



40 ACRE JULIAN VIEW PARCEL

PROPERTY REPORT

ADDRESS: Highway 78, Julian, CA 92036

DESCRIPTION: This spacious usable parcel offers expansive views of the San Felipe Valley and surrounding hills. The opportunity to own 50% undivided interest in this 80 acre parcel nestled at the base of Granite Mountain, just 15 minutes from Julian CA, offers multiple recreational uses, deeded access and water well. The town of Shelter Valley being mere moments away as the desert 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.

PRICE: \$139,000

APN: 295-010-29-00

MLS: 150053720

CONTACT: Gina Norte gina@ginanorte.com ginanorte.com 760-271-6012

JULIAN ACREAGE



\$139,000

40 ACRE JULIAN VIEW PARCEL WITH WELL!

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DRE#01952943



CREB# 01109566
NMLS# 243741

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

295-010-29-00

Rare bird and mammal species can be spotted by the sharp-eyed observer



A unique blend of diverse habitats



Lots/Land
MLS #: [150053720](#)

Address: **0 Highway 78 1 2 1 2**
City,St: **Julian, CA** Zip: **92036**

Current Status: **ACTIVE**

Current Price: **\$139,000**
Original Price: **\$139,900**
Sold Price:

Client Preferred 1
MT **109**
DOMLS **109**

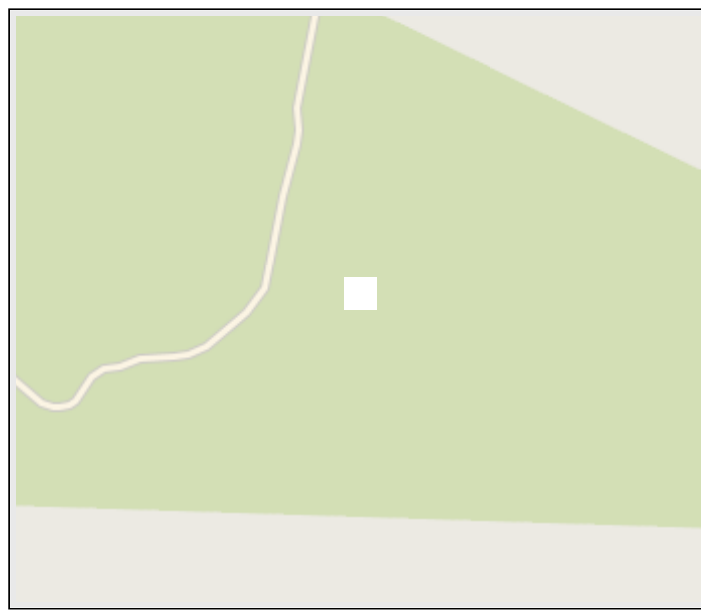


List Date: **10/2/2015**
COE Date:
Short Sale: **No**

Parcel Map: Tentative Map:
APN#2:
APN#3:
APN#4:

Community: **JULIAN**
Neighborhood: **San Felipe**
Complex:
Restrictions: **Call Agent**
MandRem **None Known**

[Virtual Tour !](#)



Directions:

This spacious usable parcel offers expansive views of the San Felipe Valley and surrounding hills. The opportunity to own 50% undivided interest in this 80 acre parcel nestled at the base of Granite Mountain, just 15 minutes from Julian CA, offers multiple recreational uses, deeded access and water well. The town of Shelter Valley being mere moments away as the desert unfolds beneath your very feet.

Home Owner Fees:

Other Fees: **0.00**

Other Fee Type: **N/K**

CFD/Mello-Roos: **0.00**

Total Monthly Fees: **0**

Terms: **Cash**

Assessments:

Approx # of Acres: **40.0000**

Approx Lot SqFt:

Lot Size: **20+ AC**

Assessors Parcel: **295-010-29-00**

Zoning:

Wtr Dist: **OUT OF AREA**

School Dist: **Julian High School, Julian Union**

/ Assessor Record

Boat Facilities:

Age Restrictions: **N/K**

Complex Features Biking/Hiking Trails

Current Use Natural Vegetation

Development N/K

Fencing Gate

Frontage Other/Remarks

Highest Best Use Other/Remarks

Irrigation N/K

Pool N/K

Pool Heat None Known

Possession Call Listing Agent

Sewer/Septic Other/Remarks

Site Other/Remarks

Structures Shed

Additional Property Use N/K

Prop. Restrictions Known None Known

Home Owners Fee Includes N/K

Terms Cash

Topography Level, Mountainous, Rolling

Utilities Available N/K

Utilities to Site N/K

View Mountains/Hills, Valley/Canyon

Water Well on Property

FrntgDim

LotDimApx

LndUse

Animal Designation Code

Approved Plans

Jurisdiction

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.



County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2950102900

Report generated 9/19/2014 1:55:29 PM

Staff Person: _____

Zoning & General Plan Information

APN: 2950102900

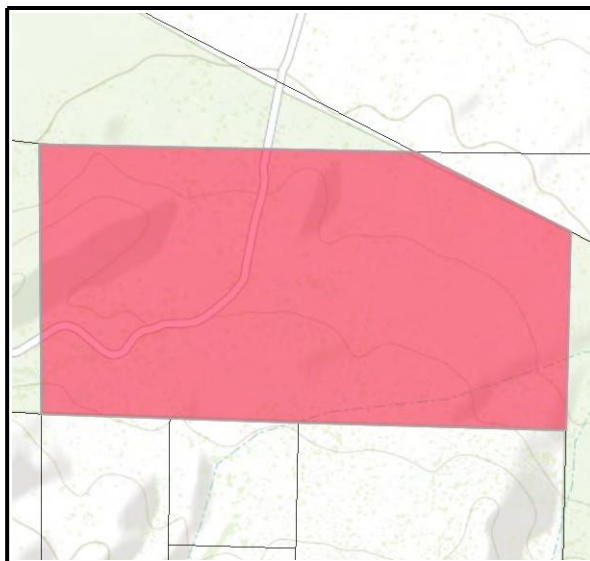
Legal Lot: _____

Community Plan: Desert

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-80)
1 DU/80 AC



Parcel highlighted in red

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

ZONE		
USE REGULATIONS		S92
ANIMAL REGULATIONS		W
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	20AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	D
	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>

S92 GENERAL RURAL USE REGULATIONS

2920 INTENT.

The provisions of Section 2920 through Section 2929, inclusive, shall be known as the S92 General Rural Use Regulations. The S92 Use Regulations are Intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.

(Added by Ord. 5508 (N.S.) adopted 5-16-79)

2922 PERMITTED USES.

The following use types are permitted by the S92 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
 - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (All Types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited

(Added by Ord. 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. 9101 (N.S.) adopted 12-8-99)

2923 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the S92 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. 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 or Large "2"
 - Recycling Processing Facility, Wood and Green Materials "3"

(Added 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. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2925 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the S92 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

(Added 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)
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

2926 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the S92 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

- Parking 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.
 - Animal Waste Processing (see Section 6902)
 - Packing and Processing: Winery
 - Packing and Processing: General
 - Packing and Processing: Support
- e. Extractive Use Types.
 - Mining and Processing (see Section 6550)

(Added by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-64)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

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		
	1/2 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			
	acre+ permitted							X	X	X																	
	10 day maximum											X															
	25 day maximum				X	X	X				X		X					X	X				X		X		
	1/2 acre+ 10 max	X	X	X																							
	Less than 1 acre: 100 Maximum							X	X	X																	
	1 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 acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each acre over 1 acre							X	X	X																	
	1 1/2 acres or less: 2 animals											X	X	X	X	X								X			
	1 1/2 to 4 acres: 1 per 1/2 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 Note4)	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		
(SeeNote2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	1/2 acre plus 2 animals per 1/2 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 1/2 acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	1/2 acre plus by ZAP	X	X	X																							
(e) Specialty AnimalRaising: 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		
	ZAP Required	X	X	X																							
(f) Specialty AnimalRaising: 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		
ANIMAL ENCLOSURE SETBACKS (See Section 31.12)																											
Most Restrictive		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 = Minor 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 keeping of animals, and the number of such animals shall not exceed 1 animal per 1/2 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, specially 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) 15 feet	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line		Five(S)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(S)feet for roofed enclosure.	Zero (0) feet

NOTES:

- Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- 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.
- 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)

1"=800'
tfj

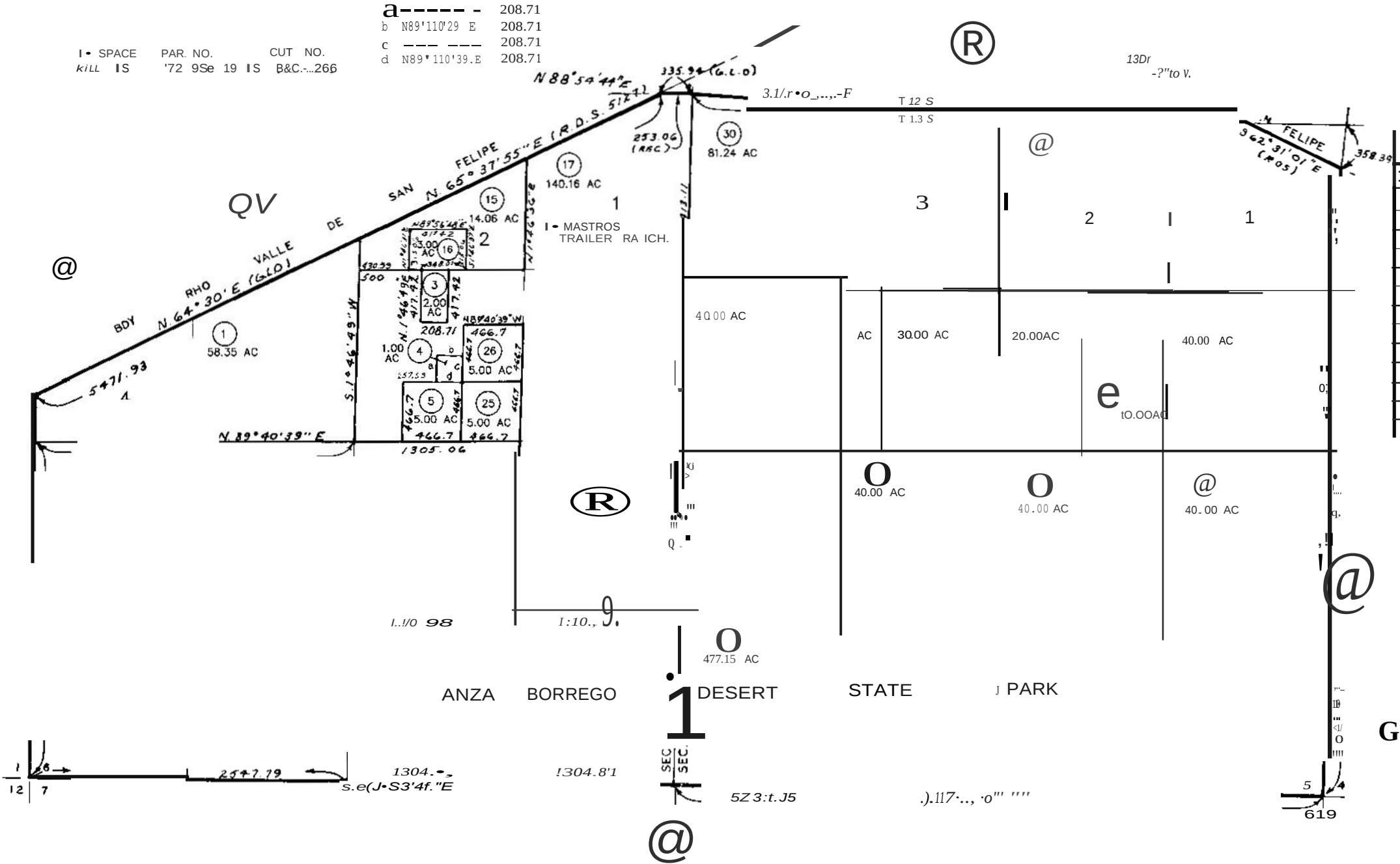
I • SPACE PAR. NO. CUT NO.
kill IS '72 9Se 19 IS B&C...266

a----- 208.71
b N89°110'29 E 208.71
c ----- 208.71
d N89°110'39.E 208.71

0912/2(JO/j ALL

CHANGES

ILK	OLD	NEW	YR	CUT
010	PICKUP	12-H	74	110o46 PA
	7	15./	75	/1.; \$.
	2c6	17/18	77	2943
	8	11/20	1f9	154«.
	/0	211	78	.3788
	.9	ZU.f<	6b	2160
	18	25 26 6Z	1847	RC
	.2/J	!!iM	82?	-M.3
	Pie#G- (/p		8r.	1-2''8
	%1	KILL	8	4100
	/2	J"9t1o	12!	m
	13.14	31	n	1441
	24	32-34	07	1334



lf177i"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS
ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS
MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SEC 5 - T13S-R5E
SEC 6 - T13S-R5E
ROS 5127