



Creekside Ranch Home Site

PROPERTY REPORT

ADDRESS: 22957 Tombill Rd Ramona, CA, 92065

DESCRIPTION: JUST REDUCED. 15.99 ACRE home site in the beautiful Creekside Ranch area located in Ramona, Ca. This property is a great opportunity to build your dream home in an amiable community surrounded by abundant wildlife indigenous to Southern California. Minutes from town!

PRICE: \$129,000.00

APN: 285-090-81-00

MLS: 160048388

CONTACT: Diane Means dmeansredhawk@gmail.com 760-213-1155
Traci Spiekerman tmspiekerman@gmail.com 760-583-2798

Donn Bree

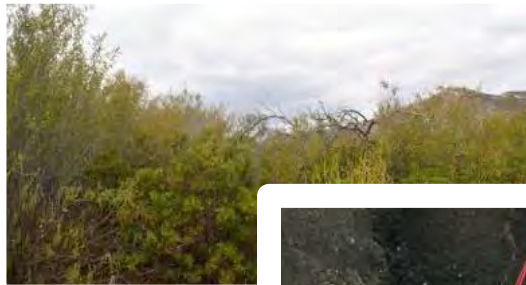
Donn@Donn.com

www.DONN.com

800-371-6669

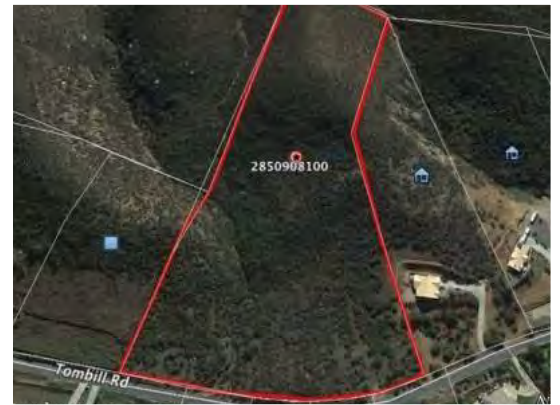
VACANT LAND

22957 Tombill Road, Ramona, Ca



\$129,000

15.99 Acres in Ramona, San Diego County's "Valley of the Sun". This property, located in the Creekside Ranch area, is a perfect location to build your dream home. Designated open space in the area ensures the indigenous natural habitat surrounding the property will be undisturbed. All utilities are available at property boundary.



TRACI

RANCHES - HOMES
LAND - LOANS

760-583-2798

www.DONN.com

We Know The Back Country!

DRE# 01985952

DIANE MEANS

RANCHES - HOMES
LOTS - LOANS

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We Know The Back Country!

DRE# 01891996

DONN BREE

RANCHES - HOMES
LAND - LOANS

800-371-6669

CREB# 01109566

RED HAWK REALTY

Junction Hwy 78 & Hwy 79

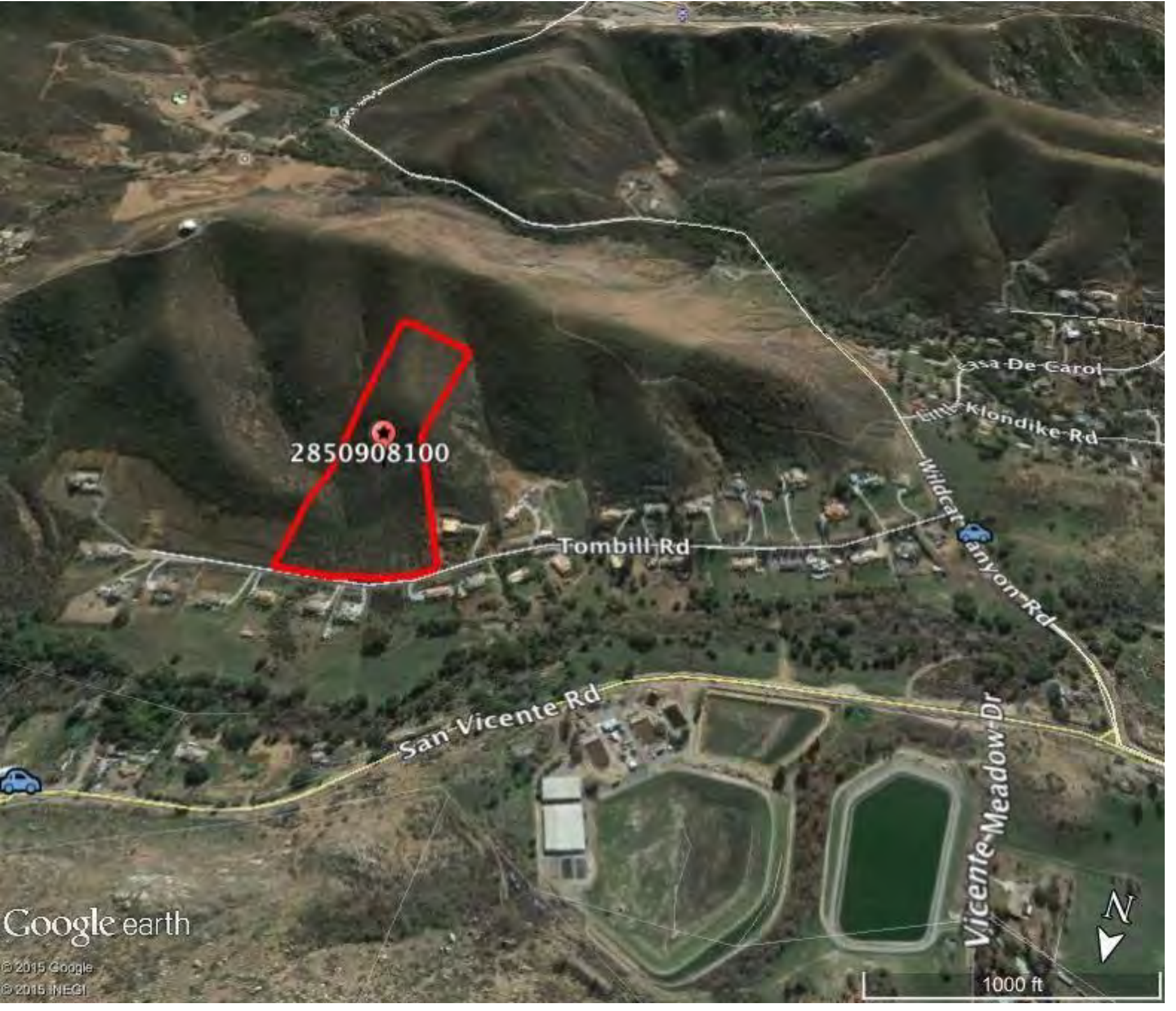
Santa Ysabel, CA 92070

Donn@Donn.com

www.donn.com

We Know the Backcountry!





2850908100

Tombill Rd

San Vicente Rd

Casa De Carol

Little Klondike Rd

Wildcat Canyon Rd

Vicente-Meadow-Dr

Google earth

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1000 ft



[Lots/ Land](#)

Current Status: ACTIVE

Current Price: \$129,000

Client Preferred 1

MLS #: 160048388

Original Price: \$159,000

MT 284

Address: 22957 Tombill Road 0

Sold Price:

DOMLS 282

City,St: Ramona,CA Zip: 92065

Community: RAMONA

List Date: 5/13/2015

Parcel Map:

Tentative Map:

Neighborhood: Creekside Ranch

COE Date:

APN#2:

Complex:

Short Sale: No

APN#3:

Restrictions: N/K

APN#4:

MandRem None Known

[Virtual Tour I](#)

Directions:

JUST REDUCED from \$159k. 15.99 ACRE home site in the beautiful Creekside Ranch area located in Ramona, Ca. This property is a great opportunity to build your dream home in an amiable community surrounded by abundant wildlife indigenous to Southern California. Minutes from town!

Home Owner Fees:

Other Fees: 0.00

Other Fee Type:

CFD/Mello-Roos: 0.00

Total Monthly Fees: 0

Terms: Cash, Conventional, Seller May Carry

Assessments:

Approx # of Acres: 15.9900

Approx Lot SqFt:

Lot Size: 10+ to 20 AC

Assessors Parcel: 285-090-81-00

Zoning:

Wtr Dist: RAMONA MUNICIPAL WATER D...

School Dist: Ramona Unified

/ Assessor Record

Boat Facilities:

Age Restrictions: N/K

Complex Features N/K
 Current Use Natural Vegetation
 Development CC&RS
 Fencing N/K
 Frontage Open Space
 Highest Best Use Residential
 Irrigation N/K
 Pool N/K
 Possession Call Listing Agent
 Site Public Street
 Structures N/K

Additional Property Use N/K
 Prop. Restrictions Known CC&R's, Open Space
 Terms Cash, Conventional, Seller May Carry
 Topography Rolling, Slope Gentle, Slope Steep
 Utilities Available Other/Remarks
 Utilities to Site Other/Remarks
 View Mountains/Hills, Valley/Canyon
 Water Available

FrntgDim
 LotDimApx
 LndUse

Animal Designation Code L
 Approved Plans
 Jurisdiction Unincorporated



2850908100

Tombill Rd

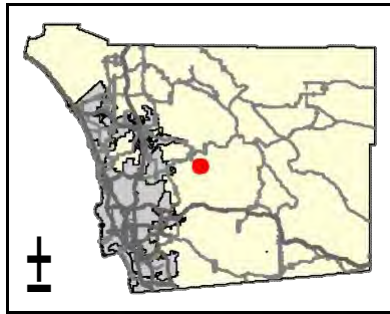
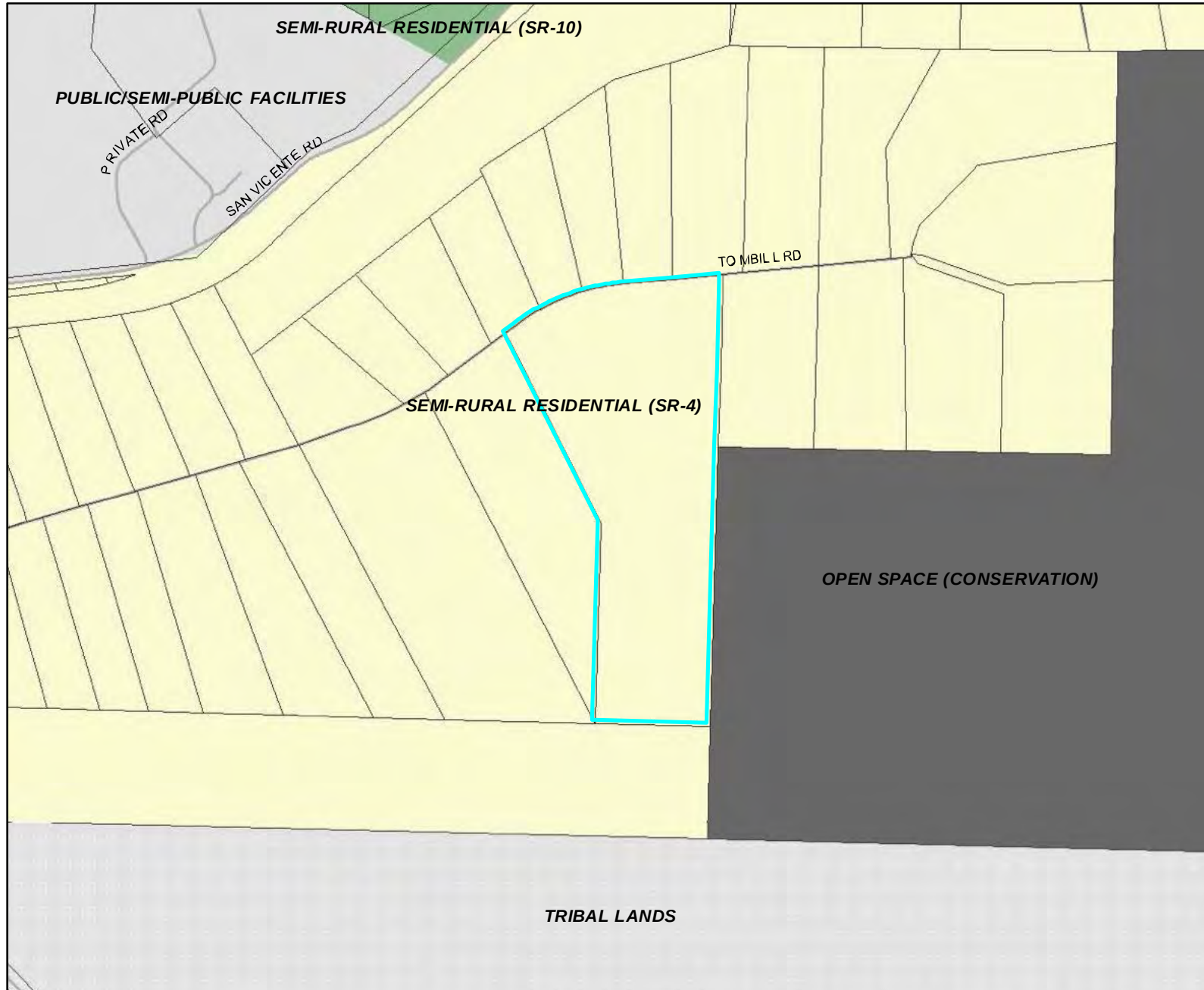
Google earth

Image Landsat
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200 ft



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 0.065 0.13 0.195 0.26
Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet



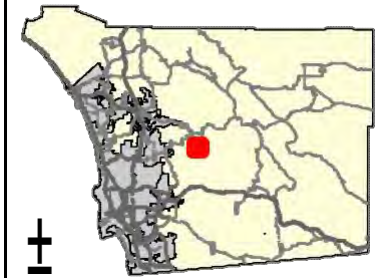
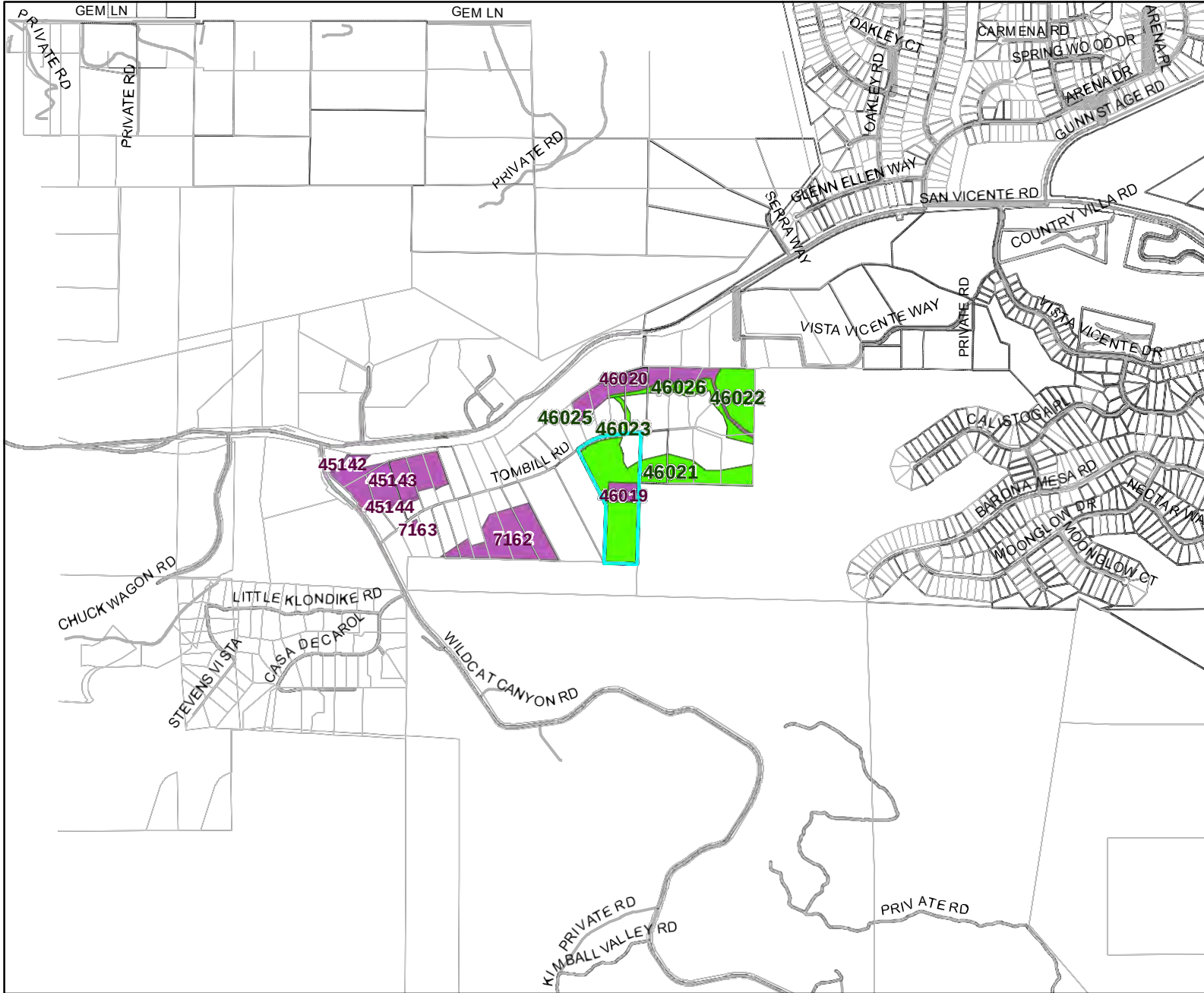
This map is generated automatically from an internet mapping site and is for reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

*Residential densities in italics

OPEN SPACE EASEMENTS



Legend:

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



Notes:

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection 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. 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. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 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)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 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.
 - Law Enforcement Services
 - 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)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 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 Civic Assembly
 - Major Impact Services and Utilities
 - Partying Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Agricultural and Horticultural Sales (all types)
 - Explosive Storage (see Section 6904)
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
 - Agricultural Equipment Storage

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. 6134 (N.S.) adopted 7-22-81)
(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)