

Residential ♦ Land ♦ Commercial ♦ Orchards ♦ Vineyards ♦ Farms ♦ Ranches

PREPARATION ♦

PROFICIENCY ♦

PROVEN RESULTS



Ramona Valley Turn-Key Home
25136 Hereford Drive, Ramona, CA 92065
APN 288-613-17-00

Property Highlights

Available for \$799,000

- ♦ Spacious, well-built 2,708 sf home on nearly a half-acre with 4 bedrooms & 3 baths
- ♦ Gorgeous panoramic views of the surrounding mountains
- ♦ An oasis of native trees and landscape
- ♦ Certified Wildlife Habitat, a haven for local birds, butterflies, and other wildlife
- ♦ Ideally located a short walk from extensive amenities & minutes away from more urban commerce areas
- ♦ Quiet, semi-rural lifestyle in the desirable and beautiful community of the San Diego Country Estates
- ♦ Unfinished basement areas totaling 500 esf provide ample storage



Donn Bree

Broker of Record | Co-Owner
Donn@Donn.com
760.518.6669
CA DRE # 010788168



Meriah Druliner

Managing Broker | Co-Owner
Meriah@Donn.com
760.420.5131
CA DRE # 01997162

For more property info:
RedHawkRealty.com
800.371.6669



Ramona Valley Turn-Key Home



Located in the desirable & beautiful community of the San Diego Country Estates along the Ramona Valley foothills, sits this spacious, well-built home on nearly a half-acre. As you enter the home, you are greeted by rich, wood vaulted ceilings, an oversized living room with a cozy fireplace & sliders leading to an outdoor deck featuring endless views with complete serenity and privacy. Relax on the oversized wood deck, sipping a morning cup of coffee or an evening glass of wine while gazing at the majestic views or night's sky. Come experience Comfortable Living in a Desirable and Natural Setting!



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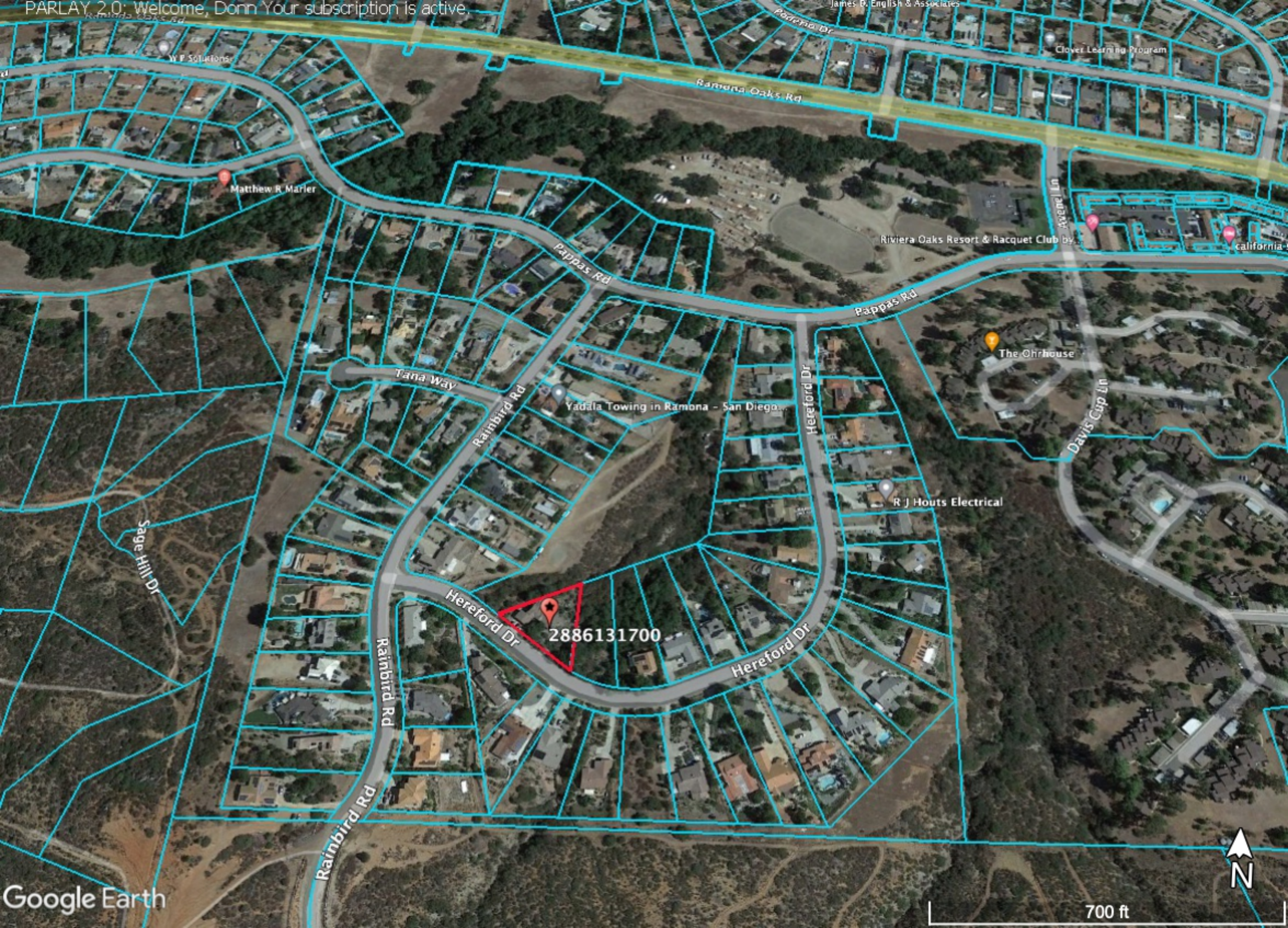


2886131700

Hereford Dr

Hereford Dr

Hereford Dr





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:	6/13/2022 12:27:42 PM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2886131700
Project Name:	

2886131700

General Information

USGS Quad Name/County Quad Number:	Ramona/60
Section/Township/Range:	Canada De San Vicente Y Mesa
Tax Rate Area:	65053
Thomas Guide:	/
Site Address:	25136 Hereford Dr Ramona 92065-4906
Parcel Size (acres):	Data Not Available
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:	Semi-Rural
General Plan Land Use Designation:	Village Residential (Vr-2) 2 Du/Ac
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	Rr
Animal Regulation:	J
Density:	-
Minimum Lot Size:	.5Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	G
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.	No
The site contains Prime Soils.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	20; 21
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; 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.	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: 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
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)

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 Diego
Sub-basin:	907.23/Gower
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: San Diego River (Lower); San Vicente Reservoir; San Vicente Creek
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

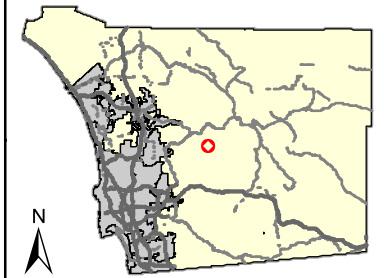
Additional Information

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	Yes
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

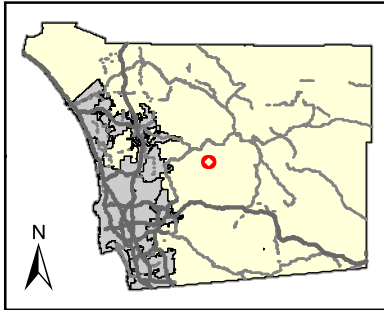
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NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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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:

1997 COLOR INFRARED



Legend:

PROJECT AREA

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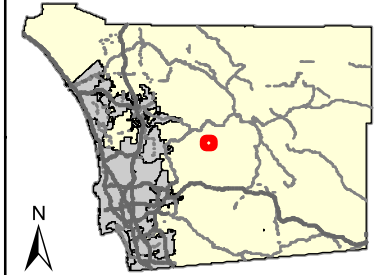
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Notes:

1995 AERIAL



Legend:

PROJECT AREA

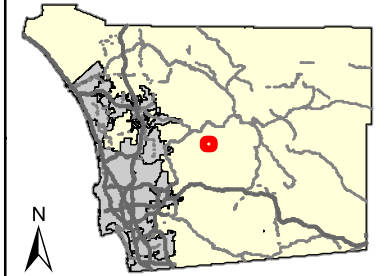
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Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



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Notes:

TOPO MAP



Legend:

PROJECT AREA

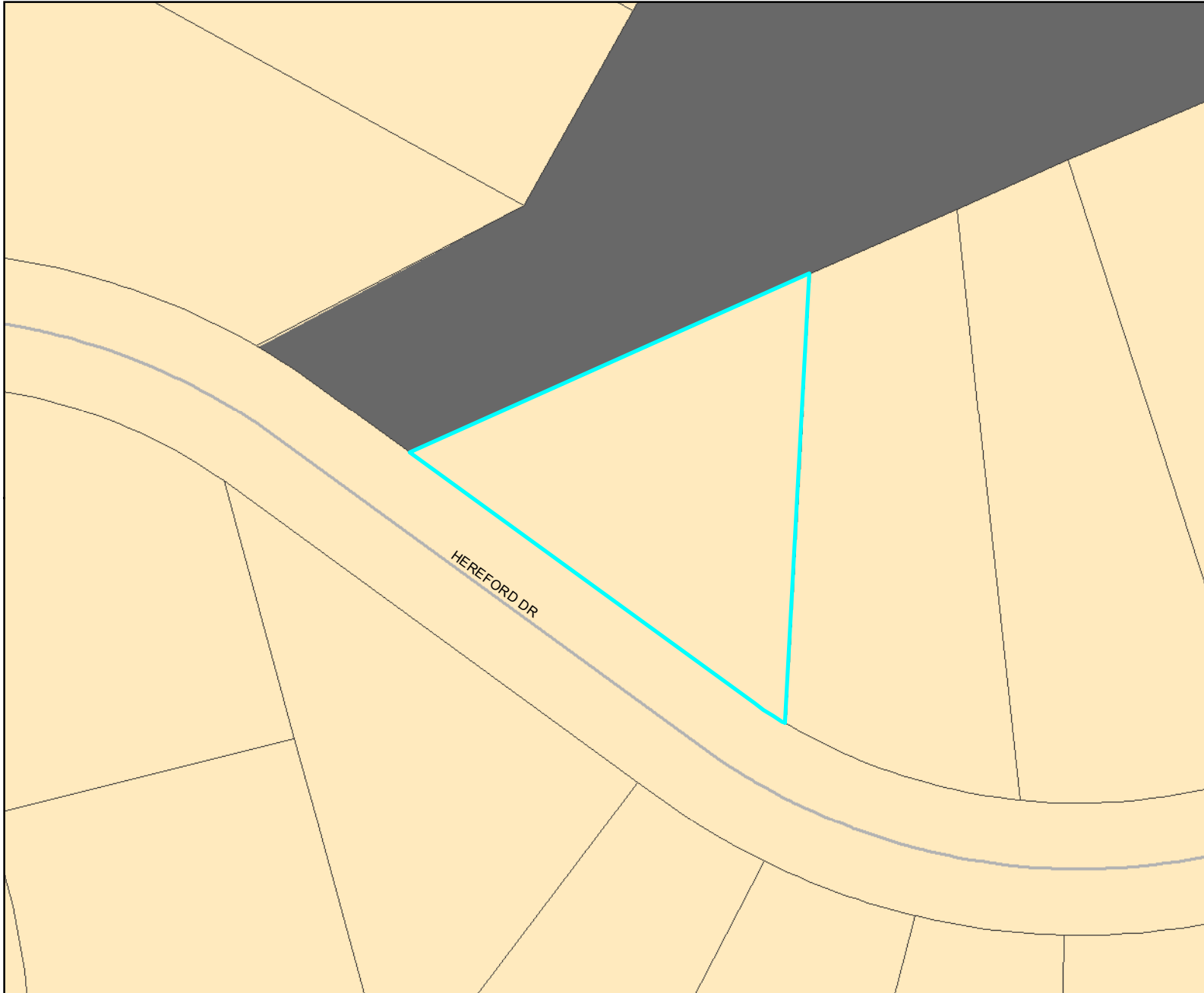
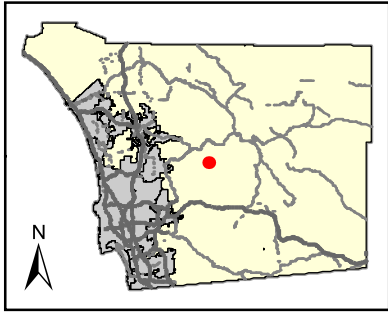
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Miles
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Notes:

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)

0 0.009 0.018 0.027 0.036 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services

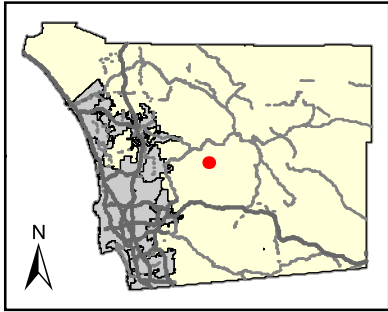


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Notes:

*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

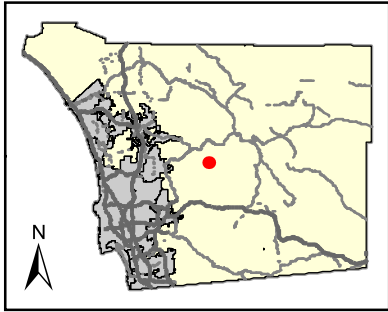
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Notes:

SOIL

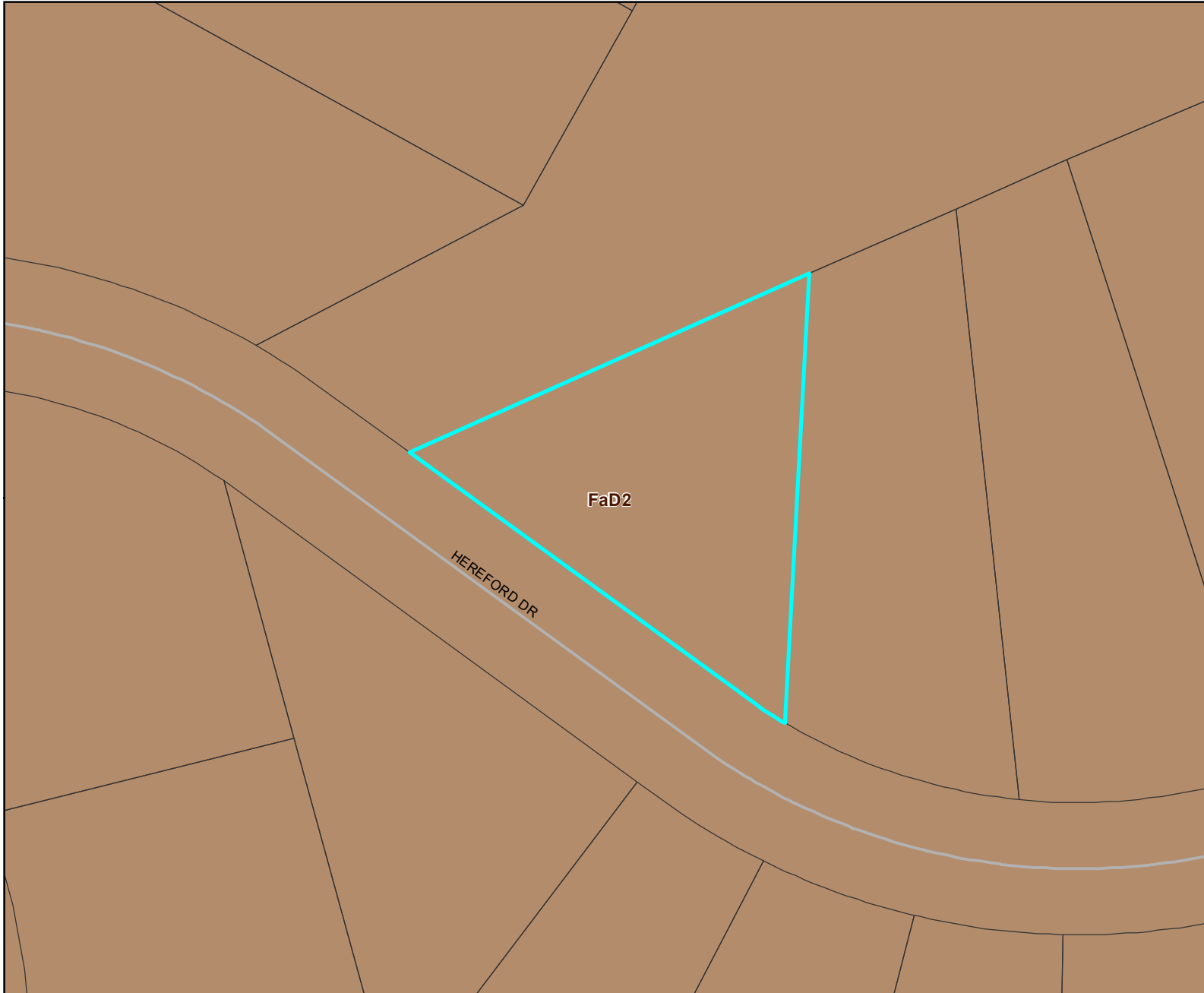


Legend:

 PROJECT AREA

SOILS

- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN



0 0.009 0.018 0.027 0.036 Miles

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

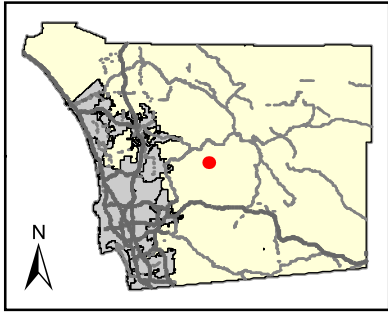
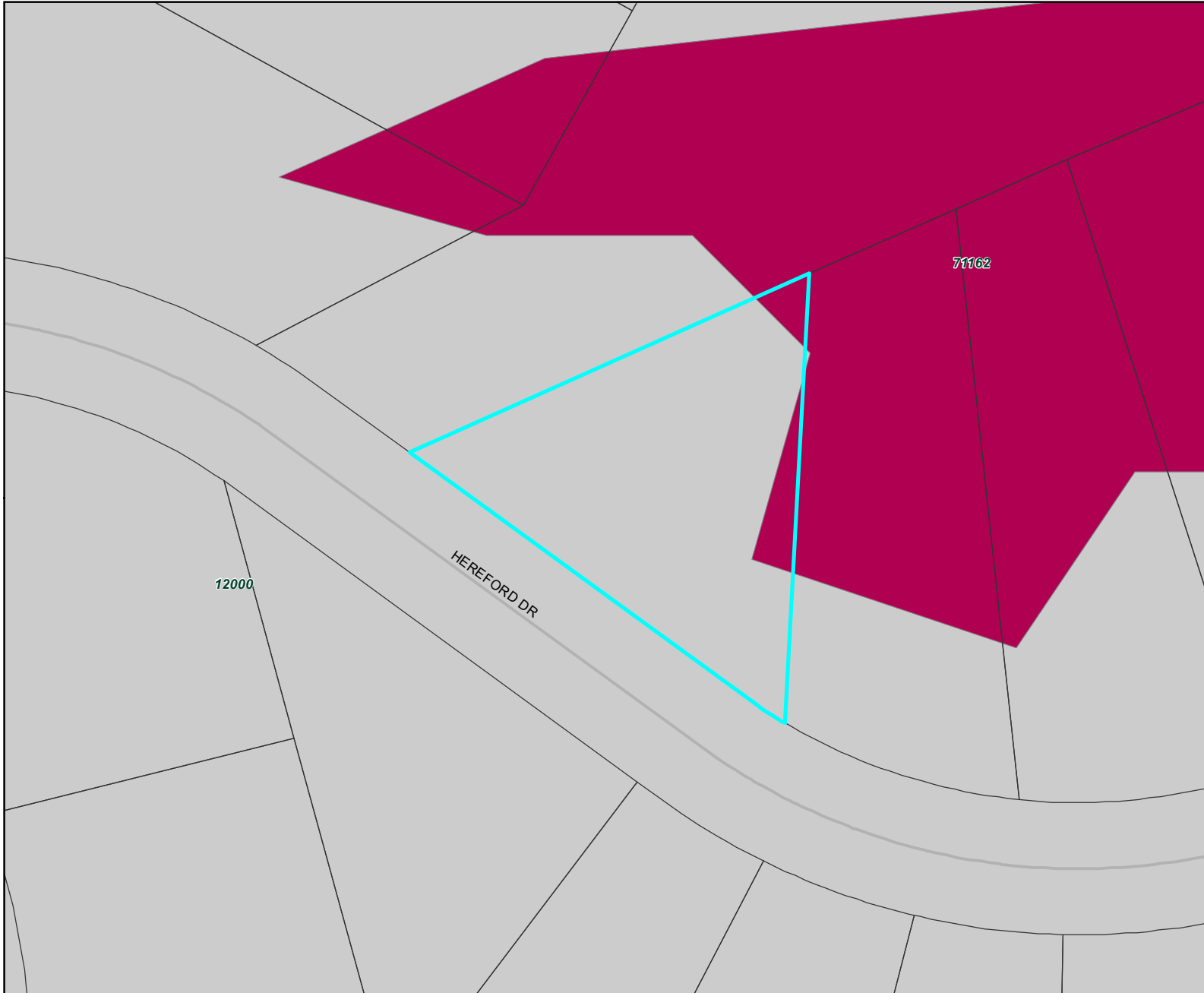


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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	4e-1(19)	48	Moderate	Severe 16

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 0.009 0.018 0.027 0.036 Miles

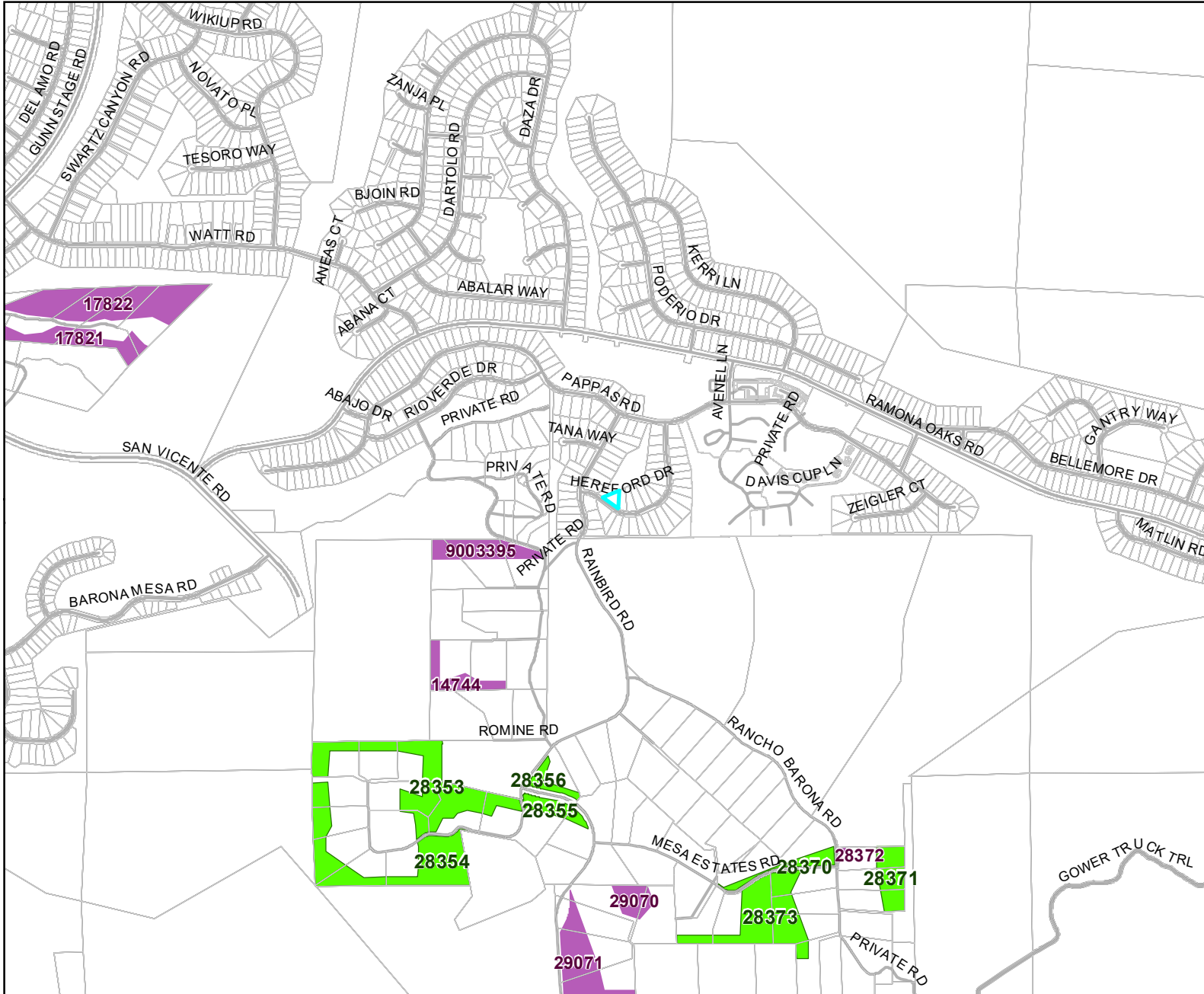
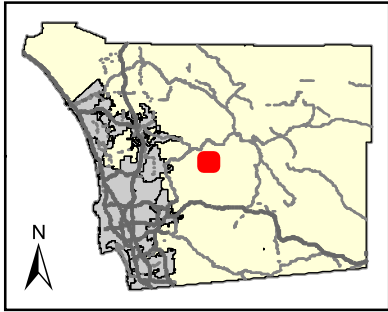
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Notes:

OPEN SPACE EASEMENTS



Legend:

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

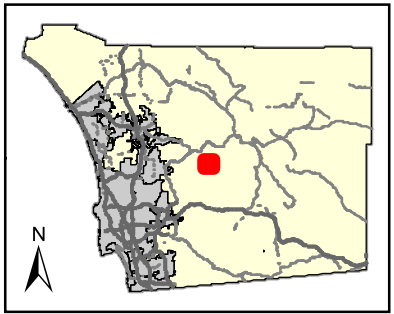
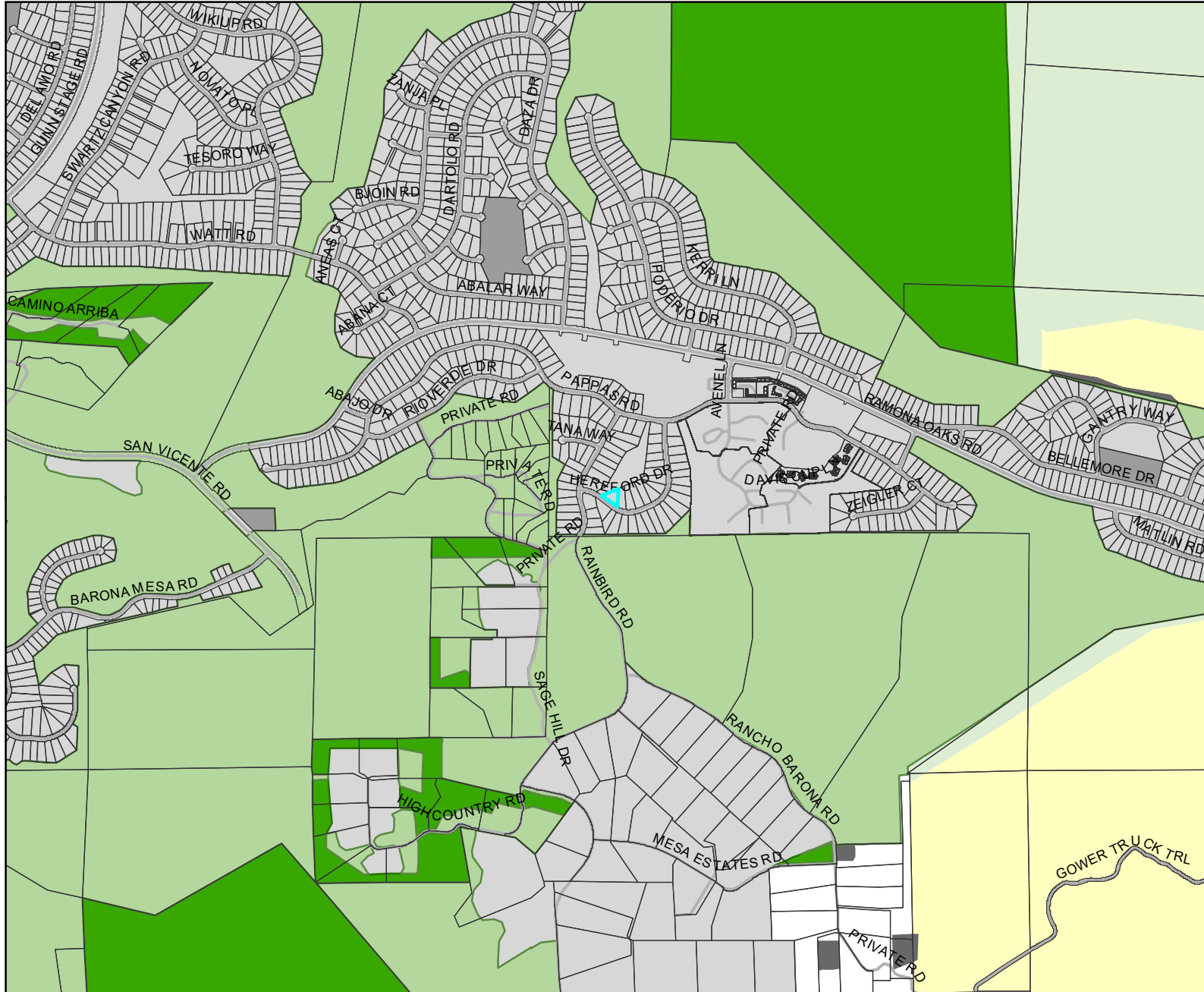
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Notes:

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

EMSCP (DRAFT) DESCRIPTION

- Agriculture or Natural Upland within FCA
- County Owned Preserves
- Agriculture or Natural Upland outside FCA
- Riparian/Wetland Habitat and Transition
- Zone within 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

0 0.2 0.4 0.6 0.8 Miles
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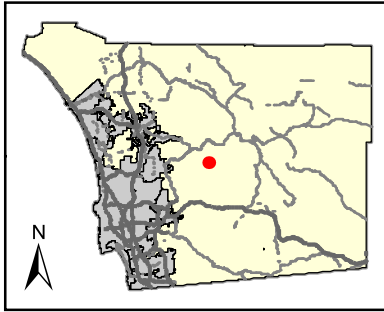
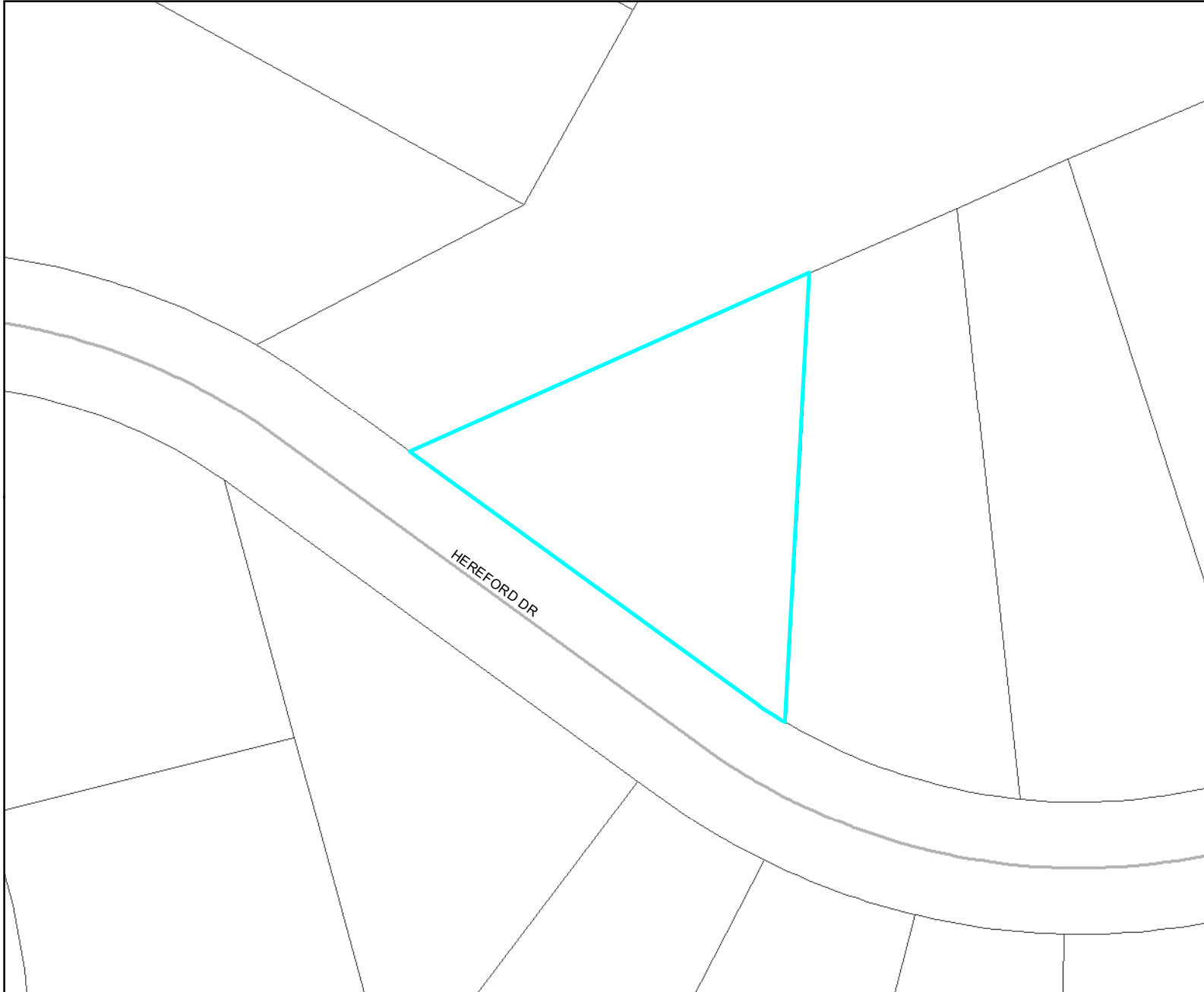


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Notes:

MSCP = Multiple Species Conservation Program

MINERAL RESOURCES



Legend:

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

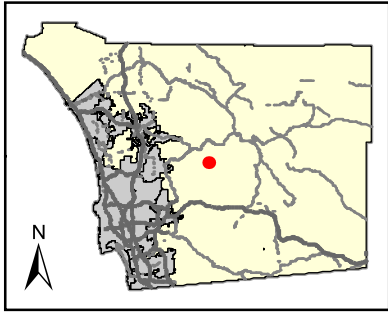
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Notes:

URBAN-WILDLAND INTERFACE



Legend:

-  PROJECT AREA
-  URBAN-WILDLAND INTERFACE ZONE



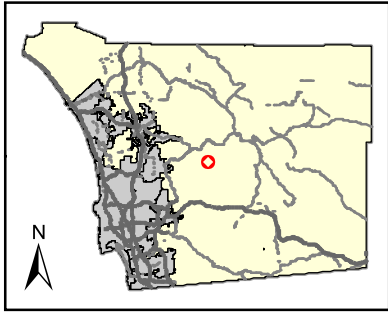
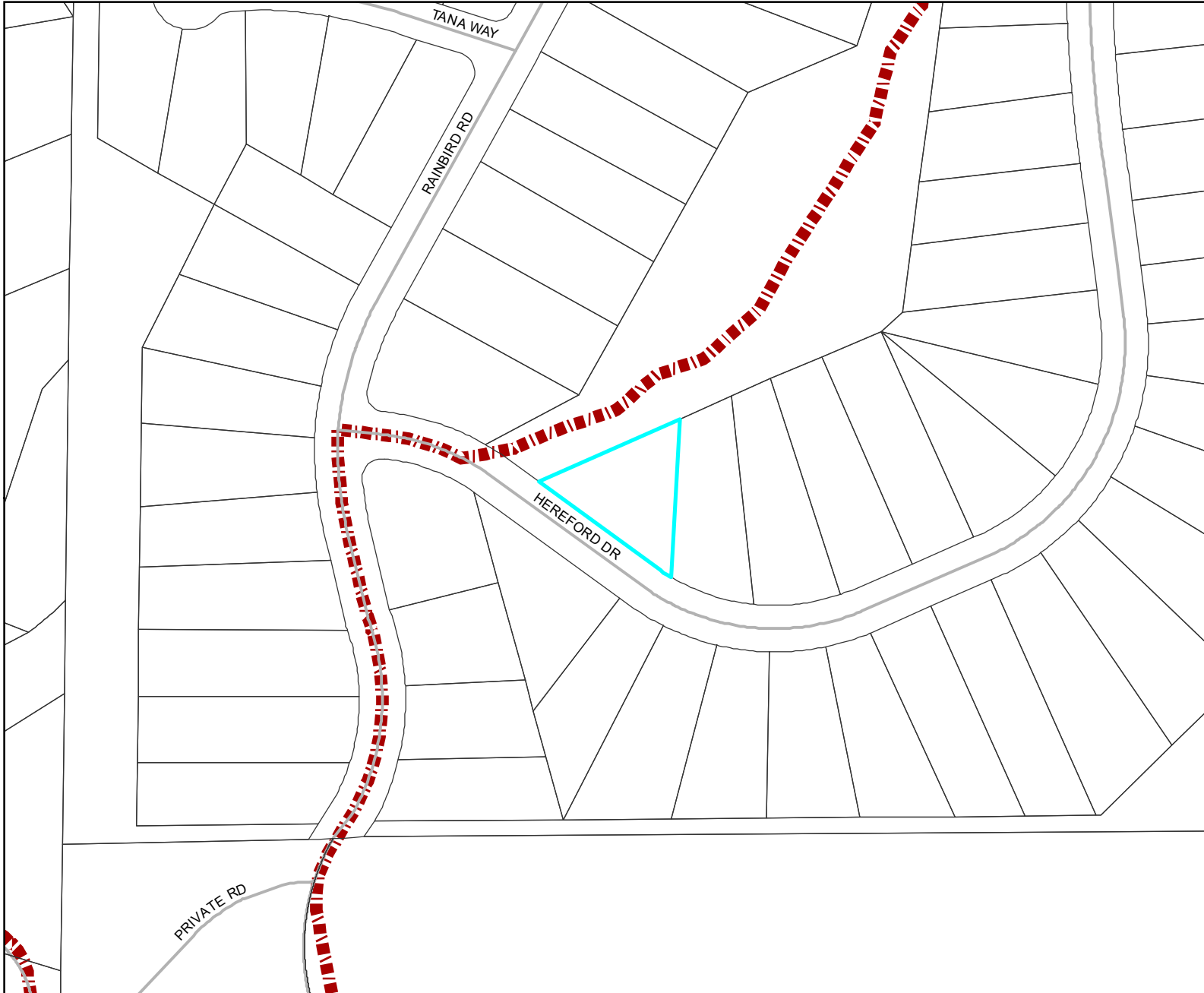
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Notes:

TRAILS



Legend:

- PROJECT AREA
- TRAIL EASEMENT
- PROPOSED COMMUNITY PLAN TRAILS

0 0.025 0.05 0.075 0.1 Miles
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