



PROPERTY REPORT

ADDRESS: 00 Pineoak Ridge Road, Julian, CA 92036

DESCRIPTION: 7.26 ACRE view parcel located two miles south of the community of Julian, CA in an intimate, gated subdivision entered via Pineoak Ridge Road.

PRICE: \$245,000

APN: 292-041-22-00

MLS: 100047357

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.

JULIAN ACREAGE



\$245,000

7.26 ACRE view parcel located two miles south of the community of Julian, CA in an intimate, gated subdivision entered via Pineoak Ridge Road. This incredibly scenic and usable property features views to the Salton Sea across the Great Sonoran Desert to the east. The prominent mountain top on which this parcel is situated is among the highest in the immediate area. The access road is paved to the site. All power and communication utilities are available to the site. Well water and septic would need to be installed. These are among the very finest building sites in the entire San Diego backcountry area. The topography features a very gently rolling slope to the north and east with *spectacular* views. This is an ideal investment for future returns, or a great place to build a private estate. Shown by appointment only.



CREB# 01109566

DONN BREE

Red Hawk Realty
RANCHES • HOMES
LAND • LOANS

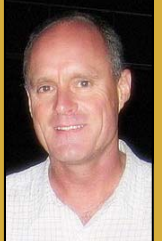
800-371-6669

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

292-041-22-00



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.



Media: 19

Lot/Land
 MLS #: **100047357**
 APN: **292-041-22-00**
 Listing Type: **Exclusive Right (R)**
 Ownership:

Status: **Active**
 SP:

LP: **\$245,000**
 Orig.Price: **\$245,000**
 List Date: **08/06/2010** MT: **0**
 AMT: **0**

Address: **00 Pineoak Ridge Rd**
 City: **Julian**
 Parcel Map #: **292**
 Tentative Parcel Map #:
 APN #2:
 APN #3:
 APN #4:
 Water District: **OUT**
 School District:
 Age Restrictions: **N/K**
 Sign on Property: **Y**
 Lot Size: **4+ to 10 AC**

Zip: **92036** MapCode: **1156E3**
 Community: **JULIAN**
 Neighborhood: **PINEOAK RIDGE**
 Complex/Park:
 Jurisdiction:
 Cross Streets: **HWY 79**
 Zoning:

Acres: 7.26

REMARKS AND SHOWING INFO

7.26 ACRE view parcel located 2 miles south of the community of Julian in an intimate, gated subdivision entered via Pine Oak Ridge Road. This incredibly scenic & usable property features views to the Salton Sea across the Great Sonoran Desert to the east. The prominent mountain top on which this parcel is situated is among the highest in the immediate area. Come enjoy the SPECTACULAR views! The access road is paved to the site. All power & communication utilities are available to the site.

Directions to Property: **79 South from Julian about 2 miles, on Right approx .25 mile before Inspiration Point.**

Mandatory Remarks: **None Known**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: \$0	Paid:	HO Fees Include:
Other Fees: \$0	Paid:	Other Fees Type:
CFD/Mello Roos: \$0	Paid: N/K	

Total Monthly Fees: **\$0**
 Assessments:

Terms: **Cash**

SUPPLEMENTAL REMARKS

This parcel is among the very finest building sites in the entire San Diego backcountry area. Well water and septic would need to be installed. The topography features a very gently rolling slope to the north and east with spectacular views. This is an ideal investment for future returns, or a great place to build a private estate. 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. 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.

Prepared by: Donn Bree, GRI
 DRE Lic.#: 01078868

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Friday, August 06, 2010
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MLS#: 100047357	00 Pineoak Ridge Rd	LP: \$245,000
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SITE FEATURES		
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Approx # of Acres: 7.26	Water: N/K, Other/Remarks	Approved Plan:
Approx Lot SqFt:		Highest Best Use:
Approx Lot Dim:		
Lot Size: 4+ to 10 AC	Sewer/Septic Other/Remarks	Current Use:
Land Use Code:		
Animal Designator Code:		Additional Land Use: Other/Remarks
Frontage Length: 622		
Fencing: N/K		Boat Facilities:
		Lot Size Source: Assessor Record
Irrigation: N/K		Pool:
		Pool Heat:
View:		
Topography: Slope Gentle		
Prop Restrictions Known:		
Structures:		
Site:		
Complex Features:		
Miscellaneous:		
Utilities Available: Electric, Telephone, Other/Remarks		
Utilities to Site: Other/Remarks		

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Pineoak Ridge Rd

2920412200

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96 ft

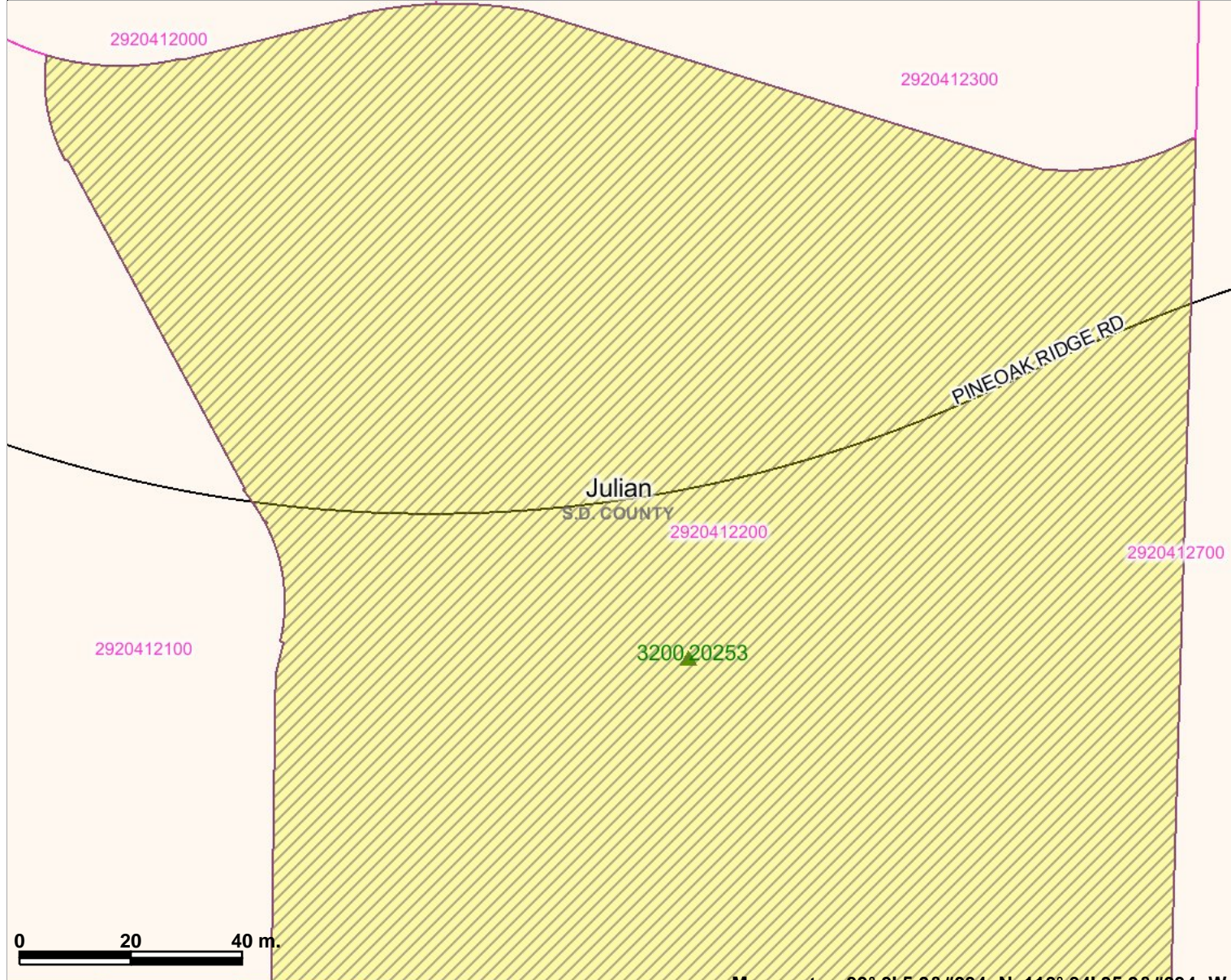
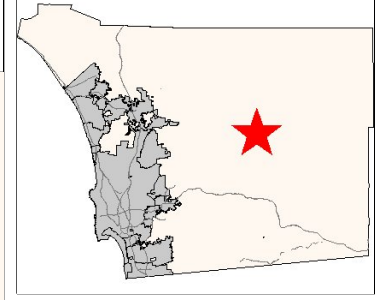
4'35.03" W

Data-SIO, NOAA, U.S. Navy, NGA, GEBCO

elev 4883 ft

Aug 16, 2006

Nevai



Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Discretionary Permit Labels**
- Discretionary Applications**
- ▲ Done
- Open
- X Cancelled/Expired/Void
- ? Unknown
- . Other
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area**
- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other



Scale: 1:1,103

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Parcel Profile Results

APN 292-041-22-00 Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	.25
Lot Size	4AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
General Plan	18 & 22
Plan Area	JULIAN
Plan Group	-

GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81064
Watershed	San Felipe Sub Unit

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)