



Julian Retreat

PROPERTY REPORT

ADDRESS: 1295 Leon Drive, Julian, CA 92036

DESCRIPTION: Created by an engineer and locally renowned artist, the *Julian Retreat* features architectural elements which inspire a feeling of peace and solitude the moment you drive onto the property. Entry onto the **6.53 acre** estate is across a well-maintained, two lane, paved road which meanders up a gentle slope through a canopy of black oaks mixed with manzanita and Coulter pines. The private estate is hidden from public view, yet is less than 5 minutes from the center of town; convenient and quiet. Nearly **4,000 square feet** of living space was designed to include areas for a variety of interests: indoor and outdoor entertaining, a large, self-contained art and hobby studio, and several places throughout the home to relax and unwind. The open floor plan encourages family and friends to gather and enjoy the solitude and beauty of San Diego's favorite mountain destination.

PRICE: \$795,000.00

APN: 292-011-32-00

MLS: 160000408

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

JULIAN RETREAT

1295 Leon Drive, Julian, CA 92036



\$795,000



RELAX and UNWIND

Created by an engineer and locally renowned artist, the **Julian Retreat** features architectural elements which inspire a feeling of peace and solitude the moment you drive onto the property. Situated just outside the Julian town site on coveted Leon Drive, this beautifully designed custom home captures views of Volcan Mountain to the north and the Great Sonoran Desert to the east from many angles in the open living space within this meticulously maintained home, as well as from the several usable spaces thoughtfully carved out of the indigenous naturalscape. Entry onto the **6.53 acre** estate is across a well-maintained, two lane, paved road which meanders up a gentle slope through a canopy of black oaks mixed with manzanita and Coulter pines. The private estate is hidden from public view, yet is less than 5 minutes from the center of town; convenient and quiet.



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 292-011-3200



FORM and FUNCTION

Nearly 4,000 square feet of living space was designed to include areas for a variety of interests: indoor and outdoor entertaining, a large, self-contained art and hobby studio, and several places throughout the home to relax and unwind. The open floor plan encourages family and friends to gather and enjoy the solitude and beauty of San Diego's favorite mountain destination. The split level design gives the interior space character without compromising accessibility and flow of the home. The art studio could serve as a separate living area with outdoor access below the primary living space. Optional bedroom with private bath and entry; loft/den is ideal for a scenic office or hobby space. Climate control is zoned within the primary living area. All appliances in the home convey. All appliances are powered by propane, with the lone exception of the electric double oven. The Julian Retreat was engineered and constructed by the current owners. Combining attractive form with functional design, great detail was exercised in the construction of this custom home, including a foundation system anchored into bedrock, exterior wall system exceeding code requirements, shear paneling beneath all exterior siding, and many other construction details not found in most custom homes. The Julian Retreat has it all: an aesthetically pleasing quality home conveniently located in one of San Diego County's prettiest settings.

"We Know The Back Country!"



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PROPERTY DESCRIPTION



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INTRODUCTION & OVERVIEW

Created by an engineer and locally renowned artist, the *Julian Retreat* features architectural elements which inspire a feeling of peace and solitude the moment you drive onto the property. Situated just outside the Julian town site on coveted Leon Drive, this beautifully designed custom home captures views of Volcan Mountain to the north and the Great Sonoran Desert to the east from many angles in the open living space within this meticulously maintained home, as well as from the several usable spaces thoughtfully carved out of the indigenous naturescape.

Entry onto the **6.53 acre** estate is across a well-maintained, two lane, paved road which meanders up a gentle slope through a canopy of black oaks mixed with manzanita and Coulter pines. The private estate is hidden from public view, yet is less than 5 minutes from the center of town; convenient and quiet.

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NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.

AREA INFORMATION

Agriculture and tourism are the dominant economic activities in the Julian area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and recreational activities are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

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 - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, 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 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.



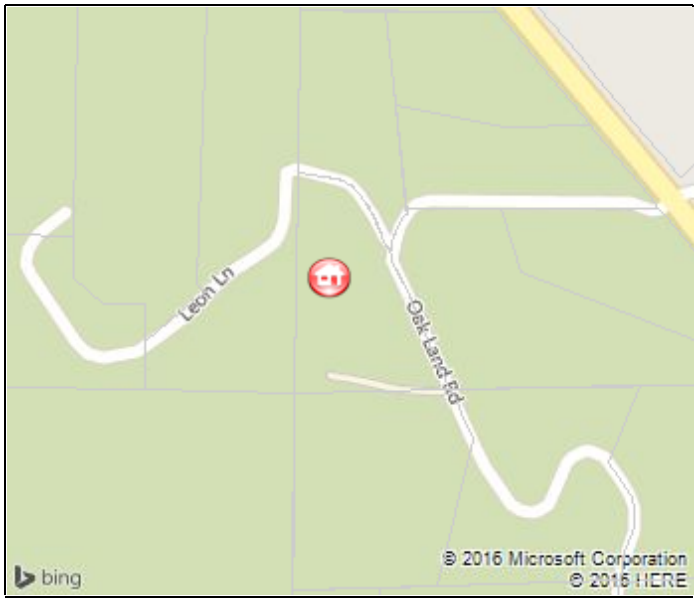
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ⁱ Assessor's records show 2,527 esf; as-built plans include approximately 3,300 esf per seller; actual square footage per seller is 3,990 esf.

Detached	Current Status: ACTIVE	Current Price: \$795,000	Client Preferred 1
MLS #: 160000408		Original Price: \$795,000	MT 143
Address: 1295 Leon Ln		Sold Price:	DOMLS 143
City,St: Julian, CA	Zip 92036	Community: JULIAN	List Date: 1/4/2016
Bedrooms: 2	Full Baths: 3	Neighborhood: Julian	COE Date:
Optional BR: 1	Half Baths: 0	Complex:	Short Sale: No
Total Bds: 3	Total Baths: 3	Restrictions: Call Agent	
		MandRem None Known	

Virtual Tour



Directions:

Remarks: Created by an engineer and locally renowned artist, the Julian Retreat features architectural elements which inspire a feeling of peace and solitude the moment you drive onto the property. Entry onto the 6.53 acre estate is across a well-maintained, two lane, paved road which meanders up a gentle slope through a canopy of black oaks mixed with manzanita and Coulter pines.

Home Owner Fees: 0.00	Attached Style: PATGRD	Wtr Dist: JULIAN COMMUNITY SERVICE
Other Fees: 0.00	Unit Location: Detached	School Dist: Julian High School, Julian Union
Other Fee Type: N/K	Est. % Owner Occupancy:	Fireplaces(s): 1
CFD/Mello-Roos: 0.00	Assessors Parcel: 292-011-32-00	Fireplace Loc: FP in Living Room
Total Monthly Fees: 0	Zoning:	Boat Facilities:
Units in Complex:	Entry Lvl Building:	Age Restrictions: N/K
Units in Building:	Entry Level Unit:	Elevator:

Assessments:	Space Rent
Home Owners Fee Includes N/K	
Complex Features Other/Remarks	
Equipment Dishwasher, Disposal, Dryer, Fire Sprinklers, Microwave, Range/Oven, Refrigerator, Washer, Water Softener	
Laundry Location: Other/Remarks	View: Mountains/Hills, Panoramic
Laundry Utilities: Other/Remarks	Pool: N/K
Cooling: Central Forced Air	Patio: Awning/Porch Covered,
Heat: Fireplace	Pets: Y
Heat Source: Wood	Stories: 2
	Water: Well on Property
	Sewer/Septic: Septic Installed

Parking Garage: Attached	Master Bedroom: 15x20	Family Rm: 0x0	Approx # of Acres: 6.5300
Parking Garage: 2	Bedroom 2: 11x12	Kitchen: 18x26	Approx Lot SqFt:
Parking Non-Garage: Driveway	Bedroom 3:	Living Room: 18x26	Lot Size: 4+ to 10 AC
Parkng Non-Garaged Spaces: 4	Bedroom 4:	Extra Rm 1: 11x13	Lot Size Source: Assessor Record
Total Parking Spaces: 6	Bedroom 5:	Extra Rm 2: 18x26	Irrigation:
RV Parking: Other/Remarks	Breakfast Area:	Extra Rm 3: 15x16	Roof: Composition
	Dining Room: 12x12		

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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:	3/30/2015 9:46:09 PM
Project Record ID:	
Project Name:	
Assessor's Parcel Number(s):	2920113200

	2920113200
General Information	
USGS Quad Name/County Quad Number:	JULIAN/38
Section/Township/Range:	9/13S/04E
Tax Rate Area:	81064
Thomas Guide:	1156/D2
Site Address:	1295 LEON LN JULIAN 92036-9451

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:	Semi-Rural
General Plan Land Use Designation:	SEMI-RURAL RESIDENTIAL (SR-10) 1 DU/10 AC
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

	2920113200
Zoning Information	
Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	4AC
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.	YES
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.	NO
The site is in a Williamson Act Contract.	NO

	2920113200
Biological Resources	
Eco-Region:	CENTRAL MOUNTAINS
Vegetation Map	84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
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 Open Space 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; PRE-CRETACEOUS METASEDIMENTARY
Paleo Sensitivity:	MARGINAL; ZERO
Paleo Monitoring:	Monitoring by Grading/Excavation Contractor

Geology	
Alquist-Priolo Zone:	NO
County Special Study Zone:	NO
Quaternary/Pre-Quaternary Fault:	NO
Potential Liquefaction Area:	NO
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	NO

	2920113200
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 a County Flood Plain area.	NO
The site is located within 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

	2920113200
Hydrology and Water Quality	
Hydrologic Unit:	SAN DIEGO
Sub-basin:	907.42/Spencer
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:	18 to 21; 21 to 24 inches
Noise	
The site is within noise contours.	NO
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

LUEGIS
Land Use & Information Group
Geographic Information Services

2012 ORTHOPHOTO

Legend:

- PROJECT AREA

Notes:

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.

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)