



CALICO RANCH

PROPERTY REPORT

ADDRESS: 3650 Calico Ranch Road, Julian, CA 92036

DESCRIPTION: The Calico Ranch compound is comprised of the 3,308 estimated square foot main ranch-style home, a 1,971 estimated square foot guest cottage/bar and game room/bunk house facility, and the caretaker's private dwelling. The total square footage of living space is 5,279 estimated square feet, including 5 bedrooms, 2 optional bedrooms, 4 and ½ bathrooms. Built in 1981 and completely remodeled in 1991, the masterful rock work, woodworking craftsmanship, and tile roof construction have resulted in a timeless ranch style look with no signs of age.

PRICE: \$1,850,000.00

APN: 248-170-26

MLS: Exclusive

CONTACT: *Donn Bree* Donn@Donn.com www.DONN.com 800-371-6669

CALICO RANCH

Calico Ranch Road, Julian, CA 92036



\$1,850,000



MULTIFACETED

Mountain Ranch Estate

The Calico Ranch compound is comprised of the 3,308 estimated square foot main ranch-style home, a 1,971 estimated square foot guest cottage/bar and game room/bunk house facility, and the caretaker's private dwelling. The total square footage of living space is 5,279 estimated square feet, including 5 bedrooms, 2 optional bedrooms, 4 and ½ bathrooms. Built in 1981 and completely remodeled in 1991, the masterful rock work, woodworking craftsmanship, and tile roof construction have resulted in a timeless ranch style look with no signs of age.



CREB# 01109566

NMLS# 243741



RED HAWK REALTY

Junction Hwy 78 & Hwy 79

Santa Ysabel, CA 92070

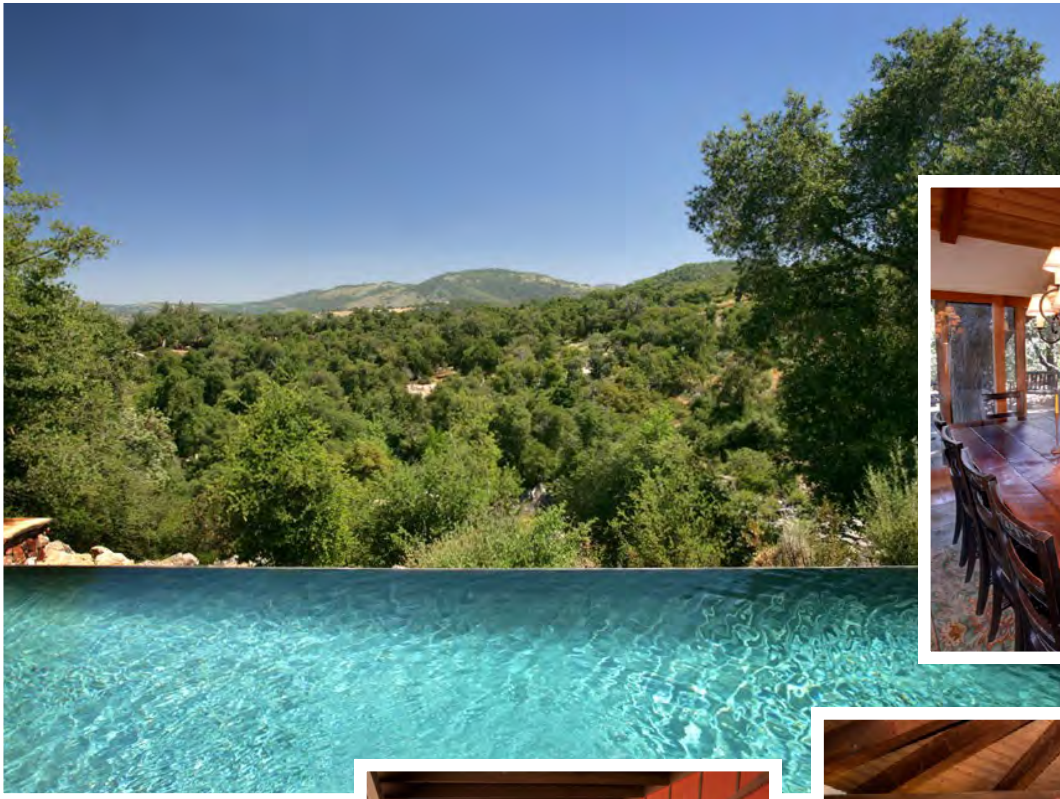
Donn@Donn.com

Www.DONN.com

We Know The Back Country!



APN 248-170-2600



RELAX and UNWIND

The original **CALICO RANCH** home site is located in highly desirable Wynola, a picturesque rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa Ysabel. Featuring a quaint and thriving commercial village, Wynola is home to some of Southern California's prettiest ranch property.

Entry onto the 10.49 acre estate is across a well maintained, two lane, rock base ranch road, which gives way to a paved private road once across the Coleman Creek stream bed meadow. Winding through a large healthy apple orchard, the road disappears into a canopy of ancient oaks. At the junction of Calico Ranch Road, Calico Ranch Gate, and Coleman Creek, which runs through the property, is the west boundary of the ranch. The scenic stream pools below the large patio and entertainment area into a natural pond dammed by one of the many examples of incredible rockwork displayed around the property. Animal lovers will appreciate the quality and functionality of the equestrian facilities; custom stables, an arena and shaded pasture with water. Ample feed storage, a full workshop, large storage stall, storage shed, and chicken coop make this a turnkey animal sanctuary. Views from the main home capture all of the esthetic elements: the functional and well-designed patio and outside entertainment area in the foreground, the vanishing edge pool giving way to the stream and pond slightly beyond, and the mountains ultimately giving way to the horizon north and west over the top of the trees below the home site. The contiguous two 10 acre parcels flanking the estate will be made available first to the buyer of this offering.



"We Know The Back Country!"



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PROPERTY DESCRIPTION



Julian Dream Home

Calico Ranch
248-170-2600
3650 Calico Ranch Road
Julian, CA 92036



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INTRODUCTION & OVERVIEW

The original **CALICO RANCH** home site is located in highly desirable Wynola, a picturesque rural community bridging San Diego County's favorite backcountry destination, Julian, and the cattle ranching community of Santa Ysabel. Featuring a quaint and thriving commercial village, Wynola is home to some of Southern California's prettiest ranch property. High ground water beneath the rolling meadow terrain in the Wynola area supports a healthy and wide range of plant and animal life. Hidden within a forest of coast live oak in this beautiful setting is the Calico Ranch house, masterfully designed and built to fit perfectly into the naturescape.

Entry onto the 10.49 acre estate is across a well maintained, two lane, rock base ranch road, which gives way to a paved private road once across the Coleman Creek stream bed meadow. Winding through a large healthy apple orchard, the road disappears into a canopy of ancient oaks. At the junction of Calico Ranch Road, Calico Ranch Gate, and Coleman Creek, which runs through the property is the west boundary of the ranch. The scenic stream pools below the large patio and entertainment area into a natural pond dammed by one of the many examples of incredible rockwork displayed around the property.

A promising automated gate invites the guests into a manicured landscape along a short road to the main ranch house under a dense canopy of oaks looking over the stream. A fun house; perfect for entertaining; the artist's and/or musician's hideaway; the busy professional's reprieve; a child's wonderland; the nature seeker's sanctuary. Equestrian enthusiasts, animal lovers, farmers, and wine connoisseurs and vintners would all be at home here. This comfortable private home is a only a couple of minutes driving time from Julian and suitable or a full-time residence, weekend get-a-way, or family retreat.

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Entry into the main ranch home is through a spacious foyer, which, in turn, opens into the living area of the home – and never-ending views. The kitchen features top-line appliances and an open floor plan. Tasteful custom woodwork anchors the ranching décor without compromising comfort and class.



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Built into the bank beneath the outdoor entertaining area is a spacious, custom rock and wood constructed *wine cellar*. The cellar access overlooks the creek and has seating around a custom wood table for two from which the view will not disappoint. Supplementing the constant temperature of the subterranean cellar is a specialized climate control unit, insuring the perfect temperature and humidity for storing your wine collection.

Views from the main home capture all of the esthetic elements: the functional and well-designed patio and outside entertainment area in the foreground, the vanishing edge pool giving way to the stream and pond slightly beyond, and the mountains ultimately giving way to the horizon north and west over the top of the trees below the home site. The contiguous two 10 acre parcels flanking the estate will be made available first to the buyer of this offering.

Animal lovers will appreciate the quality and functionality of the equestrian facilities; custom stables, an arena and shaded pasture with water. Ample feed storage, a full workshop, large storage stall, storage shed, and chicken coop make this a turnkey animal sanctuary.

Healthy indigenous chaparral-oak woodland-riparian habitats form the backdrop to the family farm. A fenced garden plot, family fruit trees, and producing grape vines from which wine has been bottled, round out the sustainable, self-contained nature of the ranch.

A recently installed solar system produces and sells back electricity to the local power provider. Water for the property is provided from a private well on the property. Private septic systems are designed to recycle sewage on site. There is ample wood on the property to fuel the dwelling stoves and fireplaces.

NATURAL SETTING

Ancient oaks and rock formations in the general area give this site privacy and character. The surrounding area is sparsely populated with custom homes and ranches blending into a landscape of rolling hills and valleys. Wildlife is abundant in the area: deer and turkey, bobcats and fox roam freely, while raptors and other rare species of animals can still be found here because of the abundance of water and cover in this rural area.



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AREA INFORMATION

Agriculture and tourism are the dominant economic activities in the Julian area. Horse and cattle ranches are the backdrop for the landscape of light residential development. Gaming and recreational activities are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

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 - which is presently undergoing a 50 million dollar renovation, and Borrego Springs, hunting and fishing, dining, wine tasting along the nearby San Diego-Temecula wine country corridor, 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, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.



2481702500

2481702600

2481701700

Calico Ranch Rd

78

Farley Rd

Wynola Rd

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Google earth

Imagery Date: 8/23/2010 33°05'14.25" N 116°38'28.56" W elev 3667 ft eye alt 8819 ft



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

PARCEL: 2481702600

Report generated 5/15/2013 7:43:47 AM

Staff Person: _____

Zoning & General Plan Information

APN: 2481702600

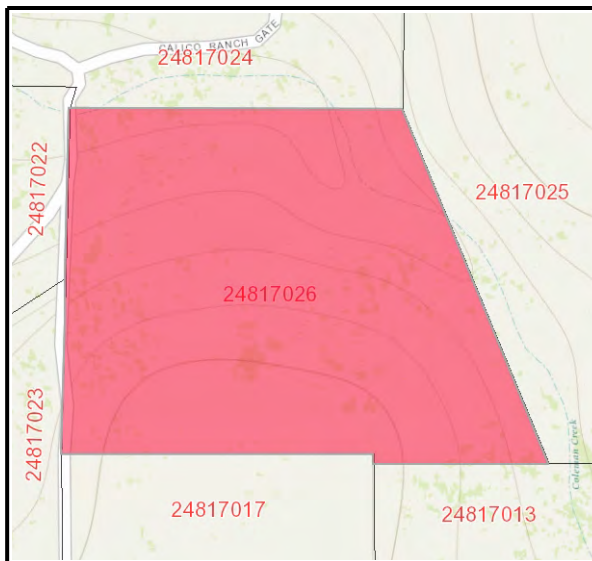
Legal Lot: _____

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		L
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	8AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback (Contact your Fire Protection District for additional setback requirements)	C
	Open Space	-
SPECIAL AREA REGULATIONS		-

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

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)	Permitted												X	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		
	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		
	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			
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.