



Ranchita Family Home

PROPERTY REPORT

ADDRESS: 27606 Skyway Drive, Ranchita, CA, 92066

DESCRIPTION: This well maintained 3 bedroom, 2 bathroom, 1,612 sq. ft. home is situated on 5.76 acres of flat and usable land. With a detached two car garage and a shed, there is plenty of space in this home. There are many producing fruit and pistachio trees, as well as an area for gardening.

PRICE: \$258,000.00

APN: 196-100-10-00

MLS: 150045755

CONTACT: Kaily Enniss KailyEnniss@Gmail.com 619-917-6339

Ranchita Family Home

27606 Skyway Drive, Ranchita, CA, 92066



\$258,000

Tucked away in Ranchita is this private 3 bedroom, 2 bathroom family home, a wonderful getaway from the hustle and bustle of city life. Experience all of the seasons and fantastic views in every direction right outside your front door. This Ranchita Family Home is turnkey with 1,612 square foot home has updated appliances, solid core doors and a new roof with a transferrable lifetime warranty. A detached two-car garage and shed with hook-ups provides ample outdoor space. The home sits on 5.76 acres of flat, usable and mostly fenced land that lends itself to many outdoor activities such as gardening, animals and recreation.



CBRE# 1976665



RED HAWK REALTY
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
KailyEnniss@gmail.com
www.DONN.com

We Know The Back Country!

APN # 196-100-10-00



Garden beds and a fully-irrigated producing orchard containing 11 Pistachio, 1 Asian Pear, 1 Plum, 1 Nectarine and 3 Apple trees make this the perfect home for someone with a green thumb. Water is provided via a well and stored in a new 5,000-gallon storage tank.

There are many recreational activities available in the area: golfing at Warner's Ranch & Borrego Springs resorts; hiking and horseback riding along the California Riding and Hiking Trail and the Pacific Crest Trail, exploring Cuyamaca State Park, Anza Borrego State Park, and the Volcan Mountain Preserve; hunting and fishing, dining, and a variety of other opportunities for each family member are only minutes driving time away.

"We Know The Back Country!"





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: 7/15/2015 11:07:28 AM

Project Record ID:

Project Name:

Assessor's Parcel Number(s): 1961001000

1961001000

General Information

USGS Quad Name/County Quad Number:	RANCHITA/61
Section/Township/Range:	13/11S/04E
Tax Rate Area:	98000
Thomas Guide:	1097/0
Site Address:	27606 SKYWAY DR RANCHITA 92066-9738

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	UNIFIED WARNER

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:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

1961001000

Zoning Information

Use Regulation:	A70
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:	-

Aesthetic

The site is located within one mile of a State Scenic Highway.	NO
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.	NO
The site contains Prime Soils.	YES
There is evidence of active agriculture on the project site.	Please refer to aerial imagery
Sunset Zone:	11
The site is located within an Agricultural Preserve.	NO
The site is in a Williamson Act Contract.	NO

1961001000

Biological Resources

Eco-Region:	NORTHERN MOUNTAINS
Vegetation Map	12000 Urban/Developed; 35200 Sagebrush Scrub; 37130 Northern Mixed Chaparral
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.	NO
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	NO (DRAFT: EAST)
The site is within MSCP Boundaries.	NO (DRAFT: EAST)
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.	NO
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:	QUATERNARY ALLUVIUM
Paleo Sensitivity:	LOW
Paleo Monitoring:	Monitoring by Grading/Excavation Contractor

Geology

Alquist-Priolo Zone:	NO
County Special Study Zone:	NO
Quaternary/Pre-Quaternary Fault:	NO
Potential Liquefaction Area:	YES
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

1961001000

Mineral Resources

The site is located within a Mineral Resource Category.

NO MRZ (YES alluvium/NO mines)

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

1961001000

Hydrology and Water Quality

Hydrologic Unit:	SAN LUIS REY
Sub-basin:	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)
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:	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

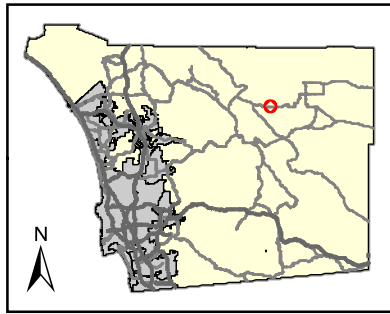
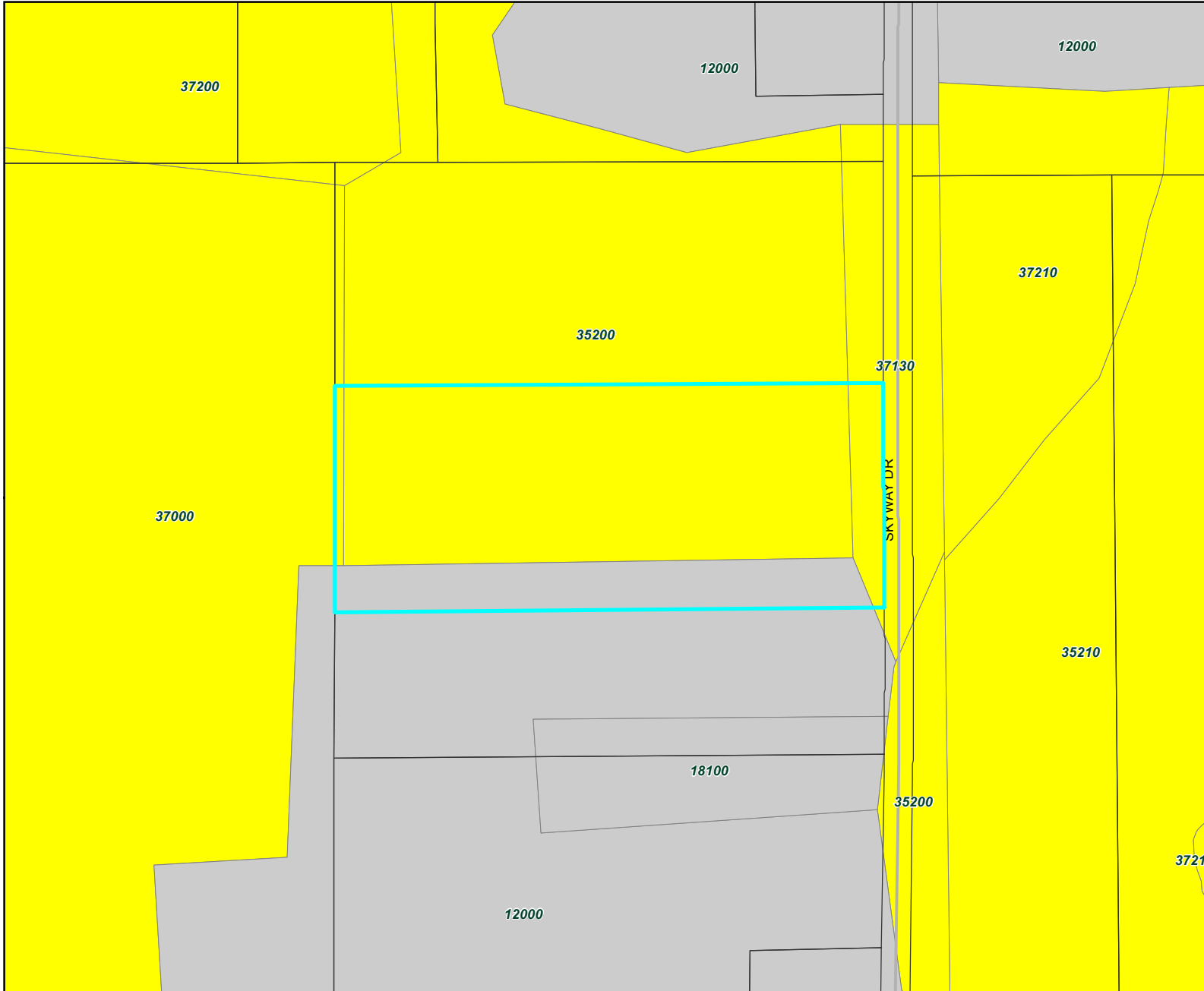
The site is located within 150 feet of Mexican Border.	NO
The site is located within a Resource Conservation Area.	NO
The site is located in a Special Area.	NO
There are existing or proposed trails on site or adjacent properties.	NO
The site is located in an urbanized area as defined by the U.S. Census 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.	YES
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.	NO
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

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CaB	Calpine coarse sandy loam, 2 to 5 percent slopes	4ec-1(20)	58	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 0.025 0.05 0.075 0.1 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: