



PROPERTY REPORT

ADDRESS: HWY 78, Julian CA 92036

DESCRIPTION: This Exclusive, Open-Space, 35 Acre Julian Parcel offers Privacy & Views of the San Felipe Valley and surrounding hills. Nestled at the base of Granite Mountain, just 15 minutes from Julian CA, this piece offers Multiple Recreational Uses, Deeded Access, Locked Gate, Extreme Privacy. This Early 1900's Miners' Homestead retains the original Concrete Foundation, Pit-Mine, and signs of early settlers' life. Juxtaposed to Wilderness Preserve & State Park, this parcel retains unblemished views.

PRICE: \$129,000

APN: 251-090-17-00

MLS: 170002676

CONTACT: Gina Norte : 760-271-6012

Gina@GinaNorte.com

HWY 78, Julian CA 92036

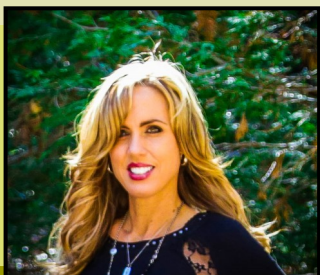
Private Julian Parcel



\$129,000



This Exclusive, Open-Space, 35 Acre Julian Parcel offers Privacy & Views of the San Felipe Valley and surrounding hills. Nestled at the base of Granite Mountain, just 15 minutes from Julian CA, this piece offers multiple recreational uses, deeded Access, locked gate, extreme privacy. This early 1900's Miners' Homestead retains the original concrete foundation, pit-mine, and signs of early settlers' life. Nearby indian villages, and numerous nearby water-springs enhance the experience. Juxtaposed to wilderness preserve & State Park, this parcel retains unblemished views. Painted skies will serenade the heart as desert beauty unfolds beneath your very feet. Occasional winter snowdrifts match clean California sunshine. There is a subdued sense of seasons upon this land for your enjoyment whether you ride, hike, bike, or simply enjoy the pleasures of expansive outdoor living. Shooters & hunters welcome. One of a kind!



CBRE# 01952943

RED HAWK REALTY

JCT HWY 78 & 79

Santa Ysabel, CA 92070

WE KNOW THE BACKCOUNTRY!

GINA NORTE



**RANCHES - HOMES
LAND - LOANS**

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We Know The Back Country!

APN # 251-090-17-00



AREA INFORMATION

Tourism and agriculture are still the dominant economic activity in the Julian area.

Horse and cattle ranches are

the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. Major shopping about 40 minutes driving time. There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch - which is presently undergoing a 50 million dollar renovation, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve.

"We Know The Back Country!"

**Lots/Land**

MLS #: **170002676**
 APN: **251-090-17-00**
 Address: **Highway 78 2 & 3**
 City,St: **Julian CA**
 Lot #: **2 & 3** Zip: **92036**
 Lot Sqft:

Status: **ACT**
 Sold Price:
 COE Date:

List Price: **\$129,000**
 Orig Price: **\$129,000**
 DOMLS **0**
 MT

X Street: **San Felipe Rd.**
 Map: **1138A5**

Parcel Map Number
 Tentative Map Number
 Assessors Parcel #2
 Assessors Parcel #3
 Assessors Parcel #4

Community: **JUL**
 Complex:
 Neighborhood: **Banner/San Felipe Valley**

Acres: **35.2300**
 List Date: **1/13/2016**
 Modified: **1/16/2017**

MandRem **None Known**

Virtual Tour |



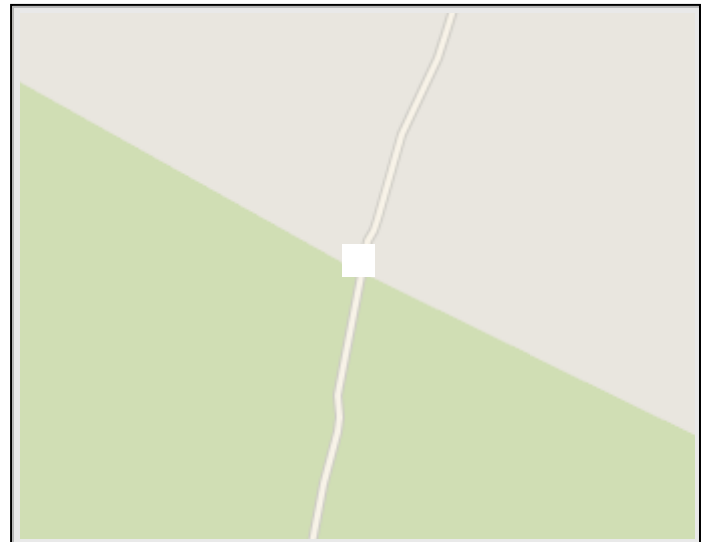
Directions: **Call LA**

REMARKS

This Exclusive, Open-Space, 35 Acre Julian Parcel offers Privacy & Views of the San Felipe Valley and surrounding hills. Nestled at the base of Granite Mountain, just 15 minutes from Julian CA, this piece offers Multiple Recreational Uses, Deeded Access, Locked Gate, Extreme Privacy. One mile west of Scissors Crossing.

HOA INFO

HOA Fees: / HOA:
 Other Fees: **0.00** / HOA Phone:
 HOA Includes:

**FEES- ASSESSMENTS- TERMS**

Assessments:
 Other Fee Type:
 Paid:
 CFD/MRF: **0.00** /

Community: **JULIAN**
 Neighborhood: **Banner/San Felipe Valley**
 Wtr Dist: **OUT OF AREA**
 Schl Dist:
 Age Res: **N/K**

Additional Property Use ORMKS
Fencing N/K
Frontage N/K
Irrigation N/K

Sales Restrictions N/K
Terms Cash, Conventional
Topography Level, Mountainous, Rolling
Utilities Available N/K
Utilities to Site N/K
Water Well/Irrigation Only

This Early 1900's Miners' Homestead retains the original Concrete Foundation, Pit-Mine, and signs of early settlers' life. Nearby Indian Villages, and numerous nearby Water-Springs enhance the experience. Juxtaposed to Wilderness Preserve & State Park, this parcel retains unblemished views. Painted skies will serenade the heart as desert beauty unfolds beneath your very feet. Occasional winter Snowdrifts match Clean California Sunshine. There is a subdued sense of seasons upon this land for your enjoyment whether you Ride, Hike, Bike, or simply enjoy the pleasures of expansive outdoor living. Shooters & Hunters welcome. One of a kind.

SOLD INFO

Close of Escrow:
 Off Market Date:
 Financing:
 Sold Price:

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X		
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X								X			
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X		
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																		X		
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																											
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X				
(See Note 2)	2 animals										X						X	X	X				X					X	
	4 acres plus by MUP											X			X														
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																								X	
	Grazing Only																				X	X							
	Permitted							X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X			
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	2 horses + 1 per ½ acre over 1 acre				X	X	X																						
	ZAP required				X	X	X																						
	½ acre plus by ZAP	X	X	X																									
	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	ZAP Required	X	X	X																									
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X				X	X	X				X		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X			X		X	
	25 maximum by ZAP	X	X	X																									
	25 plus by ZAP				X	X	X				X	X	X	X			X				X	X	X	X			X		
	Permitted							X	X	X					X	X											X		
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X								
	100 maximum							X	X	X	X	X					X								X				
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X						X	X					
	Permitted													X	X	X										X	X		
(i) Racing Pigeons	100 Maximum										X	X													X				
	100 Max 1/acre plus																X												
	Permitted												X	X	X	X	X								X	X			
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																													
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Moderate			X			X			X																				
Least Restrictive				X			X			X																		X	

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)