



Julian Home on 13+ Acres

PROPERTY REPORT

ADDRESS: 2251 Hwy 78, Julian, CA 92036

DESCRIPTION: Beautiful 4 bdrm, 3 bath home perched on 13+ secluded acres with the best panoramic views in Julian! Spectacular views of the beautiful rolling hills, countryside, Palomar Mountain, Volcan Mountain, the Pacific Ocean as well as San Clemente & Santa Catalina Islands! Enjoy stunning views from every room of this very private 2 story home that was built in 2002. Expansive open great room is perfect for entertaining guests or simply relaxing by the fire. Private well, spa, built in BBQ and more.

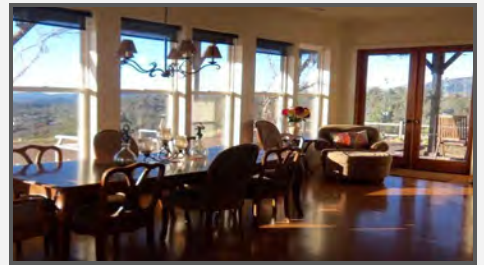
PRICE: \$795,000.00

APN: 291-032-0300

MLS: 140027962

CONTACT: *Diana Serry* dianaserry@msn.com dianaserry.com 760-533-0311

Julian Home



Julian Home on 13+ Acres \$795,000
2251 Hwy 78, Julian CA 92036

Beautiful 3,300 sq. ft., 4 bdrm, 3 bath home perched on 13+ secluded acres with the best panoramic views in Julian! Spectacular views of the beautiful rolling hills, countryside, Palomar Mountain, Volcan Mountain, the Pacific Ocean as well as San Clemente & Santa Catalina Islands! Enjoy stunning views from every room of this very private 2 story home that was built in 2002. Expansive open great room is perfect for entertaining guests or simply relaxing by the fire. Private well, spa, built in BBQ and more.

DIANA SERRY



RANCHES - HOMES
LOTS - LOANS

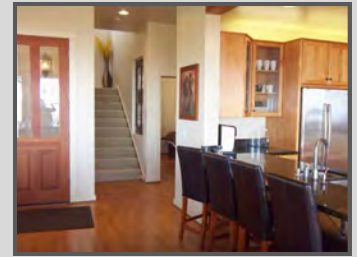
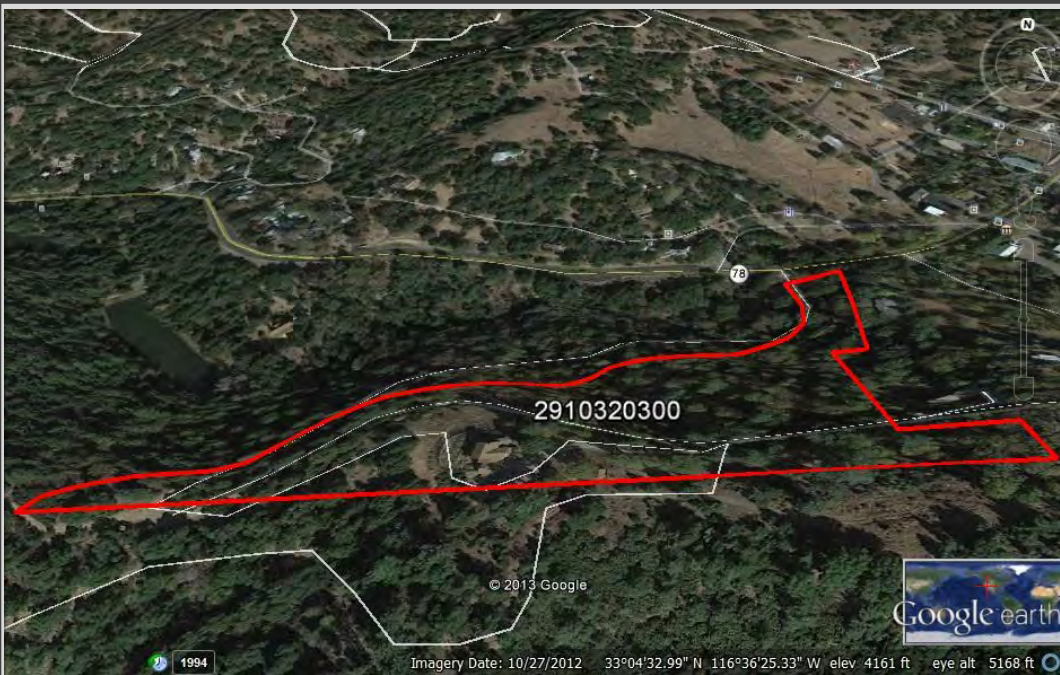
888-718-5319

www.DianaSerry.com

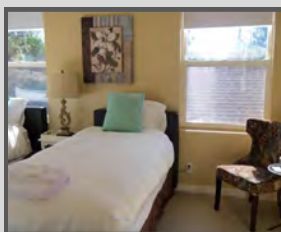
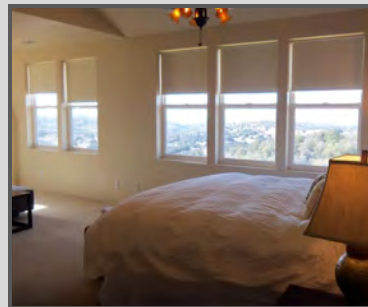
We Know The Back Country

We Know the Back Country!





- Breath taking views
- Built in brick BBQ
- Ideal for entertaining
- Large Lot
- Mountain Views
- Private
- Room to expand
- Spa
- Usable Terrain
- Utilities to site
- Water Well



Panoramic Views!



Detached

MLS #: **140027962**
 APN: **291-032-03-00**
 Addr: **2251 Highway 78**
 City,St: **Julian, CA** Zip: **92036**

Status: **ACTIVE**

Short Sale: **No**
 COE Date:

List Price: **\$745,000**
 Orig Price: **\$745,000** DOMLS **22**
 Sold Price: **MT 22**
 List Date: **5/25/2014** LP/SqFt: **225.76**
 Mod Date: **5/25/2014** SP/SqFt:

Bedrooms: **4** Full Baths: **3**
 Optional BR: **0** Half Baths: **0**
 Total: **4** Total: **3**

Est. SqFt: **3,300** Year Built: **2002**

Community: **JULIAN**
 Neighborhood: **Historic Julian**

Complex:
 Restrictions: **None Known**
 View: **Evening Lights, Mountains/Hills,**
 Pool: **N/K**

MandRem **None Known**

Parking Garage Spaces: **2**
 Parkng Non-Garaged Spaces: **6**
 Parking Spaces Total: **8**
 Parking Garage: **Attached, Converted**
 Non-Garage Details: **Uncovered, Driveway**
 RV Parking: **Potential Space**

Patio: **Brick, Covered**

Pets:
 Age Restrictions: **NK**
 Stories: **2 Story**



REMARKS AND SHOWING INFO

Beautiful 4 bedroom home perched on 13+ secluded acres with the best panoramic views in Julian! Spectacular views of the beautiful rolling hills, countryside, Palomar Mountain, Volcan Mountain, the Pacific Ocean as well as San Clemente & Santa Catalina Islands! Enjoy stunning views from every room of this very private 2 story home that was built in 2002. Expansive open great room is perfect for entertaining guests or simply relaxing by the fire. Private well, spa, built in BBQ,+++

Conf. Remarks: ***Home is presently a 2nd home/vacation rental. Please NO DRIVE BY's. Call for lockbox location & access information. Highway 78 east-Driveway is on the right just across from Coleman Circle. Look for 25 MPH sign. Some sq. footage not permitted**

Cross Streets: **6th St./Coleman Circle** Map Code: **1136A7** CBB%: **2.50** CBB\$:
 Directions To Property: **Call for directions-No drive by's please**
 Showing Instructions: **Call 760-533-0311 for appointment & lockbox location - No drive by's please**
 Occupied: **Owner** Occupant: **Mr/Mrs Walsh** Occupant Phone: **760-533-0311** Lockbox: **Yes**

Listing Agent: **Diana Serry - (760) 533-0311** BRE License#: **01512394**
 2nd Agent: Broker ID: **15575**
 Listing Office: **Chameleon/Red Hawk Realty - Office: (800) 371-6669** Fax: **(888) 511-1310**

Off Market Date: Close of Escrow: Financing: Concessions:
 Selling Agent: Sale Price:
 Selling Office: Exp Date: **12/31/2014**

Equip Available: **Dishwasher, Disposal, Dryer, Garage Door Opener, Microwave, Pool/Spa/Equipment,** Wtr Dist:
 HO Fee Includes: Schl Dist: **Julian High School, Julian Union**

Home Owner Fees: **0.00** Paid:
 Other Fees: **0.00** Paid:
 CFD/Mello-Roos: Paid:
 Total Monthly Fees: **0** Assessments:
 HOA: Other Fee Type:
 HOA Phone: Zoning: **A70**
 Prop Mgmt Co: Entry Level Unit:
 Prop Mgmt Ph: Cmplx Feat:

Est. % Owner Occupancy
 Terms: **Cash, Conventional, FHA, VA**
 Cooling: **Central Forced Air, Zoned**
 Heat Source: **Propane** Heat Equip: **Zoned Areas, Forced Air**
 Fireplace Loc: **FP in Living Room, FP in Master BR**
 Fireplaces(s): **2**

Living Room: 27x29	Master BR: 17x13
Dining Room: COMBO	Bedroom 2: 12x13
Family Room: 23x24	Bedroom 3: 12x12
Kitchen: 17x12	Bedroom 4: 12x10
Breakfast Area:	Bedroom 5:
Extra Room 1: 9x7	Extra Room 3:
Extra Room 2:	

SqFt Source: **Owner** Lot Size: **10+ to 20 AC**
 Lot Size Source: **Assessor Record** Units/Building:
 Lot SqFt Approx: **574,121** Units/Complex:
 Laundry Location: **Closet Full Sized**
 Sewer/Septic: **Septic Installed** Stories in Building:





Zoning & General Plan Information

APN: 2910320300

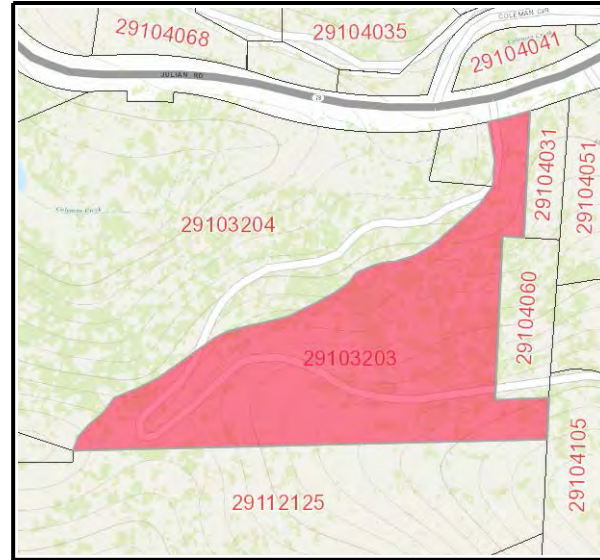
Legal Lot: _____

Community Plan: Julian

Planning Group:

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-10) 1
DU/10 AC



Parcel highlighted in red

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

ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	F	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	4AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback <i>(Contact your Fire Protection District for additional setback requirements)</i>	C
Open Space	-	
SPECIAL AREA REGULATIONS	J	

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>

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)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																								
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	
ANIMAL SALES AND SERVICES: HORSE STABLES																										
(a) Boarding or Breeding	Permitted							X	X	X						X								X	X	
	MUP required										X		X	X	X							X	X			
	ZAP required				X	X	X																			
(b) Public Stable	Permitted															X								X		
	MUP required				X	X	X				X		X	X	X							X	X		X	
	ZAP required							X	X	X																
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X		X		X						
	Permitted provided fully enclosed							X	X	X																
	MUP required											X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																
	One acre + by MUP	X	X	X																						
ANIMAL RAISING (see Note 6)																										
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X					X	X			
	1 acre+ by MUP	X	X	X																						
(b) Small Animal Raising (includes Poultry Chinchillas (See Note 5))	Permitted											X	X	X										X		
	½ acre+ permitted							X	X	X																
	100 maximum											X														
	25 maximum				X	X	X				X	X						X	X				X	X		
	½ acre+: 10 max	X	X	X																						
	Less than ½ acre: 100 Maximum								X	X	X															
	½ acre+ 25 max by ZAP	X	X	X																						
	100 max by ZAP				X	X	X																		X	
	MUP required												X													
	(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X							X		
8 acres + permitted								X	X	X																
2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
4 animals plus 4 for each ½ acre over ½ acre								X	X	X																
1 ½ acres or less: 2 animals											X	X	X	X	X									X		
1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X									X		
4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																										
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X			
(See Note 2)	2 animals										X						X	X	X							X	X	
	4 acres plus by MUP										X				X													
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																							X	
	Grazing Only																				X	X						
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X						X	X	X	X
	2 horses + 1 per ½ acre over 1 acre				X	X	X																					
	ZAP required				X	X	X																					
	½ acre plus by ZAP	X	X	X																								
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	ZAP Required	X	X	X																								
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X				X	X	X				X	
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X	X			X		X	
	25 maximum by ZAP	X	X	X																								
	25 plus by ZAP				X	X	X				X	X	X	X			X				X	X	X	X			X	
	Permitted								X	X	X					X	X											X
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X							
	100 maximum							X	X	X	X	X					X									X		
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X							X	X			
	Permitted													X	X	X											X	X
(i) Racing Pigeons	100 Maximum										X	X														X		
	100 Max 1/acre plus																	X										
	Permitted												X	X	X	X	X										X	X
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																												
Most Restrictive		X		X		X				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Moderate			X		X			X																				
Least Restrictive				X		X			X																			X

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)