

RAMONA HOME SITE ACREAGE

ADDRESS: Swan Road, Ramona, CA 92065

DESCRIPTION: JUST REDUCED (FROM \$199,900)

19.3 acre beautiful, spacious view lot overlooking Old Julian Highway. Water well has been drilled, power and communications are nearby. Paved legal access connects Old Julian Highway through an electric gate to the site. Area has many high-end homes. Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California. This special property possesses many important qualitative elements to value; views, space, privacy, easy legal access. This undisturbed pristine parcel is ready for your dream home. Seller may finance purchase with acceptable offer.

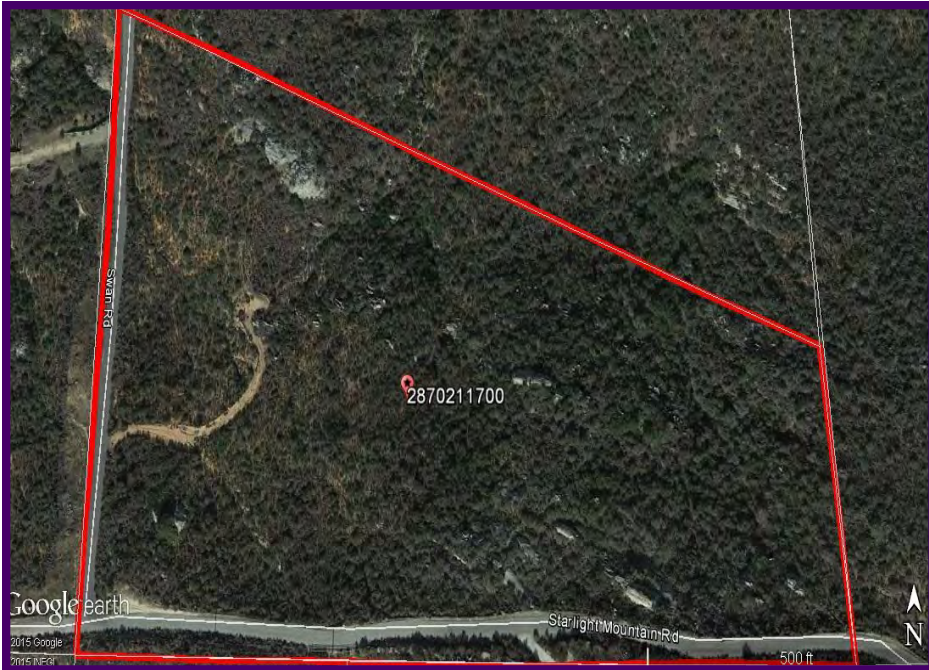
PRICE: \$159,000.00

APN: 287-021-17-00

MLS: 170000255

CONTACT: *Donn Bree* * Bree@Donn.com * [Website](#) * 800-371-6669

Ramona Home Site Acreage



\$159,000

19^{+/-} Acre Home Site **Just reduced from \$199,900**

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NMLS# 243741

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DONN BREE



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RED HAWK REALTY

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Donn@Donn.com

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We Know The Back Country!



ASSESSOR PARCEL NUMBER
287-021-17-00

Views Across the Property to the North



Images Illustrating the Biodiversity of the Property



Images Illustrating the Neighborhood





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:	6/10/2015 5:53:50 PM
Project Record ID:	
Project Name:	
Assessor's Parcel Number(s):	2870211700

2870211700

General Information

USGS Quad Name/County Quad Number:	RAMONA/60
Section/Township/Range:	17/13S/02E; 18/13S/02E
Tax Rate Area:	65033
Thomas Guide:	1153/E5
Site Address:	0 SWAN RD RAMONA 92065

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 (RL-40) 1 DU/40 AC
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

2870211700

Zoning Information

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8AC
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	A;POR S

Aesthetic

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

Agricultural Resources

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	NO
The site contains Prime Soils.	NO
There is evidence of active agriculture on the project site.	Please refer to aerial imagery
Sunset Zone:	21
The site is located within an Agricultural Preserve.	YES
The site is in a Williamson Act Contract.	NO

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Biological Resources	
Eco-Region:	CENTRAL FOOTHILLS
Vegetation Map	37120 Southern Mixed Chaparral; 37G00 Coastal Sage-Chaparral Transition
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.	YES
The site contains Wetlands.	NO
The site is within one mile of Open Space 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	YES
Flat-Topped Buckwheat/Montane Buckwheat Scrub	NO
None of the above	NO
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	YES: Low; Moderate
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
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	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 a County Flood Plain area.	NO
The site is located within a County Floodway.	NO
The site is located within a Dam Inundation Zone.	NO

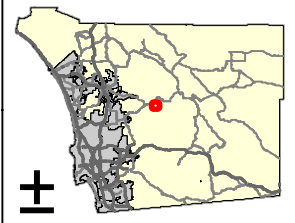
Hazardous Materials

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.	NO
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

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Hydrology and Water Quality	
Hydrologic Unit:	SAN DIEGUITO
Sub-basin:	905.42/Lower Hatfield
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
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.	NO
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



Legend:

PROJECT AREA

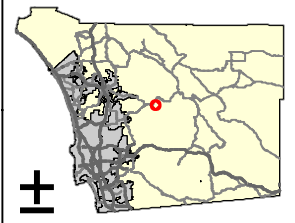
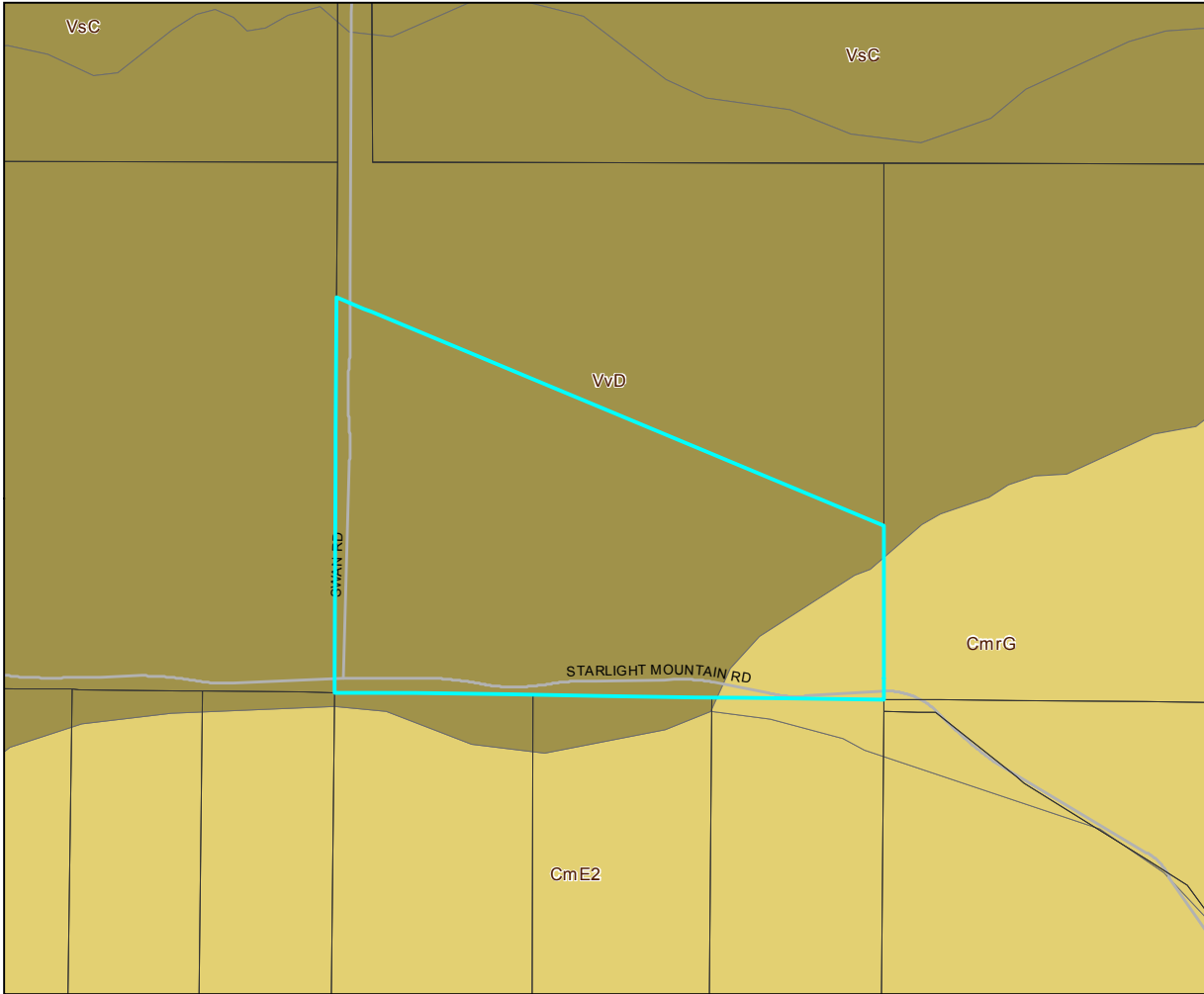
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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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:

SOIL



Legend:

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

0 0.05 0.1 0.15 0.2 Miles
 NAD 1983 StatePlane California VI FIPS 0406 Feet
 Planning and Development Services

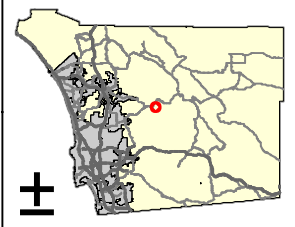
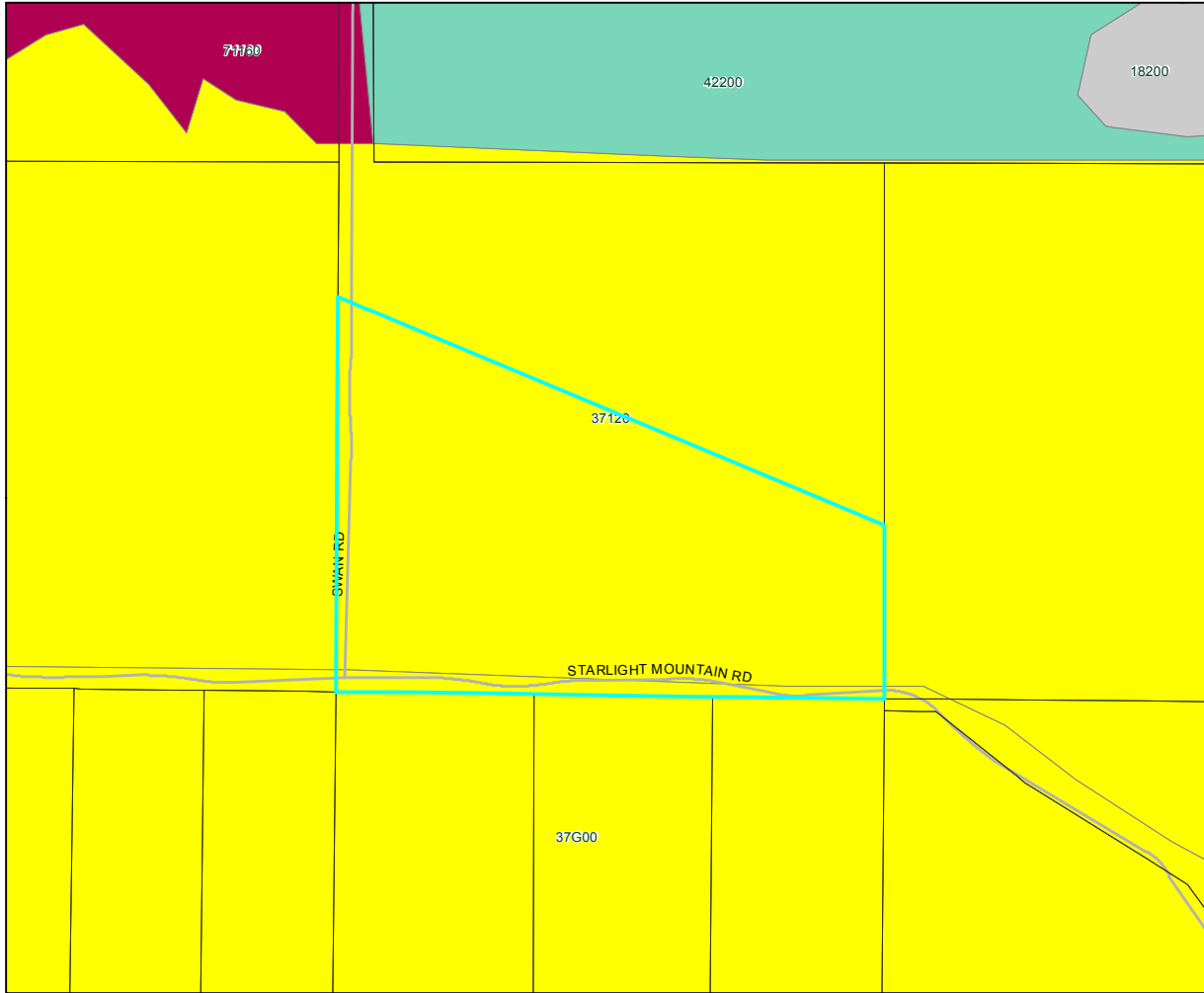


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
VvD	Vista rocky coarse sandy loam, 5 to 15 percent slopes	6e-7(19)	27	Low	Moderate 2

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

0 0.05 0.1 0.15 0.2 Miles

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Notes:

A72 GENERAL AGRICULTURAL USE REGULATIONS

2720 INTENT.

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

2722 PERMITTED USES.

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(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. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2723 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A72 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
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

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

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2724 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A72 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

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2725 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A72 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
Lodge, Fraternal and Library Services
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Auctioning
Explosive Storage (see Section 6904)
Gasoline Sales

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage
Animal Waste Processing (see Section 6902)
Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support

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. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)