



4079 Governor Drive, #330 • San Diego, CA 92122



# For Sale: Volcan Mountain 14.61 Acres and Cabin

Charming cabin located in a meadow under majestic pines near the top of Volcan Mountain: Only minutes from Julian in unincorporated San Diego County. Directly adjacent to preserved conservation lands.

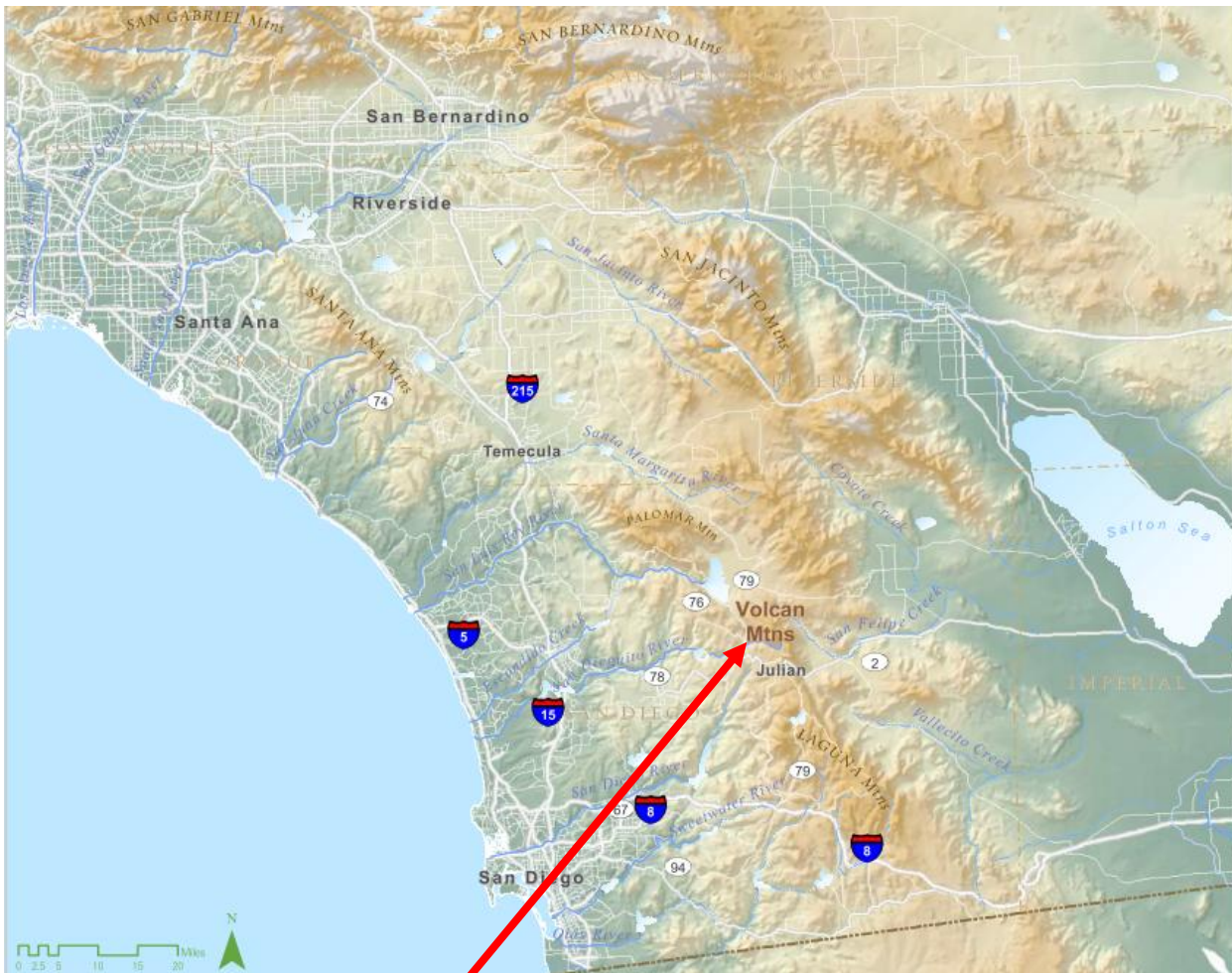
**\$300,000**

Contact: Ann Van Leer, President, DRE #0140249, [ann@landconserve.com](mailto:ann@landconserve.com)

## Property Details

<b>Location</b>	Near the top of the Volcan Mountain range, 7 +/- miles from Julian, California
<b>Municipality</b>	San Diego County unincorporated area.
<b>Assessor Parcel Numbers</b>	APN 249-232-28 (Cabin and 14.61 acres of land). The adjacent Geis parcel to the north of the cabin parcel, APN 249-232-27, was recently purchased by the Volcan Mountain Foundation (VMF) for conservation. See maps page 4 and 5.
<b>Ownership</b>	John E. Geis, Sr. and Geis Family Trust
<b>Cabin</b>	<p>Per County records, the cabin was constructed in 1950 and is approximately 627 square feet; it was remodeled in 1983. The cabin and property has been lovingly maintained by one owner. Cabin includes a main room with a stone fireplace, living room and kitchen. There is a separate bathroom (with shower) and separate bedroom. The cabin also has a deck to enjoy the beautiful views of the mountain area and meadows. The property is located approximately 7 +/- miles from Julian via paved Volcan Mountain Road and a shorter unpaved road.</p> <p>There is a separate pump house with generator constructed in 1983. The pumping rate is approximately 12 gallons/minute with a range of 10-15/gals/minute; well depth at 365 ft and water level at 80 ft per most recent review; buyer to verify all details before COE including securing well test certification.</p>
<b>Natural Features</b>	<p>The new owner of this cabin parcel is purchasing something truly special and rare in Southern California: a private retreat in the midst of thousands of acres of preserved lands, far from urban life but close to the nearby town of Julian that includes good restaurants and other public amenities and services. A map showing the ownership and public lands surrounding this property is provided on page 4.</p> <p>The Volcan Mountain Foundation (VMF) (<a href="http://www.volcanmt.org">www.volcanmt.org</a>) says it best "Volcan Mountain is an extraordinary treasure. Rising over 5,000 feet and covering more than 25,000 acres, this majestic 15 mile ridge lies in the heart of San Diego County's backcountry, stretching from Lake Henshaw to the Anza Borrego Desert with the historic town of Julian at its feet. Volcan Mountain is a vital link in a chain of protected land. It supports a unique ecosystem reflecting a great diversity of vegetation and wildlife, which has remained virtually undisturbed." The VMF purchased an adjacent Geis parcel at the end of 2011. The VMF has indicated that parcel (27) will never be built on.</p> <p>The conservation significance of Volcan Mountain is described in a report by the Conservation Biology Institute and the Nature Conservancy <a href="http://www.volcanmt.org/pdf/vm_report.pdf">http://www.volcanmt.org/pdf/vm_report.pdf</a>. While most of the mountain is or will eventually be preserved, there are a limited number of homes on the mountain that predate the conservation effort and continue in private use. Parts of Volcan Mountain burned in recent fires but the area is recovering (see page 10).</p>
<b>Comments</b>	The property was boundary adjusted in 1998 but proper recording didn't occur at that time. Oversight has since been corrected but not yet reflected in outside data services. Approved certificate of compliance is on pages 11-12. Current assessor map available from the county and provided here on page 13.

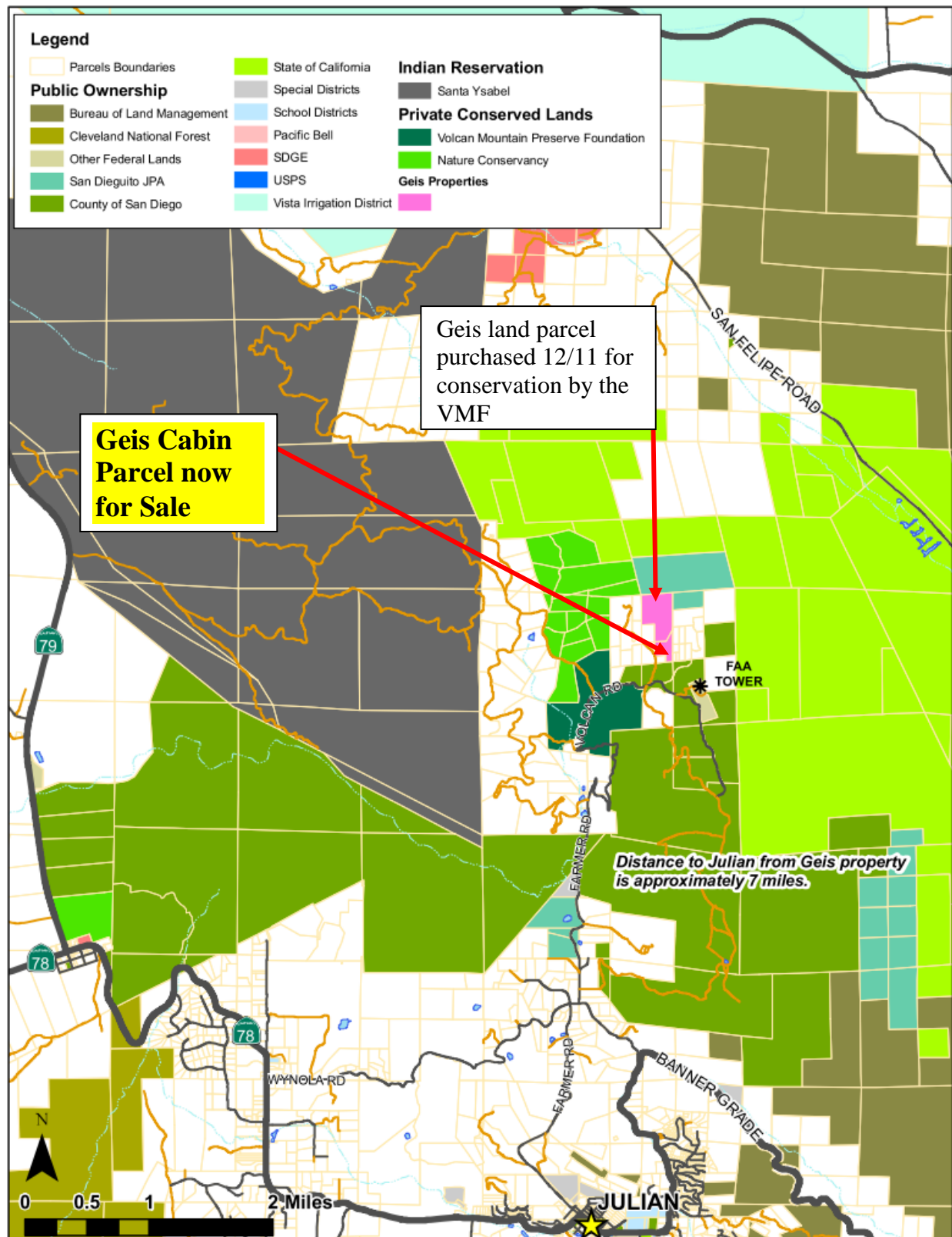
**Volcan Mountain Cabin: Regional Map of Volcan Mountain Range (Map from Conservation Significance report referenced on page 2 above)**



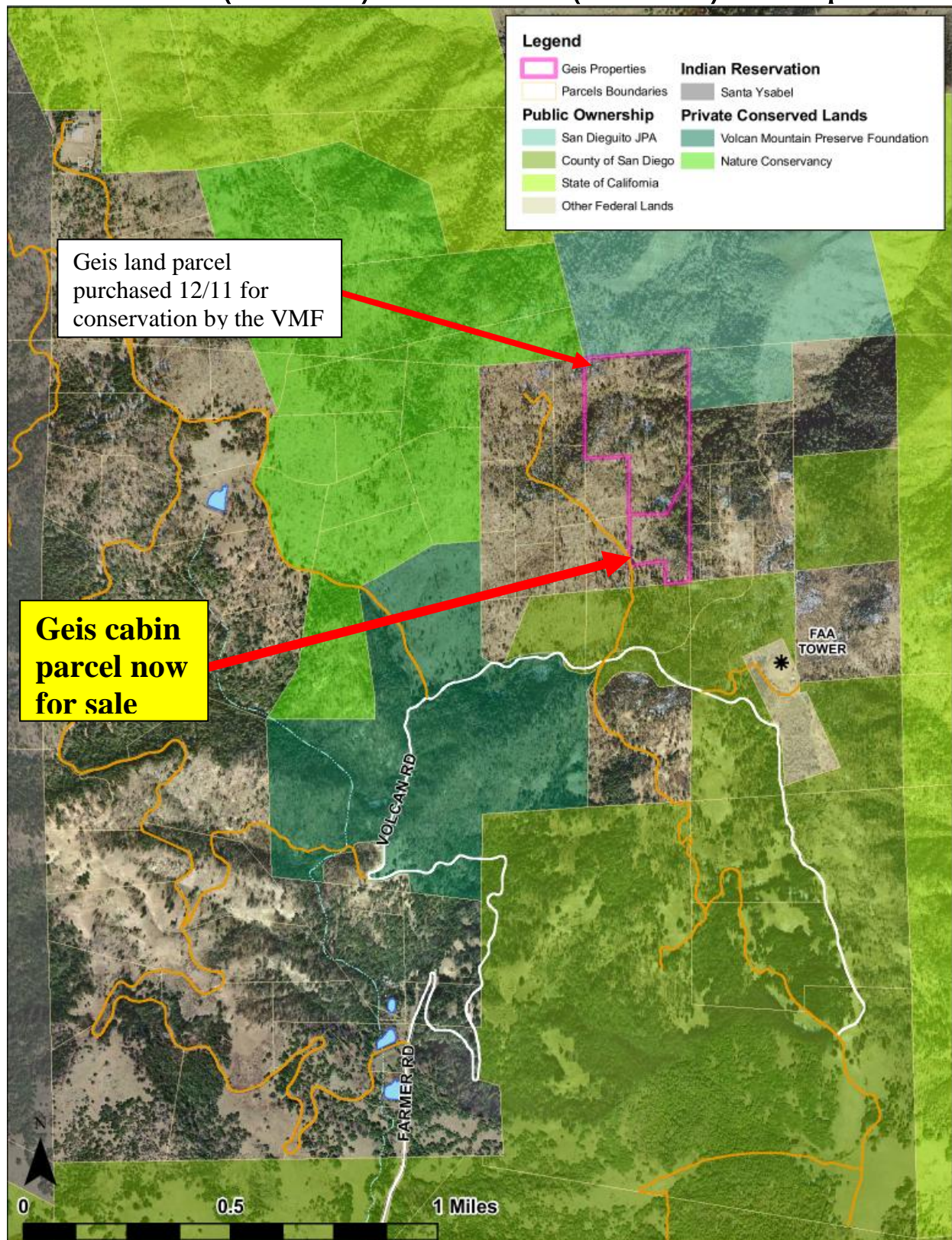
**Volcan Mountain Range**



**Volcan Mountain Cabin Regional Overview: Adjacent Public, Tribal and other Ownership, APNs 249-232-28 (14.61 acres) and 249-232-27 (50.06 acres) shown in pink.**



**Volcan Mountain Cabin Focused View: Adjacent Public, Tribal and other Ownership, APNs 249-232-28 (14.61 acres) and 249-232-27 (50.06 acres) shown in pink.**





## Volcan Mountain Cabin: View of Volcan Mountain from Julian. (Map from Conservation Significance report referenced on page 2)



IMAGE FROM KEYHOLE PLUS 2, 2005



## Confidentiality, Conditions and Disclaimer

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## Volcan Mountain Cabin: Interior Views





## Volcan Mountain Cabin: Interior Views





## Volcan Mountain Cabin: Pump house and Porch




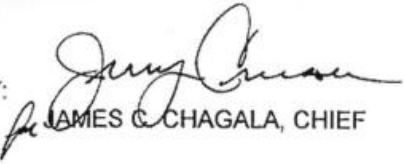


## Volcan Mountain Cabin: Views of fire recovery





**Volcan Mountain: Certificate of Compliance (Reflects Boundary Adjustment approved in 1998)**

<p>RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:</p> <p>Director of Planning and Land Use (Attn: Chief, Current Planning)</p> <p>5201 Ruffin Road San Diego, CA 92123-1666</p> <p>Mail Station 0650</p>	<p>1579</p>	<p>DOC # 1998-0709167</p> <p>OCT 30, 1998 2:57 PM</p> <p>OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE GREGORY J. SMITH, COUNTY RECORDER FEES: 13.00</p>
<p>SPACE ABOVE THIS LINE FOR RECORDING</p>		
<p> 1998-0709167</p>		
<p><b>CERTIFICATE OF COMPLIANCE</b> (Section 66499.35 of the Government Code)</p>		
<p>The Director of Planning and Land Use has determined that the two (2) parcels of real property described below have been divided or have resulted from a division in compliance with the Subdivision Map Act and with provisions of the San Diego County Code adopted pursuant hereto.</p>		
<p>Owner: JOHN E. GEIS, SR.</p>		
<p>Description: See Exhibit "A", attached.</p>		
<p>NOTE: The description in Exhibit "A", attached, has been provided by the owner of the property and neither the County of San Diego nor any of its officers or employees assume responsibility for the accuracy of said description.</p>		
<p>This Certificate of Compliance shall in no way affect the requirements of any other County, State, Federal, or local agency that regulates development of real property.</p>		
Date:	DEPT. OF PLANNING AND LAND USE GARY L. PRYOR, DIRECTOR	
DPL Case No.: C98-0199BA(C)1		
Assessor's Parcel No.: 249-230-08 & 12		
		BY:  JAMES C. CHAGALA, CHIEF
JCC:JOT:jcr		
Attachment		
TPMOCT/980199-1098		

DPLU# 344 (Rev. 3/97)

**Volcan Mountain: Certificate of Compliance (continued) Reflects Boundary Adjustment approved in 1998. New parcel numbers have since been assigned by the county: 249-232-28 (for cabin plus 14.61 acres) and 249-232-27 (land parcel with 50.07 acres). See new parcel map next page.**

**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND USE  
3333 ROUTE 1634, SUITE 8, SAN DIEGO, CA 92108-1603

SCALE: 1" = 400'

ZONING: A72 (Min. Lot Size: 8 AC.)

PARCEL "A":  
NET AC.: 50.06 AC.  
APN NO(S) 249-230-08

PARCEL "B":  
NET AC.: 14.26 AC.  
APN NO(S) 249-230-12

# PLAT

DATE FILED: 10-15-98

RECD BY: K. Baller

PRELIMINARY ACTION DATE: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_

FINAL ACTION DATE: \_\_\_\_\_

SIGNED BY: \_\_\_\_\_

LEGAL: A PORTION OF THE E 1/2 OF THE NW 1/4 OF SEC. 8, T12S, R4E, SBBM

HEALTH DEPARTMENT CERTIFICATION (if nec.)

Parcel A - 530' of beach line  
+100% Reserve for a 3-BR SFD.

Parcel B - 420' of beach line  
+100% Reserve for a 3-BR SFD.

-See perc lease in the name of John E. Geis by Patrick L. Brown RCE 18067 Dated 10-7-98

Water Source: Wells

John E. Geis 10-7-98

NOTE: Proposed Boundary: Existing Boundary: Different Zones: \*\*\*\*\*

CHECKLIST

File in all items above.

Vicinity map (per, scale, legal description, label, label parcel A, etc.)

Assessors Parcel No.

Label Existing line

Label Proposed line

All owners must sign on line (if filed)

Parcel(s) set area only

Parcel(s) dimensions

Structure setbacks (if less than 100')

Structure(s) Use

Street name & width

Dedicated Open Space

No utility easements

No bearings/curve data

PARCEL OWNER(S) JOHN E. GEIS, SR.

ADDRESS P. O. BOX 1112

CITY JULIAN, CA ZIP 92036 PHONE (760) 765-2100

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: John E. Geis (Print name here) JOHN E. GEIS

PARCEL C OWNER(S) (if Applicable) \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

DPLM239 (1/78)

PARCEL BOWNER(S) BANK OF COMMERCE AS IRA

ROLLOVER FBO JOHN E. GEIS, SR.

ADDRESS P. O. BOX 1112

CITY JULIAN, CA ZIP 92036 PHONE (760) 765-2100

THIS PLAT WAS PREPARED WITH MY/OUR KNOWLEDGE AND CONSENT: John E. Geis as Trustee (Print name here) JOHN E. GEIS, TRUSTEE

MAP PREPARED BY (SIGN) Patrick L. Brown 18067 (Print name here) PATRICK L. BROWN

ADDRESS P. O. BOX 442

CITY JULIAN, CA ZIP 92036 PHONE (760) 765-1343



# Volcan Mountain: Assessor Parcel Map

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

