

PROPERTY REPORT

ADDRESS: 3258 Pine Hills Rd., Julian, CA 92036

DESCRIPTION: This beautiful, flat and usable 51^{+/-} ACRE *ranch* is located in the heart of San Diego County's horse and gold country. The property is a scenic one hour drive north of the San Diego metropolitan area and situated just minutes outside the Julian town site. This magnificent property features the original home of the pioneering family who farmed this beautiful valley. The sellers requests that this property be shown by appointment only.

PRICE: \$695,000-\$725,000

APN: 291-121-26-00

MLS: 100067287

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

[Virtual Tour](#)

[You Tube](#)

Julian Estate Ranch

Located in Prestigious Pine Hills

This beautiful, flat and usable 51^{+/-} ACRE **ranch** is located in the heart of San Diego County's horse and gold country. The property is a scenic one hour drive north of the San Diego metropolitan area and situated just minutes outside the Julian town site. This magnificent property features the original home of the pioneering family who farmed this beautiful valley. The sellers requests that this property be shown by appointment only.

Topographically, the ranch is flat and very usable. The acreage is ideal for a gentleman rancher or equestrian-minded buyers.

Large, mature oaks and various pines populate the meadow-like landscape. There is a strong spring on the parcel. It is evident from the foliage that water is abundant on the ranch. Rarely does a parcel of this size, and this close to the Julian town site become available.

Wildlife is also abundant on the ranch: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water, cover, and large open spaces a short a short distance from the property.



\$695K-\$725K



CREB#01109566



RED HAWK REALTY

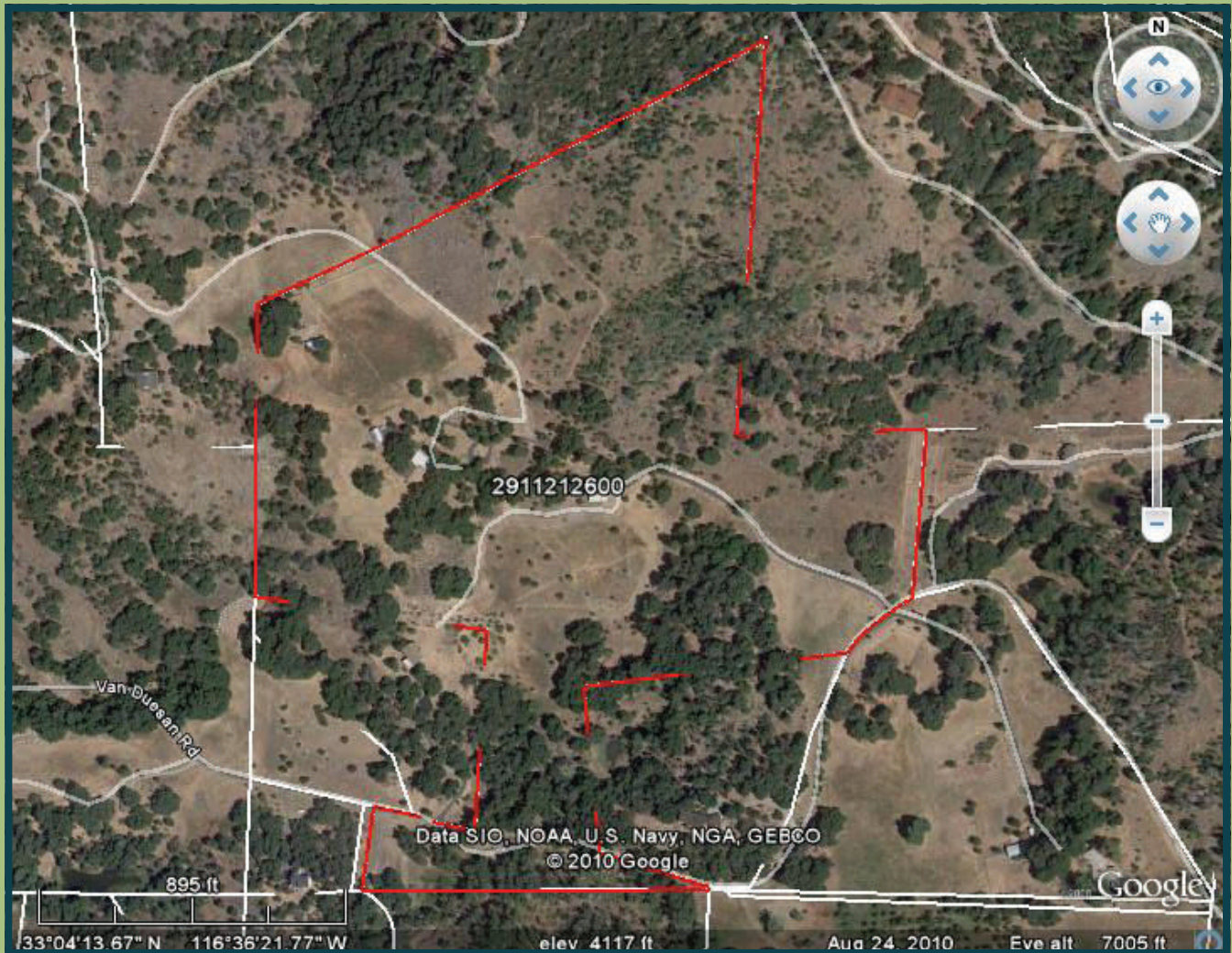
Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

Donn@Donn.com



Assessor Parcel Number (APN) 291-121-26-00





Media: 25

Lot Size: **20+ AC**
Acres: **51.750****Detached**MLS #: **110052982**APN: **291-121-26-00**Address: [3258 Pine Hills Rd](#)City: **Julian, CA**Bedrooms: **2**

Optional BR:

Total BR: **2**Est.SqFt: **1,145**Year Built: **1947**Age Restrictions: **N/K**Sign on Property: **N**Status: **Active**

Sales

Price:

Ownership: **Fee Simple**Full Baths: **2**Half Baths: **2**Total Baths: **4**Zoning: **A70**Pets: **Yes**LP: **\$695,000 - \$725,000**Orig.Price: **\$725,000**List Date: **09/19/2011**

MT:

AMT: **0**

Possession:

Unit#/Space#:

Zip: **92036** MapCode: **1156B1**Community: **JULIAN**Neighborhood: **Pine Hills**

Complex/Park:

Cross Streets: **Deer Lake Park Rd**

Jurisdiction:

Water District: **OUT**School District: **JULIANUNION****REMARKS AND SHOWING INFO**

The comfortable single level home is situated among several live oaks and features 2 bedrooms and 2 bathrooms in 1,200+/- square feet of open living space. The home is ideal for a weekend get-a-way. There is ample room for extended families and organizational retreats. A relatively new 4 stall barn with in-and-out doors also features separate living quarters. This quality out building provides a turnkey opportunity for the equestrian minded buyer. Water is provided to the property from a good water well.

Directions to Property:

Mandatory Remarks: **Seller will entertain offers between \$695000 - \$725000, None Known****FEES, ASSESSMENTS AND TERMS**H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

CFD/Mello Roos: **\$0.00**Total Monthly Fees: **\$0.00**

Assessments:

Other Fees Type:

Paid:

Est % of Owner Occupancy:

Terms: **Conventional, Cash****SITE FEATURES**Approx # of Acres: **51.75**Approx Lot Sq Ft: **2254230**

Approx Lot Dim:

Lot Size: **20+ AC**Lot Size Source: **City/County Records**Water: **Well on Property**Sewer/Septic: **Septic Installed**

Irrigation:

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code: **I**

Miscellaneous:

View:

Topography: **Level, Rolling**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use: **Ranch/Farm**

Site:

Prop Restrictions: **None Known**Structures: **Barn Stables, Out Buildings**

Complex Features:

Parking Garage:

Parking Garage Spaces: **0**

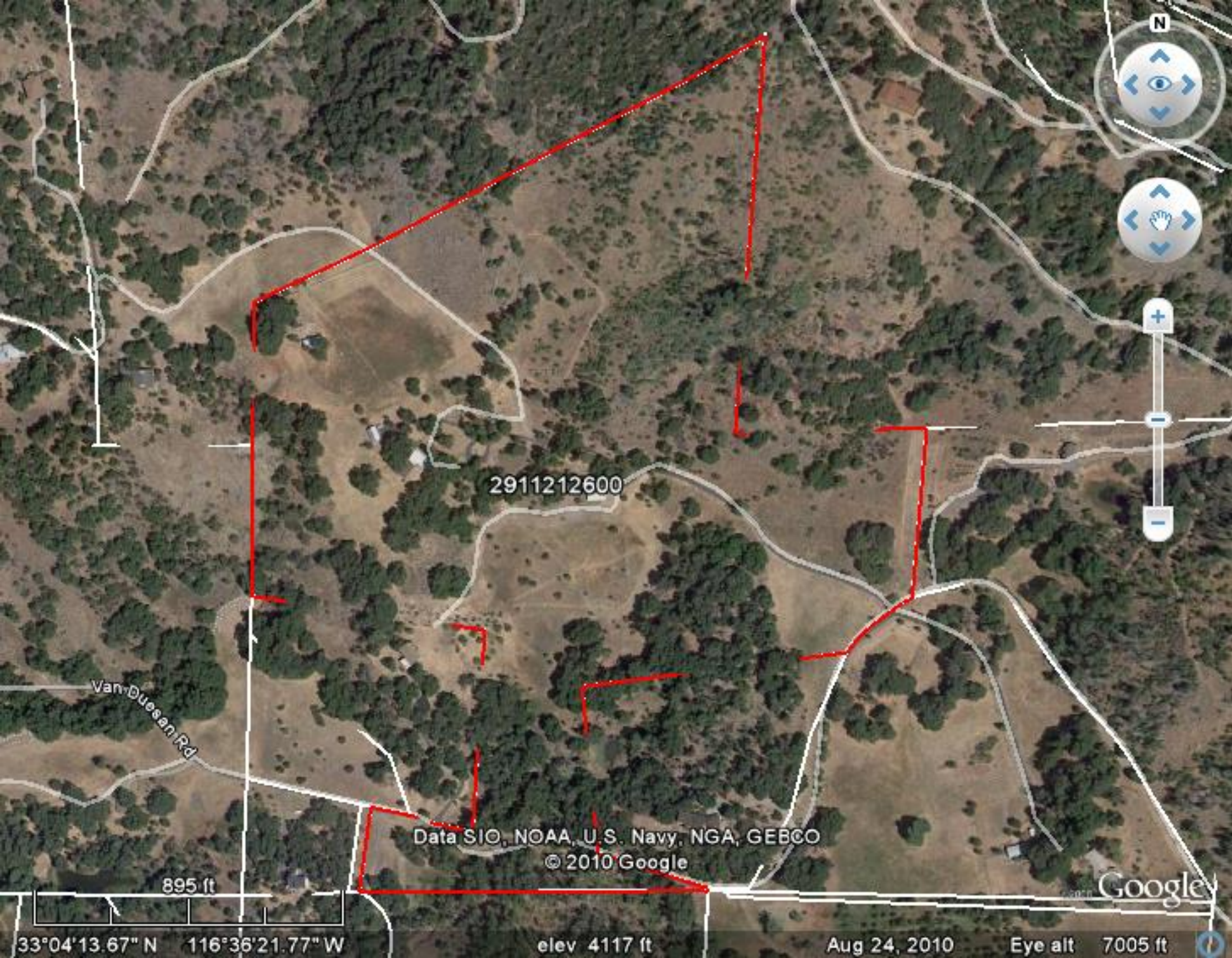
Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Partial**



2911212600

Van Duesan Rd

895 ft

33°04'13.67" N 116°36'21.77" W

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

elev 4117 ft

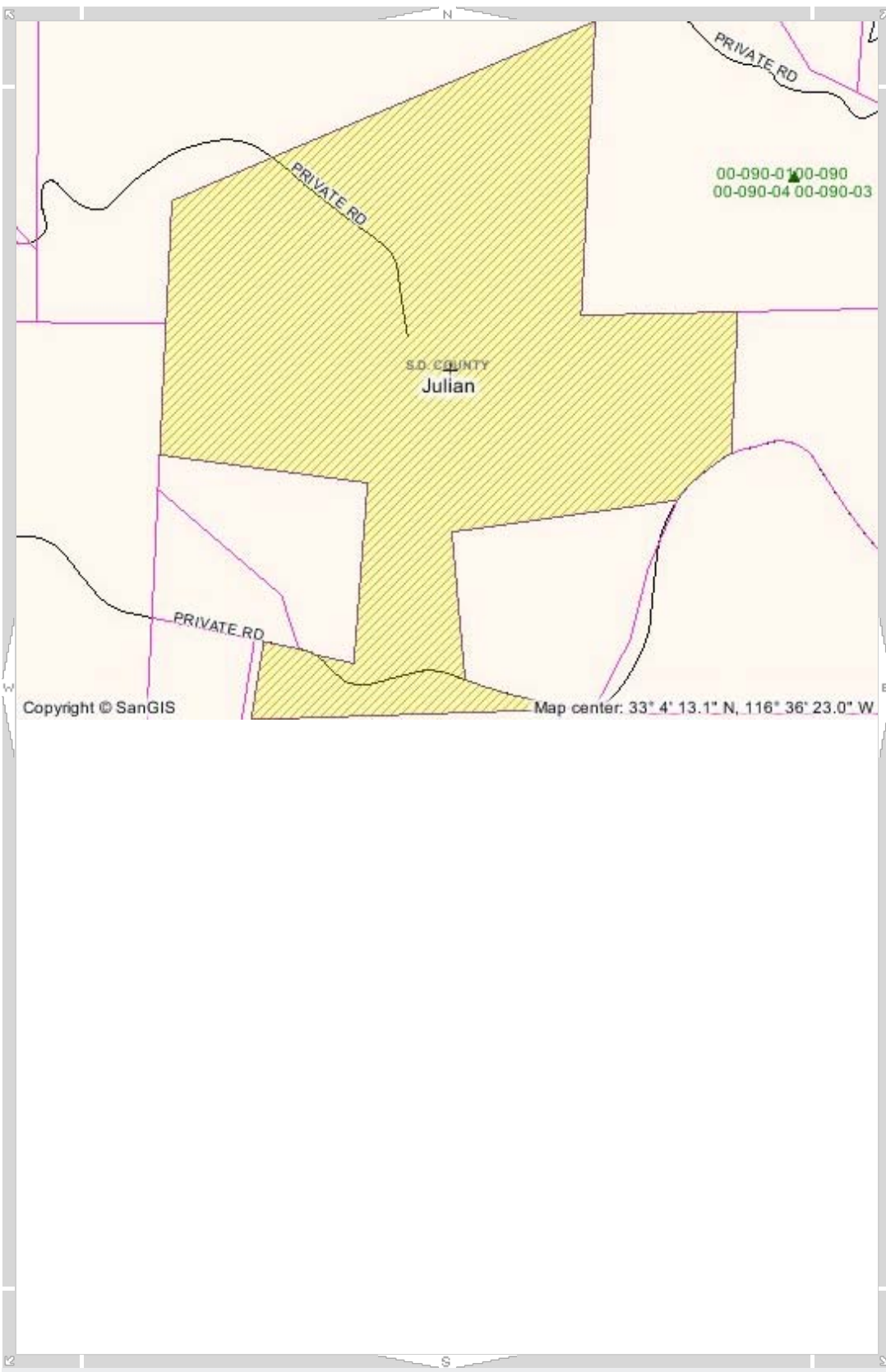
Aug 24, 2010

Eye alt 7005 ft



Property Profile Map

Layers Legend Locate Property Profile Help



Parcel Profile Results

APN 291-121-26-00
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	ECA
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 81059
Watershed	Inaja Hydrologic Sub Area

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)


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Permit Summary

Permit:	LSTP 4071		
Description:	SEPTIC TANK PERMIT		
Project:	SEPTIC PERMIT		
Status:	EXPR	Entered:	17-Dec-2004
Issued:	17-Dec-2004	Completed:	
Decision:			
Expiration:	17-Dec-2005	Next Renewal:	17-Dec-2004
Location Desc.:	3256 PINE HILLS RD, JULIAN, CA		

Permit Manager

Permit Name:			
Lead Person:			
Default Inspector:			
Issued Date:	17-Dec-2004	Expiration Date:	17-Dec-2005
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

Parcel Information

Address	APN	
3256 PINE HILLS RD	291-121-26-00	GIS Parcel

Scope of Work

Septic Tank Volume: 1000 Gallon Disposal Type: Leach Line Size: 200 Ft, 3 Ft Trench, 1 Ft Rock below Pipe
 Water Source: Additional Components: Commercial/Residential: Residential Gal/Day or # Bedrooms: 1
 Bedroom Guest House (no kitchen) Layout Permit Number: LOWS 6739 Legal Basis: Comments:

Date Inspection Requested: _____ Time: _____

Date Inspection Completed: _____

Specialist: _____

Results: _____

Reinspection Permit Required (Y/N): _____

Applicant Information

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Company:			
Applicant:	BECKMAN FAMILY TRUST 11-09-00		
Representative:			
Title:			
Address:	P O BOX 484		
City / State / ZIP:	JULIAN, CA, 92067		
Work Phone:	760-765-1641	Extension:	
Home Phone:		FAX:	
E-Mail:			

Contact Information			
Company:			
Name:	LONG, CHARLIE		
Representative:			
Title:	CONTACT		
Address:	P.O. BOX 1388		
City / State / ZIP:	JULIAN, CA, 92036		
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

Permit Owner
There is no permit owner.

Professionals / Contractors	
CHARLIE LONG CUSTOM GRADING, INC. P.O. BOX 1388 JULIAN, CA 92036 A - GENERAL ENGINEERING License: 661644 Expires: 31-Mar-2009	Phone: 760-765-0108

Structure Classification			
Initial Value:	\$0.00	Calculated Value:	\$0.00
Standard Plan:		Public Project:	
# of Structures:		# of Res. Units:	
Total Floor Area:			
Model:			

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees

Fee Code	Description	Fee Amount	Amount Due
There is no fee information available for this application.			

Conditions of Approval			
Seq.	Condition	Description	Status
There are no conditions for this application.			

Inspections							
Inspection	Result	Completed Date	Completed By	Schedule	CORR		
					O	C	N
There is no Inspection information available for this application							

Activities					
Description	Assigned	Est. Completion	Target End	Decision	Decision Date
SITE INSPECTION	DHOGEREH	11-Dec-2005	11-Dec-2005	6LCOMPLETE	16-Feb-2005

Comments
There is no comment information available for this application.

Utility Clearances
There is no Utility Clearance information available for this application.

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Permit Summary

Permit:	LWEL 19153		
Description:	WATER WELL		
Project:			
Status:	DONE	Entered:	24-Jan-2008
Issued:	24-Jan-2008	Completed:	09-Dec-2008
Decision:			
Expiration:	26-Nov-1980	Next Renewal:	24-Jan-2008
Location Desc.:	3256 PINE HILLS RD, JULIAN PRIOR APN 291-121-19, -20, -22		

Permit Manager

Permit Name:	J. R. PARKER		
Lead Person:			
Default Inspector:			
Issued Date:	24-Jan-2008	Expiration Date:	26-Nov-1980
Renew Eff. Date:		CEQA Status:	
Difficulty:		Renewable:	

Parcel Information

Address	APN	
3256 PINE HILLS RD	291-121-26-00	GIS Parcel

Scope of Work

Number of Wells on Permit Application: Description of Work: Type of Use for Each Well:

Applicant Information

Company:			
Applicant:	BECKMAN FAMILY TRUST 11-09-00		
Representative:			
Title:			
Address:	P O BOX 484		
City / State / ZIP:	, 92067		
Work Phone:		Extension:	
Home Phone:		FAX:	
E-Mail:			

Contact Information	
Company:	
Name:	REX ANDERSON CORP.
Representative:	
Title:	CONTACT
Address:	P.O. BOX 1272
City / State / ZIP:	JULIAN, CA, 92036
Work Phone:	Extension:
Home Phone:	FAX:
E-Mail:	

Permit Owner
There is no permit owner.

Professionals / Contractors	
REX ANDERSON CORP. P.O. BOX 1272 JULIAN, CA 92036 C57 - WATER WELL DRILLING License: 273474 Expires:	Phone:

Structure Classification	
Initial Value: \$0.00	Calculated Value: \$0.00
Standard Plan:	Public Project:
# of Structures:	# of Res. Units:
Total Floor Area:	
Model:	

Occupancy Group	Construction Type	Structure Class
None attached.	None attached.	None attached.

Fees			
Fee Code	Description	Fee Amount	Amount Due
There is no fee information available for this application.			

Conditions of Approval			
Seq.	Condition	Description	Status
There are no conditions for this application.			

Inspections				
				CORR

Inspection	Result	Completed Date	Completed By	Schedule	O	C	N
There is no Inspection information available for this application							

Activities						
ATTRIBUTE TAG DATA ENTERED is the current activity. This activity is available for work as of 03-Apr-2008 and should be completed by 04-Apr-2008.						
Description	Assigned	Est. Completion	Target End	Decision	Decision Date	
PROJECT DESIGN REVIEW	LEGACY	03-Feb-2008	03-Feb-2008	LEGACYCOMP	24-Jan-2008	
WELL LOG RECEIVED	LEGACY	03-Apr-2008	03-Apr-2008	LEGACYCOMP		
WELL LOG REVIEWED	LEGACY	03-Apr-2008	03-Apr-2008	LEGACYCOMP		
ANNULAR SEAL INSPECTION	LEGACY	03-Apr-2008	03-Apr-2008	LEGACYCOMP		
ATTRIBUTE TAG DATA ENTERED		04-Apr-2008	04-Apr-2008			

Comments
Entered By: ALONGWORTH - Date: 24-Jan-2008 OLD RECORD NO. 08037

Utility Clearances
There is no Utility Clearance information available for this application.

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