



PAUMA VALLEY VIEW HOME

PROPERTY REPORT

ADDRESS: 31750 S Grade Road, Pauma Valley CA 92061

DESCRIPTION: Tucked away in the natural beauty of the foothills of Palomar Mountain; conveniently accessed just off of South Grade Road, sits this charming, 3 bedroom, 2 bath home in the country and just minutes from downtown Valley Center! Built in 1962, this charming home boasts remnants of its old characteristic style with arched entryways, integrated with a previously renovated kitchen/bath, wood flooring, French doors, dual-pane windows, roof, patio covers, fencing & more! Additional bonuses of the home include: a 9 x 11 ensuite, suited for a library, office, nursery, or sitting area, and a 10 x 18 extra room that may serve as a 3rd bedroom. Studded with beautiful large oaks and just under an acre, this incredible view property has much to offer and is a rare find in this price range! ***NOTE:** Current photos taken, prior to tenant occupancy.

PRICE: \$249,000.00

APN: 135-180-44-00

MLS: 160043621

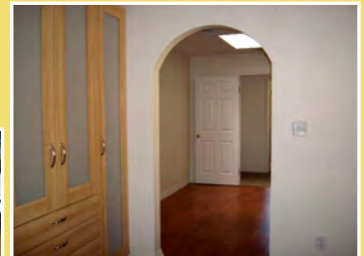
CONTACT: Donn Bree Donn@Donn.com www.DONN.com 800-371-6669

Pauma Valley View Home

Charming Remodeled Pauma Valley Home with Views to the Ocean!

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NOTE: CURRENT PHOTOS TAKEN PRIOR TO TENANT OCCUPANCY.



DRE# 01109566
NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

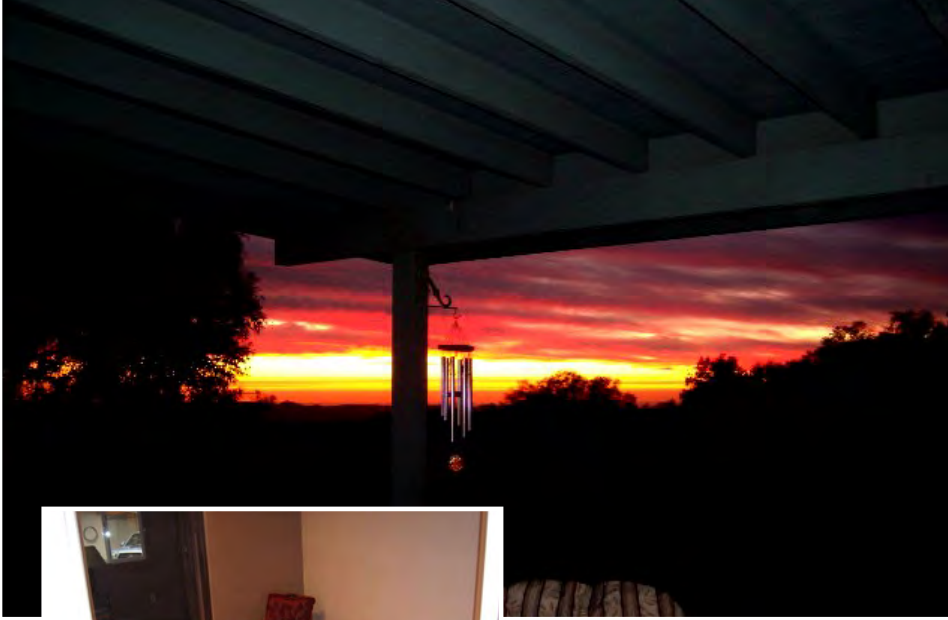
Bree@Donn.com

We Know The Backcountry!



APN: 135-180-44-00

31750 S GRADE RD, PAUMA VALLEY, CA 92061-9702



NATURAL SETTING

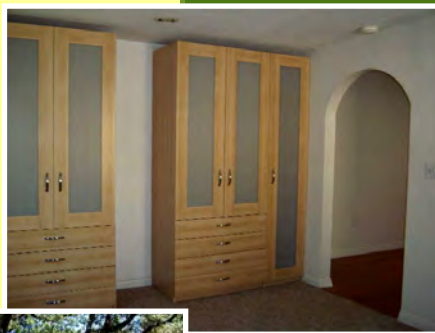
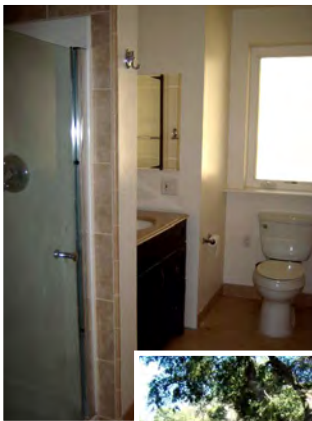
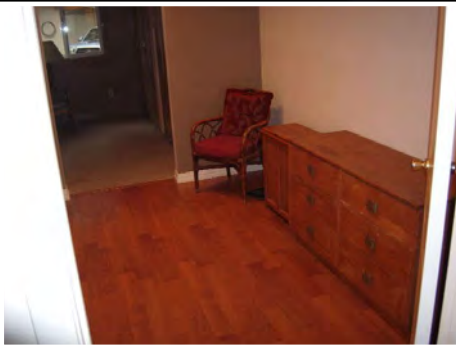
Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this

rural area.

AREA INFORMATION

Agriculture and tourism are the dominant economic activities in the Pauma Valley area. Avocado and citrus ranches are the backdrop for the landscape

of light residential development. Gaming and recreational activities are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.



RECREATION & LIFESTYLE

There are many recreational activities available in the area: Pauma Valley Golf Course, La Jolla Zoom Zip Lines, and several casinos in the region: Casino Pauma, Pala, Pechanga and Harrah's just to name a few. Additionally close by is the Palomar Hale Observatory, California Riding and Hiking Trail and the Pacific Crest Trail, Warner's Ranch and Borrego Springs, hunting and fishing and a variety of other opportunities for each family member!

We Know The Back Country!



Detached	Current Status: ACTIVE	Current Price: \$249,000	Client Preferred 1
MLS #: 160043621		Original Price: \$249,000	MT 0
Address: 31750 S Grade Rd.		Sold Price:	DOMLS 0
City,St: Pauma Valley, CA	Zip 92061	Community: PAUMA VALLEY	List Date: 8/6/2016
Bedrooms: 2	Full Baths: 2	Neighborhood: Pauma Valley	COE Date:
Optional BR: 1	Half Baths: 0	Complex:	Short Sale: No
Total Bds: 3	Total Baths: 2	Restrictions: Call Agent	
		MandRem None Known	



Directions:

Remarks: Tucked away in the natural beauty of the foothills of Palomar Mountain; conveniently accessed just off of South Grade Road, sits this charming, 3 bedroom, 2 bath home in the country and just minutes from downtown Valley Center! Built in 1962, this charming home boasts remnants of its old characteristic style with arched entryways, integrated with a previously renovated kitchen/bath, wood flooring, French doors, dual-pane windows, roof, patio covers, fencing & more!

Home Owner Fees: 0.00	Attached Style:	Wtr Dist:
Other Fees: 0.00	Unit Location: No Unit Above or Below	School Dist: Valley Center - Pauma
Other Fee Type: Other/Remarks	Est. % Owner Occupancy:	Fireplaces(s): 0
CFD/Mello-Roos: 0.00	Assessors Parcel: 135-180-44-00	Fireplace Loc: Other/Remarks
Total Monthly Fees: 0	Zoning:	Boat Facilities:
Units in Complex:	Entry Lvl Building:	Age Restrictions: N/K
Units in Building:	Entry Level Unit:	Elevator:

Assessments:	Space Rent
Home Owners Fee Includes Other/Remarks	
Complex Features Other/Remarks	
Equipment Other/Remarks	
Laundry Location: Other/Remarks	View:
Laundry Utilities: Other/Remarks	Pool: N/K
Cooling: Other/Remarks	Patio: Covered, Slab
Heat: Forced Air Unit	Pets:
Heat Source: Other/Remarks	Stories: 1
	Water: Available
	Sewer/Septic: Other/Remarks

Parking Garage: None Known	Master Bedroom: 11x17	Family Rm: 0	SqFt Source: Assessor Record
Parking Garage: 0	Bedroom 2: 10x18	Kitchen: 9x17	Approx # of Acres: 0.4800
Parking Non-Garage: Driveway	Bedroom 3: 11x17	Living Room: 22x24	Approx Lot SqFt:
Parkng Non-Garaged Spaces: 2	Bedroom 4:	Extra Rm 1:	Lot Size: .25 to .5 AC
Total Parking Spaces: 2	Bedroom 5:	Extra Rm 2:	Lot Size Source: Assessor Record
RV Parking: Other/Remarks	Breakfast Area:	Extra Rm 3:	Irrigation: Other/Remarks
	Dining Room: combo		Roof: Composition

Additional bonuses of the home include: a 9 x 11 ensuite, suited for a library, office, nursery, or sitting area, and a 10 x 18 extra room that may serve as a 3rd bedroom. Studded with beautiful large oaks and just under an acre, this incredible view property has much to offer and is a rare find in this price range! *NOTE: Current photos taken, prior to tenant occupancy.



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PROPERTY DESCRIPTION



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INTRODUCTION & OVERVIEW

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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:	8/4/2016 6:48:57 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	1351804400
Project Name:	

1351804400

General Information

USGS Quad Name/County Quad Number:	Boucher Hill/12
Section/Township/Range:	Cuca
Tax Rate Area:	94143
Thomas Guide:	1052/C6
Site Address:	31750 S Grade Rd Pauma Valley 92061-9702
Parcel Size (acres):	Data Not Available
Board of Supervisors District:	5

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	Unified Valley Center-Pauma

General Plan Information

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	Pala-Pauma
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A70
Animal Regulation:	L
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:	-

Aesthetic

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

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.	No
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Northern Foothills
Vegetation Map	12000 Urban/Developed; 71162 Dense Coast Live Oak Woodland
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 Biological Easements.	No
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: No)
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: Developed; 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
Soils Hydrologic Group:	A
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.

No Mrz (No Alluvium/No Mines)

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.

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

Hydrology and Water Quality

Hydrologic Unit:	San Luis Rey
Sub-basin:	903.22/Pauma
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)
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	No

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	24 To 27 Inches

Noise

The site is within noise contours.	Yes
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Fire Services

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

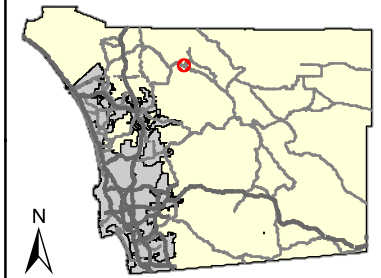
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	Yes
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
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.	Yes
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.	Yes
The site is located south of State Highway 78.	No
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

0 0.02 0.04 0.06 0.08 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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: