



PROPERTY REPORT

ADDRESS: 3740 Lakeview Drive, Julian CA 92036

DESCRIPTION: *Julian mountain retreat and weekend getaway ready for new ownership. This 2,170 SF home has many options for a weekend getaway or full time residency. Living space includes 2 separate, fully functional home and studio combo. Solar, 2 car garage, fully fenced, mature landscape, views and close distance to the town of Julian.*

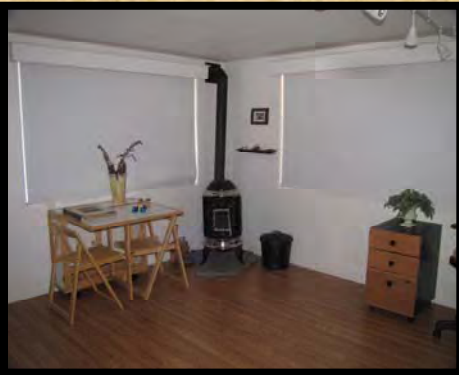
PRICE: \$395,000

APN: 292-055-28-00,29

MLS: 160000129

CONTACT: MAYA STREAMER; mayasproperties@gmail.com; 760-668-2825 cell; 800-371-6669 office.

3740 LAKEVIEW DRIVE



RED HAWK REALTY
21887 WASHINGTON ST
SANTA YSABEL 92070



\$395,000

- 2170 Square feet 2 Bed room, 1 & 1 1/2 Bath
- Separate 1 Bedroom, 1 Bath , Kitchen and Living room on 1st floor
- Home on .56 acres
- Completely Fenced
- 2 Car Garage with bonus tool room
- Completely landscaped/hardscaped
- Mature native Shade trees and shrubs
- Wood floor laminate throughout home
- Attic offers office/study/artist loft/storage
- Spiral stairs from 1st floor to finished attic
- Lot next door offered at an extra \$75,000



**We Know The
Back Country!**



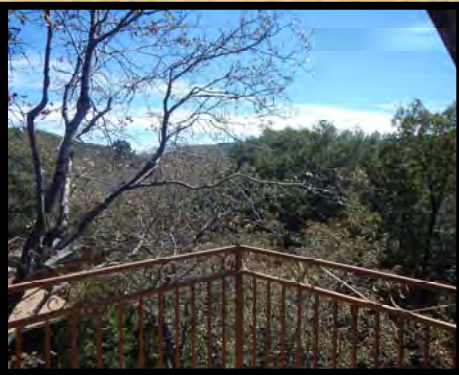
MAYA STREAMER



**RANCHES • HOMES
LAND • LOANS**

760-668-2825

292-055-28-00 & 292-055-29-00



Situated in the quiet neighborhood of Kentwood sits a charming 2170 sqft. , 2 story, custom home. There is a guest studio with its own entrance (an additional estimated 388.5 SQF not included in the original 2170 sqft). The two car garage with epoxy finished floors has a bonus room to organize tools. The living room has a vaulted ceiling, a guest bathroom, Murphy bed, ceiling fan, a glass topped bar on wheels, wood slate laminate flooring and knotty pine walls. Ask about purchasing the lot next door too. Very close to the town of Julian and the Julian Union School district and public Library.



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21887 WASHINGTON ST
SANTA YSABEL 92070

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**RANCHES • HOMES
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Detached

MLS #: **160000129**

APN: **292-055-29-00**

Address: **3740 Lakeview Drive**

City, St: **Julian, CA**

Bedrooms: **2** Full Baths: **2**

Optional BR: **0** Half Baths: **1**

Est. SqFt: **2,170** Zip: **92036** YB: **2008**

Occupant:

Occupant Phone:

Showing: **Please call listing agent. Key in lock box and garage door opener at office. Appointment only.**

Occupied: **Call Listing Agent**

Status: **ACTIVE**

Sold Price:

COE Date:

List Price: **\$395,000**

Original Price: **\$395,000**

Listing Type **EA** DOMLS **19**

LP/SqFt: **182.03**

SP/SqFt:

X Street: **Royal**

Complex:

Lockbox: **No**

CBB%: **3.00** CBB\$:

MandRem **None Known**

Virtual Tour

Short Sale: **No** Map: **1136D7** List: **1/1/2016** Modified: **1/19/2016** CVR: **No**

Directions: **From town of Julian head south, turn right on Hwy 79, turn right on Royal, stay to the right onto Lakeview, property on left.**

Situated in the quiet neighborhood of Kentwood sits a charming 2170 SF, 2 story, custom home. There is a guest studio with its own entrance, kitchen, bathroom & living room downstairs (an estimated 534 SF of total SF). The two car garage with epoxy finished floors has a bonus room to organize tools. The living room has a vaulted ceiling, a guest bathroom, Murphy bed, ceiling fan, a glass topped bar on wheels, wood slate laminate flooring and knotty pine walls. Ask about purchasing the lot next door too.

ConfRem

HOA Fees: **0.00** /

Other Fees: **0.00** /

HO Fee Includes:

HOA & Phone:

Acres: Lot:

Assessments:

Other Fee Type:

CFD/MRF: **0.00** /

Terms: **Cal Vet, Cash, Conventional, FHA, VA** SqFt Src: **Assessor Record**

Sales Restrictions: **N/K**

Concessions:

Mandatory Info: **NK**

Prking Garage Description: **None Known**

Prking Garage Spaces: **2**

Prking Non-Garaged Spaces: **5**

Prking Spaces Total: **7**

Prking for RV:

Stories: **2 Story**

Fireplace: **1** Other/Remarks

Laundry: **Laundry Room**

Pool: **N/K**

Pets:

Patio:

Flooring:

Sub-Flooring:

Community: **JULIAN**

Neighborhood: **Kentwood**

Living: **25x24** Master: **17x12**

Dining: **0x0** Bdrm 2: **13x15**

Family: **0x0** Bdrm 3:

Kitchen: **12x12** Bdrm 4:

Xtra Rm1: Bdrm 5:

Xtra Rm2: Xtra Rm3:

Breakfast Area:

Stories:

Entry Level:

Bldng Units:

Ttl Units:

Owner Occ%:

Roof: **Composition**

Heat Source: **Electric, Pellets**

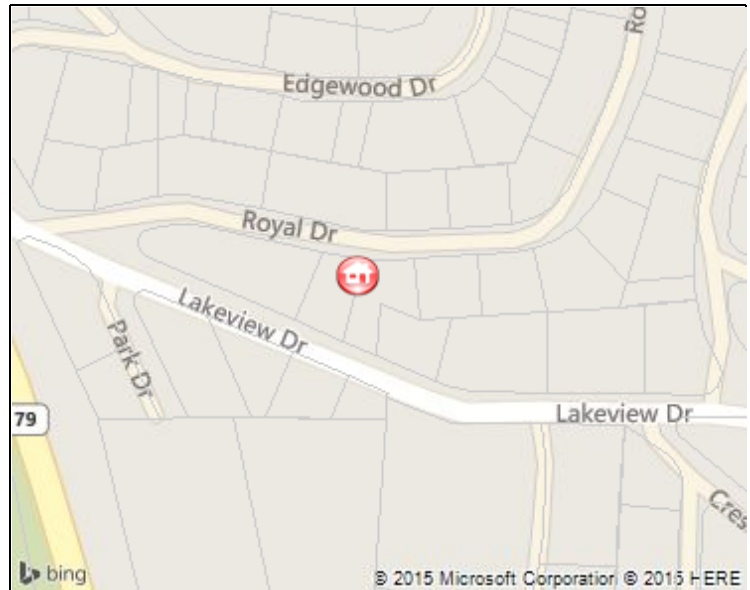
Cooling: **Central Forced Air**

Wtr Dist:

Schl Dist:

Equip Available: **Dishwasher, Disposal, Garage Door Opener, Microwave, Range/Oven, Refrigerator**

View:



The French doors and the kitchen door open to the balcony which capture views of the neighborhood and the grand yard. The yard is fully fenced with chain link for the family pets. There are mature oak trees, native manzanita, a rose garden, lawn and periwinkle ground cover behind brick retaining walls. The kitchen is equipped with all appliances. The master bedroom has a master bathroom with bath and additional closet/ changing area. There is an option bedroom which is now opened with an archway to the master bedroom. The optional bedroom/ optional room has a small pellet stove. The bedrooms have large, dual pane windows and window treatments for optimal natural lighting control. The studio is self-contained with a bathroom, kitchen, and bedroom. The upstairs has an entrance from the garage by climbing a 24 stair, spiral, aluminum staircase. The stair case continues beyond the living room up to a very short ceiling office/storage (ceiling height is 6 feet tapered down to 4 feet). This home was designed with the idea for a weekend getaway, a gathering retreat/artist loft and for entertaining guests. All measurements and SQ to be verified by Buyer and Buyer's agent.

Listing Agent: **Maya Streamer - Agent: 760-668-2825**

BRE License#: **01868333**

Broker ID: **15575**

2nd Agent: **Donn Bree - Home: 800-371-6669**

Fax: **888-511-1310**

Listing Office: **Chameleon/Red Hawk Realty - Office: 800-371-6669**

Prop Mgmt Co:

Prop Mgmt Ph:

Off Market Date:

Close of Escrow:

Financing:

Concessions

Selling Agent BRE#:

Selling Agent:

Selling Office#:

Selling Office:

Sale Price:

Exp Date: **3/31/2016**

Provided By: Maya Streamer

BRE Lic.#: CA 01868333

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*Maya Streamer * 21887 WASHINGTON STREET SANTA YSABEL, CA 92070 * Mayasproperties@gmail.com*

PROPERTY DESCRIPTION

3740 Lakeview Drive, Julian CA 92086

Introduction & Overview

Situated in the quiet neighborhood of Kentwood, sits a charming 2170 sq. ft, 2 story, custom home and guest studio with its own entrance (estimated 388.5 sq. ft). Additionally, it has a two car garage with epoxy finished floors and a bonus room, a perfect set up for every tool lover. The living room is complete with vaulted ceilings, guest bathroom, Murphy Bed, ceiling fan, glass-topped bar on wheels, wood slat laminate flooring and knotty pine walls. The French doors and kitchen door open up to the balcony, capturing views of the quaint neighborhood and the grand yard which is fully fenced in chain link for family pets. There are mature oak trees, native manzanita, lawn and periwinkle ground cover spread behind brick retaining walls, and a rose garden. The kitchen is fully equipped with all appliances. The master bedroom has a master bath with and an additional closet/changing area. There is an optional bedroom with a wood burning stove that opens up to the master bedroom through an inviting archway. The bedrooms have large, dual pained windows, finished with window treatments for optimal, natural lighting control. The studio is self-contained with bathroom, kitchen, and bedroom. The upstairs has an entrance from the garage by way of a 24-stair, spiral, aluminum staircase that continues beyond the living room, on up to a small and quaint office/storage space. (Ceiling height is 6 ft. tapered down to 4 ft.) This charming home was designed as an ideal weekend getaway, and undoubtedly a perfect retreat/artist loft for entertaining and impressing your guests.

Water for this property is provided by the Majestic Pines Water District. Please see page (7) for contact info. and 2015 water restriction update. This home has a private septic system, designed to recycle sewage on-site, and the heat source in the home is provided by both electrical heating and a pellet stove. A grid-connected photovoltaic power system, consisting of four panels is laid out on the roof top and connected to the utility grid. The grid-connected PV system supplies the excess power and anything collected beyond consumption by the connected load, is deducted from the electric utility bill, thus, allowing you to save money every month!

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.



MAJESTIC PINES

COMMUNITY SERVICES DISTRICT

P.O. BOX 266
JULIAN, CA 92036
(760)765-0532

Mandatory Water Restrictions Start June 1st

In April, Governor Jerry Brown announced an executive order detailing unprecedented mandatory statewide water restrictions, as California enters its fourth straight year of drought. He noted that the Sierra snowpack is just 5 percent of normal. On May 5, 2015, the State Water Resources Control Board adopted an emergency regulation mandating that water suppliers throughout California reduce urban water use by 25 percent. Locally, our well levels are at a 5 year low.

Non-urban suppliers like Majestic Pines CSD have been given the option of reducing overall water use by 25% (with fines for missing this goal) or reducing outside irrigation to two days a week. On May 21, 2015 the Majestic Pines CSD Board of Directors passed a resolution adopting the two days a week restriction. This starts June 1, 2015 and is in effect at least through February 13, 2016, depending on future State action. Enforcing these restrictions will be the duty of District staff as they do their normal routine. A violation of the following restrictions will result in a reminder to the customer about the current restrictions and how they apply to their property. A repeat violation will result in a fine of \$50. Each subsequent violation will increase the fine by \$100, up to a maximum of \$500 per violation.

Water restrictions apply to outside water use only. The following watering schedule applies only to potable water supplied by Majestic Pines CSD. There are no watering restrictions on the use of grey water or collected rain water:

- Irrigation of ornamental landscapes or turf is limited to no more than two days per week:
 - Homes with a street address ending in an odd number can water Sunday and Thursday only.
 - Homes with a street address ending in an even number can water on Saturday and Wednesday only.
- Irrigation will only be allowed before 10 a.m. or after 6 p.m. on your assigned days.
- Irrigation using sprinklers is limited to no more than 10 minutes maximum per station per assigned day. This requirement does not apply to drip irrigation or other low-use systems.
- Watering ornamental landscapes or turf not irrigated by an irrigation system may occur on assigned days using a container, hand-held hose with a shut-off nozzle or a low-volume soaker hose.

The following restrictions are also part of the State mandate:

- No watering during or within 48 hours of measureable rain.
- No washing of driveways or sidewalks with potable water.
- No runoff allowed when irrigating with potable water.
- You must use a hose with a shut-off nozzle when washing vehicles.
- Ornamental fountains and ponds must recirculate the water they use.

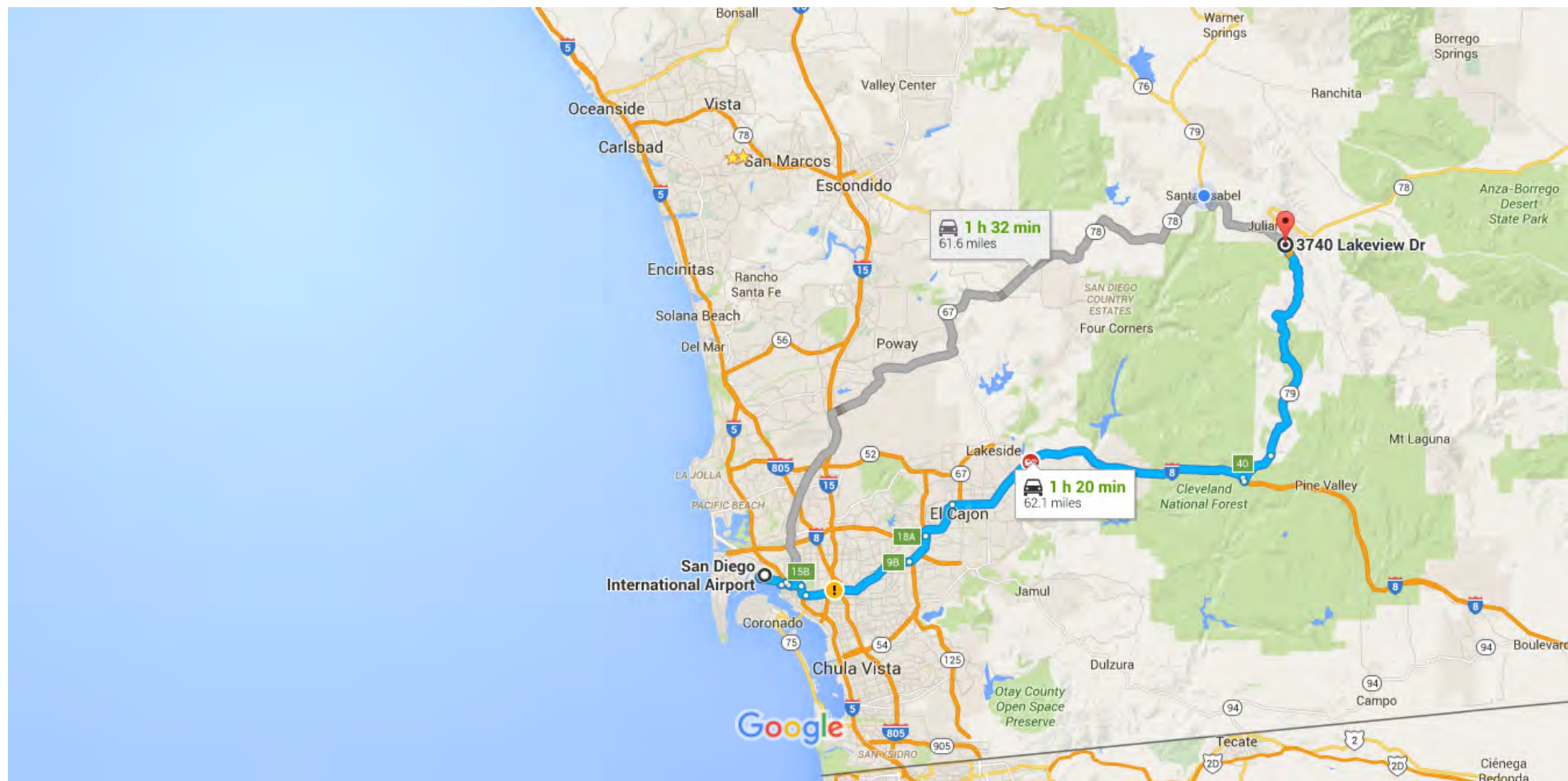
Owners with tenants at their property are responsible for passing these restrictions on to their tenants. Please call our office at (760) 765-0532 with any questions.



San Diego International Airport to 3740 Lakeview Dr, Julian, CA 92036

Drive 62.1 miles, 1 h 20 min

Alternative Routes, Google From Local Post Office in Your Area



Map data ©2016 Google, INEGI

5 mi



via I-8 E and CA-79 N

1 h 13 min without traffic

1 h 20 min

62.1 miles



via CA-78 E

1 h 32 min



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:	1/5/2016 10:58:00 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2920552800,2920552900
Project Name:	

	2920552800	2920552900
General Information		
USGS Quad Name/County Quad Number:	Julian/38	Julian/38
Section/Township/Range:	9/13S/04E	9/13S/04E
Tax Rate Area:	81013	81013
Thomas Guide:	1156/0	1156/0
Site Address:	3740 Lakeview Dr Julian 92036	3740 Lakeview Dr Julian 92036
Parcel Size (acres):	Data Not Available	Data Not Available
Board of Supervisors District:	2	2

Public Service and Utility Districts		
Water/Irrigation District:	None	None
Sewer District:	None	None
Fire Agency:	Julian-Cuyamaca Fire Protection District	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Julian Union; High Julian Union	Gen Elem Julian Union; High Julian Union

	2920552800	2920552900
General Plan Information		
General Plan Regional Category:	Semi-Rural	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-1) 1 Du/Ac	Semi-Rural Residential (Sr-1) 1 Du/Ac
Community Plan:	Julian	Julian
Rural Village Boundary:	None	None
Village Boundary:	None	None
Special Study Area :	None	None
Zoning Information		
Use Regulation:	Rr	Rr
Animal Regulation:	J	J
Density:	-	-
Minimum Lot Size:	.5Ac	.5Ac
Maximum Floor Area Ratio:	-	-
Floor Area Ratio:	-	-
Building Type:	C	C
Height:	G	G
Setback:	H	H
Lot Coverage:	-	-
Open Space:	-	-
Special Area Regulations:	-	-
Aesthetic		
The site is located within one mile of a State Scenic Highway.	Yes	Yes
The site contains steep slopes > 25%.	No	Yes
The site is located within Dark Skies "Zone A".	No	No
Agricultural Resources		
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No	No
The site contains Prime Soils.	No	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Sunset Zone:	18	18
The site is located within an Agricultural Preserve.	No	No
The site is in a Williamson Act Contract.	No	No

	2920552800	2920552900
Biological Resources		
Eco-Region:	Central Mountains	Central Mountains
Vegetation Map	84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest	84500 Mixed Oak/Coniferous/Bigcone/Coulter Forest
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes	Yes
The site contains Wetlands.	No	No
The site is within one mile of Biological Easements.	Yes	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)	No (Draft: East)
The site is outside of MSCP and within 500 feet of:		
Coastal Sage Scrub	No	No
Maritime Succulent Scrub	No	No
Diegan Coastal Sage Scrub	No	No
Inland Form (>1,000 ft. elevation)	No	No
Coastal Sage - Chaparral Scrub	No	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No	No
None of the above	Yes	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No	No
The site is located within the Ramona Grassland area.	No	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No	No

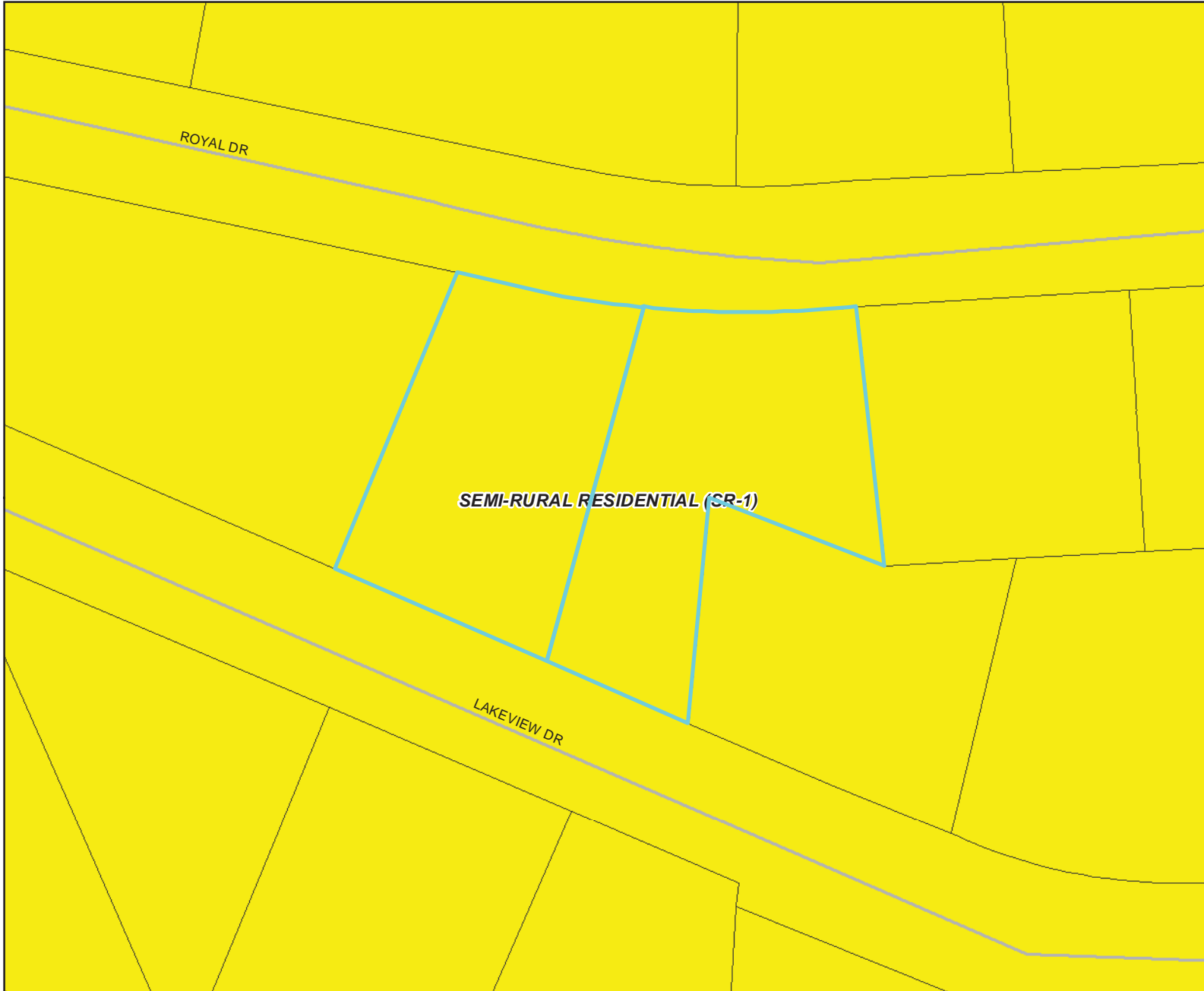
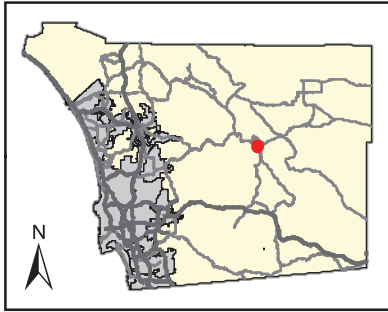
Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)		
Geological Formation:	Pre-Cretaceous Metasedimentary	Pre-Cretaceous Metasedimentary
Paleo Sensitivity:	Marginal	Marginal
Paleo Monitoring:	Monitoring By Grading/Excavation Contractor	Monitoring By Grading/Excavation Contractor

Geology		
Alquist-Priolo Zone:	No	No
County Special Study Zone:	No	No
Quaternary/Pre-Quaternary Fault:	No	No
Potential Liquefaction Area:	No	No
Soils Hydrologic Group:	C	C
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No	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	No

	2920552800	2920552900
Mineral Resources		
The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)	No Mrz (No Alluvium/No Mines)
Hazard Flooding		
The site is located within a FEMA flood area.	No	No
The site is located within 1/2 mile from a FEMA flood area.	No	No
The site is located within a County Flood Plain area.	No	No
The site is located within 1/2 mile from a County Flood Plain area.	No	No
The site is located within a County Floodway.	No	No
The site is located within 1/2 mile from a County Floodway.	No	No
The site is located within a Dam Inundation Zone.	No	No
Hazardous Materials		
Schools are located within 1/4 mile of the project.	No	No
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No	No
The site is located within 1000 feet of buried waste in a landfill.	No	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No	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	No
The site is listed on the Geotracker listing.	No	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No	No
The site is listed in the EPA's Superfund CERCLIS database.	No	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	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery	Please Refer To Aerial Imagery
Airport Hazards		
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No	No
The site is located within an airport safety zone. If yes, list the zone number.	No	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No	No

	2920552800	2920552900
Hydrology and Water Quality		
Hydrologic Unit:	Anza Borrego	Anza Borrego
Sub-basin:	722.40/Same As Haname	722.40/Same As Haname
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: Salton Sea; San Felipe Creek; Banner Creek	Yes: Salton Sea; San Felipe Creek; Banner Creek
The site is tributary to an Environmentally Sensitive Area.	Yes	Yes
The site is located in a Source Water Protection Area.	No	No
Water Supply/Groundwater		
The site is located outside (east) of the County Water Authority boundary.	Yes	Yes
The site is in Borrego Valley.	No	No
The project is groundwater dependent.	Yes	Yes
Annual rainfall:	18 To 21 Inches	18 To 21 Inches
Noise		
The site is within noise contours.	No	No
Fire Services		
The site is located in an Urban-Wildland Interface Zone.	Yes	Yes
FRA/LRA/SRA:	Sra	Sra
Additional Information		
The site is located within 150 feet of Mexican Border.	No	No
The site is located within a Resource Conservation Area.	No	No
The site is located in a Special Area.	No	No
There are existing or proposed trails on site or adjacent properties.	No	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No	No
The population has a density of 1,000 per square mile or greater.	No	No
The site APN is listed in the GP Housing Element inventory.	No	No
CEQA-Public Review Distribution Matrix		
The site is located in the Desert.	Yes	Yes
The site is located east of the County Water Authority boundary.	Yes	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No	No
The site is located immediately adjacent to a State Highway or Freeway.	No	No
The site is located south of State Highway 78.	Yes	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No	No
The site is located in the Sweetwater Basin.	No	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	Yes	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	No

GENERAL PLAN - LAND USE



Legend:

- PROJECT AREA
- GENERAL PLAN (AUGUST 2011)**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-20)
- Village Residential (VR-15)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-.5)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area*
- Office Professional
- Neighborhood Commercial
- General Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid)
- Waste Facility)
- Public Agency Lands
- Tribal Lands
- Open Space (Recreation)
- Open Space (Conservation)

0 0.0075 0.015 0.0225 0.03 Miles

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



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.

Notes:

*Residential densities in italics