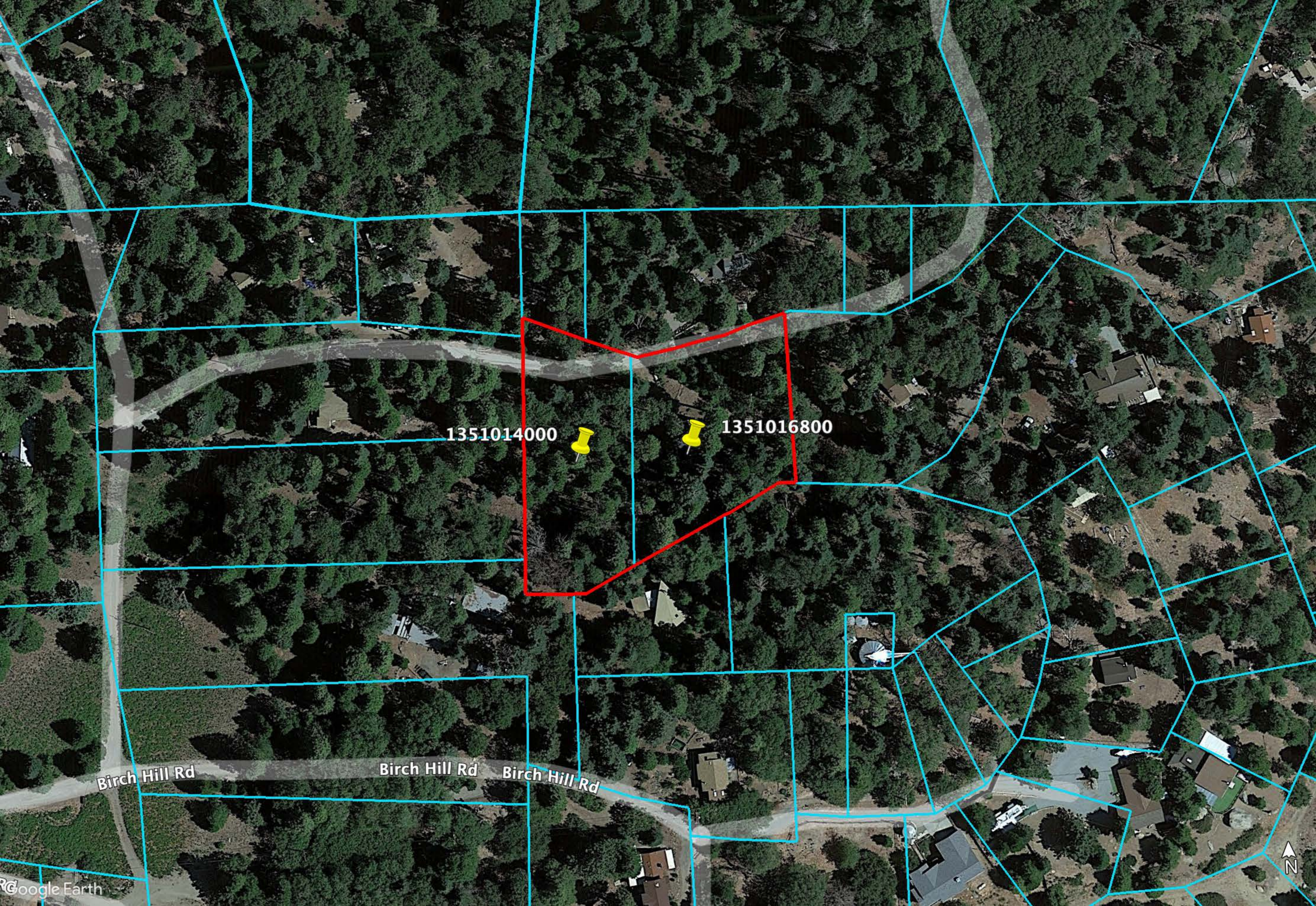


1351014000



1351016800





1351014000

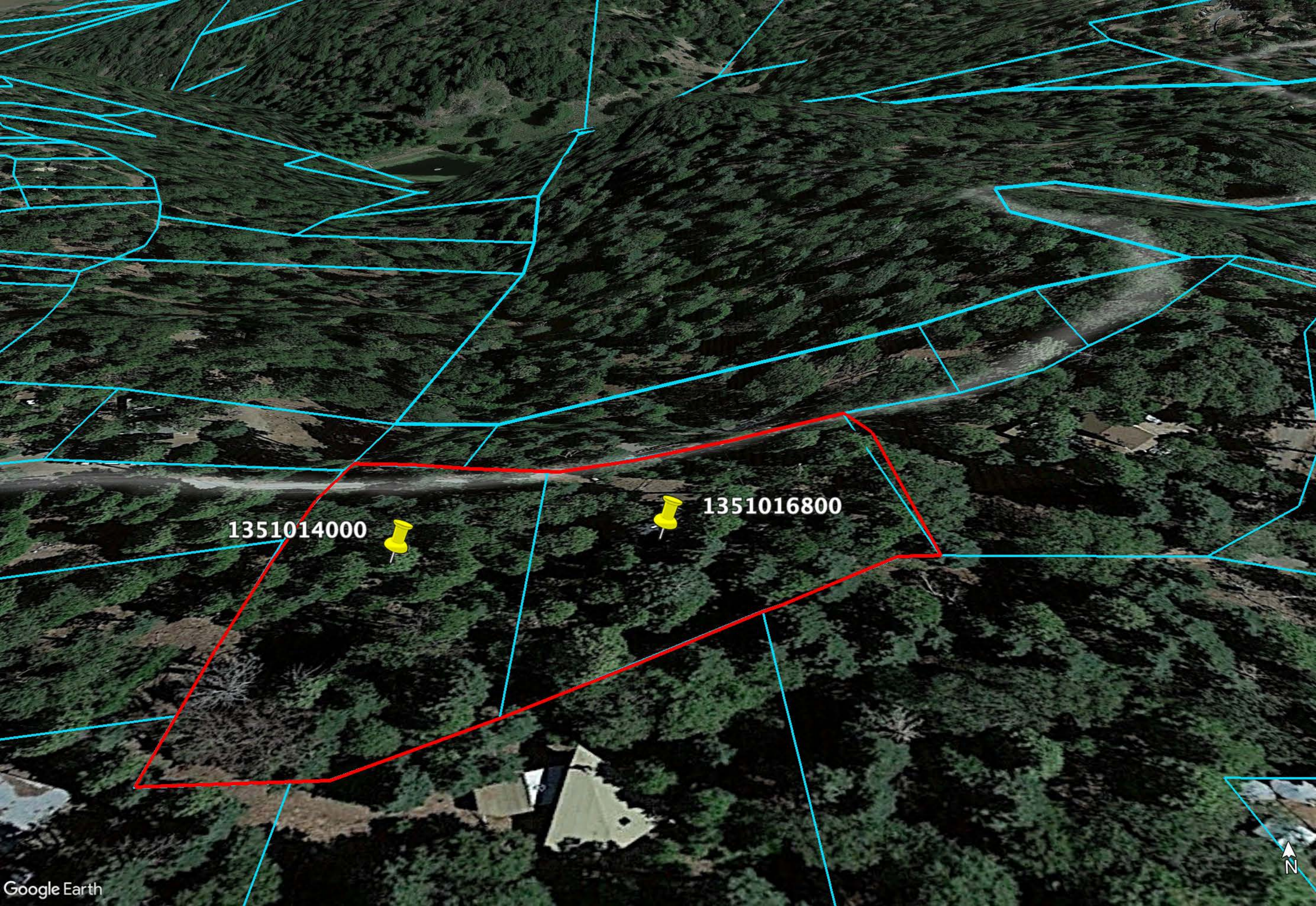
1351016800

Birch Hill Rd

Birch Hill Rd

Birch Hill Rd





1351014000



1351016800





# 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:	2/17/2023 11:05:18 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1351014000,1351016800
Project Name:	

	1351014000	1351016800
<b>General Information</b>		
USGS Quad Name/County Quad Number:	Palomar Observatory/54	Palomar Observatory/54
Section/Township/Range:	14/10S/01E	14/10S/01E
Tax Rate Area:	94171	94171
Thomas Guide:	/	/
Site Address:	0 Palomar Mountain	32765 Birch Hill Rd Palomar Mountain 92060-1702
Parcel Size (acres):	0.56	0.56
Board of Supervisors District:	5	5

<b>Public Service and Utility Districts</b>		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	None	None
School District:	(See Map); Unified Valley Center-Pauma	(See Map); Unified Valley Center-Pauma

	1351014000	1351016800
<b>General Plan Information</b>		
General Plan Regional Category:	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-4) 1 Du/4 Ac	Semi-Rural Residential (Sr-4) 1 Du/4 Ac
Community Plan:	Palomar Mountain	Palomar Mountain
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None

<b>Zoning Information</b>		
Use Regulation:	Rr	Rr
Animal Regulation:	Q	Q
Density:	-	-
Minimum Lot Size:	4Ac	4Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	H	H
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	Fci	Fci

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

<b>Agricultural Resources</b>		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	No	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	3	3
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No

	1351014000	1351016800
<b>Biological Resources</b>		
Eco-Region:	Northern Mountains	Northern Mountains
Vegetation Map	81100 Mixed Evergreen Forest	81100 Mixed Evergreen Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	No	No
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

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

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

**Geology**

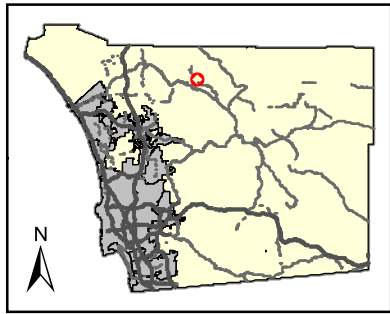
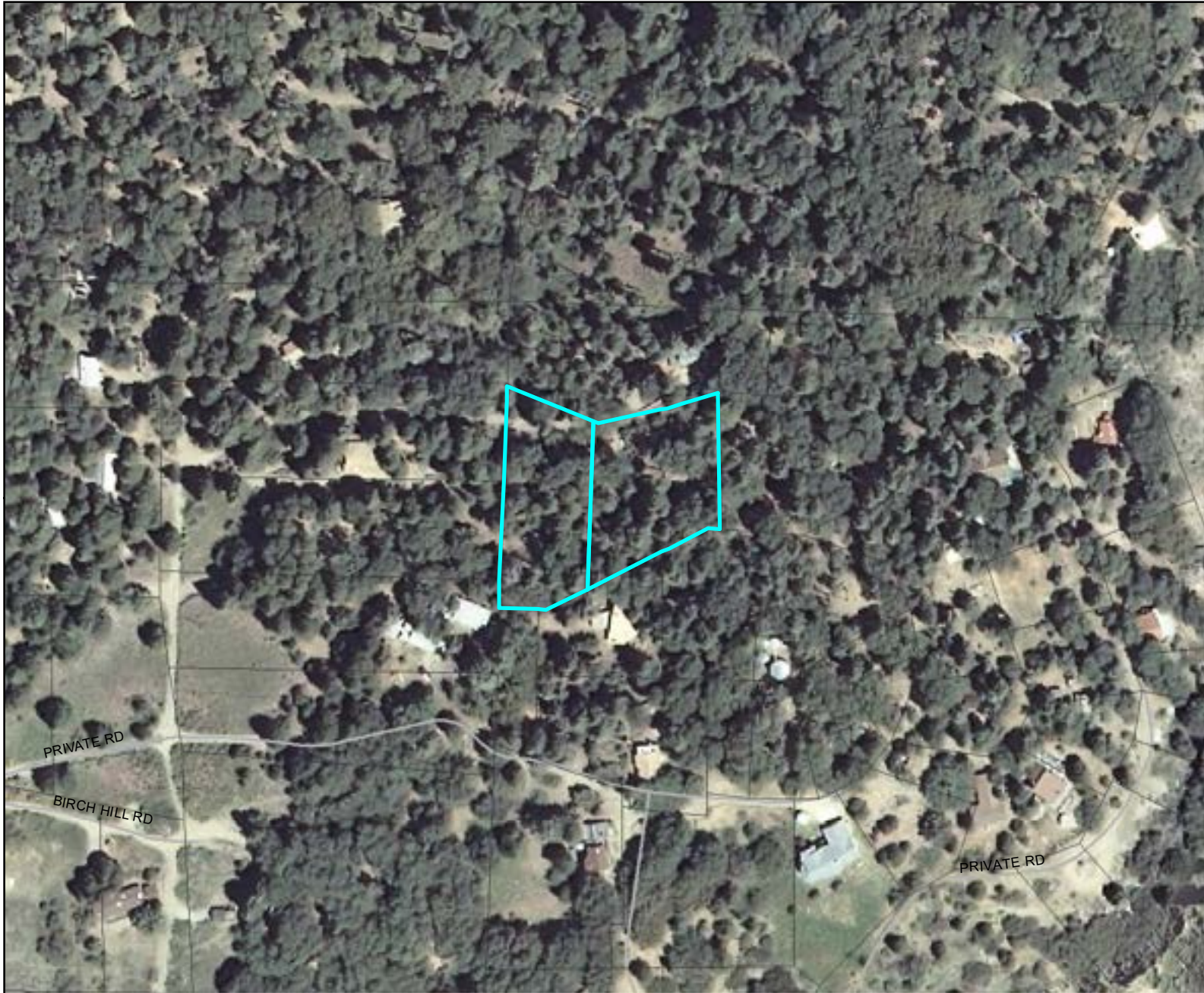
Alquist-Priolo Zone:	No	No
County Special Study Zone:	No	No
Quaternary/Pre-Quaternary Fault:	No	No
Potential Liquefaction Area:	No	No
Soils Hydrologic Group:	B	B
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	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	No



	1351014000	1351016800
<b>Mineral Resources</b>		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
<b>Hazard Flooding</b>		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
<b>Hazardous Materials</b>		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	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	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	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	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
<b>Airport Hazards</b>		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

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<b>Hydrology and Water Quality</b>		
Hydrologic Unit:	San Luis Rey	San Luis Rey
Sub-basin:	903.31/Warner	903.31/Warner
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 Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)	Yes: Pacific Ocean Shoreline (San Luis Rey Hu); San Luis Rey River (Lower); San Luis Rey River (Upper)
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
<b>Water Supply/Groundwater</b>		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	30 To 33 Inches	30 To 33 Inches
<b>Noise</b>		
The site is within noise contours.	No	No
<b>Fire Services</b>		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
<b>Additional Information</b>		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	Yes	Yes
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	Yes	Yes
The site is located in an urbanized area as defined by the U.S. Census Bureau.	Yes	Yes
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
<b>CEQA-Public Review Distribution Matrix</b>		
The site is located in the Desert.	No	No
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	No	No
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	Yes
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	No

# 2014 ORTHOPHOTO



**Legend:**

 PROJECT AREA

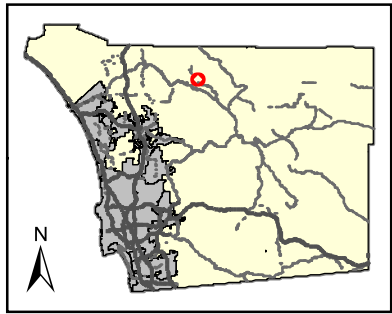
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NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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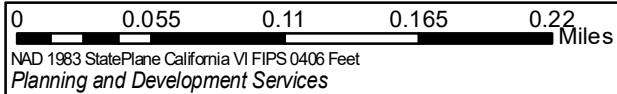
**Notes:**

# 1997 COLOR INFRARED



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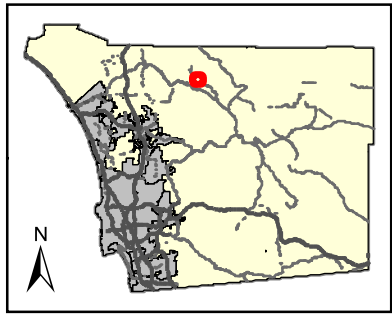
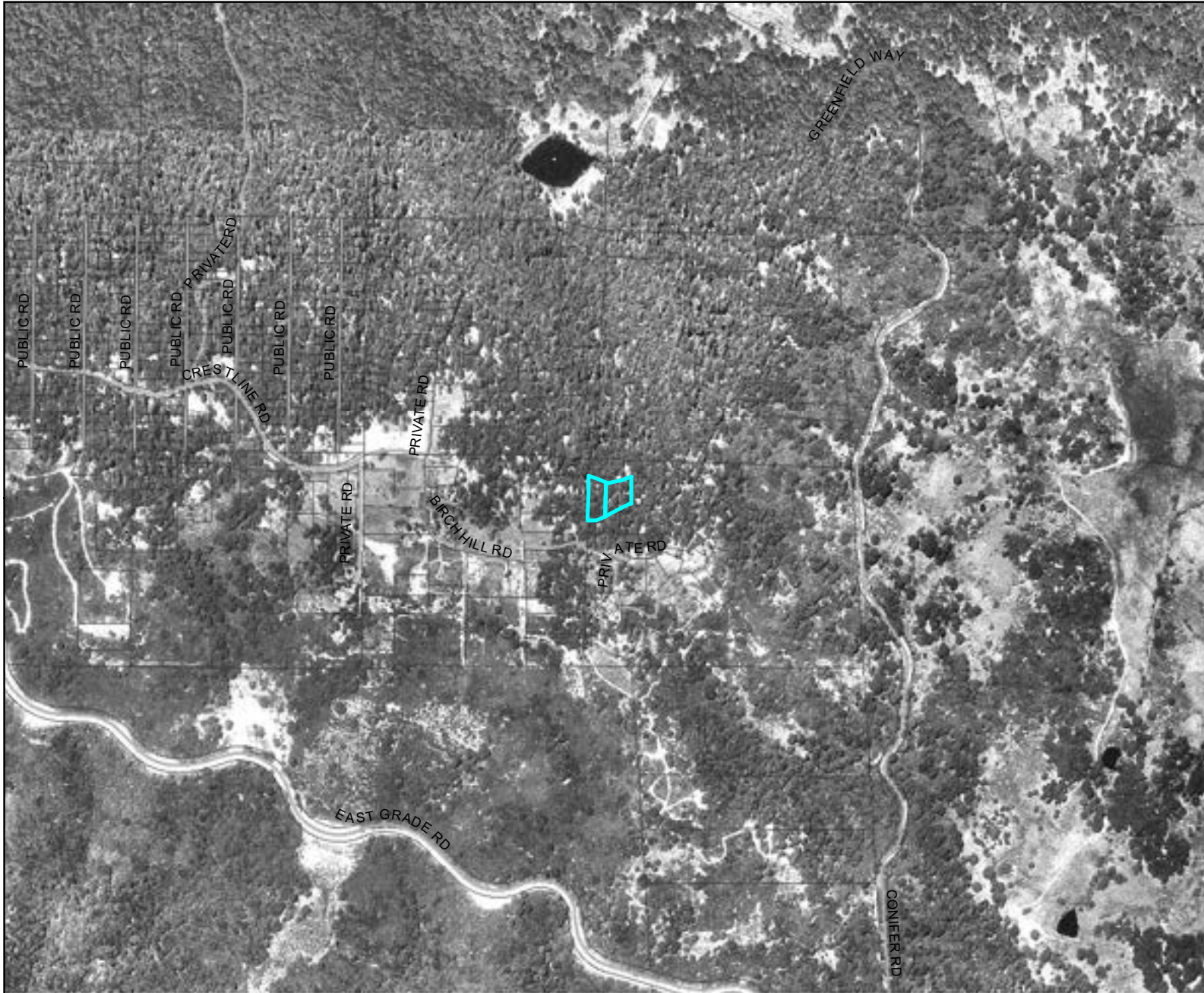
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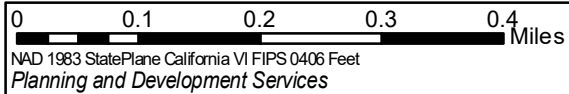
**Notes:**

# 1995 AERIAL



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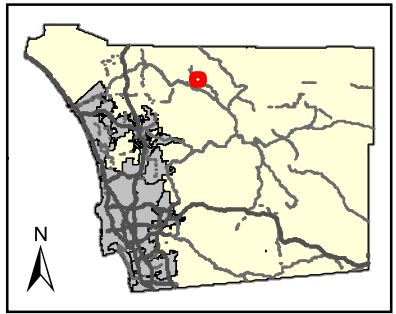
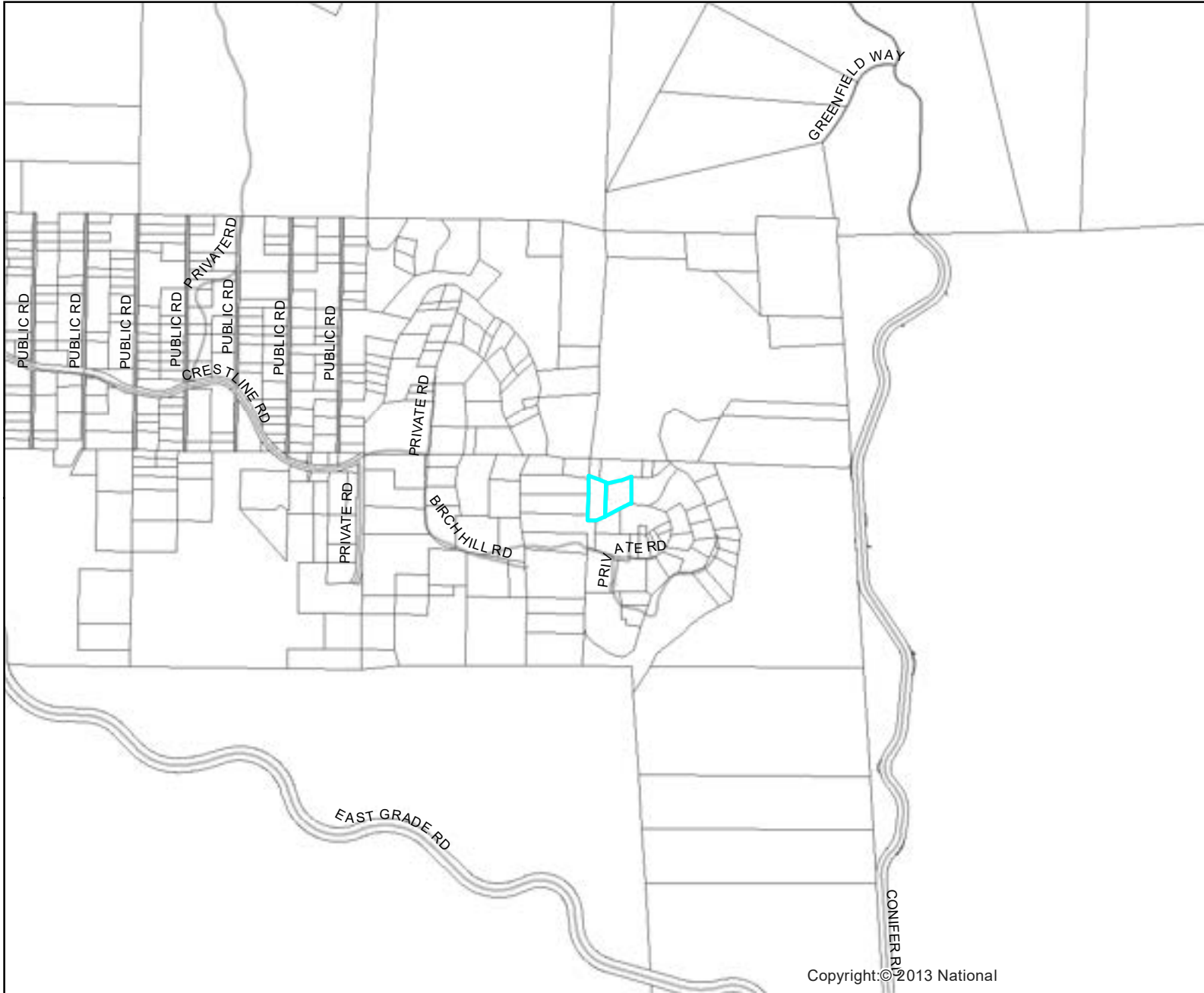
PROJECT AREA



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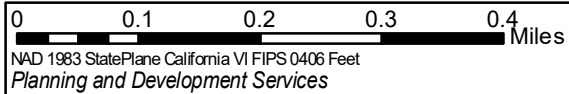
**Notes:**

# TOPO MAP



**Legend:**

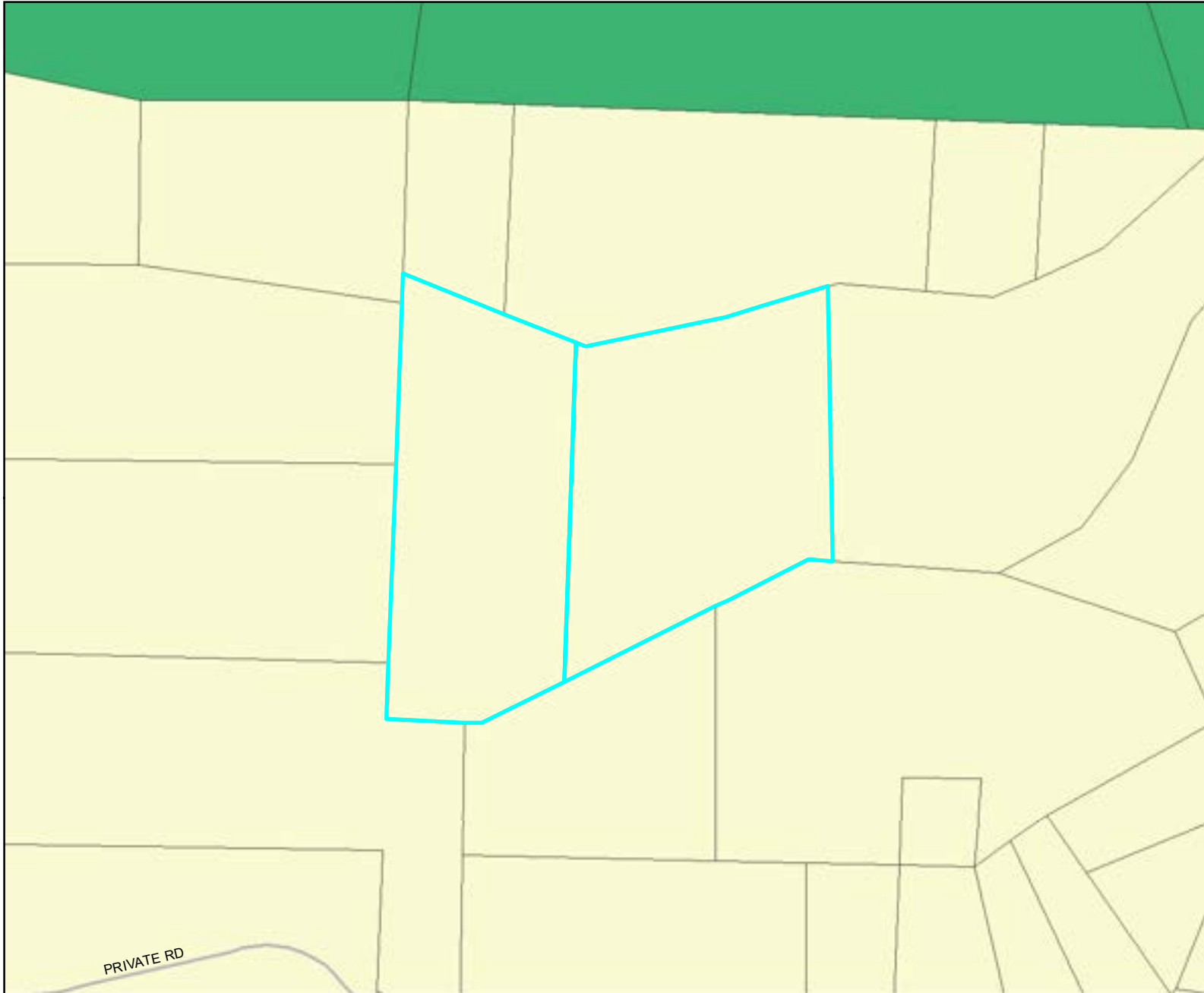
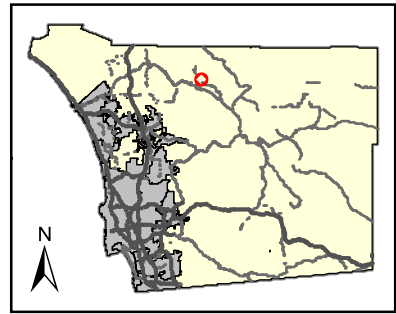
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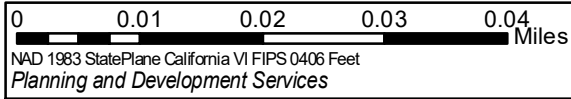
**Notes:**

# GENERAL PLAN - LAND USE



**Legend:**

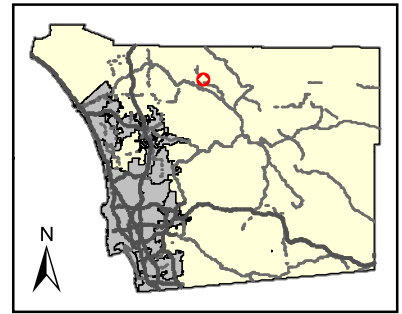
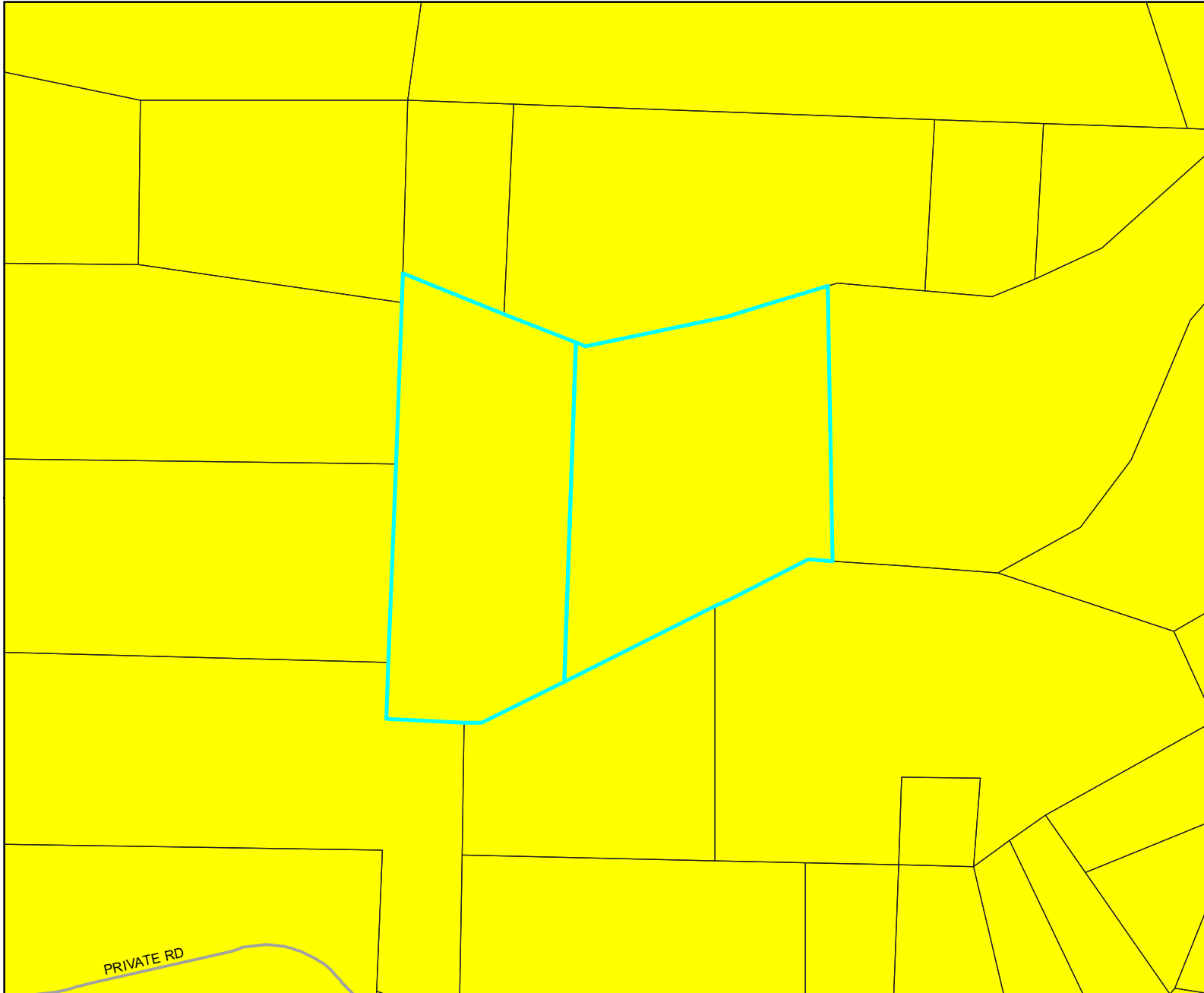
- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village 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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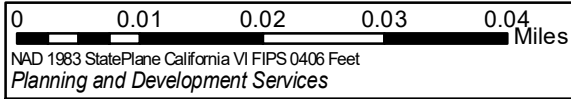
**Notes:**  
 \*Residential densities in italics

# 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

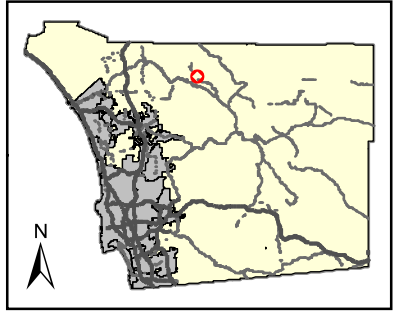
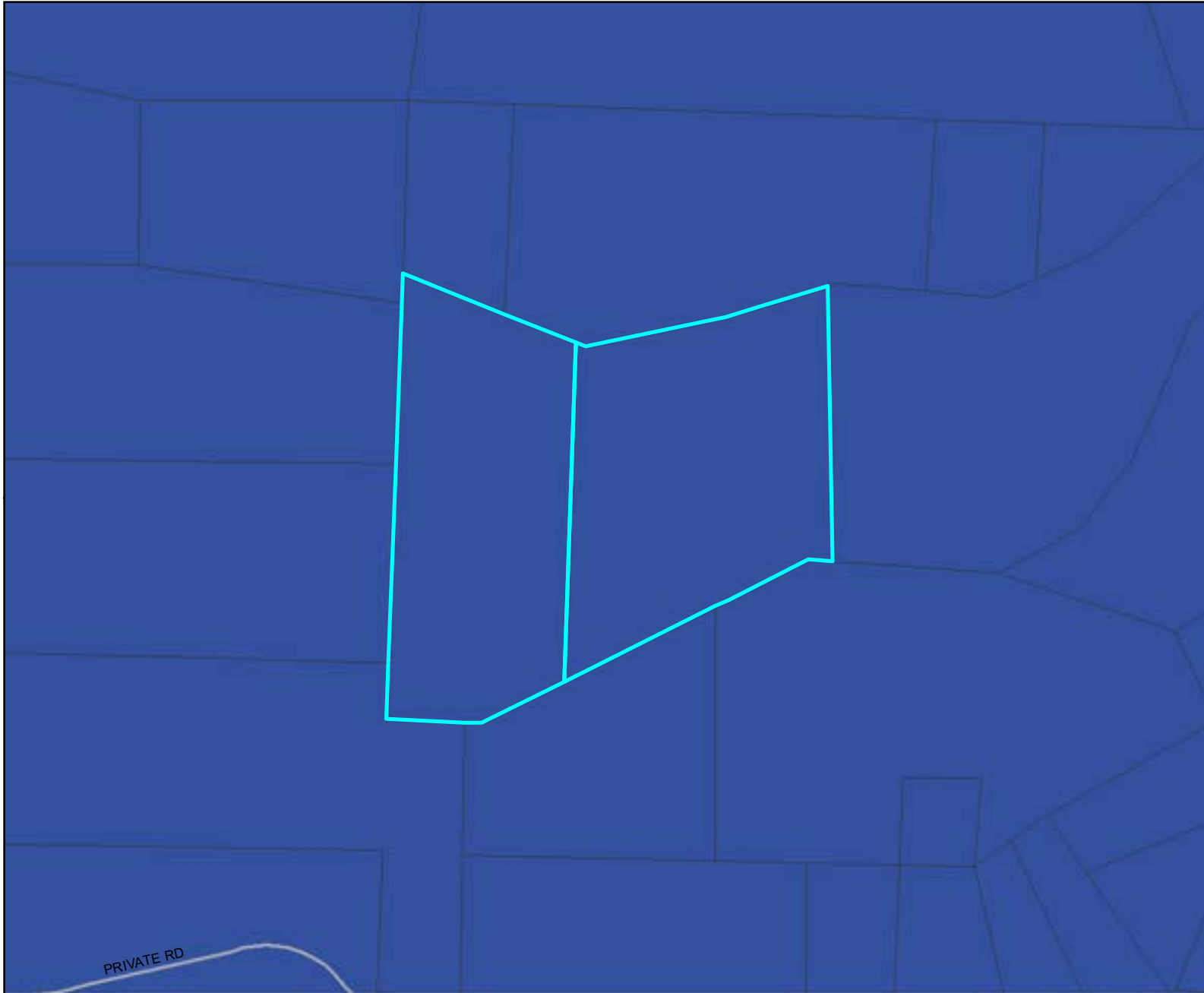


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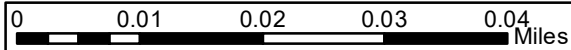


# DARK SKIES



**Legend:**

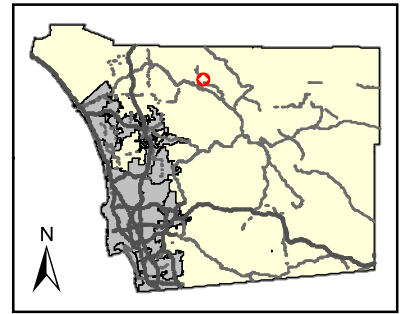
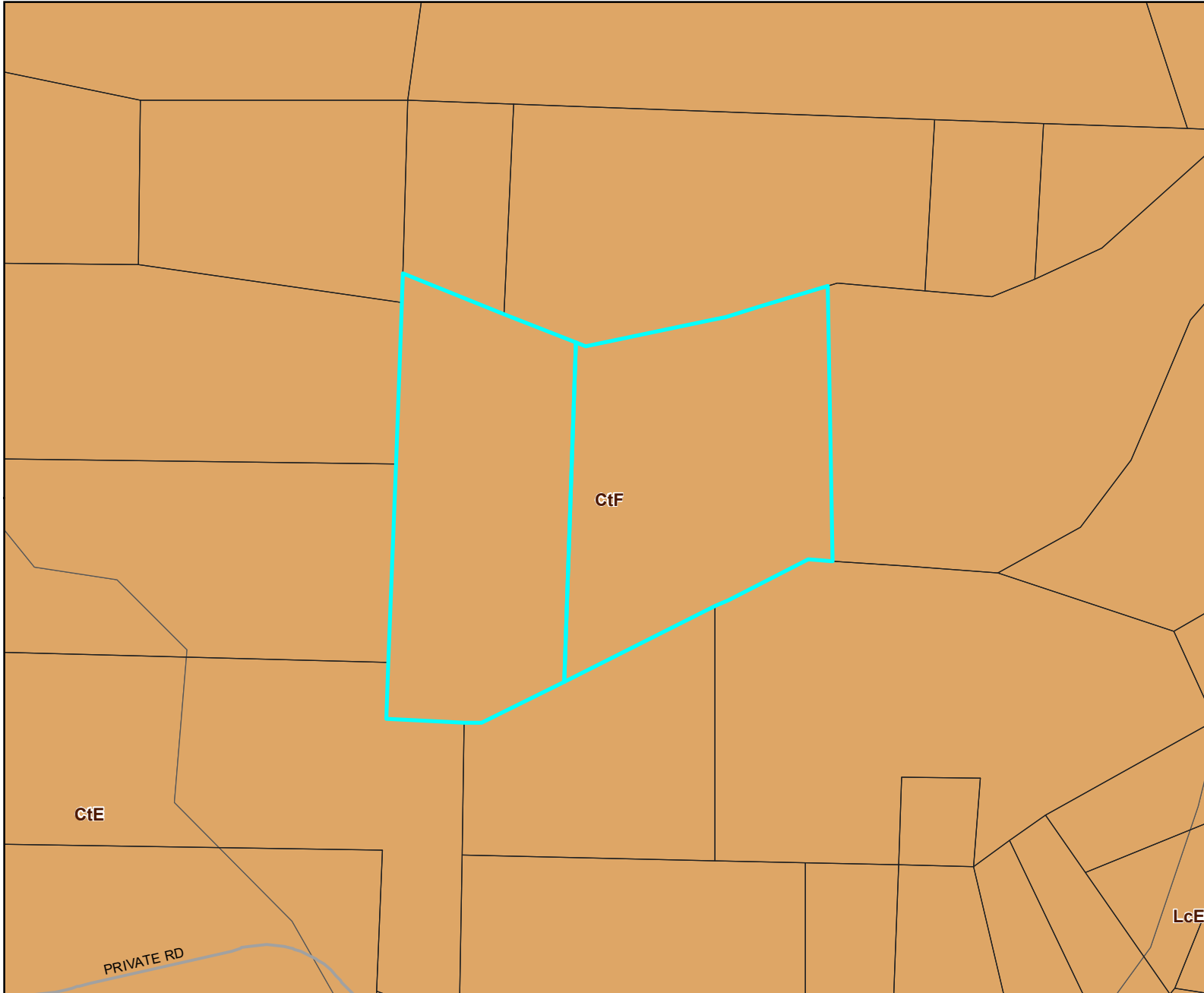
-  PROJECT AREA
-  DARK SKIES ZONE A













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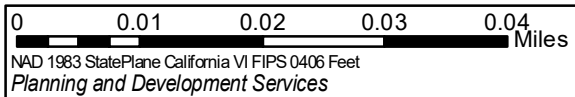
**Notes:**

# SOIL



**Legend:**

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

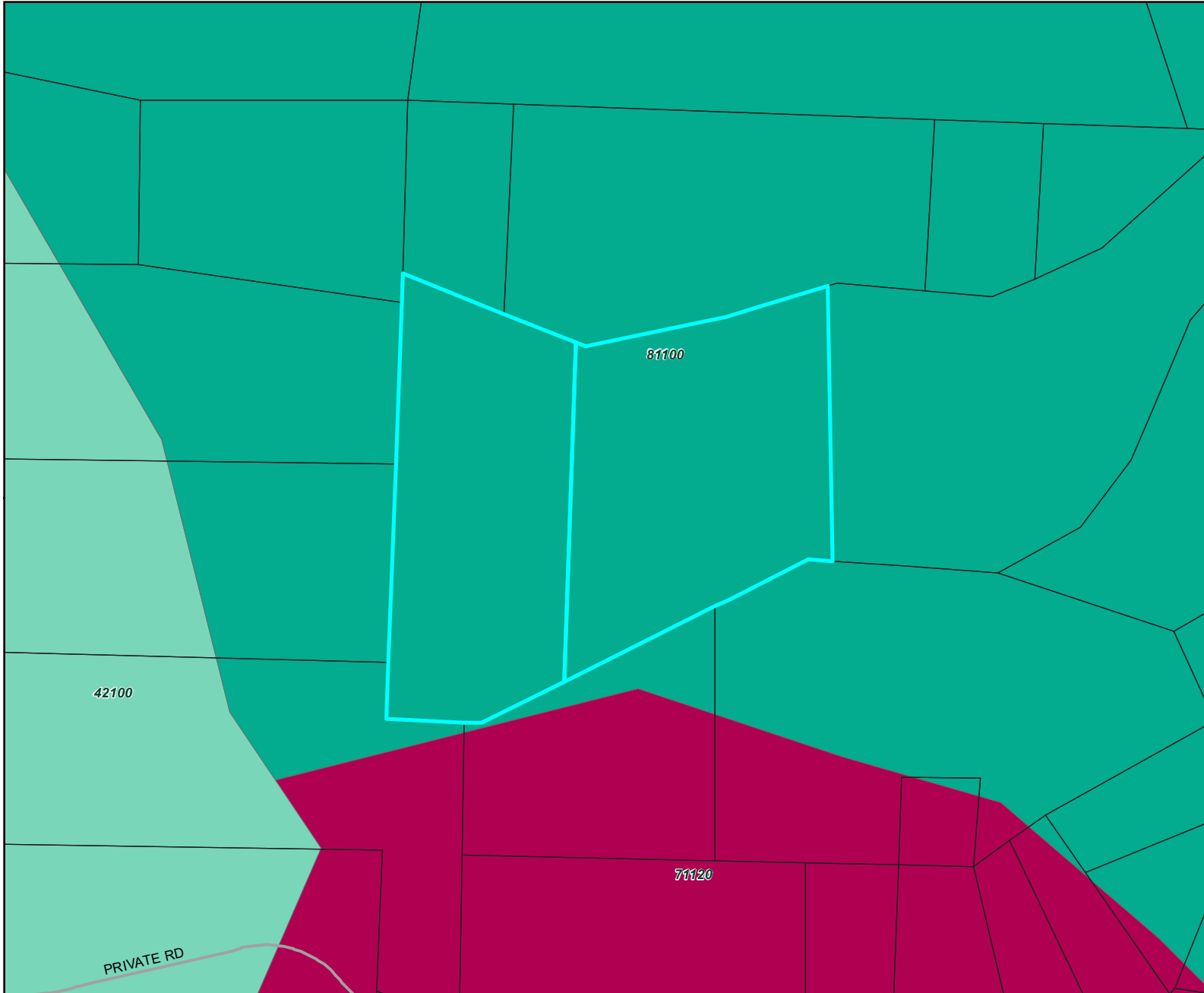
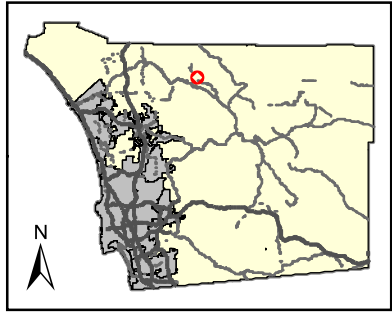


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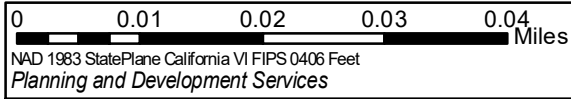
SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CtF	Crouch coarse sandy loam, 30 to 50 percent slopes	7e-1(20)	19	Low	Severe 1

# VEGETATION



**Legend:**

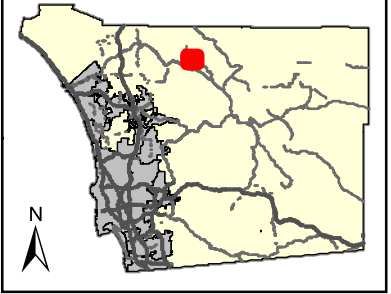
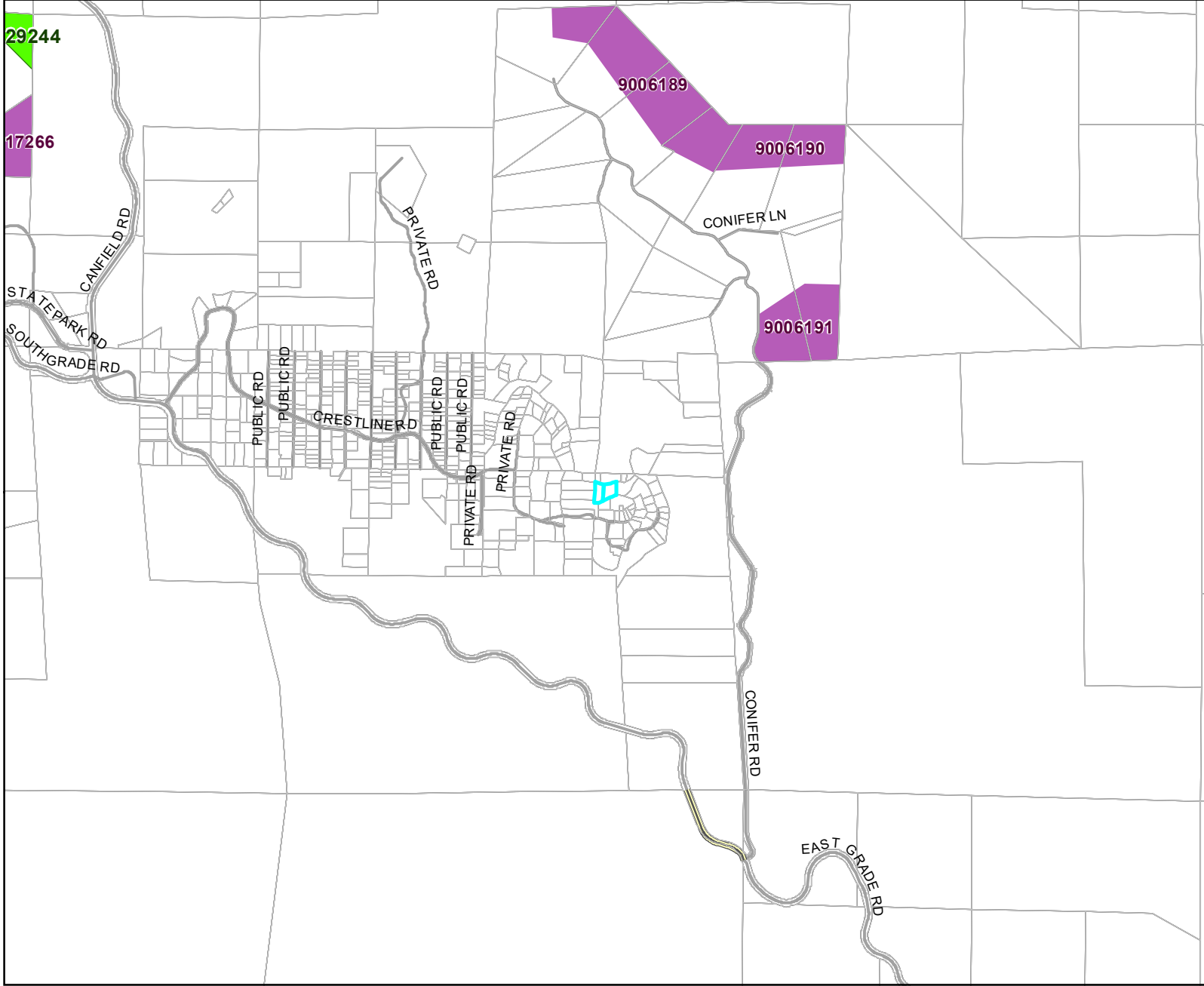
- PROJECT AREA
- VEGETATION CATEGORY**
- Southern Foredunes, Beach, Saltpan
- Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- 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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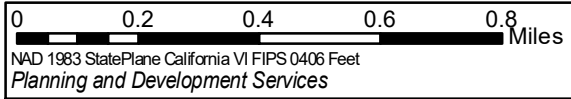
# OPEN SPACE EASEMENTS



**Legend:**

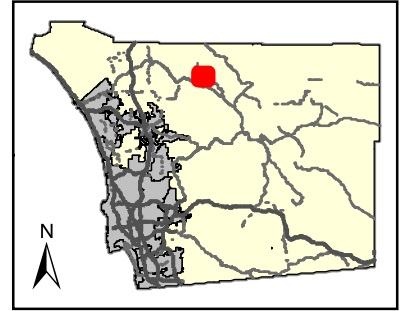
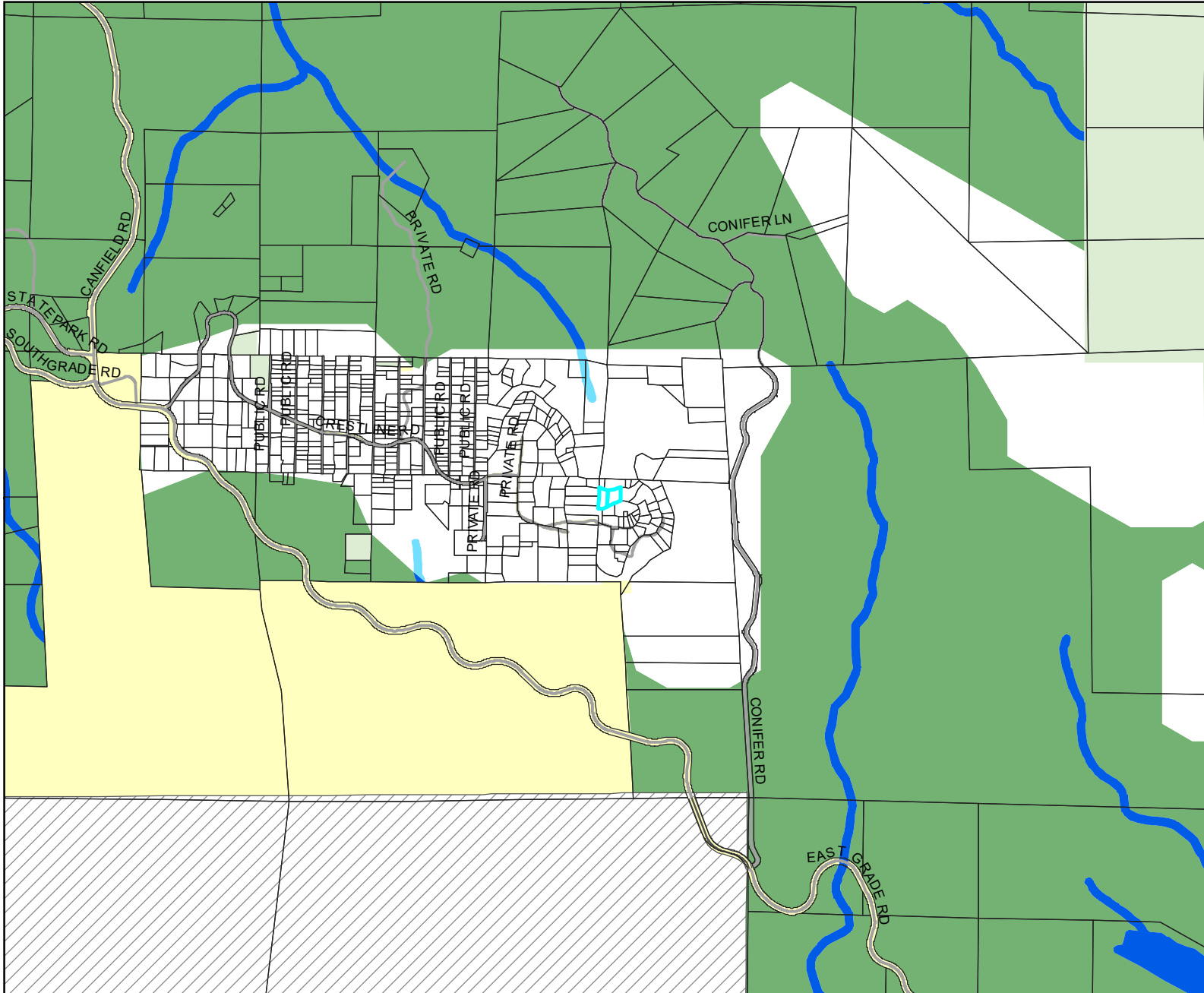
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

**Notes:**



**N**  
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# MSCP



**Legend:**

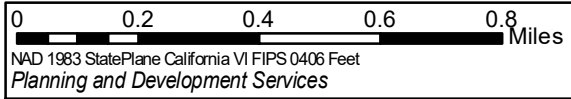
PROJECT AREA

**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

**EMSCP (DRAFT) DESCRIPTION**

- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition Zone with in FCA
- Riparian/Wetland Habitat and Transition Zone outside of FCA
- RMS 1 - Highest Level of Ecological Protection
- RMS 2 - Land managed with Ecological Protection
- RMS 3 - Land managed as Open Space
- RMS 4 - Other Public/Semi-Public Lands
- Developed Lands
- Tribal Lands

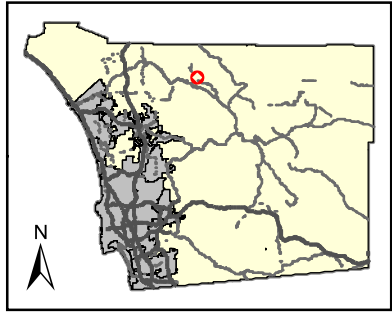
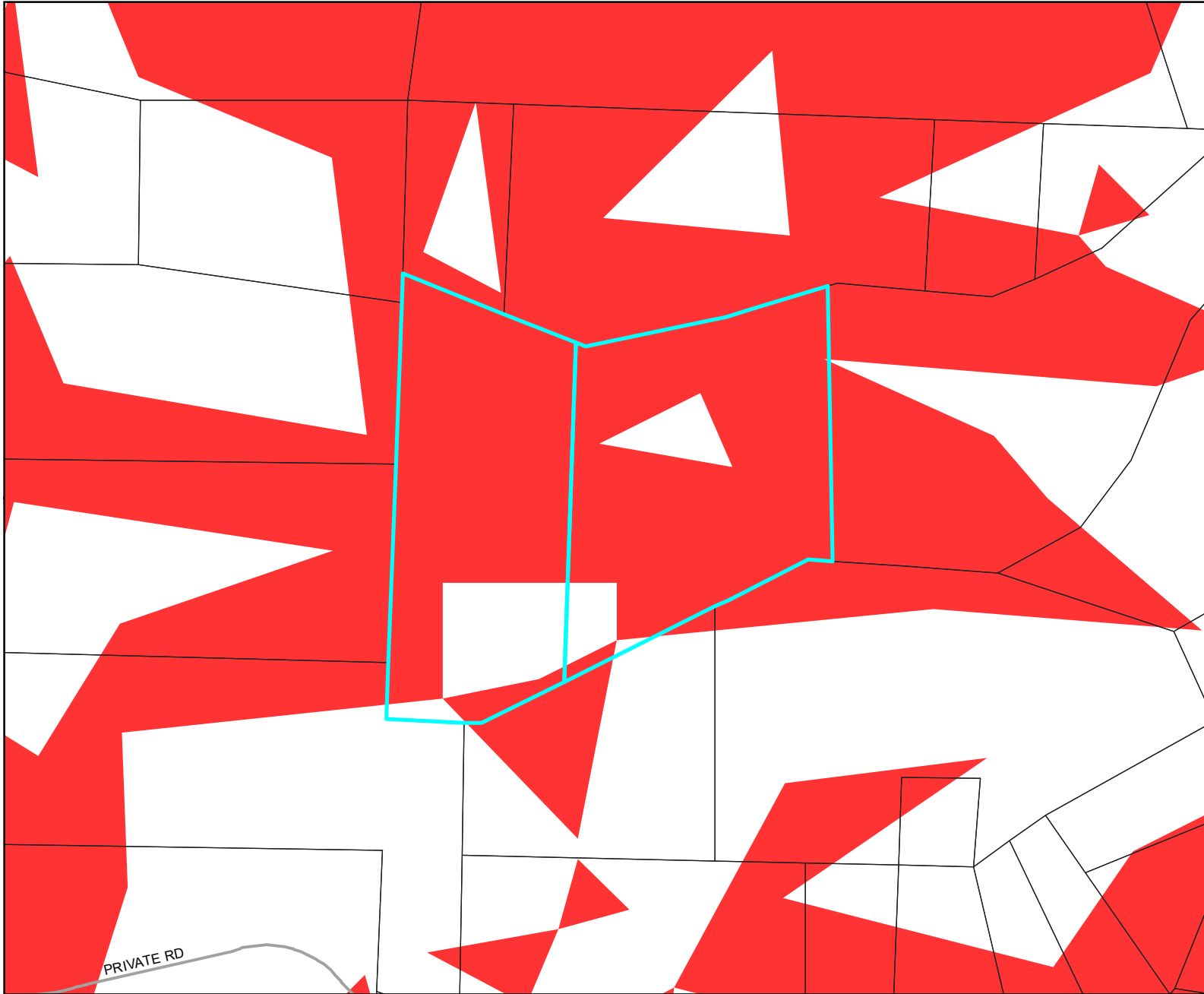


**Notes:**

MSCP = Multiple Species Conservation Program

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.

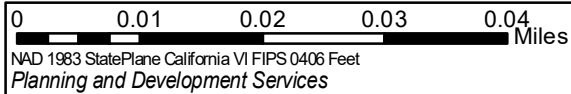
# STEEP SLOPES



**Legend:**

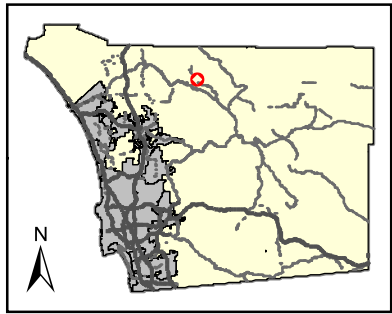
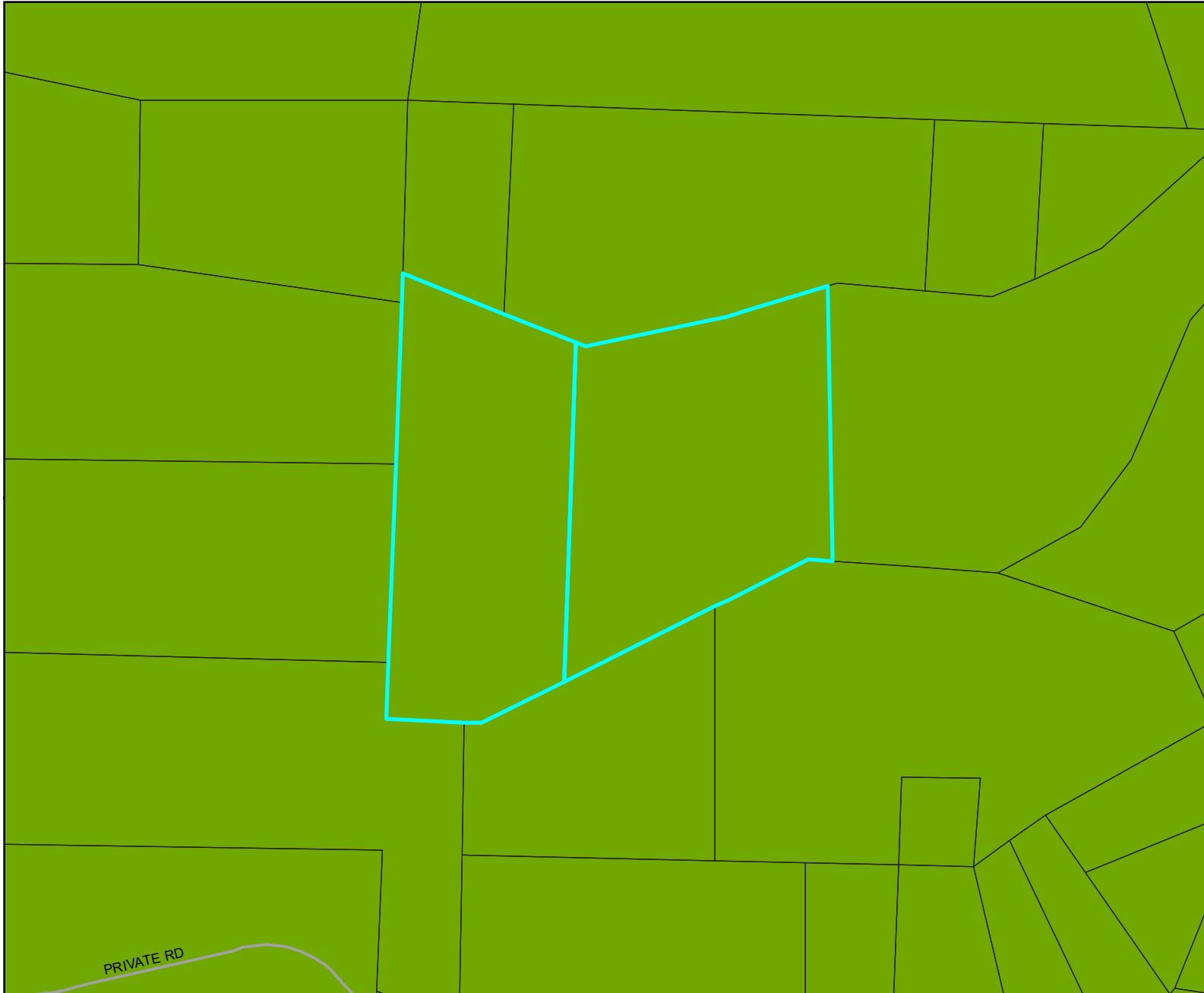
- PROJECT AREA
- STEEP SLOPE (> 25%)

**Notes:**




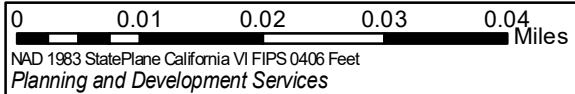
This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

# URBAN-WILDLAND INTERFACE



**Legend:**

-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE

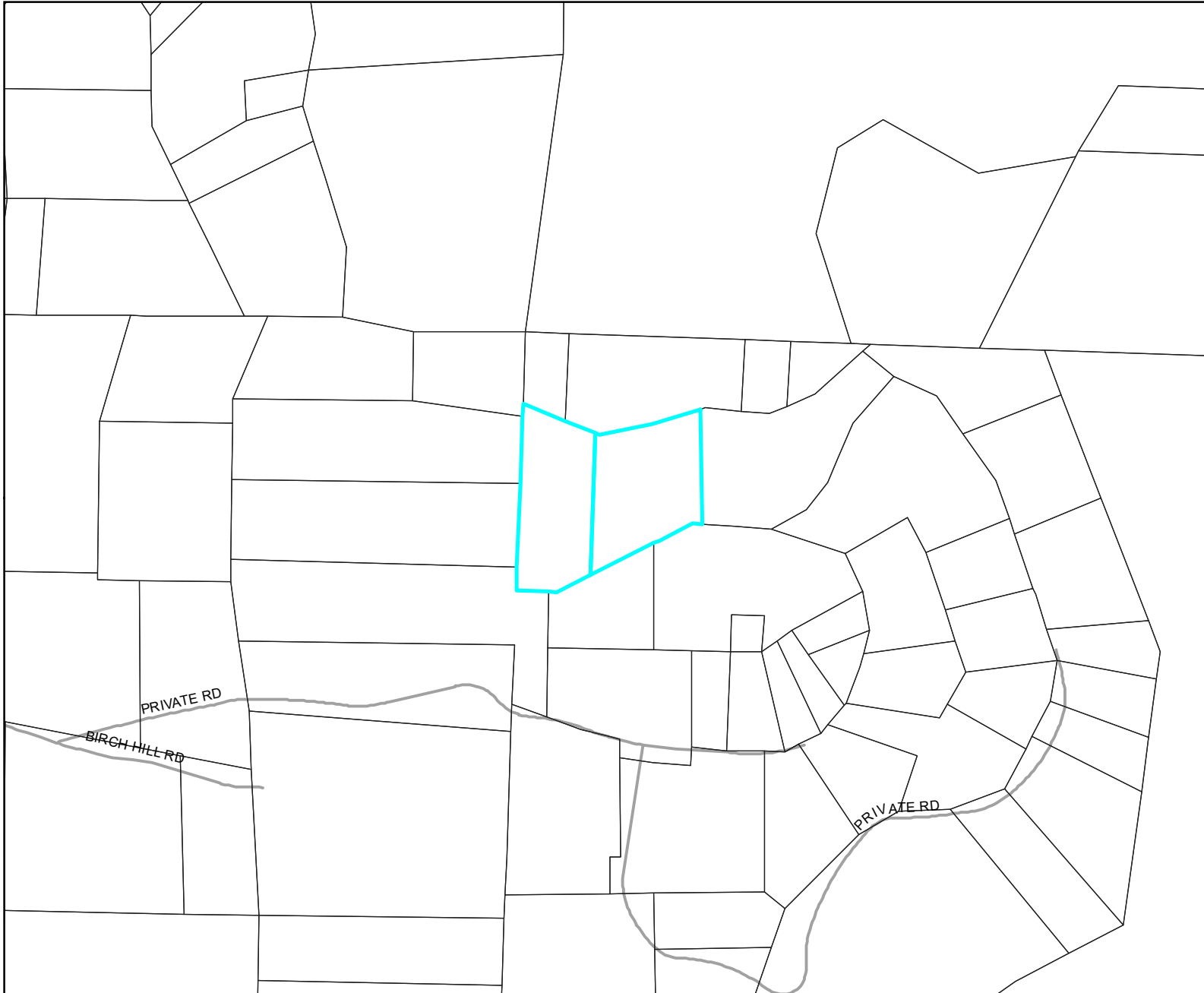
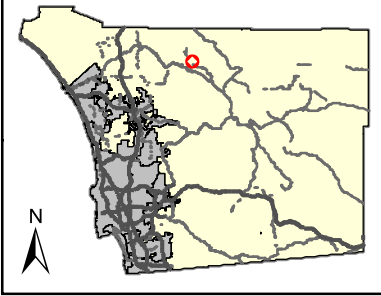


This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.




**Notes:**

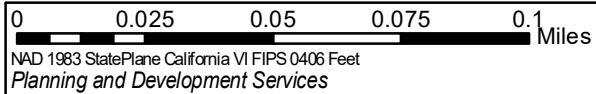


# TRAILS



**Legend:**

-  PROJECT AREA
-  TRAIL EASEMENT
-  PROPOSED COMMUNITY PLAN TRAILS



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:**

## **RR RURAL RESIDENTIAL USE REGULATIONS**

(# = Number which denotes approximate dwelling units per acre.)  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

### **2180 INTENT.**

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

### **2182 PERMITTED USES.**

The following use types are permitted by the RR Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops  
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

### **2183 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the RR Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types.
  - Mobile home Residential "18"
- b. Commercial Use Types.
  - Recycling Collection Facility, Small "2"  
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

**2184 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the RR Use Regulations upon issuance of a Minor Use Permit.

- a. Residential Use Types.
  - Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.
- b. Civic Use Types.
  - Minor Impact Utilities
  - Small Schools
- c. Commercial Use Types.
  - Cottage Industries (see Section 6920)
  - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
  - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
  - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
  - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
  - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
  - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

**2185 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

- a. Residential Use Types.
  - Group Residential
- b. Civic Use Types.
  - Administrative Services
  - Ambulance Services
  - Child Care Center
  - Clinic Services
  - Community Recreation
  - Cultural Exhibits and Library Services
  - Group Care
  - Law Enforcement Services
  - Lodge, Fraternal and Civic Assembly
  - Major Impact Services and Utilities
  - Parking Services
  - Postal Services
  - Religious Assembly
- c. Commercial Use Types.
  - Participant Sports and Recreation: Outdoor
  - Transient Habitation: Campground (see Section 6450)
  - Transient Habitation: Resort (see Section 6400)
  - Wholesaling, Storage and Distribution: Mini-Warehouses
  - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

e. Extractive Use Types.

Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)