



PROPERTY REPORT

ADDRESS: 3390 Black Oak Lane, Julian, CA 92036

DESCRIPTION: 9.25 ACRES! Located in the most desirable community in the Julian area, Pine Hills, spans this incredible home site in the gated community of Oak Hill Ranch! This property has it all and is ready for building! Breathtaking views, partially fenced, paved driveway to large house pad, septic, water well with storage tank and underground utilities!

PRICE: \$269,000.00

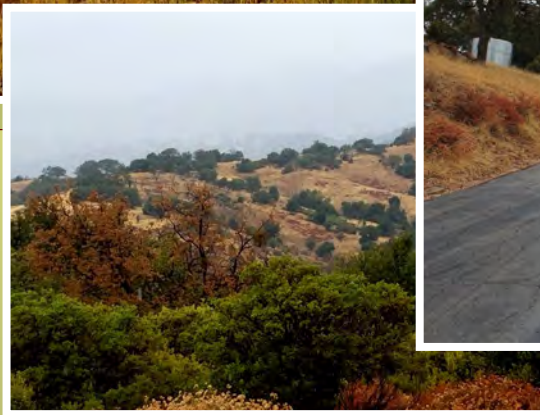
APN: 289-460-0200

MLS: 160052369

CONTACT: Donn Bree; Donn@Donn.com; www.DONN.com; 800-371-6669

9.25 Acre Beautiful Homesite in Pine Hills

3390 Black Oak Lane, Julian, CA 92036



9.25 ACRES

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home site in the gated community of Oak Hill Ranch! This property has it all and is **ready for building!**

Breathtaking views, partially fenced, paved driveway to large house pad, septic, water well with storage tank and underground utilities! (Note: the original home here was burned in the 2003 fire.) In

addition to the house pad already in place, there are several other areas that would make for a lovely home site. With beautiful views galore, this property also features a majestic, panoramic, Westerly view



CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

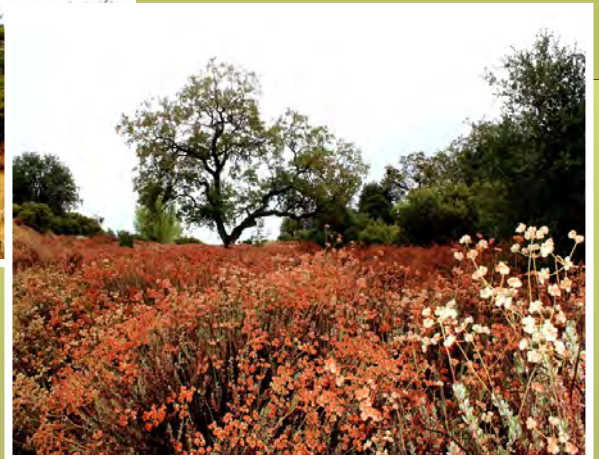
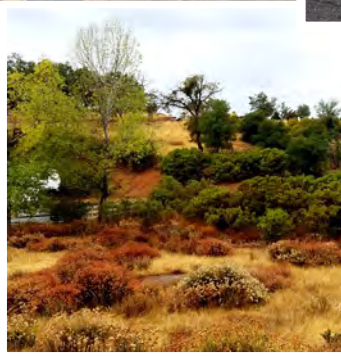
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Www.DONN.com

We Know The Back Country!



APN 289-460-0200



overlooking the mountains and hillsides, that is worth the price of admission, alone! The

landscape is nearly all usable, rich with foliage, and populated with a variety of trees, including: Sycamore, Englemann Oaks, Live Oaks, Black Oaks and Manzanita.

The beautiful, surrounding homes in this community, undoubtedly, represent the sheer value and quality of this lot, as well as the supreme potential it has to offer. With all of the infrastructure already in place, and its location alone, makes this a rare find, and a unique opportunity to own some of the most desirable and sought out acreage in Julian. This property won't last long!

PLEASE CONTACT US AT: 800-371-6669 TO SCHEDULE A SHOWING.

"We Know The Back Country!"

Lots/LandMLS #: **160052369**Address: **3390 Black Oak Lane 0**City,St: **Julian, CA** Zip: **92086**Current Status: **ACTIVE**Current Price: **\$269,000**Original Price: **\$269,000**

Sold Price:

Client Preferred **1**

MT

DOMLS **0**List Date: **9/22/2016**

COE Date:

Short Sale: **No**

Parcel Map: Tentative Map:

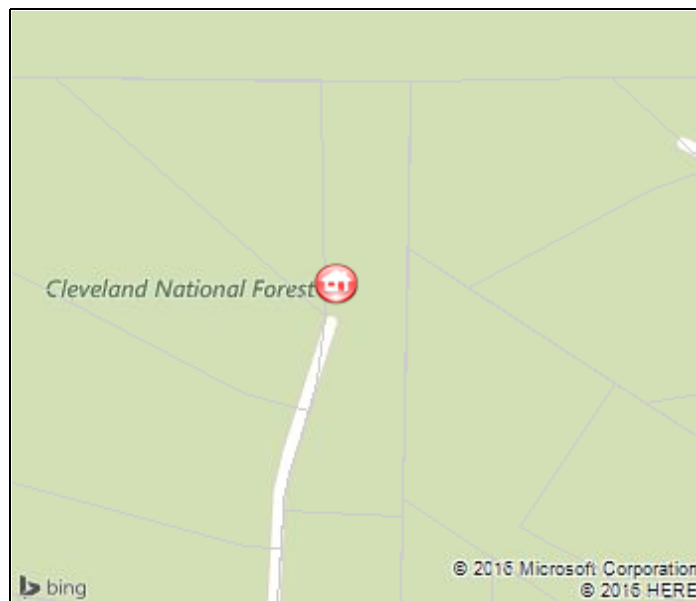
APN#2:

APN#3:

APN#4:

Community: **JULIAN**Neighborhood: **Pine Hills**

Complex:

Restrictions: **Call Agent**MandRem **None Known**

Directions:

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Home Owner Fees:

Other Fees: **0.00**Other Fee Type: **N/K**CFD/Mello-Roos: **0.00**Total Monthly Fees: **0**Terms: **Cash, Conventional, Other/Remarks**

Assessments:

Approx # of Acres: **9.2500**

Approx Lot SqFt:

Lot Size: **4+ to 10 AC**Assessors Parcel: **289-460-02-00**

Zoning:

Wtr Dist: **OUT OF AREA**School Dist: **Julian High School, Julian Union**

/ Assessor Record

Boat Facilities:

Age Restrictions: **N/K****Complex Features** N/K**Current Use** Natural Vegetation**Development** Other/Remarks**Fencing** Partial**Frontage** Other/Remarks**Highest Best Use** Recreational, Residential**Irrigation** N/K**Pool** N/K**Pool Heat** None Known**Possession** Call Listing Agent**Sewer/Septic** Sewer Available**Site** Other/Remarks**Structures** N/K**Additional Property Use** ORMKS**Prop. Restrictions Known** None Known**Home Owners Fee Includes** Other/Remarks**Terms** Cash, Conventional, Other/Remarks**Topography** Level, Rolling**Utilities Available** Other/Remarks**Utilities to Site** Electric, Other/Remarks**View** Greenbelt, Mountains/Hills, Panoramic**Water** Well on Property

FrntgDim

LotDimApx

LndUse

Animal Designation Code

Approved Plans

Jurisdiction



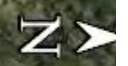


Google Earth

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2894600200

2000 ft





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PROPERTY DESCRIPTION



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INTRODUCTION & OVERVIEW

9.25 Acres! Located in the most desirable community in the Julian area, Pine Hills, spans this incredible home site in the gated community of Oak Hill Ranch! This property has it all and is ready for building! Breathtaking views, partially fenced, paved driveway to large house pad, septic, water well with storage tank and underground utilities! (Note: the original home was burned in the 2003 fire.) In addition to the house pad already in place, there are several other areas that would make for a lovely home site. **With beautiful views galore, this property also features a majestic, panoramic, Westerly view overlooking the mountains and hillsides that is worth the price of admission alone! The landscape is nearly all usable,** rich with foliage and populated with a variety of trees, including: Sycamore, Engelmann Oaks, Live Oaks, Black Oaks and Manzanita.

The beautiful surrounding homes in this community, undoubtedly, represent the value and quality of this lot, as well as the supreme potential it has to offer. With all of the infrastructure already in place, and its location alone, makes this **a rare find, and a unique opportunity to own some of the most desirable and sought out acreage in Julian. This property won't last long!**

Of great importance are the various directions from which this property can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this undiscovered equestrian paradise.

NATURAL SETTING

Topographically, the property is varied. The core of the property is flat and gently sloped with gentle, hillsides. The property provides commanding, panoramic views and a majestic Westerly view overlooking the mountains and valleys.

Engelmann Oaks, Black Oaks, Live Oaks, Sycamore and Manzanita trees dominate the indigenous mature landscape.

Wildlife is abundant in the area: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover.



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AREA INFORMATION

The Julian area is a well known get-a-way for city residents from all over Southern California. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants and lodging accommodations in the immediate area of this centrally, yet privately located property. Major shopping and resources are no more than 35 minutes away.

Recreation & Lifestyle

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 and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.

Utilities & Infrastructure

This lush property has a water well with storage tank, septic and underground utilities.



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:	8/27/2016 11:00:23 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2894600200
Project Name:	

2894600200

General Information

USGS Quad Name/County Quad Number:	Santa Ysabel/68
Section/Township/Range:	11/13S/03E
Tax Rate Area:	81059
Thomas Guide:	1155/F3
Site Address:	3390 Black Oak Ln Julian 92036
Parcel Size (acres):	9.25
Board of Supervisors District:	2

Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union

General Plan Information

General Plan Regional Category:	Rural
General Plan Land Use Designation:	Rural Lands (RI-80) 1 Du/80 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

Zoning Information

Use Regulation:	A72
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%.	Yes
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:	18
The site is located within an Agricultural Preserve.	Yes
The site is in a Williamson Act Contract.	No

Biological Resources

Eco-Region:	Central Mountains
Vegetation Map	77000 Mixed 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: 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:	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:	C
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.

No Mrz (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:	907.41/Inaja
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); El Capitan Lake
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.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	21 To 24 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

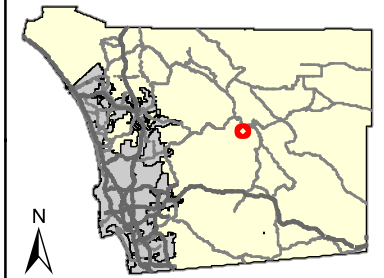
Additional Information

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

0 0.065 0.13 0.195 0.26 Miles

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

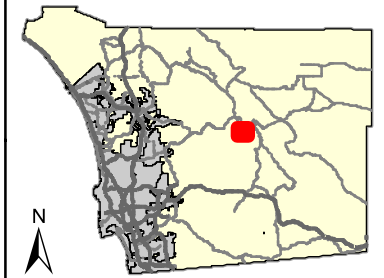
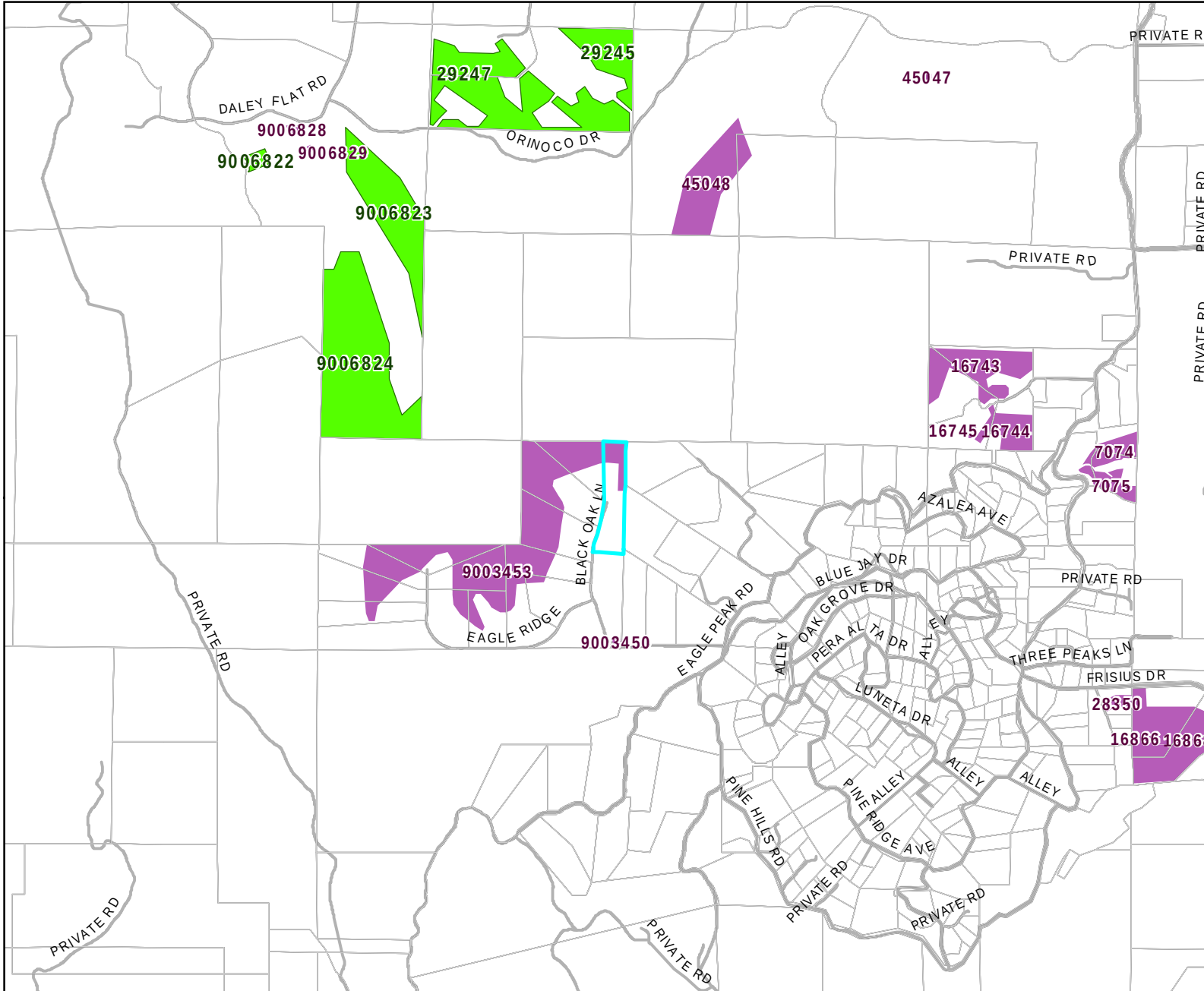


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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
HmD	Holland fine sandy loam, 5 to 15 percent slopes	4e-1(20)	65	Moderate	Severe 16
HnG	Holland stony fine sandy loam, 30 to 60 percent slopes	7e-7(20)	11	Moderate	Severe 1

OPEN SPACE EASEMENTS



Legend:

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

0 0.25 0.5 0.75 1 Miles

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



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