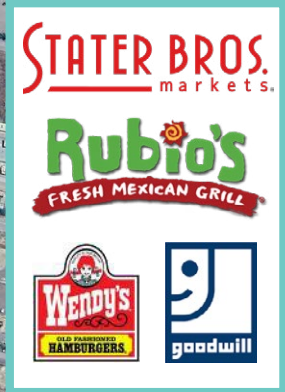


APPROXIMATELY 1.49 ACRES OF MITIGATION LAND ALONG THE SANTA MARIA CREEK

APN: 282-030-17-00 | Ramona, CA 92065

- o Mitigation for Riparian Woodland & Riparian Scrub
- o Current zoning is Agriculture (A70)
- o Located near the Ramona Airport

ASKING PRICE: \$175,000



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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Ramona Airport

DOLLAR TREE

Little Caesars

POPEYES
CHICKEN & BISCUITS

RAMONA TIRE PROS
A TIRE & SERVICE CENTER

STATER BROS.
markets.

Rubio's
FRESH MEXICAN GRILL

Wendy's
HAMBURGERS

goodwill

Albertsons

TSC TRACTOR SUPPLY CO.

Ramona High School

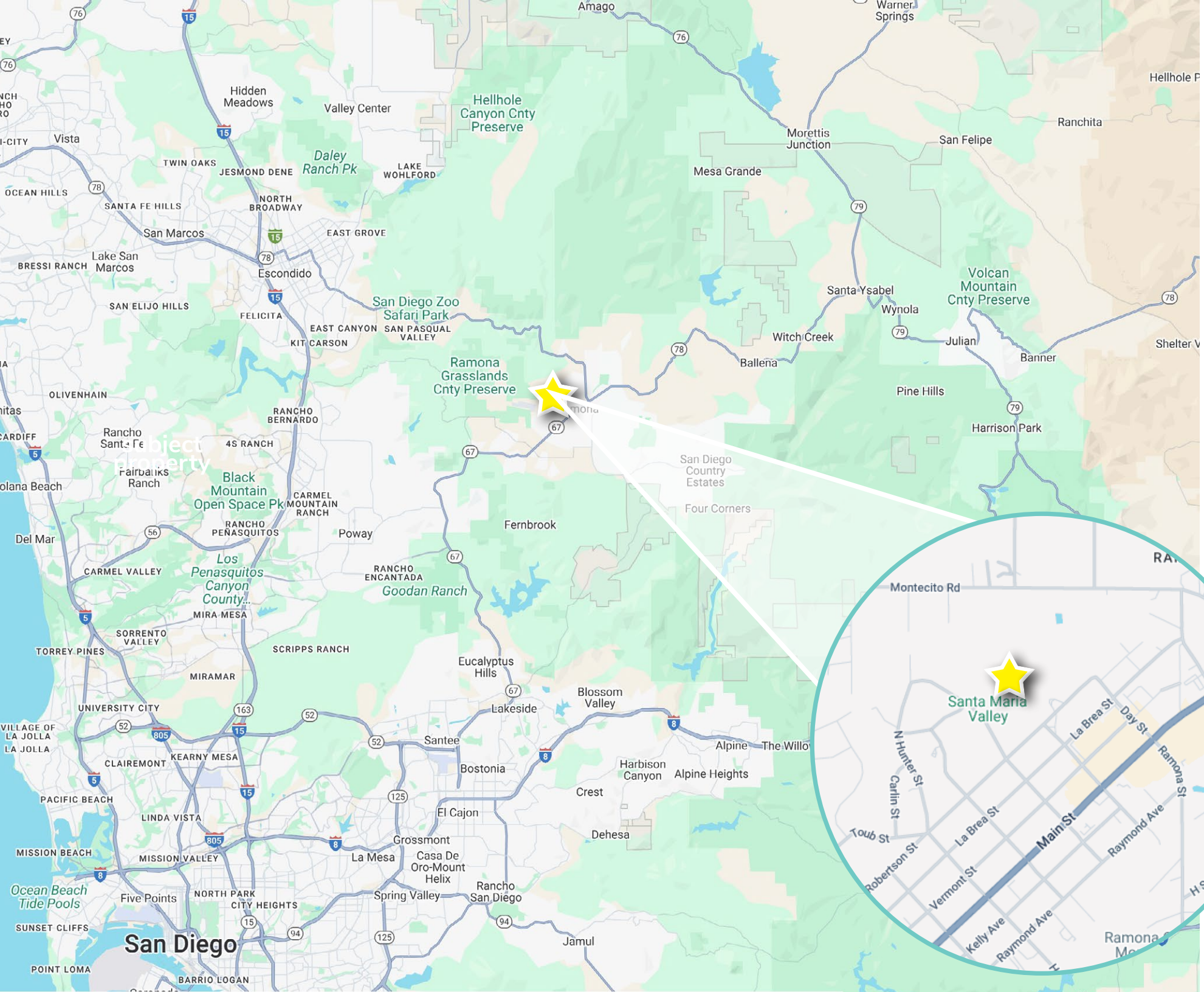




Durgin St

Kalbar





LOCATION MAP



PROPERTY INFORMATION

property location:

The subject property is located off Durgin Street in Ramona, California. It is approximately 0.9 miles north of Main Street, 2.7 miles west of Highway 78 and 1.1 miles east of the Ramona Airport.

property profile:

1.49-acre Santa Maria Creek mitigation parcel in the Santa Maria Valley area of Ramona. This site is located within San Diego County. The mitigation site contains Riparian Woodland & Riparian Scrub. The northern portion of the site where the land meets the Santa Maria Creek supports the Riparian species. This property is located in FEMA Flood Areas and County Flood Areas. This creek qualifies as the California Fish & Wildlife defined wetlands. Onsite soil consists of Visalia sandy loam and River wash.

jurisdiction:

County of San Diego

apn:

282-030-17-00

acreage:

1.49 acres

zoning:

Limited Agricultural Use (A-70) [\(Click to View\)](#)

general plan:

Semi-Rural Residential (SR-1) [\(Click to View\)](#)

school district:

Ramona Unified School District

services:

Electric	SDG&E
Water/Sewer	Ramona Municipal Water District
Fire	San Diego County Fire Department
Police	San Diego County Sheriff's Department

ASKING PRICE:

\$175,000

*Residential Not Permitted On Site



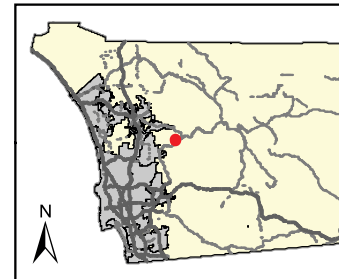
**CLICK OR SCAN HERE TO VIEW
FULL PRELIMINARY BIOLOGICAL
RESOURCES ASSESSMENT**



EXISTING A-70 ZONING

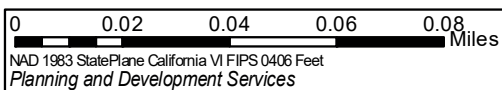


ZONING - USE



Legend:

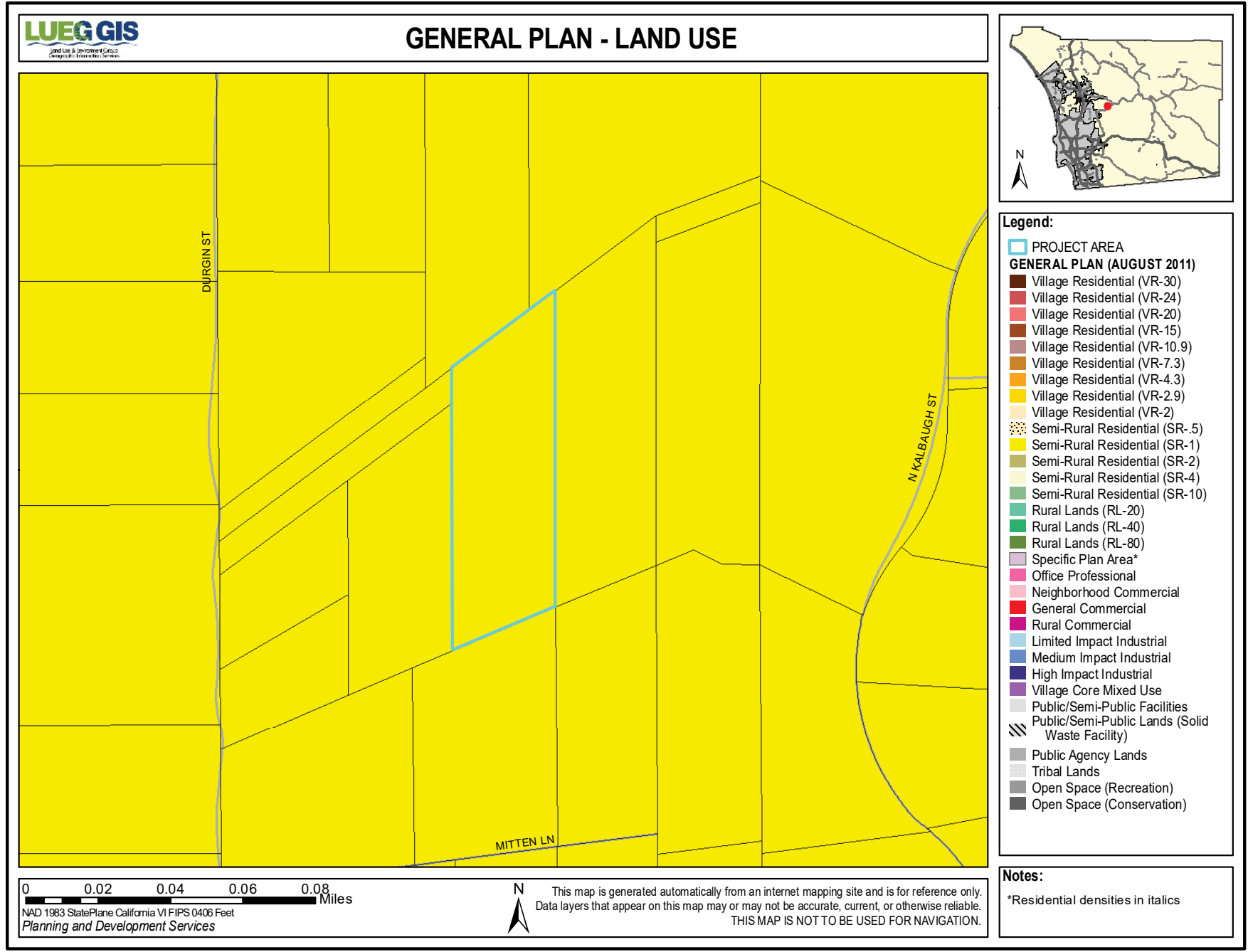
- PROJECT AREA
- ZONING**
- USE REGULATION**
- Agriculture
- Commerical and Office
- Industrial
- Multi-Family Residential
- Residential Mobile Home
- Rural Residential
- Residential - Single
- Residential - Urban
- Residential - Variable
- Village Civic District
- Village
- Village
- Village
- Village
- 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:

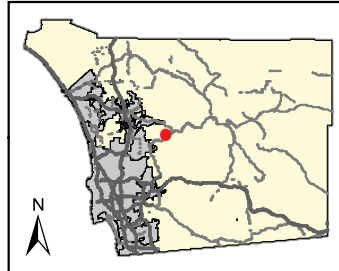
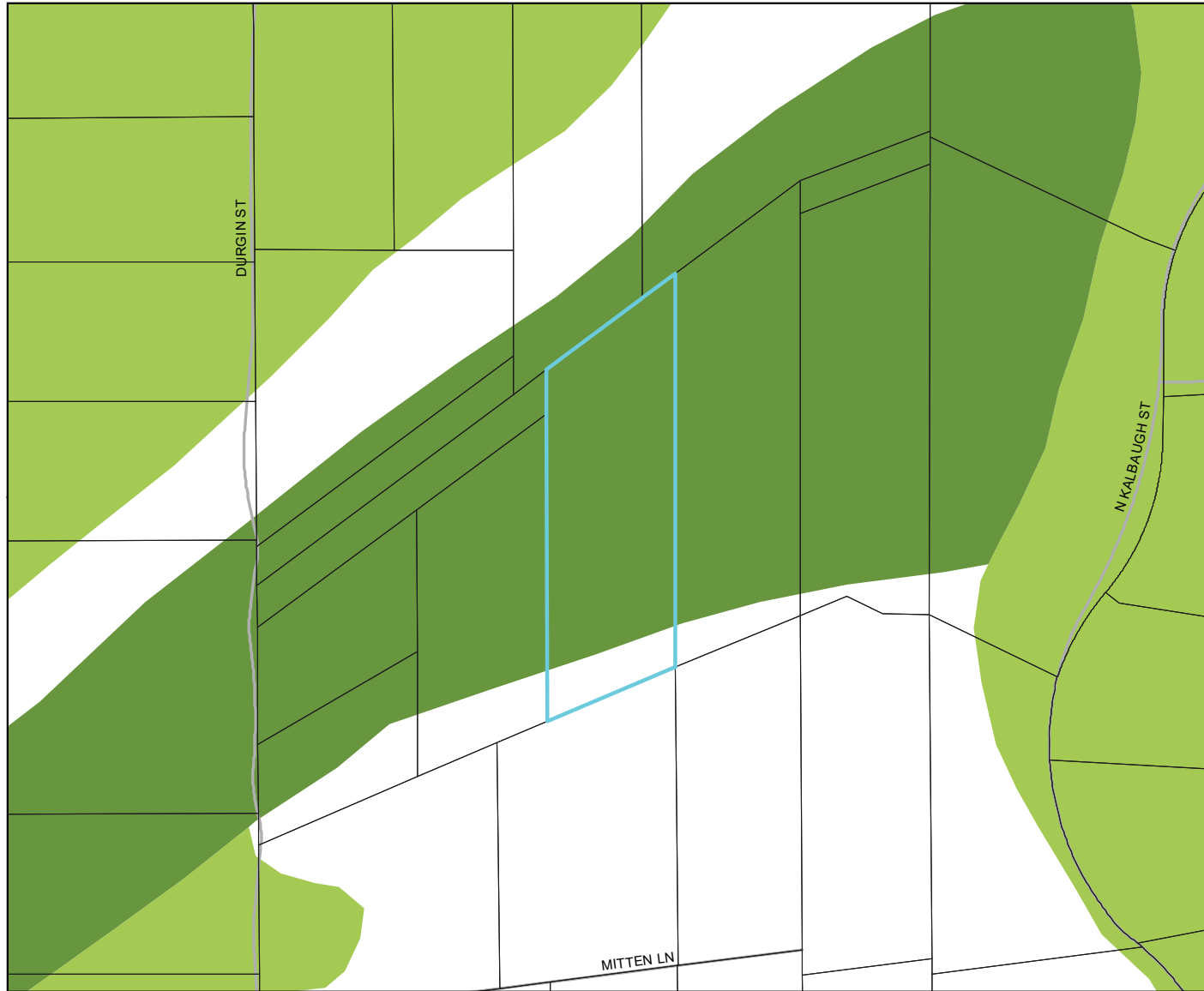
GENERAL PLAN SEMI-RURAL RESIDENTIAL (SR-1)



SOILS REPORT



PRIME SOILS



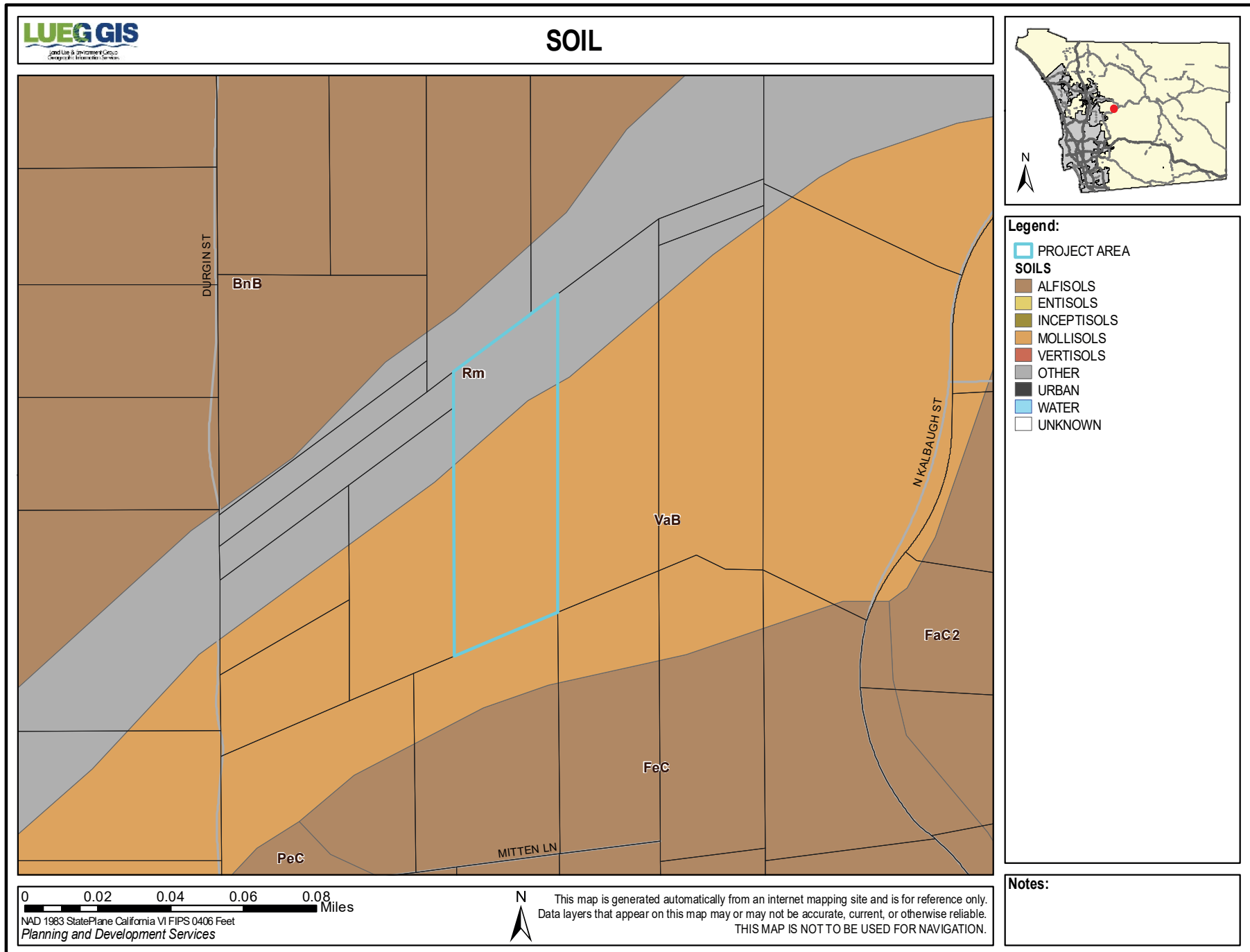
- Legend:**
- PROJECT AREA
 - PRIME SOILS**
 - Prime Farmland Soils
 - Statewide Significance Soils

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

N
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:

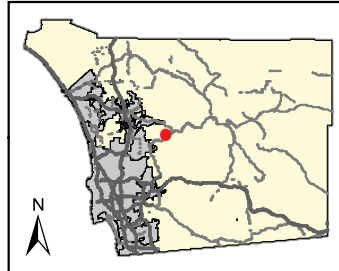
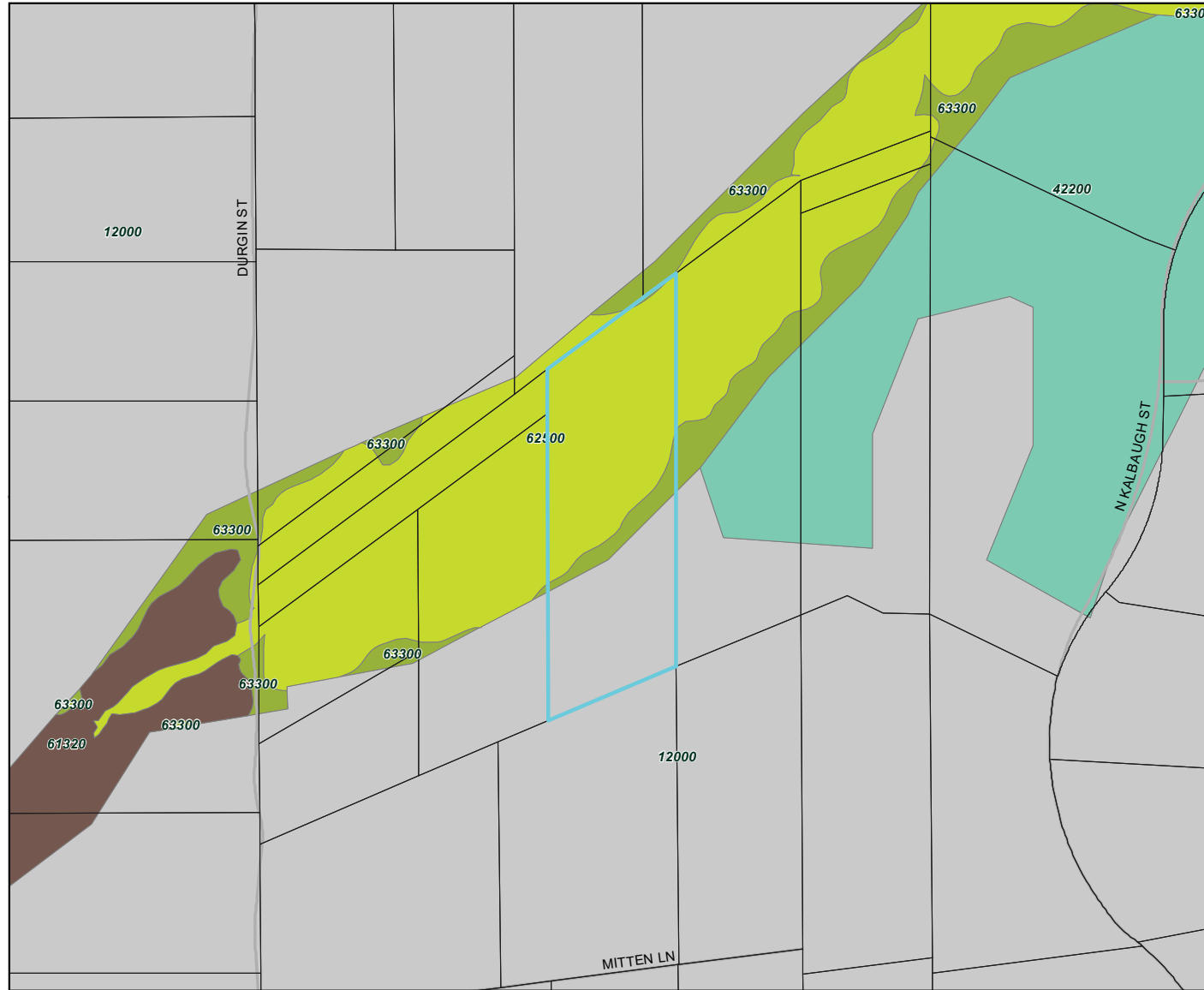
SOILS REPORT



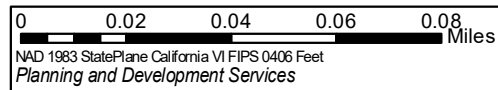
VEGETATION MAP



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



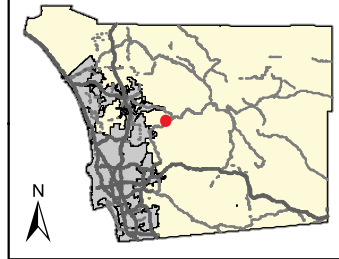
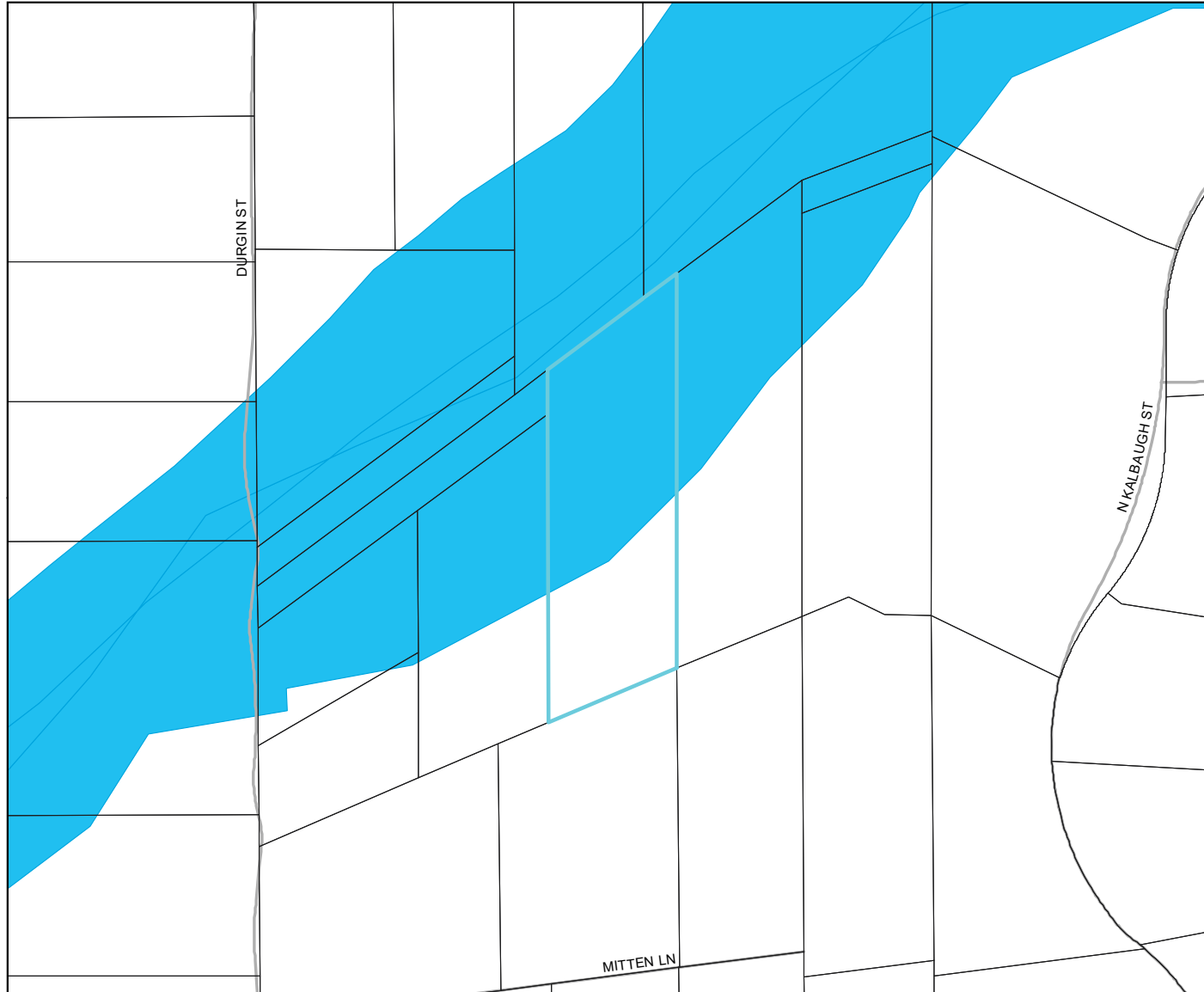
N This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

WETLANDS MAP

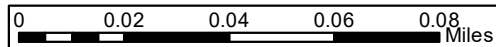


WETLANDS



Legend:

- PROJECT AREA
- WETLANDS



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



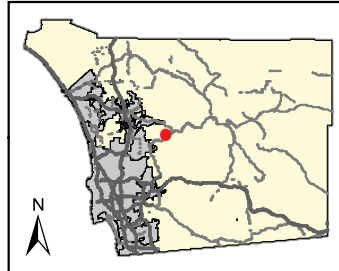
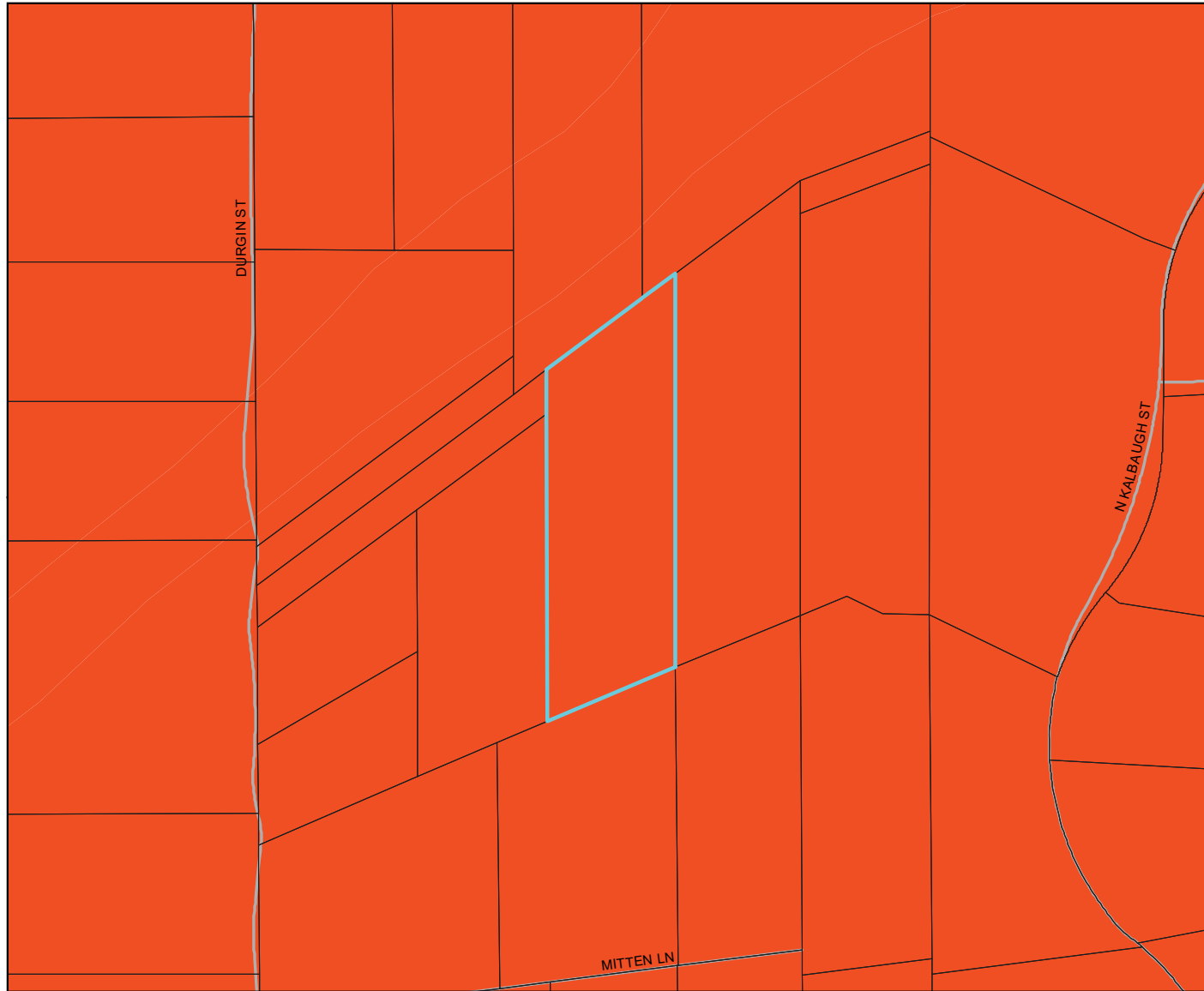
This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

POTENTIAL LIQUEFACTION MAP



POTENTIAL LIQUEFACTION



Legend:
□ PROJECT AREA
■ POTENTIAL LIQUEFACTION AREA

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



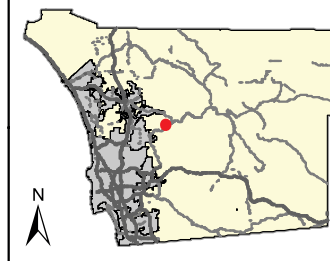
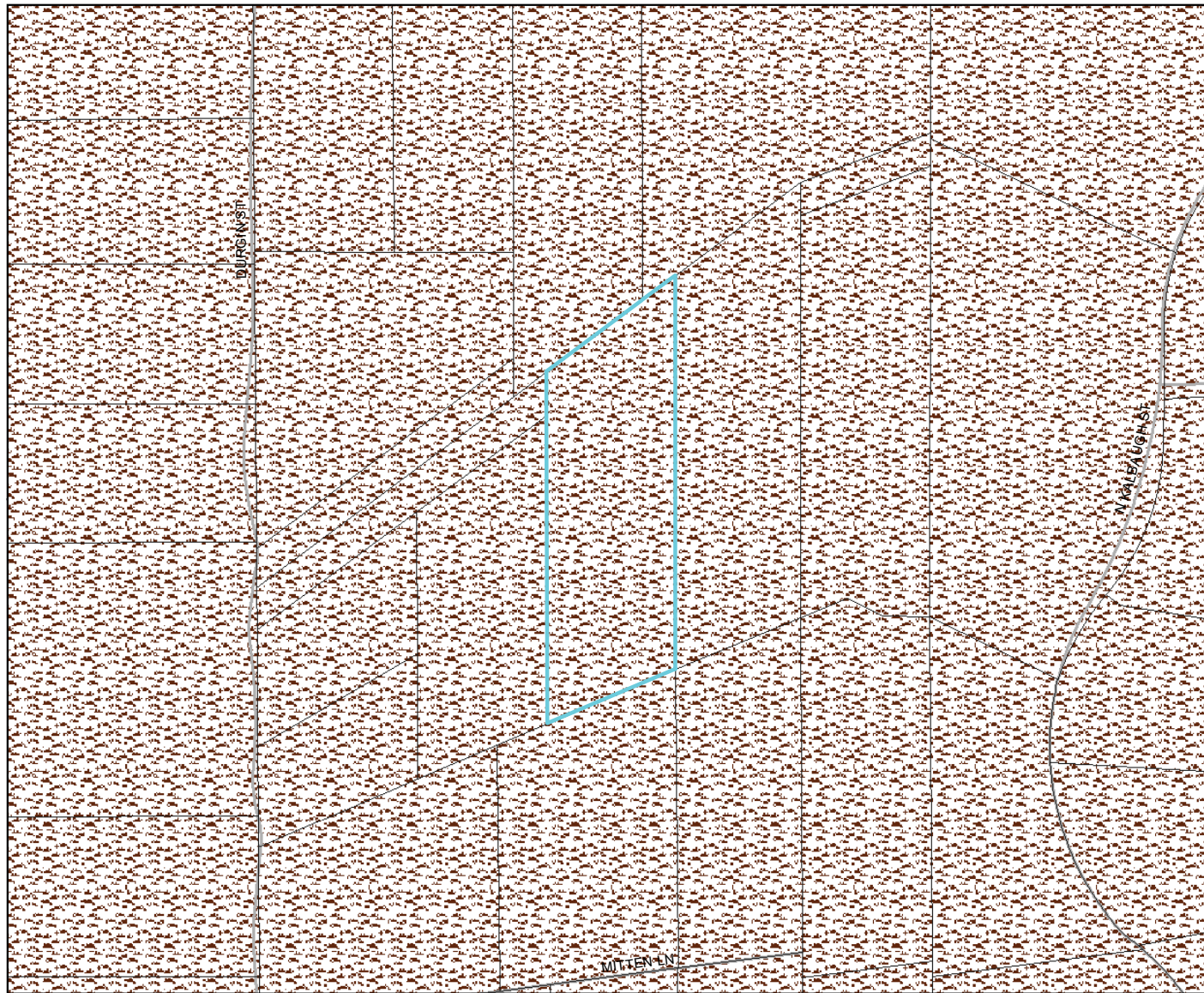
This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

MINERAL RESOURCES

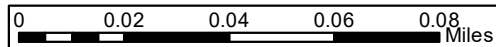


MINERAL RESOURCES



Legend:

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



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



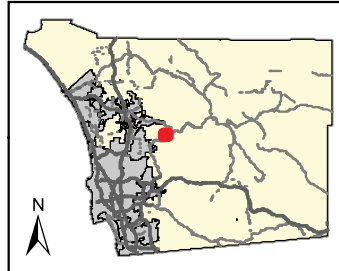
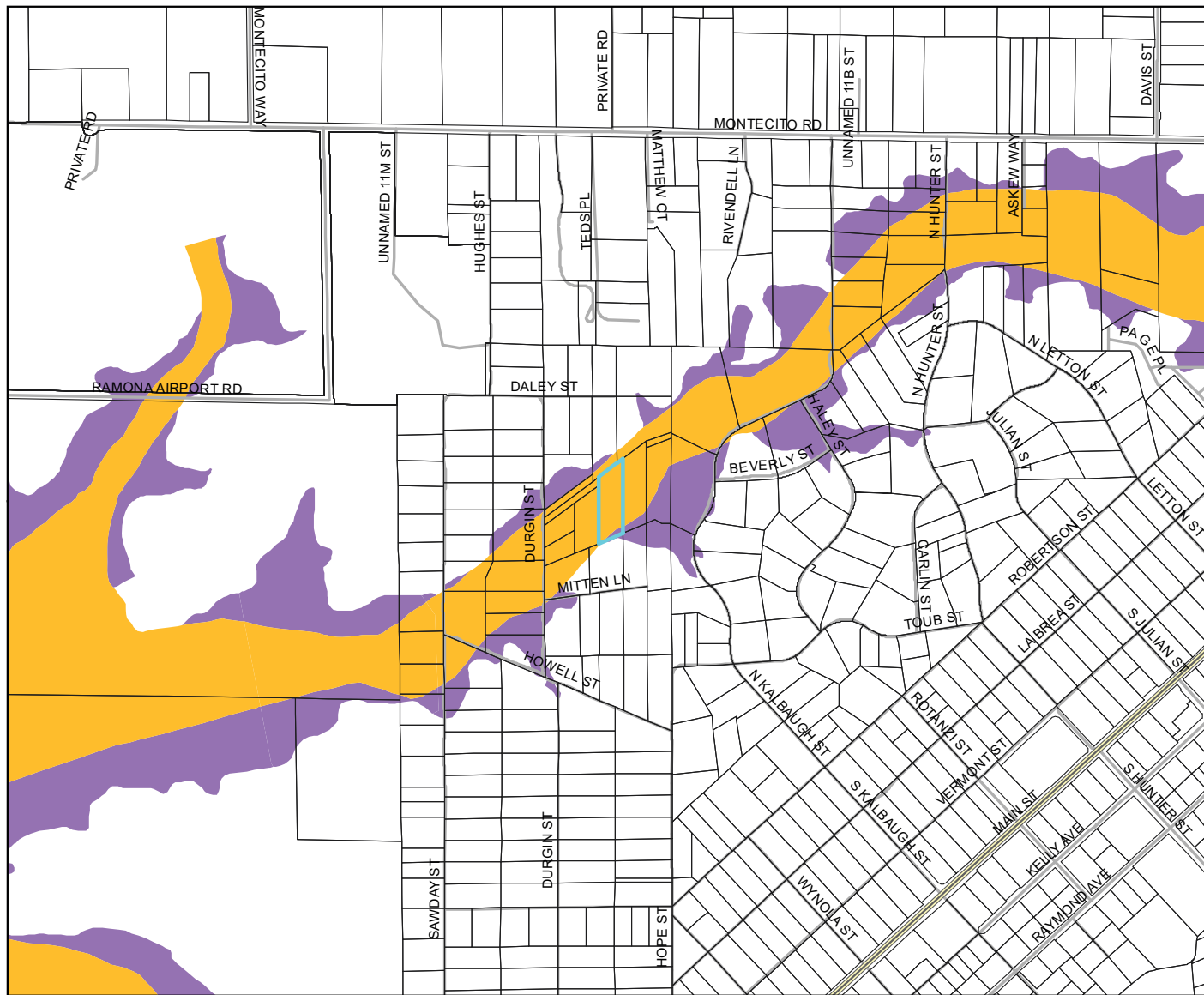
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Notes:

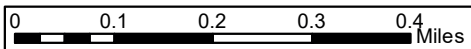
FEMA FLOOD AREAS MAP



FEMA FLOOD AREAS



- Legend:**
- PROJECT AREA
 - FEMA 100 YEAR FLOODWAY
 - FEMA 100 YEAR FLOODPLAIN



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



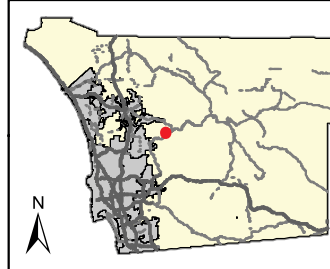
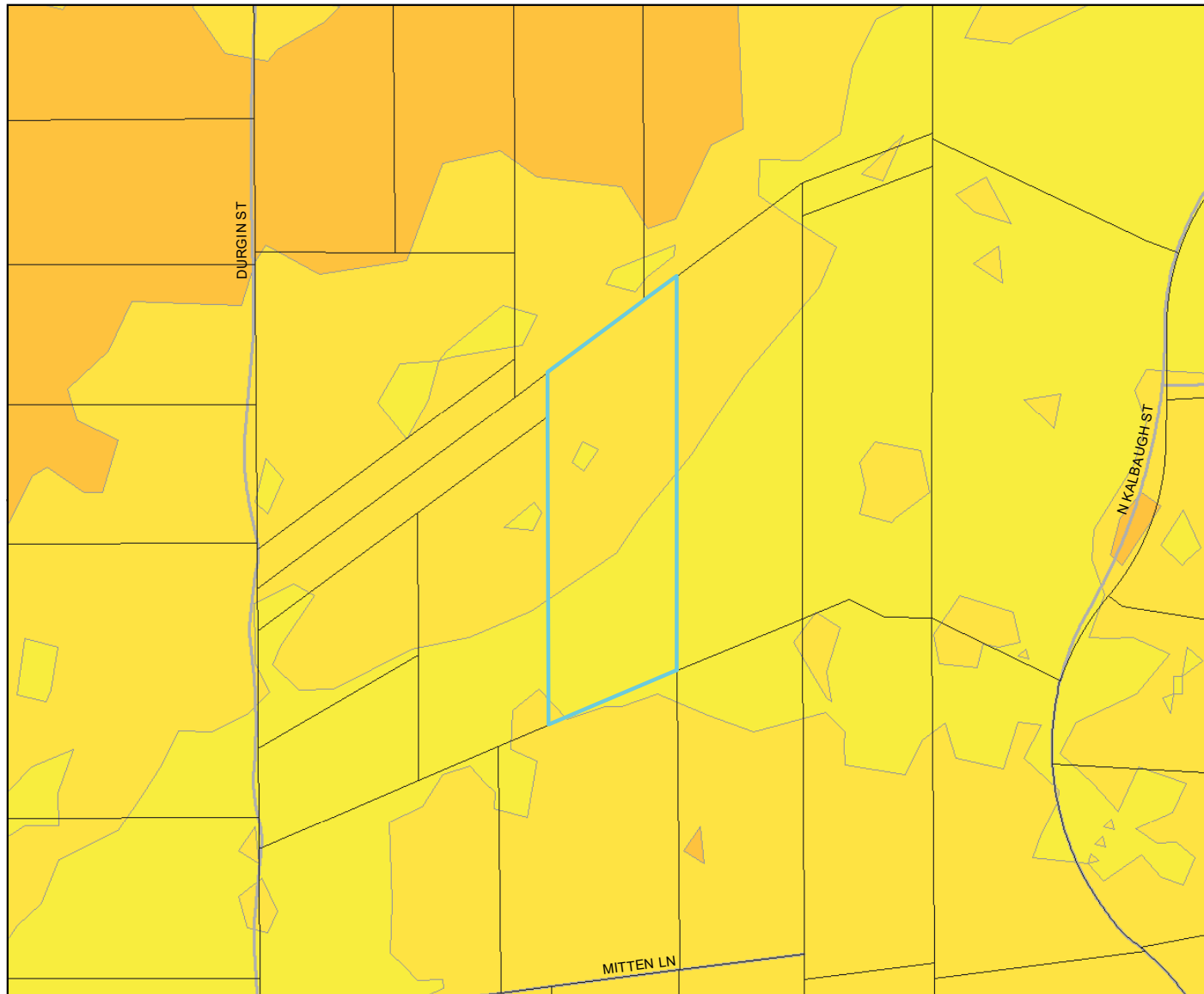
This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

FAA HEIGHT MAP

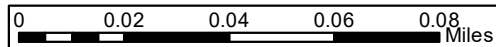


FAA HEIGHT NOTIFICATION



Legend:

- PROJECT AREA
- FAA HEIGHT NOTIFICATION**
- 41 to maximum elevation above FAAHNS (notification required automatically)
- 21 to 40 feet above FAAHNS (notification required automatically)
- 1 to 20 feet above FAAHNS (notification required automatically)
- 20 to Zero feet below FAAHNS
- 40 to 21 feet below FAAHNS
- 60 to 41 feet below FAAHNS
- 80 to 61 feet below FAAHNS
- 100 to 81 feet below FAAHNS
- 150 to 101 feet below FAAHNS
- 200 to 151 feet below FAAHNS
- Max elevation below to 201 feet below FAAHNS



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



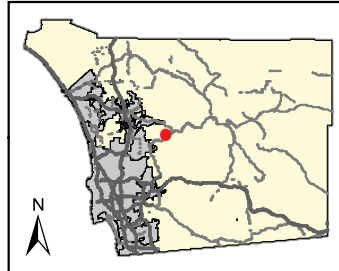
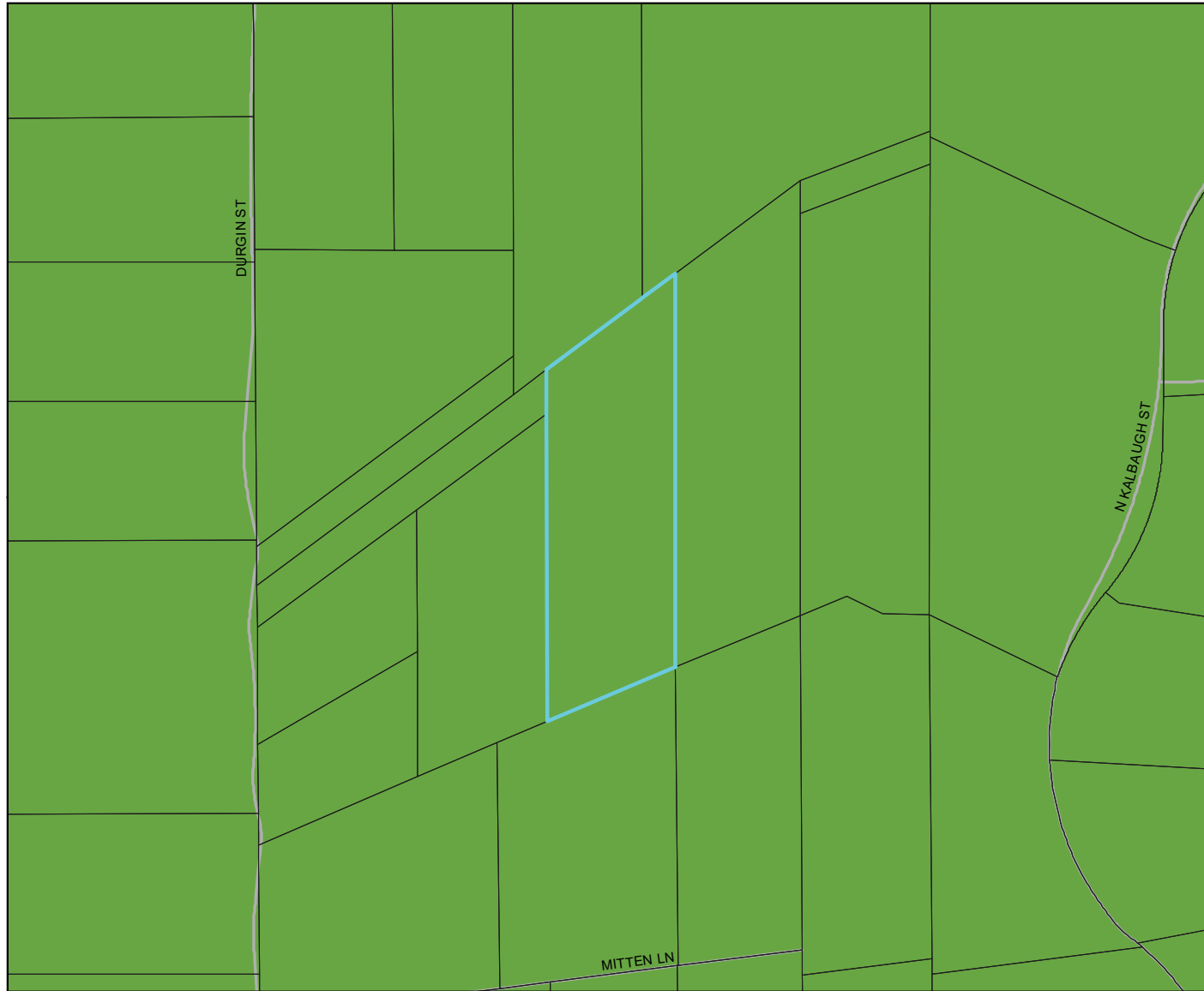
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Notes:

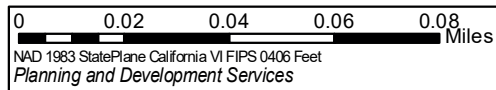
URBAN WILDLIFE MAP



URBAN-WILDLAND INTERFACE



- Legend:**
- PROJECT AREA
 - URBAN-WILDLAND INTERFACE ZONE



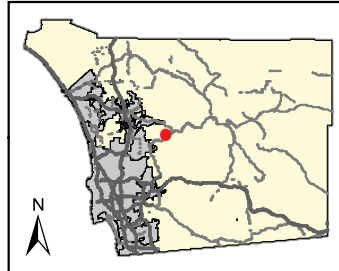
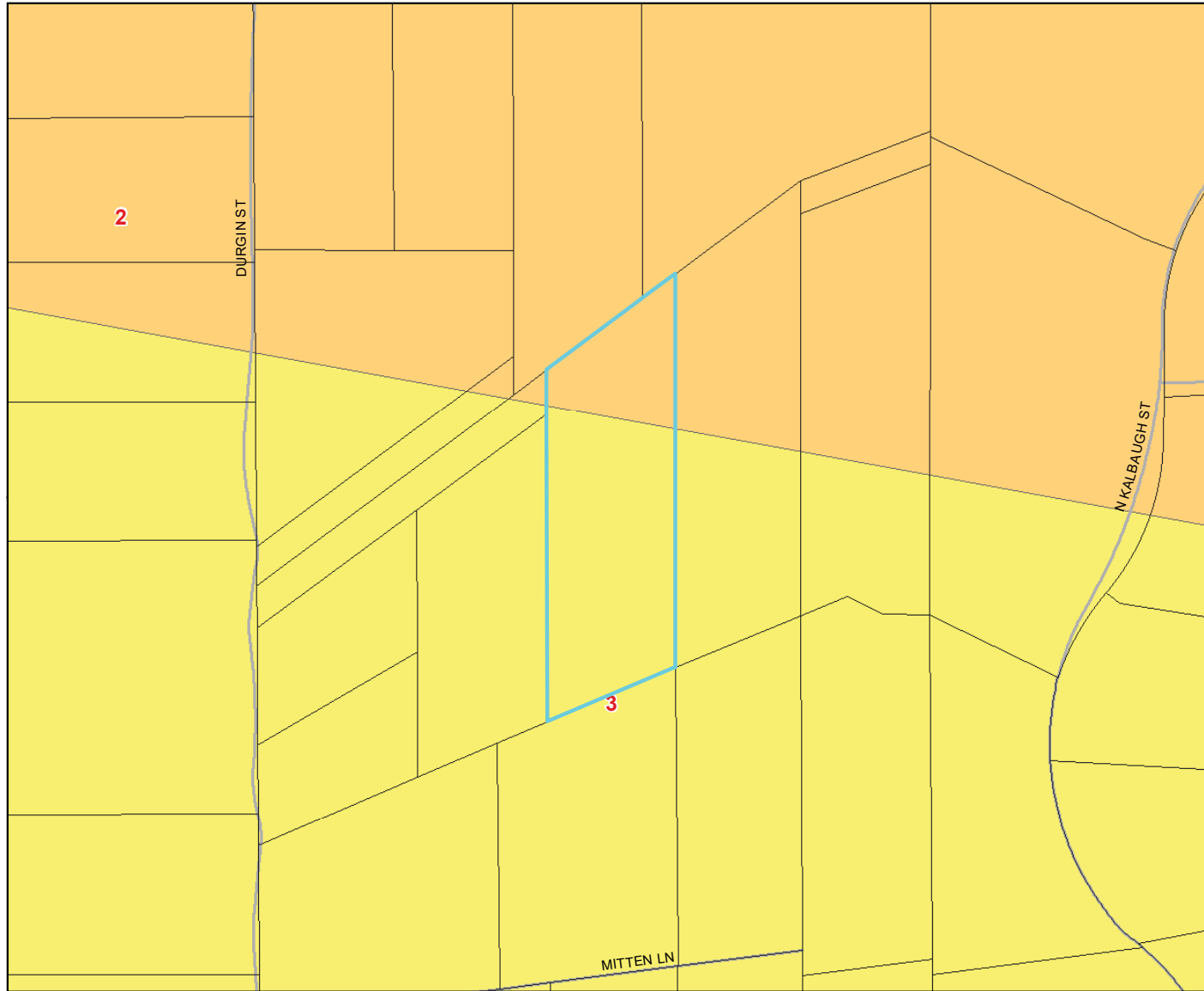
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Notes:

AIRPORT SAFETY ZONES

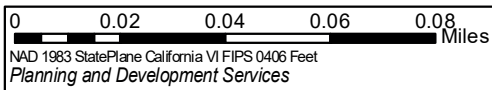


AIRPORT SAFETY ZONES



Legend:

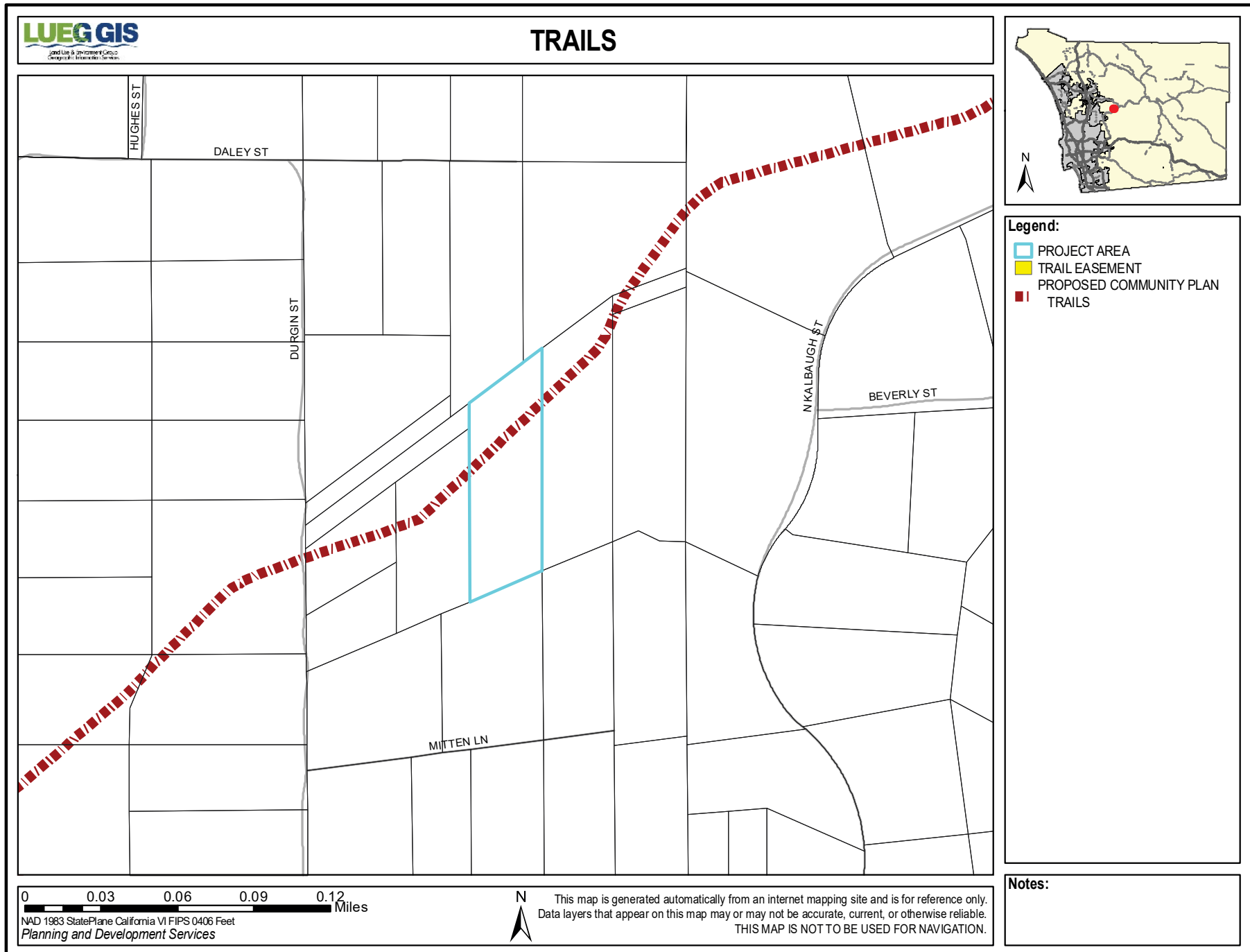
- PROJECT AREA
- SAFETY ZONES**
- 0 - Runway
- 1 - Airport Property/Runway Protection Zone
- 2 - Inner Safety Zone
- 3 - Inner Turning Zone
- 4 - Outer Safety Zone
- 5 - Sideline Zone
- 6 - Traffic Pattern Zone
- INFLUENCE AREAS**
- 99 - Airport Influence Area 1
- 99 - Airport Influence Area 2



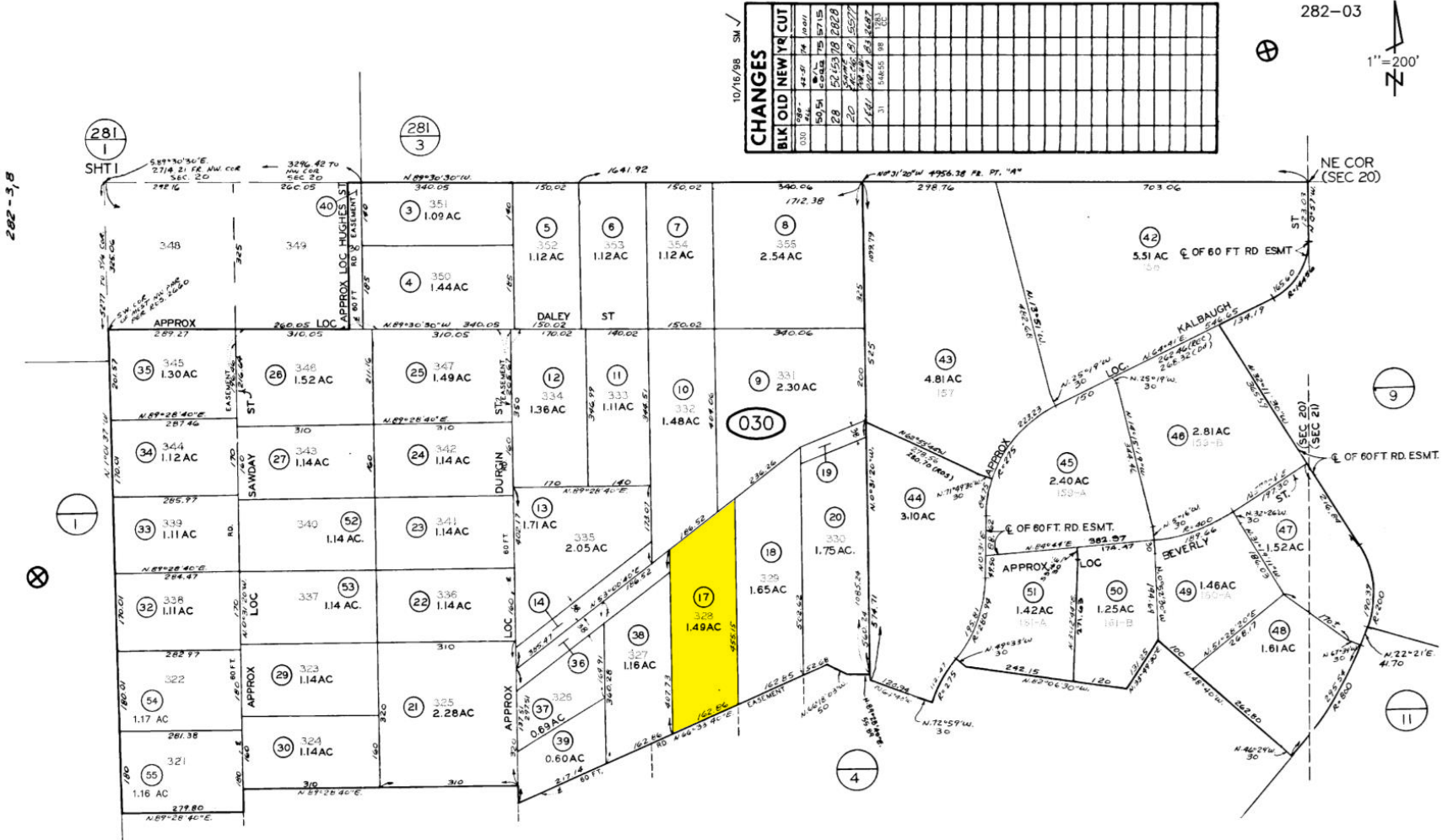
This map is generated automatically from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

TRAIL EASEMENTS



TAX MAP



10/16/98 SM ✓

BLK	OLD NEW	YR	CUT
1001	98-	44-57	74
1002	98-	44-57	74
1003	98-	44-57	74
1004	98-	44-57	74
1005	98-	44-57	74
1006	98-	44-57	74
1007	98-	44-57	74
1008	98-	44-57	74
1009	98-	44-57	74
1010	98-	44-57	74
1011	98-	44-57	74
1012	98-	44-57	74
1013	98-	44-57	74
1014	98-	44-57	74
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1047	98-	44-57	74
1048	98-	44-57	74
1049	98-	44-57	74
1050	98-	44-57	74

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY ASSESSOR'S MAP

MAP 863-RHO SANTA MARIA-POR (POR SECS 20& 21-TI3S-RIE) ROS 1824, 2660, 3330, 12241

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	2,979	19,508	26,936
 ESTIMATED HOUSEHOLDS	960	6,633	9,255
 AVERAGE HOUSEHOLD INCOME	\$136,361	\$149,811	\$155,800
 MEDIAN HOUSEHOLD INCOME	\$108,145	\$115,932	\$121,082
 TOTAL EMPLOYEES	661	6,567	10,588
 AVERAGE AGE	36.1	38.7	40.2



LEE & ASSOCIATES HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of real estate, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance or value of this property. The value of the property to you depends on factors that should be evaluated by you and your tax, financial, consultants and legal advisors. Buyer and Buyer's tax, financial, legal, consultants and all advisors should conduct a careful, independent investigation of any property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate, this property carries significant risks. Buyer and Buyer's consultants, legal and financial advisors must request and carefully review all legal and documents related to the property. Any info provided including fees and costs are not guaranteed and should be verified by Buyer. These figures are subject to change at any time based on market, economic, environmental or other conditions. Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any potential development or use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



LEELANDTEAM.COM



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