



PROPERTY REPORT

ADDRESS: Iron Springs Rd., Julian, CA 92036

DESCRIPTION: Almost 1 acre located in Harrison Park. Property includes 13 Assessor Parcel Numbers. Property has views to the North and North West of a large horse ranch and picturesque pond. Property is priced to sell quickly!

PRICE: \$64,000

APN: 293-072-28-00, 293-101-27, 28-00,
293-102-02, 03, 04, 05, 06, 07, 21, 30-00, 293-103-06, 07-00 **MLS:** 100061387

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

Harrison Park Property

Iron Springs Rd., Julian, CA. 92036



\$64,000



This beautiful, .97+/- **ACRE property** is located in one of the wonderful outlying valleys of San Diego County's horse and gold country. The property is a scenic one and one half hour drive north of the San Diego metropolitan area and situated in Julian's Harrison Park community, which has become a desirable area for a weekend retreat or full time residence .

Of great importance are the various directions from which the property can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive. This is great opportunity to purchase land at a wonderful price, located in the back country of San Diego County.



Donn Bree

Bree@Donn.com

Ranches - Homes - Lots - Loans

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www.sdlandandloans.com



CREB# 01109566



NATURAL SETTING

Harrison Park burned in 2003. The area has had numerous homes rebuilt after fire. It has improve the small community immensely. There has been substantial re-growth of the natural vegetation, which has brought the wildlife back to the area. You will have the pleasure to watch Turkey, California Quail, White tailed deer (to name a few) roam across the natural landscape from your future home. This area is know for the fantastic wildflowers that bloom in the early spring time. Come smell the fresh country air and enjoy the peace and quite on this very affordable land.



AREA INFORMATION

Less than 20 minutes away, the Julian area is well known as a 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 located property. Major shopping and resources are no more than 45 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, Wynona.



Media: 5

Lot/Land

MLS #: **100061387**
APN: **293-101-28-00**
Listing Type: **Exclusive Right (R)**
Ownership: **Other/Remarks**

Status: **Active**
SP:

LP: **\$64,000**
Orig.Price: **\$64,000**
List Date: **10/13/2010** MT: **5**
AMT: **3**

Address: **0000 Iron Springs Rd**
City: **Julian**
Parcel Map #: **293**
Tentative Parcel Map #:
APN #2: **293-101-27**
APN #3:
APN #4: **293-102-03-00**
Water District: **OUT**
School District:
Age Restrictions: **N/K**
Sign on Property: **Y**
Lot Size: **.5 to 1 AC**

Zip: **92036** MapCode: **1156E7**
Community: **JULIAN**
Neighborhood: **Harrison Park**
Complex/Park:
Jurisdiction:
Cross Streets: **Twin Oak Lane**
Zoning:

Acres:

REMARKS AND SHOWING INFO

Almost 1 acre located in Harrison Park. Property includes 13 Assessor Parcel Numbers, which include APN's 293-072-28-00, 293-101-27 & 28-00, 293-102-02, 03, 04, 05, 06, 07, 21, & 30-00, and 293-103-06 & 07-00. Property has views to the North and North West of a large horse ranch and picturesque pond. Property is priced to sell quickly!

Directions to Property:

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0**
Other Fees: **\$0**
CFD/Mello Roos: **\$0**
Total Monthly Fees: **\$0**
Assessments:

Paid:
Paid:
Paid: **N/K**

HO Fees Include:
Other Fees Type: **N/K**

Terms: **Cash, Other/Remarks**

SUPPLEMENTAL REMARKS



2931012700

2931020200

2931020300

2931020400

2931012800

2931020500

2931022100

2931023000

2931030600

2931020600

2931030700

2931020700

35 m

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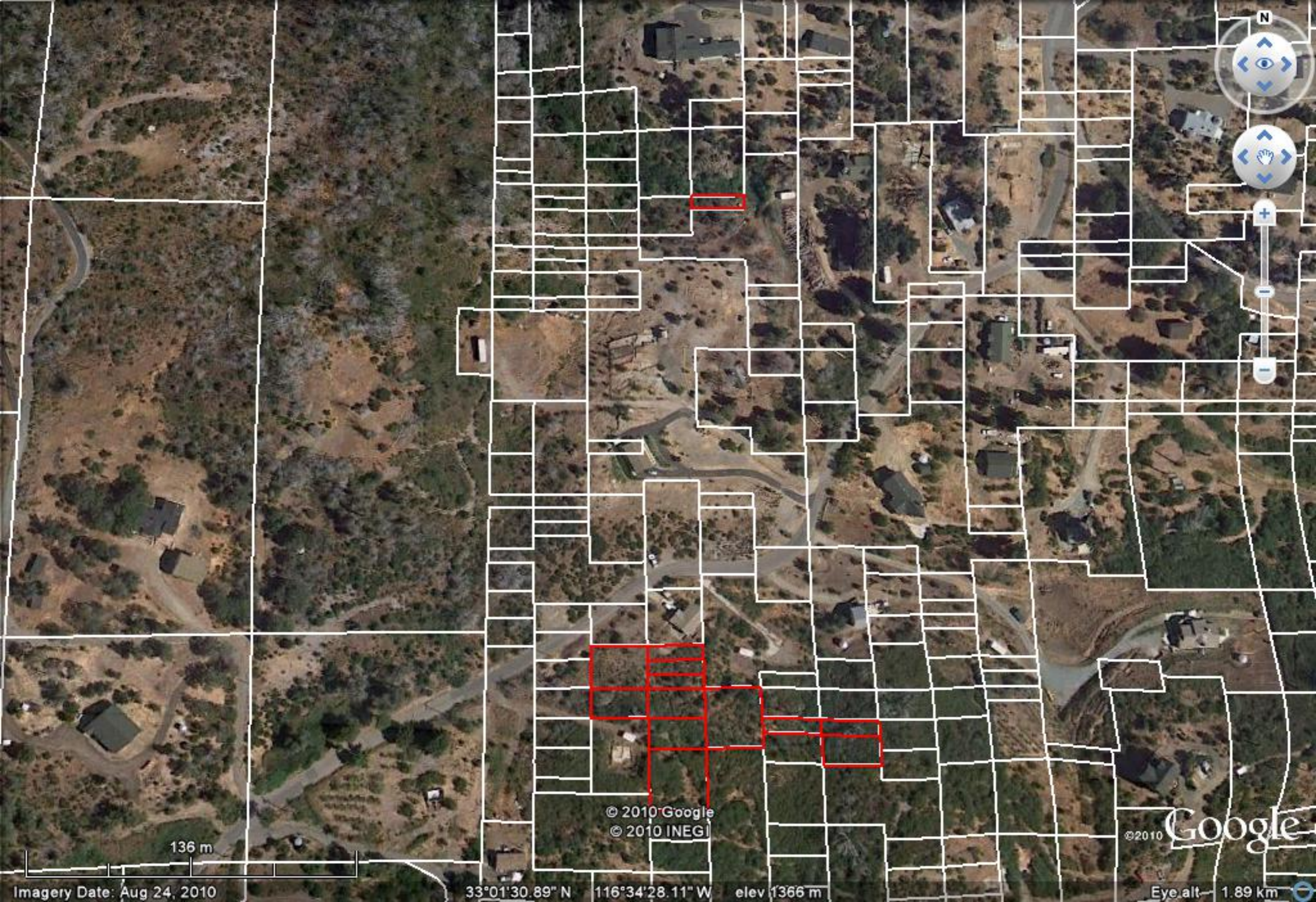
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Google

Imagery Date: Aug 16, 2006

33°01'26.70" N 116°34'26.48" W elev 1386 m

Eye alt 1.52 km



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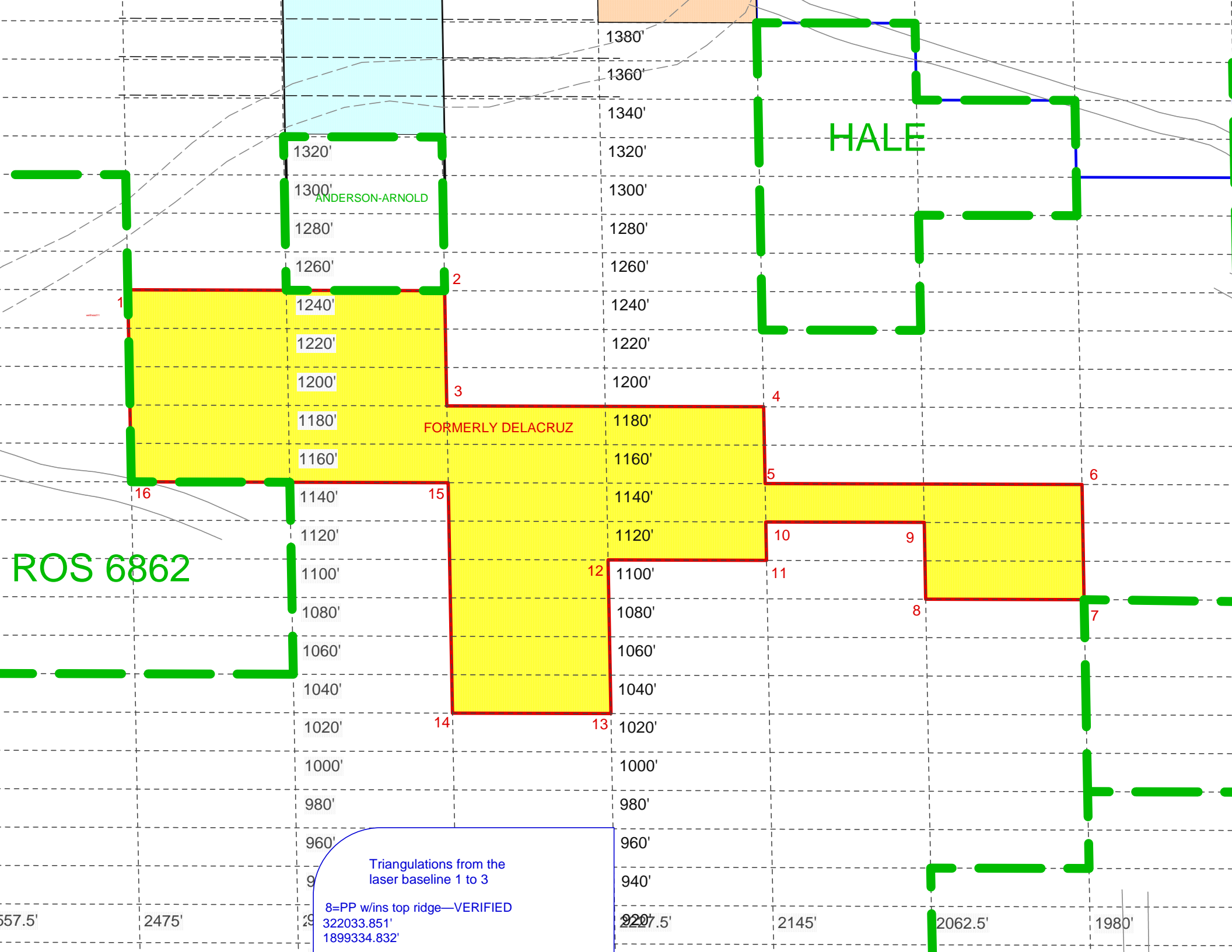
©2010 Google

136 m

Imagery Date: Aug 24, 2010

33°01'30.89" N 116°34'28.11" W elev 1366 m

Eye alt 1.89 km



1380'
1360'
1340'
1320'
1300'
1280'
1260'
1240'
1220'
1200'
1180'
1160'
1140'
1120'
1100'
1080'
1060'
1040'
1020'
1000'
980'
960'

1380'
1360'
1340'
1320'
1300'
1280'
1260'
1240'
1220'
1200'
1180'
1160'
1140'
1120'
1100'
1080'
1060'
1040'
1020'
1000'
980'
960'
940'
920'

ANDERSON-ARNOLD

HALE

ROS 6862

FORMERLY DELACRUZ

Triangulations from the
laser baseline 1 to 3
8=PP w/ins top ridge—VERIFIED
322033.851'
1899334.832'

1

2

3

4

16

15

5

6

12

10

9

8

7

14

13

11

557.5'

2475'

29

2207.5'

2145'

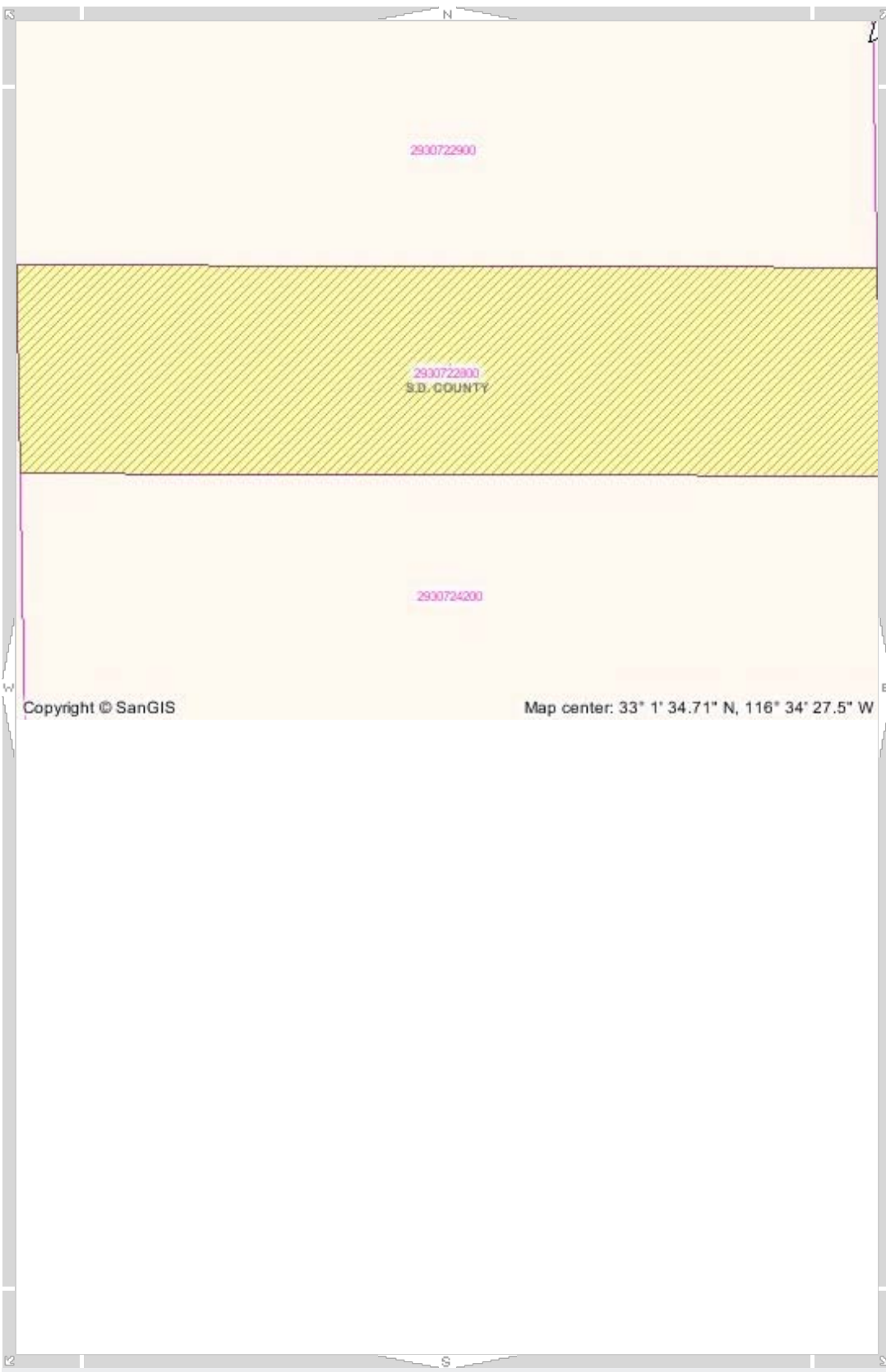
2062.5'

1980'



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 293-072-28-00
Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
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
Plan Area	JULIAN
Plan Group	-

GEOCODES

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 81027
Watershed	Inaja Hydrologic Sub Area

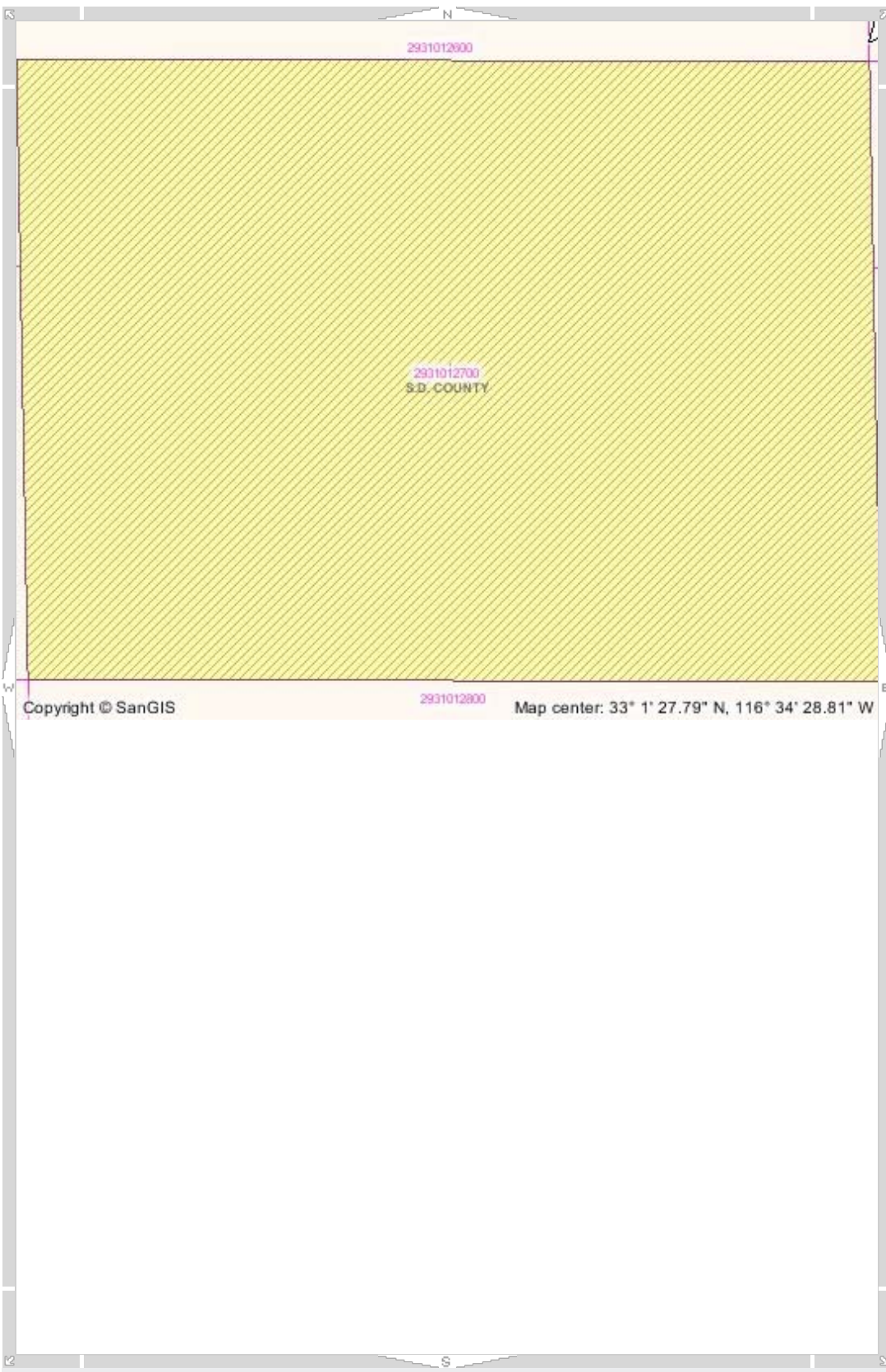
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Map Tool: **Select Property**



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 293-101-27-00
Profile:

ZONING

Use Reg	A70
Animal Reg L	
Density	1
Lot Size	1AC
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
Plan Area	JULIAN
Plan Group	-

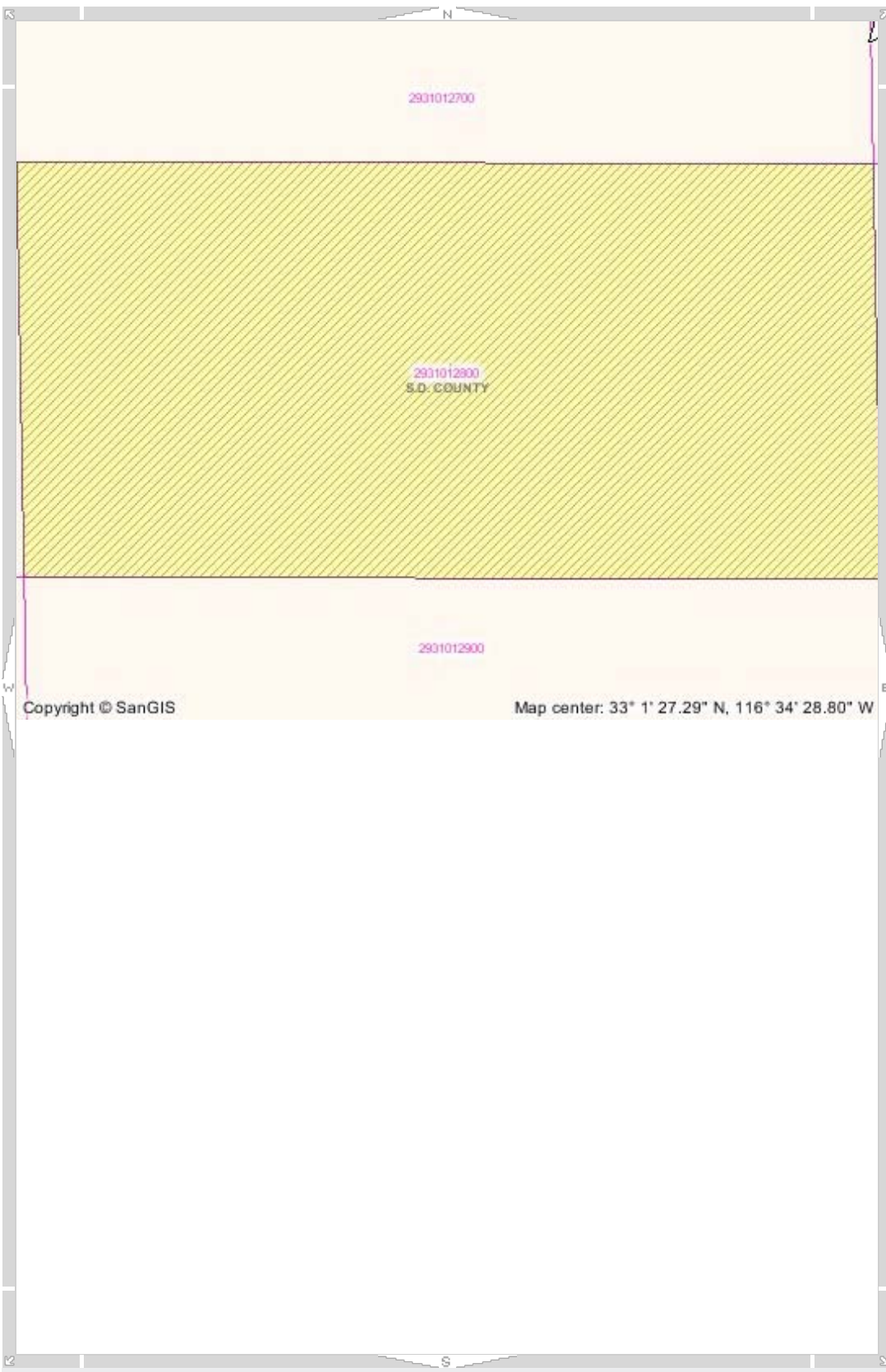
GEOCODES

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
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Use Reg	A70
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Floor Area Ratio	-
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Special Regs	-
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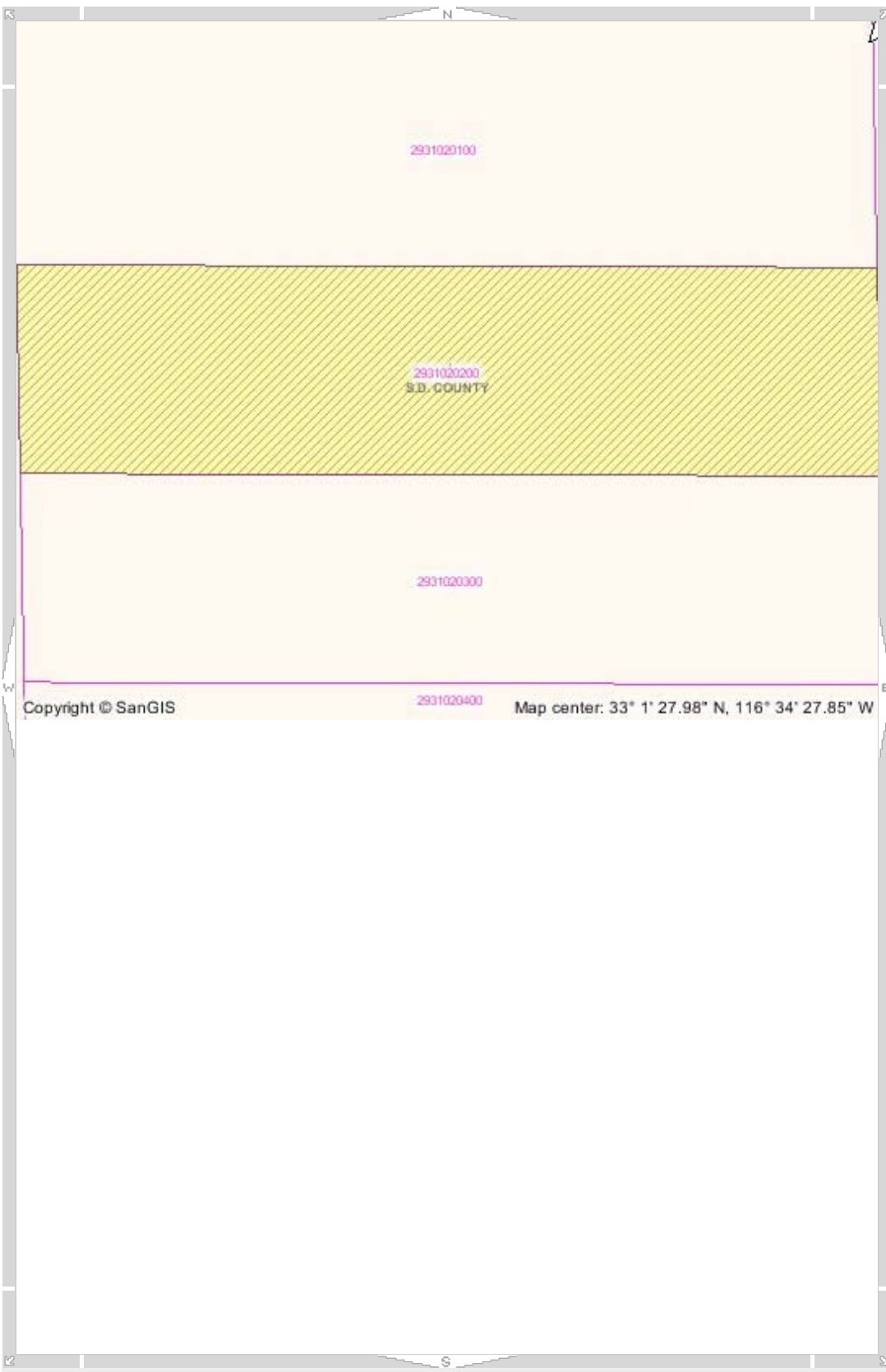
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Map Tool: **Select Property**



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 293-102-02-00
Profile:

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Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
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GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
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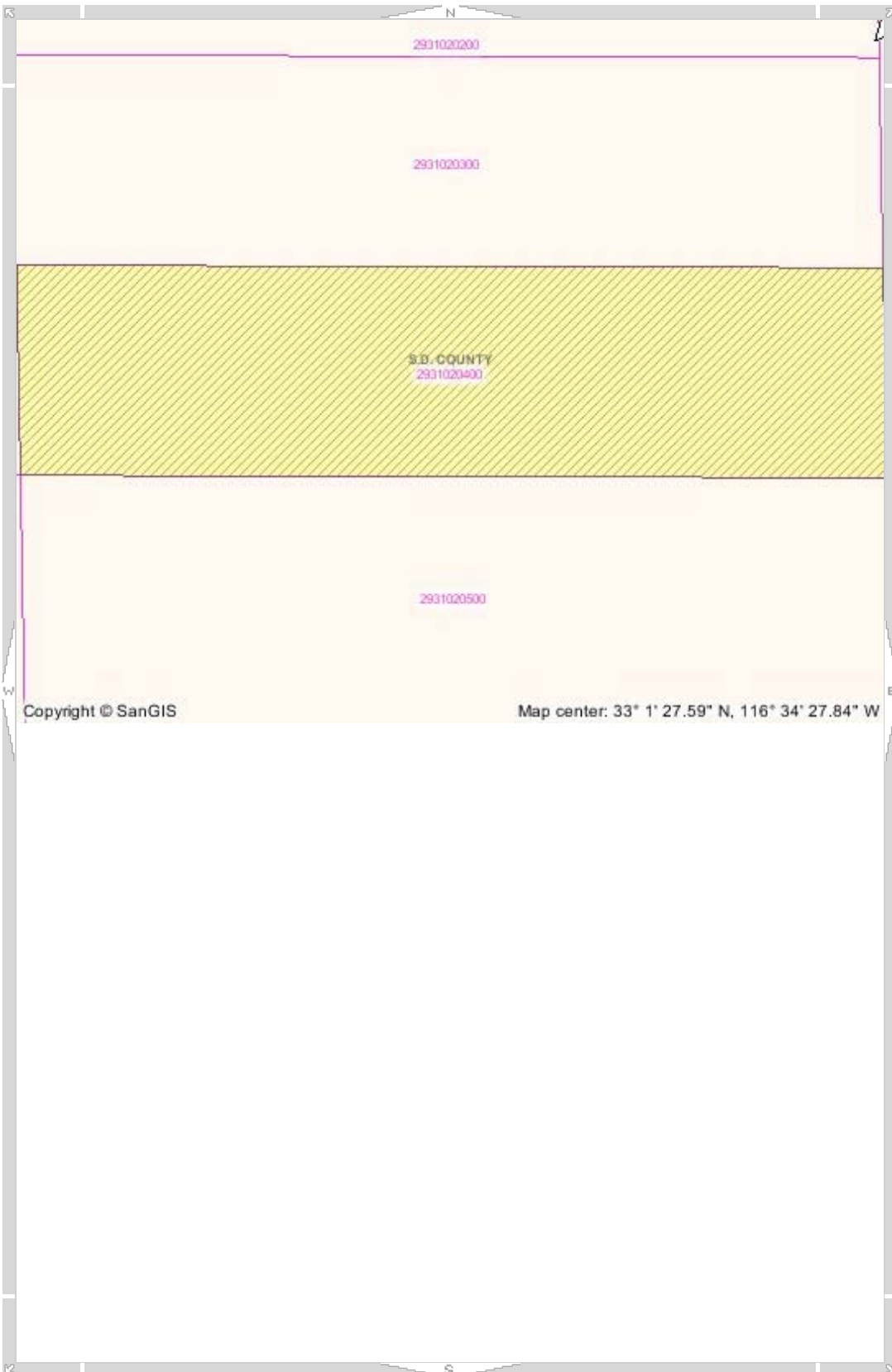
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Map Tool: **Select Property**



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 293-102-04-00
Profile:

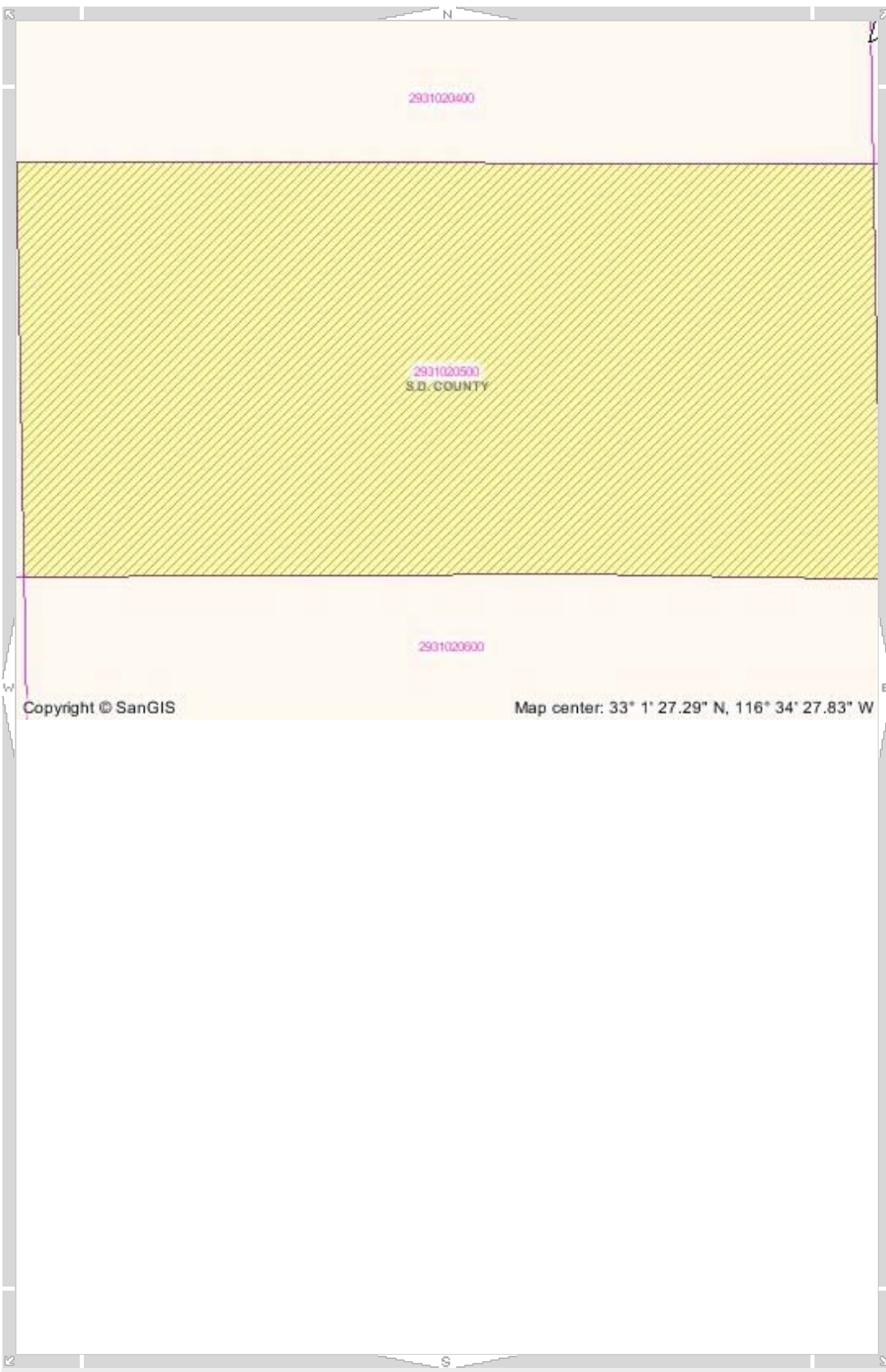
ZONING	
Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
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Open Spaces	-
Special Regs	-
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GEOCODES	
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Tax Rate Area	TAX RATE AREA 81027
Watershed	Inaja Hydrologic Sub Area



Property Profile Map

Layers Legend Locate **Property Profile** Help



Parcel Profile Results

APN 293-102-05-00
Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
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
Plan Area	JULIAN
Plan Group	-

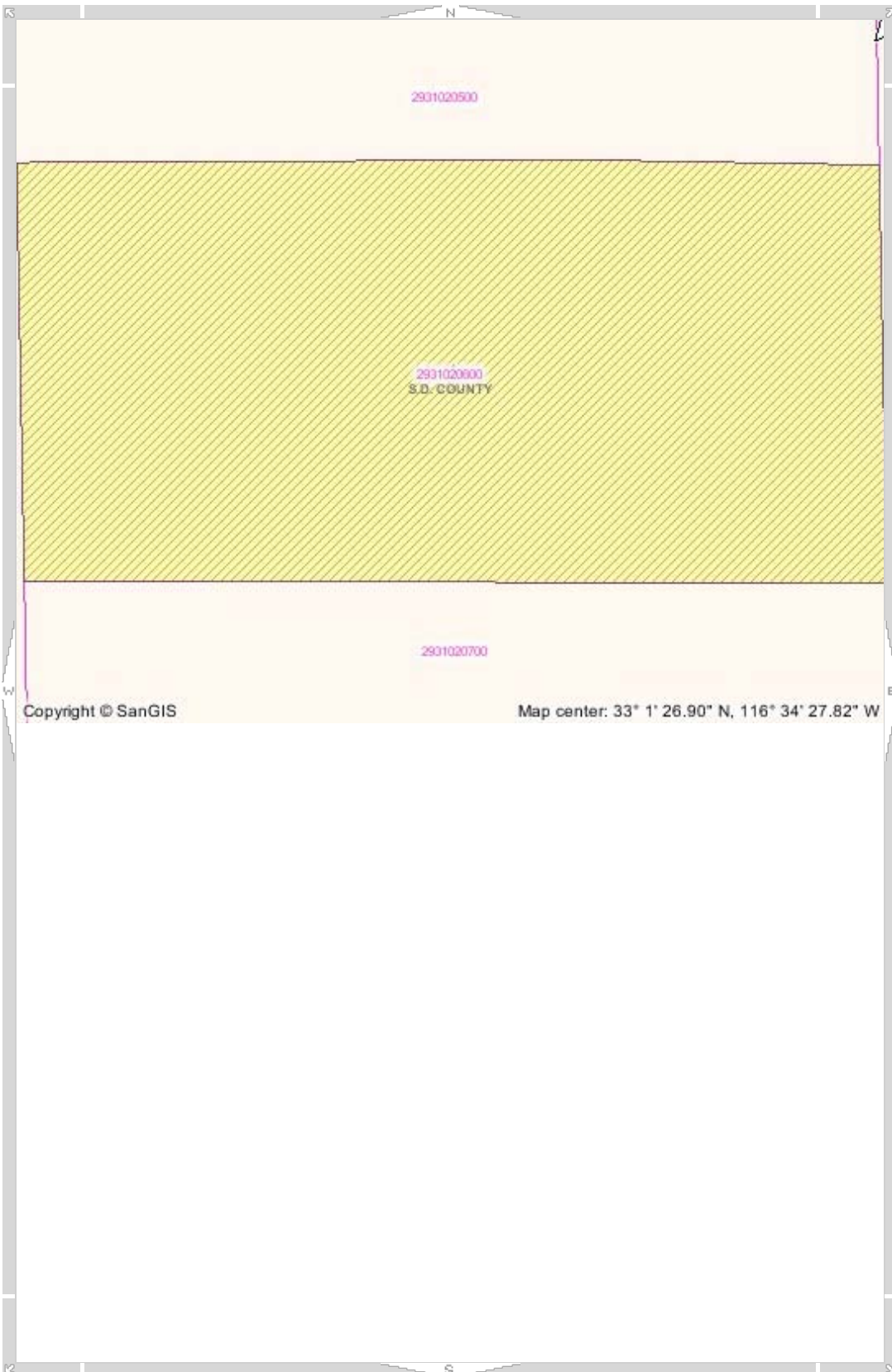
GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
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Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 293-102-06-00
Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
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Copyright © SanGIS

Map center: 33° 1' 26.90" N, 116° 34' 27.82" W

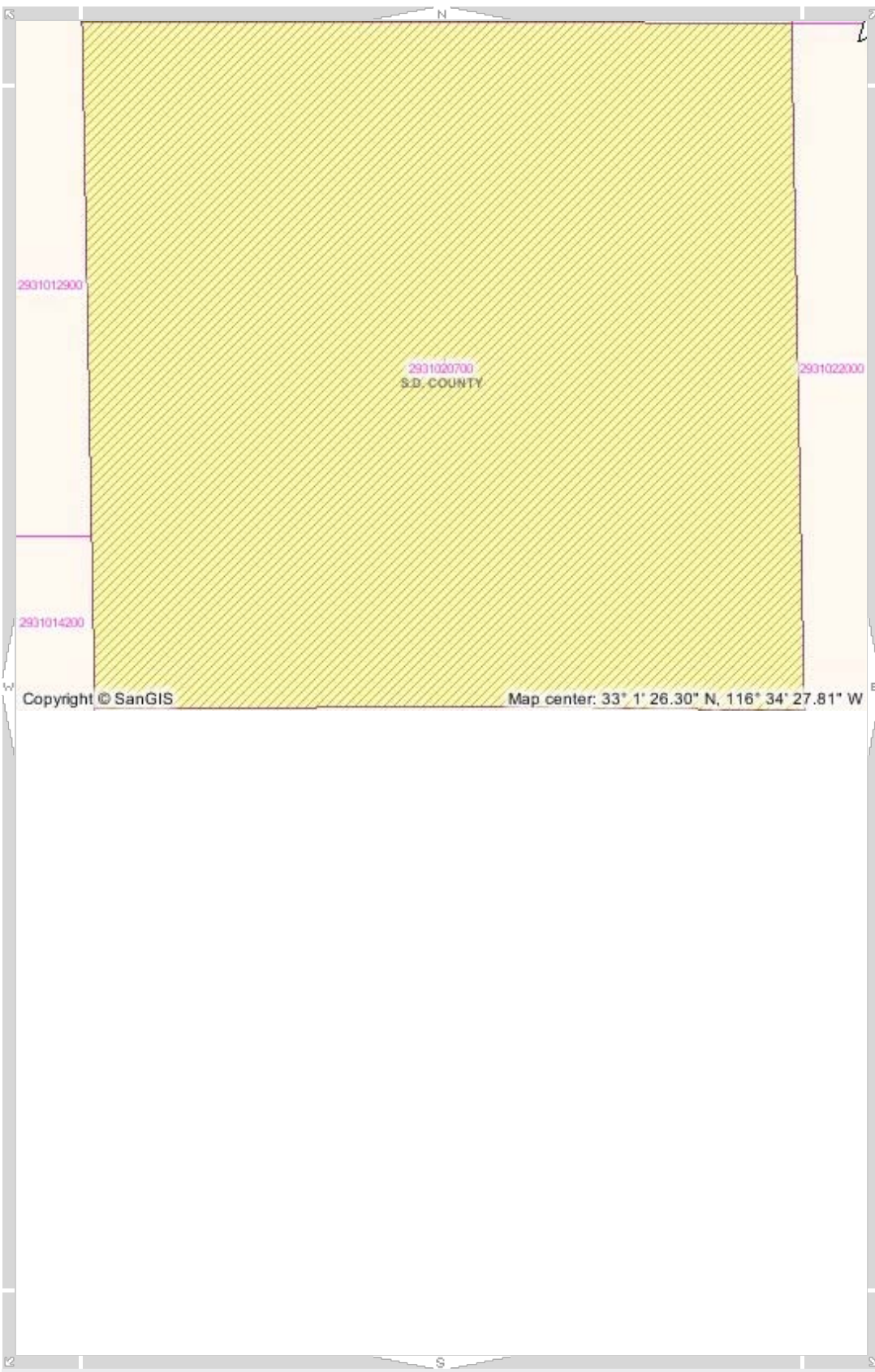
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Map Tool: **Select Property**



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 293-102-07-00
Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
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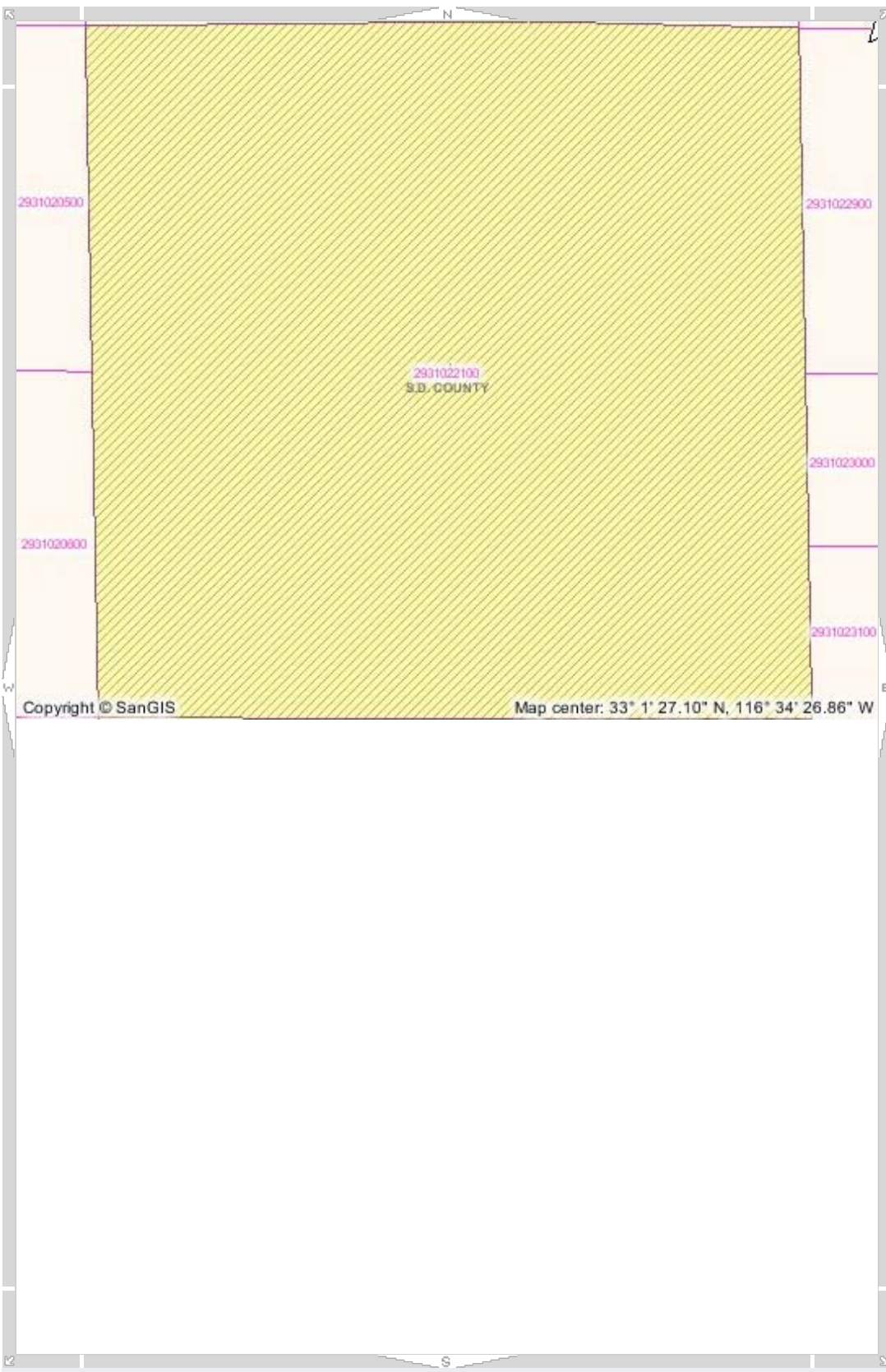
GEOCODES

Circulation Element	ABUTS CIRCULATION ELEMENT
Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
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Local Park Planning Area	PALOMAR-JULIAN
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Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 293-102-21-00
Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
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
Plan Area	JULIAN
Plan Group	-

GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
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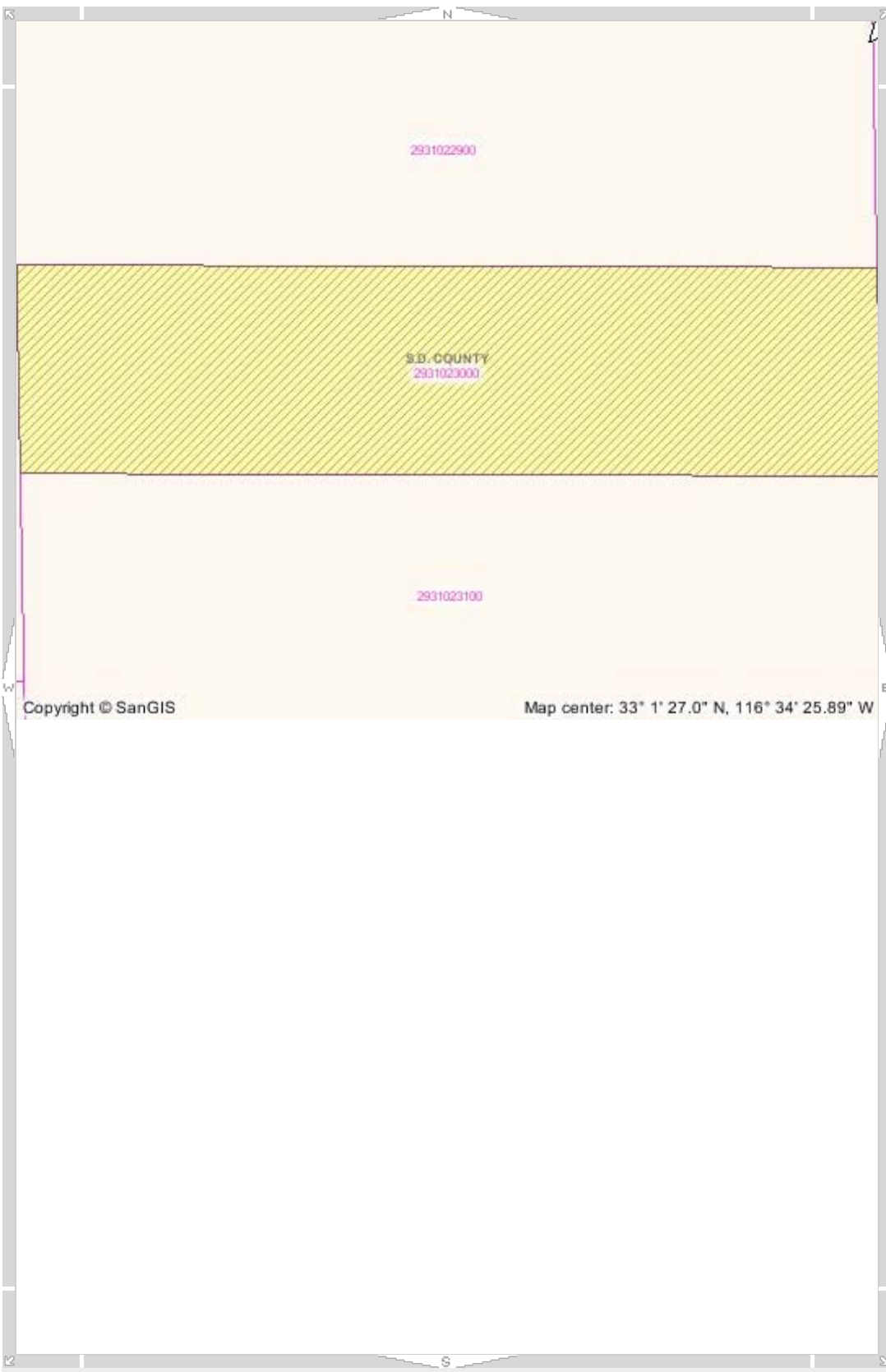
Scale: 1:

Map Tool: **Select Property**



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 293-102-30-00
Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
Regional Cat	RDA
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GEOCODES

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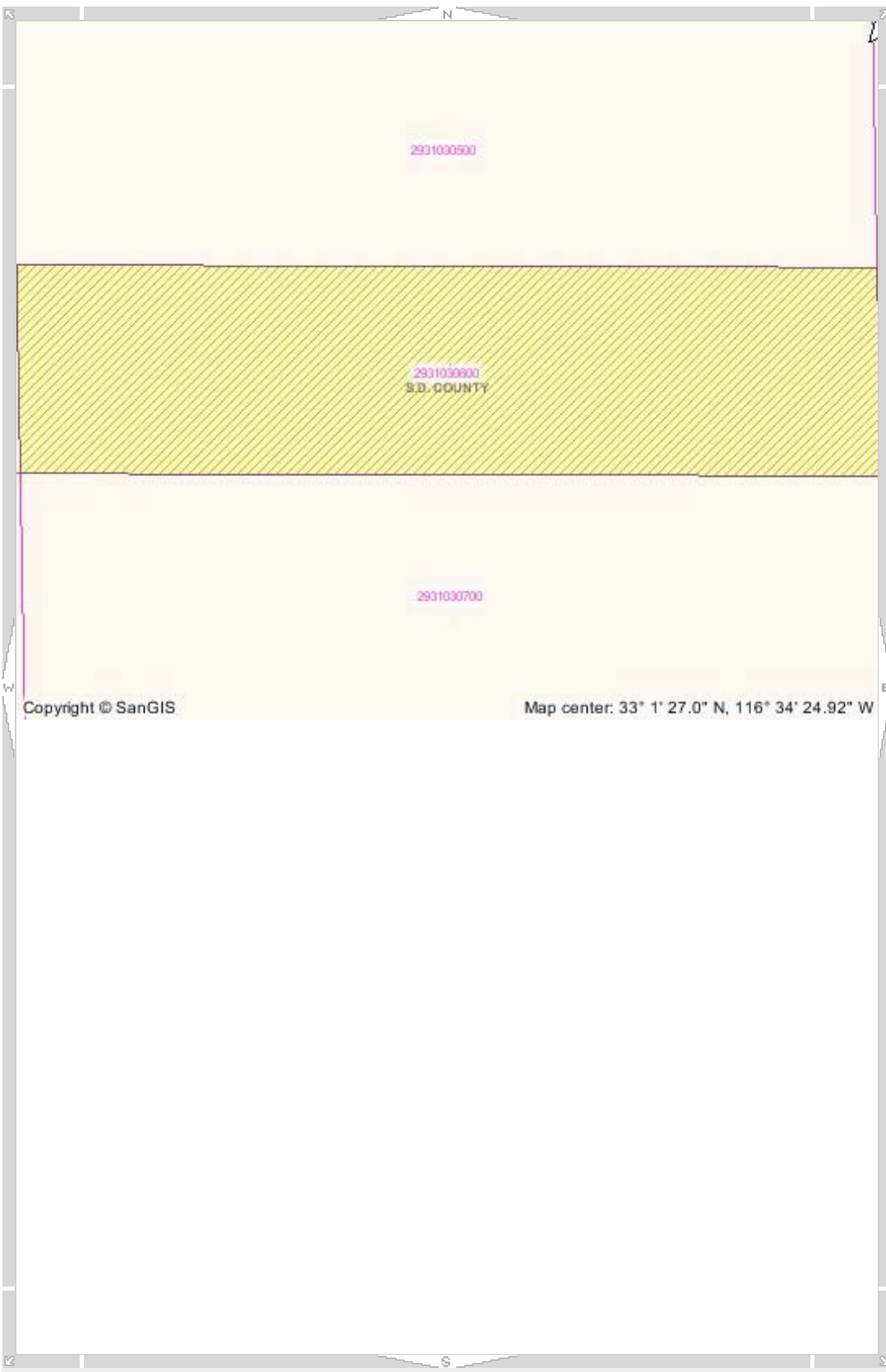
Scale: 1:

Map Tool: **Select Property**



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 293-103-06-00
Profile:

ZONING

Use Reg	A70
Animal Reg	L
Density	1
Lot Size	1AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	-
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GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
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Scale: 1:

Map Tool: **Select Property**

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)