



# ***PROPERTY REPORT***

***ADDRESS:*** 5606 Mountain Meadow Rd. Julian CA 92036

***DESCRIPTION:*** 4.23 Acres in the pristine Cuyamaca Woods Community. A westerly view lot with the water meter installed. Best intended use is off-grid residential home site.

***PRICE:*** 85,000.00

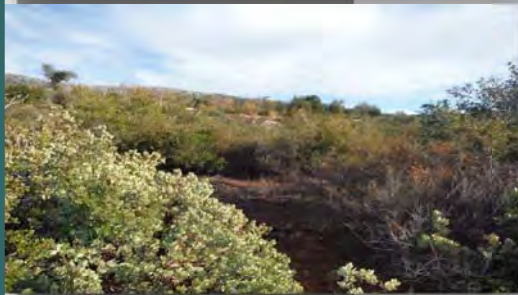
***APN:*** 293-211-06-00

***MLS:*** 140061706

***CONTACT:*** Maya Streamer; [mayasproperties@gmail.com](mailto:mayasproperties@gmail.com); 760-668-2825 *cell*;  
Gina Norte; [genorte5@gmail.com](mailto:genorte5@gmail.com); 760-271-6012 *cell*

# 4.23 Acres in Cuyamaca Woods

5606 Mountain Meadow Rd, Julian CA 92036



## \$85,000

This 4.23 acre property is located in the pristine community of Cuyamaca Woods, Julian CA. The views draw your attention to the west where the sun sets and the layers of mountain ranges become silhouettes. The skies are ever changing and the stars are a topic of conversation. The soil is a boomer stony loam which is a red clay. The natural landscape consists of coniferous forest and northern mixed chaparral. Manzanita, mountain lilac, coffeeberry thrive in the rich red soil and cover the majority of this gently sloped property. The lot is located off Engineers Road. The communities in this area have been established as off grid properties. Cuyamaca Woods does not have public electrical power. Solar and generators are the means for electricity and power. The water meter is installed for this parcel. The water is supplied by the North Peak Mutual Water Company. The highest and best use for this property is residential.

**MAYA**  
Red Hawk Realty  
RANCHES • HOMES  
LOTS • LOANS  
**760-668-2825**



**RED HAWK REALTY**

JCT HWY 78 & 79  
SANTA YSABEL CA 92070

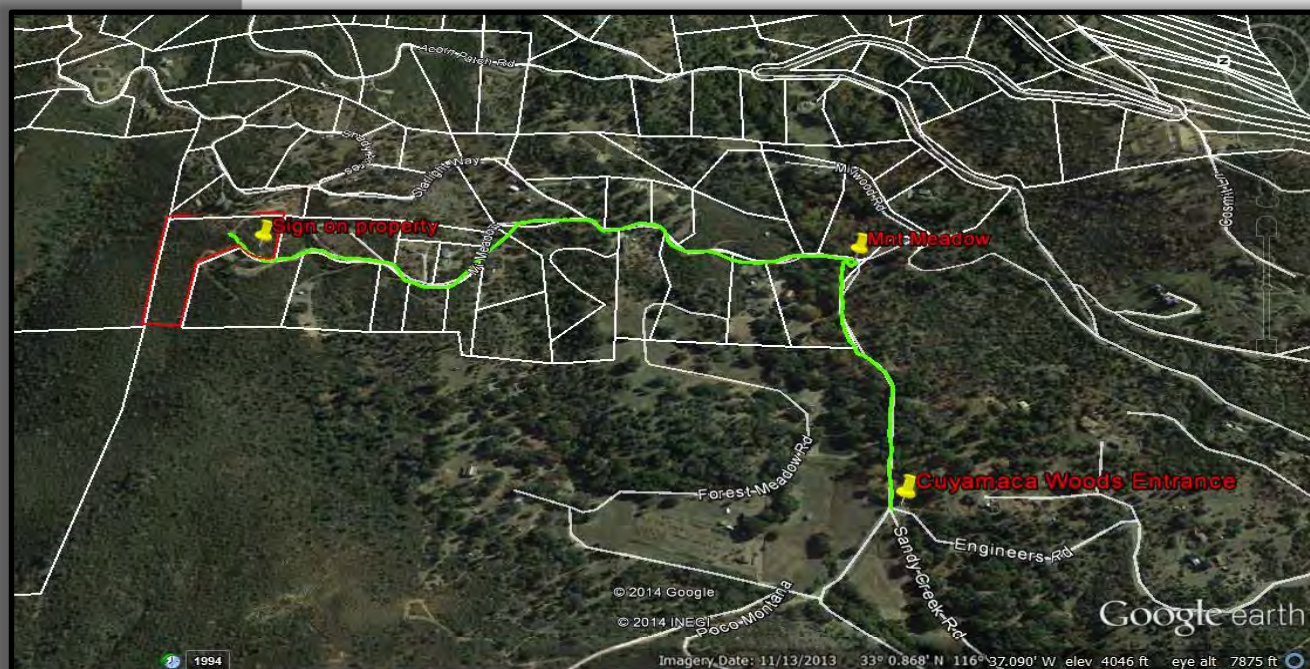
**WE KNOW THE BACK COUNTRY!**

**GINA NORTE**  
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*We Know The Back Country!*



# 293-211-06-00

5606 Mountain Meadow Rd, Julian CA 92036



**WE KNOW THE BACK COUNTRY!**



**Lots/Land**MLS #: **140061706**APN: **293-211-06-00**Address: **5606 Mountain Meadow Rd. 5606**City,St: **Julian, CA**Zip: **92036**PrclMap **293**

2Prcl

3Prcl

4Prcl

Occupant:

Occupant Phone:

Showing: **Call LA. Follow our signs from the first**Occupied: **VAC**Status: **ACTIVE**

Sold Price:

COE Date:

List Price: **\$85,000**Original Price: **\$85,000**Listing Type **EA**DOMLS **0**

MT

LP/SqFt:

SP/SqFt:

Tentative Map Number

Complex:

X Street: **Engineer's Road**

Lockbox:

CBB%: **3.00** CBB\$:MandRem **None Known**Short Sale: **No**Map: **1156A7**List: **11/13/2014** Modified: **11/17/2014** CVR: **No****Directions:**

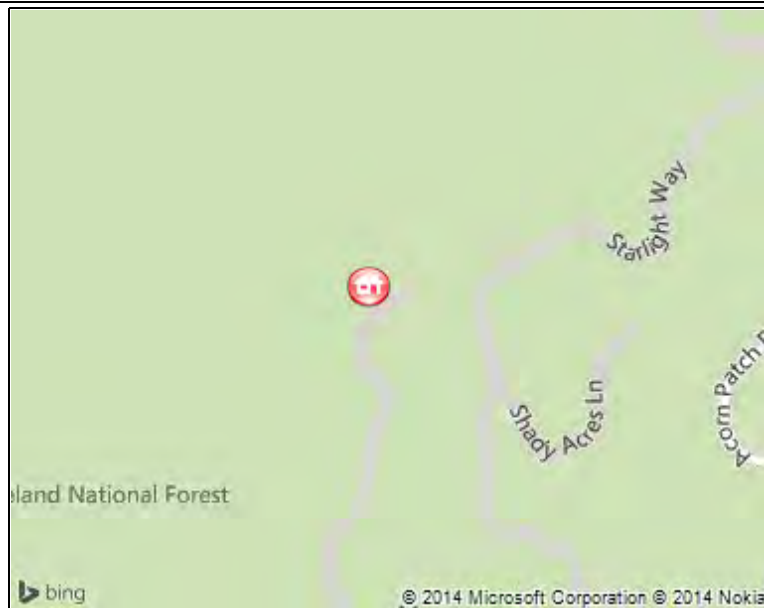
**Don't miss the opportunity to build your dream home in the Cuyamaca Woods Community. The area is known for off grid development. A large section off of Engineer's Road does not have public electrical power, therefore homes have been designed with solar and generators. With no power lines in site, this area is one of a kind. Views from this parcel reach to the west. Enjoy the ever changing skies and the star studded nights. This property is only minutes to Lake Cuyamaca and the town of Julian.**

**ConfRem**HOA Fees: **0.00** /  
HO Fee Includes: **N/K**Other Fees: **0.00** /

HOA &amp; Phone:

Acres: **4.2300** Lot:

Assessments:

Other Fee Type: **N/K**CFD/MRF: **0.00** /Terms: **Cash, Other/Remarks**Sales Restrictions: **N/K****Jurisd****Zone****Boat****AppPlans****AnnlDsgCd****LndUse****NumAc** 4.2300**FrntgDim****LotSFApp****LotDimApp****LotSz** 4+ to 10 AC**LotSzSrc** Assessor Record

<b>Additional Property Use</b>	N/K
<b>Complex Features</b>	Biking/Hiking Trails, N/K
<b>Current Use</b>	Residential
<b>Development</b>	Partial Grading, N/K
<b>Fencing</b>	N/K
<b>Frontage</b>	N/K
<b>Highest Best Use</b>	Residential
<b>Irrigation</b>	N/K
<b>Miscellaneous</b>	N/K
<b>Ownership</b>	Fee Simple

<b>Possession</b>	Close of Escrow
<b>Prop. Restrictions Known</b>	None Known
<b>Sewer/Septic</b>	Other/Remarks
<b>Site</b>	Cul-De-Sac, Irregular Lot, Private Street, Street Unpaved, N/K
<b>Structures</b>	N/K
<b>Topography</b>	Slope Gentle
<b>Utilities Available</b>	Other/Remarks
<b>Utilities to Site</b>	Other/Remarks
<b>View</b>	Greenbelt, Mountains/Hills, Panoramic, Valley

**The water meter is installed.**Listing Agent: **Maya Streamer - Agent: (760) 668-2825**2nd Agent: **Gina Norte - Office: (800) 371-6669**Listing Office: **Chameleon/Red Hawk Realty - Office: (800) 371-6669**E-mail: **mayasproperties@gmail.com**BRE License#: **01868333**Broker ID: **15575****Fax: (888) 511-1310**

Prop Mgmt Co:

Prop Mgmt Ph:

Off Market Date:

Close of Escrow:

Financing:

Selling Agent BRE#:

Selling Agent:

Sale Price:

Selling Office#:

Selling Office:

Exp Date: **12/31/2015**



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

**PARCEL: 2932110600**

Report generated 11/8/2014 6:12:05 AM

Staff Person: \_\_\_\_\_

## Zoning & General Plan Information

**APN:** 2932110600

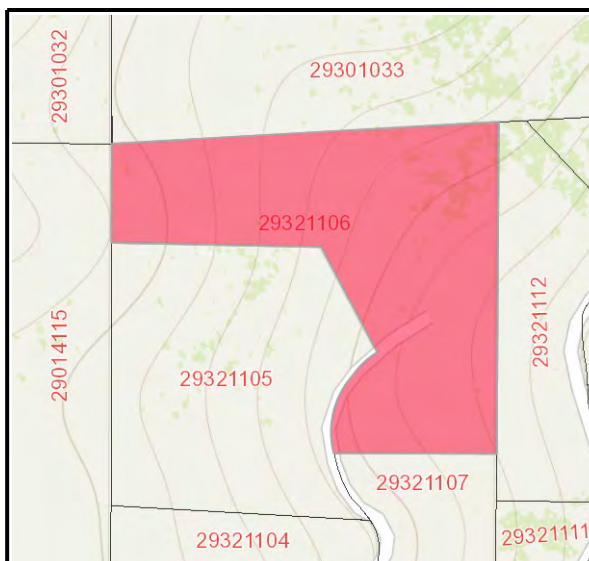
**Legal Lot:** \_\_\_\_\_

**Community Plan:** Central Mountain

**Planning Group:** CUYAMACA

**Regional Category:** Semi-Rural

**General Plan Designation:** SEMI-RURAL  
RESIDENTIAL (SR-4) 1  
DU/4 AC



Parcel highlighted in red

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

ZONE	
USE REGULATIONS	RS
ANIMAL REGULATIONS	V
DEVELOPMENT REGULATIONS	Density
	-
	Lot Size
	2AC
	Building Type
	C
	Maximum Floor Area
	-
	Floor Area Ratio
	-
	Height
	G
	Lot Coverage
	-
	Setback
	C
	(Contact your Fire Protection District for additional setback requirements)
	Open Space
	-
SPECIAL AREA REGULATIONS	
S	

### 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>

## Parcel Profile Results

APN 290-220-08-00 Profile:

### ZONING

Use Reg	RS4
Animal Reg	V
Density	.25
Lot Size	2.5AC
Bldg Type	C
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	C
Open Spaces	-
Special Regs	S
Regional Cat	ECA
General Plan	23
Plan Area	CENTRAL MOUNTAIN
Plan Group	CUYAMACA

### 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	Inaja Hydrologic Sub Area

RESIDENTIAL USE REGULATIONS

RS# SINGLE FAMILY RESIDENTIAL USE REGULATIONS  
 RD# DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS  
 RM# MULTI-FAMILY RESIDENTIAL USE REGULATIONS  
 RV# VARIABLE FAMILY RESIDENTIAL USE REGULATIONS  
 (# = Number which denotes approximate dwelling units per acre.)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

## 2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two- family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

## 2102 PERMITTED USES.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)

2102

c. Agricultural Use Types.

Horticulture: Cultivation  
Tree Crops  
Row and Field Crops

(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)

2103 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RS, RD, RM and RV 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.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2104 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative 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

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)  
 (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
 (Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)  
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services  
 Agricultural and Horticultural Sales (all types)  
 Automotive and Equipment: Parking  
 Business Support Services  
 Convenience Sales and Personal Services  
 Eating and Drinking Establishments  
 Financial, Insurance and Real Estate Services  
 Food and Beverage Retail Sales  
 Medical Services  
 Participant Sports and Recreation (all types)  
 Personal Services, General  
 Retail Sales: General  
 Retail Sales: Specialty  
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
 (Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)  
 (Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)  
 (Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

# North Peak Mutual Water Company

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About Us  
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Meeting Minutes  
Q & A  
Sitemap

## System Status

No service outages at this time. If you have any problems or see any leaks, please call 760-765-1624.

## Home

This site is intended for the use of Share Holders of the North Peak Mutual Water Company (NPMWC).

The North Peak Mutual Water Company's sole function is to provide safe, clean water to all shareholders. Now and in the future, the company will strive to do just that.

During the last three years we have upgraded/modernized a lot of the infrastructure, to include cleaning both storage tanks and adding / replacing valves to allow isolation during repairs without shutting down the entire system. The water system was inspected by the county in 2011 and got high marks for safety and condition of the plant in comparison with similar sized systems in the county.

The county inspector recommended several modernization projects to bring the system up to new federal / state standards. The Board is planning and prioritizing those projects. Two of our wells require dual walled fuel tank upgrades and re-location of the generators to a separate containment building from the well head. As always, the Board is working very hard to contain cost and give you the shareholders the best value for your dollars.

We want to hear from you. Do you have a water problem, a good idea, or a question about our services? Email us [here](#) and let us know what you are thinking. If you would like to receive your bi-monthly bill via email vice postal service, please send an email with your request.

## News

- Annual Shareholders Meeting: The annual meeting will be held on Saturday, 8 June 2013. Information on the meeting and a proxy / voting ballot will be mailed to shareholders in late April.
- Digging/Trenching: Please notify NPMWC two weeks before you plan to dig or trench so we can help you avoid our underground infrastructure. The vast majority of lines are not magnetically marked and thus not locatable by Dig Alert.
- Repair Information: Following repair of broken pipes, it is not unusual for the water to become cloudy with oxygen for several days. There is not a health issue with this natural phenomenon, and the water will clear with water usage. With nearly 6 miles of underground pipes, it can take 7 to 10 days for the water to clear.

NPMWC

PO Box  
1603  
Julian, CA 92036

(760) 765-1624  
www.npmwc.org

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