



JULIAN HOME SITE

PROPERTY REPORT

ADDRESS: 1.48 acres on Luneta Drive, Julian, CA 92036

DESCRIPTION: 1.48 ACRE HOME SITE located in the Julian community of Pine Hills. This private parcel is ready for building your weekend retreat or full-time residence. Pine Hills is arguably the most desirable community in the Julian area. The landscape features an inviting canopy of mature trees. Most of the challenges facing a builder have been addressed and at a cost much higher than the asking price. Electricity, phone service, and water are available at the site. An approved septic layout for a 3 bedroom home is on file with San Diego County Department of Environmental Health. This situation is a great opportunity to purchase a buildable lot in a great area at a worthwhile discount. Seller may finance with acceptable offer.

PRICE: \$79,000.00 REDUCED TO \$69,900.00

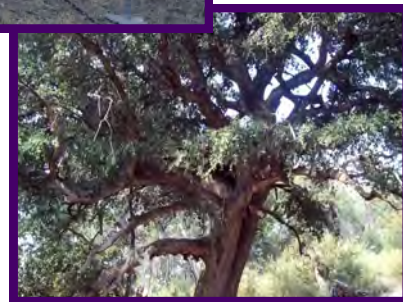
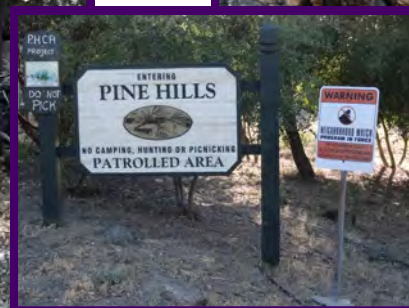
APN: 289-430-41-00

MLS: 160005824

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

San Diego County — Julian

BUILDABLE HOME SITE



\$79,000

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CREB# 01109566
NMLS# 243741

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

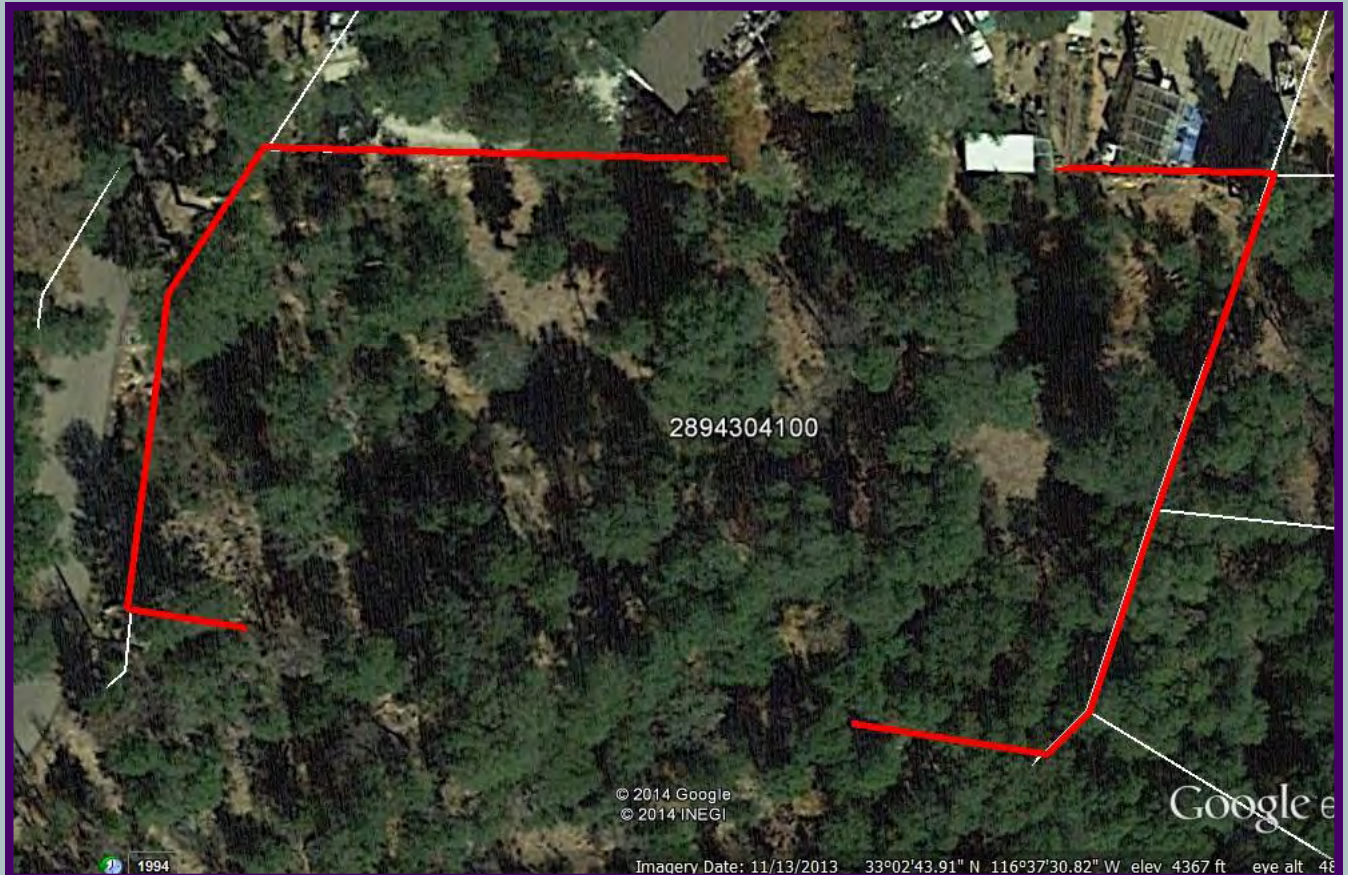
RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
Donn@Donn.com
www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBER 289-430-41-00



[Lots/ Land](#)

Current Status: ACTIVE

Current Price: \$69,900

Client Preferred 1

MLS #: 160005824

Original Price: \$69,900

MT 3

Address: 0 Luneta Dr. 0

Sold Price:

DOMLS 3

City,St: Julian,CA Zip: 92036

Community: JULIAN

List Date: 2/2/2016

Parcel Map:

Tentative Map:

Neighborhood: Pine Hills

COE Date:

APN#2:

Complex:

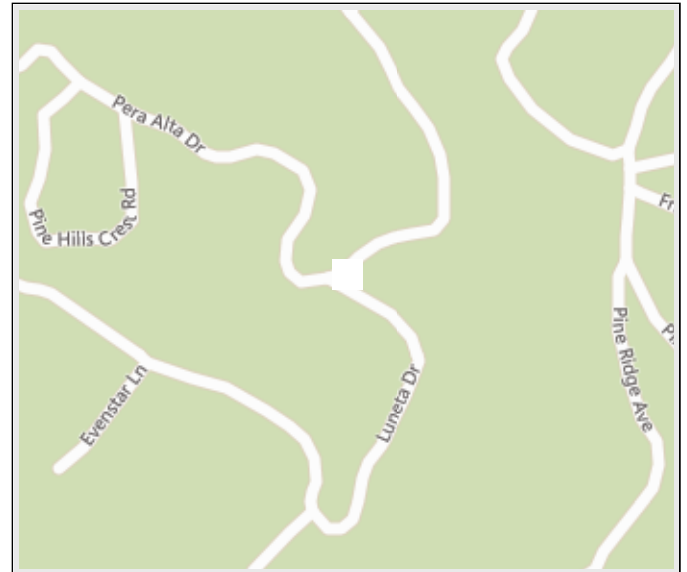
Short Sale: Yes

APN#3:

Restrictions: Call Agent

APN#4:

MandRem None Known

[Virtual Tour 1](#)

Directions:

1.48 ACRE HOME SITE located in the Julian community of Pine Hills. This private parcel is ready for building your weekend retreat or full-time residence. Pine Hills is arguably the most desirable community in the Julian area. The landscape features an inviting canopy of mature trees. Most of the challenges facing a builder have been addressed and at a cost much higher than the asking price.

Home Owner Fees:

Other Fees: 0.00

Other Fee Type: N/K

CFD/Mello-Roos: 0.00

Total Monthly Fees: 0

Terms: Other/Remarks

Assessments:

Approx # of Acres: 1.4800

Approx Lot SqFt:

Lot Size: 1+ to 2 AC

Assessors Parcel: 289-430-41-00

Zoning:

Wtr Dist: JULIAN COMMUNITY SERVICE ...

School Dist: Julian High School, Julian Union

/ Assessor Record

Boat Facilities:

Age Restrictions: N/K

Complex Features N/K

Current Use Natural Vegetation

Development N/K

Fencing N/K

Frontage Other/Remarks

Highest Best Use Recreational, Residential

Irrigation N/K

Pool N/K

Pool Heat None Known

Possession Call Listing Agent

Sewer/Septic Other/Remarks

Site Other/Remarks

Structures N/K

Additional Property Use N/K

Prop. Restrictions Known None Known

Home Owners Fee Includes N/K

Terms Other/Remarks

Topography Level, Rolling

Utilities Available Other/Remarks

Utilities to Site Other/Remarks

View Mountains/Hills, Panoramic

Water Available

FrntgDim

LotDimApx

LndUse

Animal Designation Code

Approved Plans

Jurisdiction

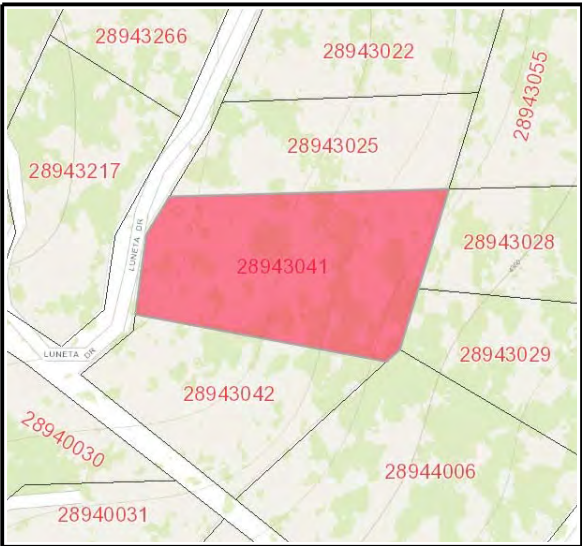


Zoning & General Plan Information

APN: 2894304100

Legal Lot: _____

Community Plan: Julian
Planning Group:
Regional Category: Semi-Rural
General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-2) 1
DU/2 AC



Parcel highlighted in red

KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR

ZONE		
USE REGULATIONS	RR	
ANIMAL REGULATIONS	J	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	1AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	B
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

RR RURAL RESIDENTIAL USE REGULATIONS

(# = Number which denotes approximate dwelling units per acre.)
(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

2180 INTENT.

The provisions of Section 2180 through 2189, inclusive, shall be known as the RR Rural Residential Use Regulations. The RR Use Regulations are intended to create and enhance residential areas where agricultural use compatible with a dominant, permanent residential use is desired. Typically, the RR Use Regulations would be applied to rural or semi-rural areas where urban levels of service are not available and where large lots are desired. Various applications of the RR Use Regulations with appropriate development designators can create buffers between residential and agricultural uses, family or small farm areas, or large lot rural residential developments.

2182 PERMITTED USES.

The following use types are permitted by the RR 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
 - (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)

2183 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RR 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.
 - Recycling Collection Facility, Small "2"
 - (Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
 - (Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
 - (Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2184 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the RR 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.
 - Minor Impact Utilities
 - Small Schools
- c. Commercial Use Types.
 - Cottage Industries (see Section 6920)
 - (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 - (Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
 - (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)
 - (Amended by Ord. No. 7790 (N.S.) adopted 8-01-90)
 - (Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)
 - (Amended by Ord. No. 8698 (N.S.) adopted 7-17-96)

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR 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
 - Law Enforcement Services
 - Lodge, Fraternal and Civic Assembly
 - Major Impact Services and Utilities
 - Parking Services
 - Postal Services
 - Religious Assembly
- c. Commercial Use Types.
 - Participant Sports and Recreation: Outdoor
 - Transient Habitation: Campground (see Section 6450)
 - Transient Habitation: Resort (see Section 6400)
 - Wholesaling, Storage and Distribution: Mini-Warehouses
 - Warehouses (see Section 6300 and Section 6909)
- d. Agricultural Use Types.

Packing and Processing: Limited

Packing and Processing: Winery

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. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 8175 (N.S.) adopted 11 -18-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

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						
(d) Horse keeping (other than Animal Sales and Services; Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X	X		
	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																								
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	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		
	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			
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.

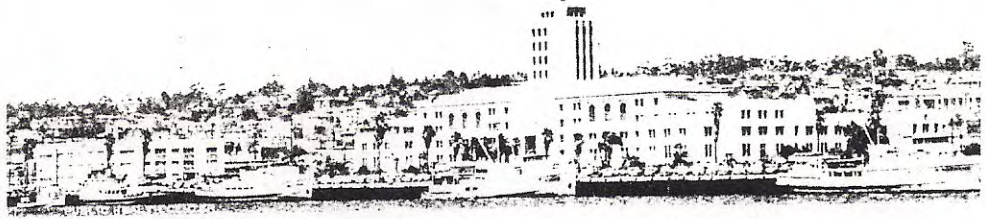
ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0)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

County of San Diego



DEPARTMENT OF PUBLIC HEALTH

J. B. ASKEW, M. D., M. P. H.
DIRECTOR OF PUBLIC HEALTH

1600 PACIFIC HIGHWAY SAN DIEGO, CA 92101
TELEPHONE 239-7711

Ref: H.D.P.M. # 101
Assessor's Parcel #
Located: off Luneta Dr.
Pine Hills

Dear Sir:

Your Parcel Map designated as Health Department Parcel Map # 101
has been received and reviewed by this department.

This department approves your parcel map subject to the following conditions:

EACH PARCEL IS APPROVED FOR A STANDARD
SEPTIC TANK CONNECTED TO 300 FEET
OF TILE DRAIN FIELD TO SERVE A
THREE BEDROOM DWELLING: PROVIDED NO
EXTENSIVE LAND CUTS OR FILLS ARE MADE.
THIS DOES NOT CONSTITUTE APPROVAL FOR
COMMERCIAL ESTABLISHMENTS.

Parcels 1 & 2 shall have a layout of the
sewage disposal system approved by the S.D.
Dept. of Public Health prior to the approval
of a Bldg. Permit and/or issuance of a Septic
Tank Permit. Cuts and fills for driveways
and building sites shall be made prior to
approval of the layouts. An additional ex-
pansion area of 50% of the initial tree line
area shall be provided for potential expansion
in the event of failure, by gravity flow.

Please place our Health Department Parcel Map number in the upper right hand border
of your parcel map for identification purposes. Reproduce, print or type our con-
ditions of approval, under the other pertinent map information, in the lower right
hand portion of the original parcel map, and on all sepias and copies.

J. B. ASKEW, M.D.
Director of Public Health

BY: M. Trick

Directions to the Property

- Take **Highway 78 East** towards Julian.
- About 1 mile BEFORE town, turn right on **Pine Hills Road**.
- Stay on Pine Hills Road for 2.3 miles (look for signs that say “Pine Hills Lodge”).
- Right on **Blue Jay** (this will take you by the “Lodge”).
- Left on **La Posada**... then another quick left on **Luneta**.
- Stay on Luneta for a half-mile... you’ll see the For Sale sign on left side.