



## PROPERTY REPORT

**ADDRESS:** 4554 Boulder Creek Road, Julian, CA 92036

**DESCRIPTION:** This stunning gated 41<sup>+/-</sup> ACRE *Equestrian Ranch* is located in the heart of San Diego County's horse country. This turnkey estate ranch is a scenic one hour drive north of the San Diego metropolitan area in the heart of the famous Julian Mining District near the town of Julian. This magnificent ranch is presently used as a private equestrian facility and family retreat. This stunning ranch property, consisting of three separate legal parcels on the western margin of the exclusive Pines Hills area, is shown by appointment only.

**PRICE:** \$2,495,000.00

**APN:** 289-191-08, 09, 10-00

**MLS:** 140059381

**CONTACT:** Donn Bree

[Bree@Donn.com](mailto:Bree@Donn.com)

800-371-6669

Gina Norte

[gina@gina.norte.com](mailto:gina@gina.norte.com)

760-271-6012

# 41+ Acre Equestrian Ranch

4554 Boulder Creek Road, Julian CA 92036



**\$2,495,000**

This stunning gated **41+ ACRE turnkey Estate & Equestrian Ranch** is located in the heart of San Diego County's horse country.

## HIGHLIGHTS

- 4,706 sq ft / 5 bdrm, / 3 1/2 bath
- Gourmet kitchen
- 3 car garage + 4-car detached classic car garage
- Detached 4-vehicle recreational utility barn
- Lush horse property with 2 wells & 2 ponds and 11 pastures (all with automatic water & 2 pastures with 2 stall pasture barns).
- Family fruit orchard
- First-class equestrian facilities
- Professional 125' arena
- 7-stall stable with versatile corrals, hay barn and tack barn
- Guest house: 960 sq ft / 2 bdrm / 2 bath



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LAND - LOANS  
**760-271-6012**  
[www.ginanorte.com](http://www.ginanorte.com)  
*We Know The Back Country!*

DRE#01952943

**RED HAWK REALTY**

Junction Hwy 78 & 79 - Santa Ysabel CA 92070

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CREB# 01109566 NMLS#24371

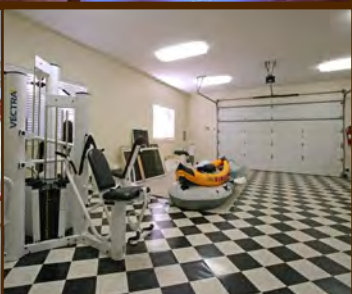
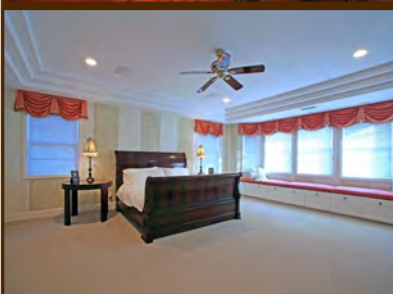
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**800-371-6669**  
CRANFORD Real Estate Group  
California 9001 107 West & 107 North



**This turnkey estate ranch** is a scenic one hour drive north of the San Diego metropolitan area in the heart of the famous Julian Mining District near the town of Julian. This magnificent ranch is presently used as a private equestrian facility and family retreat. It consists of three separate legal parcels on the western margin of the exclusive Pine Hills area.

**Topographically**, the ranch is varied with large, mature oaks. The core of the ranch features a very gentle slope entering the ranch while traveling toward the main home and outbuildings. Wildlife is abundant: deer and turkey roam freely while raptors and other species can also be found on the ranch.



relax REJUVENATE

|                                               |                                 |                                    |                              |
|-----------------------------------------------|---------------------------------|------------------------------------|------------------------------|
| <b>Detached</b>                               | <b>Current Status: ACTIVE</b>   | <b>Current Price: \$2,495,000</b>  | <b>Client Preferred 1</b>    |
| MLS #: <a href="#">140059381</a>              |                                 | <b>Original Price: \$2,495,000</b> | <b>MT</b>                    |
| Address: 4554 Boulder Creek Road              |                                 | <b>Sold Price:</b>                 | <b>DOMLS 0</b>               |
| City,St: Julian,CA Zip:92036                  | <b>Community: JULIAN</b>        | <b>LP/SqFt 430.99</b>              | <b>List Date: 10/28/2014</b> |
|                                               | <b>Neighborhood: Eagle Peak</b> | <b>SP\$/SqFt</b>                   | <b>COE Date:</b>             |
| Bedrooms: 5 Full Baths: 3 Est. SqFt: 5,789    | <b>Complex:</b>                 |                                    | <b>Short Sale: No</b>        |
| Optional BR: 1 Half Baths: 1 Year Built: 1996 | <b>Restrictions: Call Agent</b> |                                    |                              |
| Total Bds: 6 Total Baths: 4                   | <b>MandRem None Known</b>       |                                    |                              |



**Directions:**  
 STUNNING GATED HORSEMAN'S DREAM ESTATE. TWO BEDROOM GUEST HOUSE, 7 STALL STABLE, HAY BARN, TACK BARN, 4-CAR CLASSIC CAR GARAGE BESIDES ATTACHED 3-CAR GARAGE, 4 VEHICLE RV BARN, GAZEBO, CHICKEN HOUSES, TWO PONDS, TWO WELLS, FRUIT ORCHARD, ELECTRIC GATES, TOTALLY FENCED. VERY PRIVATE & QUIET. SHOWN BY APPOINTMENT ONLY.

|                       |                                 |                                               |
|-----------------------|---------------------------------|-----------------------------------------------|
| Home Owner Fees: 0.00 | Attached Style:                 | Wtr Dist:                                     |
| Other Fees: 0.00      | Unit Location:                  | School Dist: Julian High School, Julian Union |
| Other Fee Type:       | Est. % Owner Occupancy:         | Fireplaces(s): 1                              |
| CFD/Mello-Roos: 0.00  | Assessors Parcel: 289-191-08-00 | Fireplace Loc: Other/Remarks                  |
| Total Monthly Fees: 0 | Zoning: A72                     | Boat Facilities:                              |
| Units in Complex:     | Entry Lvl Building:             | Age Restrictions: N/ K                        |
| Units in Building:    | Entry Level Unit:               | Elevator: No                                  |

**Assessments:**  
 Complex Features Biking/Hiking Trails, Horse Facility, Horse Trails  
 Equipment Dishwasher, Disposal, Garage Door Opener, Range/Oven, Refrigerator, Satellite Dish, Shed(s)

|                                |                                                   |
|--------------------------------|---------------------------------------------------|
| Laundry Location: Laundry Room | View: Mountains/ Hills, Panoramic, Valley/ Canyon |
| Laundry Utilities: Propane     | Pool: N/ K                                        |
| Cooling: Central Forced Air    | Patio:                                            |
| Heat: Zoned Areas, Fireplace   | Pets:                                             |
| Heat Source: Wood              | Stories: 2                                        |
|                                | Water: Well on Property                           |
|                                | Sewer/Septic: Septic Installed                    |

|                                    |                          |                    |                                  |
|------------------------------------|--------------------------|--------------------|----------------------------------|
| Parking Garage: Attached, Detached | Master Bedroom: 20x23    | Family Rm: 21x28   | Approx # of Acres: 41.0000       |
| Parking Garage: 3                  | Bedroom 2: 12x17         | Kitchen: 15x18     | Approx Lot SqFt:                 |
| Parking Non-Garage: None Known     | Bedroom 3: 12x16         | Living Room: 14x17 | Lot Size: 20+ AC                 |
| Parkng Non-Garaged Spaces: 0       | Bedroom 4,5: 13x15 13x15 | Extra Rm 1:        | Lot Size Source: Assessor Record |
| Total Parking Spaces: 3            | Breakfast Area:          | Extra Rm 2:        | Irrigation:                      |
| RV Parking:                        | Dining Room: 12x18       | Extra Rm 3:        | Roof: Composition                |

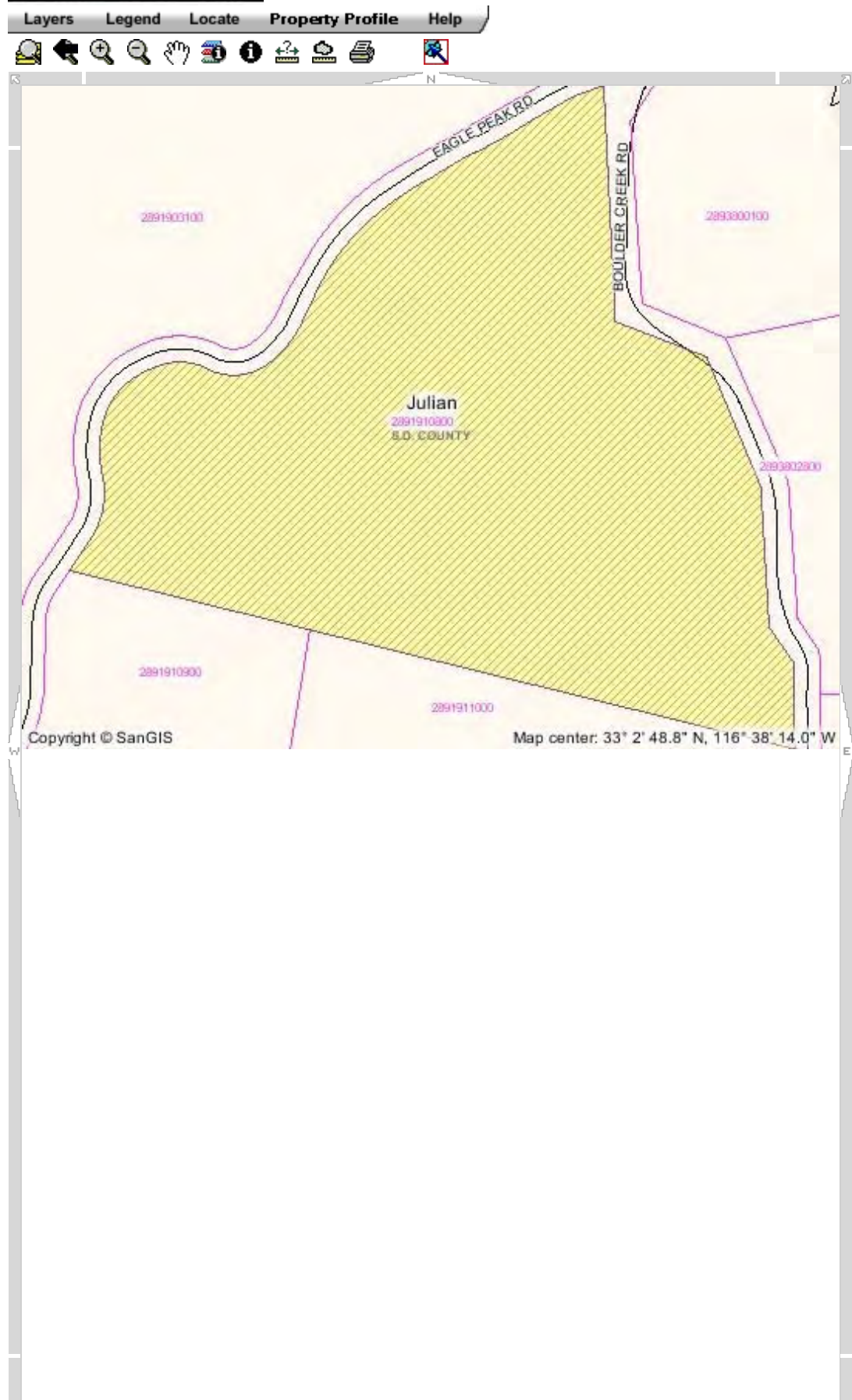
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Property Profile Map



Parcel Profile Results

APN 289-  
191-08-00  
Profile:

|                            |                                          |
|----------------------------|------------------------------------------|
| <b>ZONING</b>              |                                          |
| Use Reg                    | A72                                      |
| Animal Reg                 | O                                        |
| Density                    | .125                                     |
| Lot Size                   | 8AC                                      |
| Bldg Type                  | C                                        |
| Max Floor Area             | -                                        |
| Floor Area Ratio           | -                                        |
| Height                     | G                                        |
| Lot Coverage               | -                                        |
| Set Backs                  | C                                        |
| Open Spaces                | -                                        |
| Special Regs               | A                                        |
| Regional Cat               | ECA                                      |
| General Plan               | 19                                       |
| Plan Area                  | Julian                                   |
| Plan Group                 |                                          |
| <b>GEOCODES</b>            |                                          |
| 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 81059                      |
| Watershed                  | Inaja Hydrologic Sub Area                |
| Wetlands                   | CONTAINS WETLANDS                        |



Property Profile Map



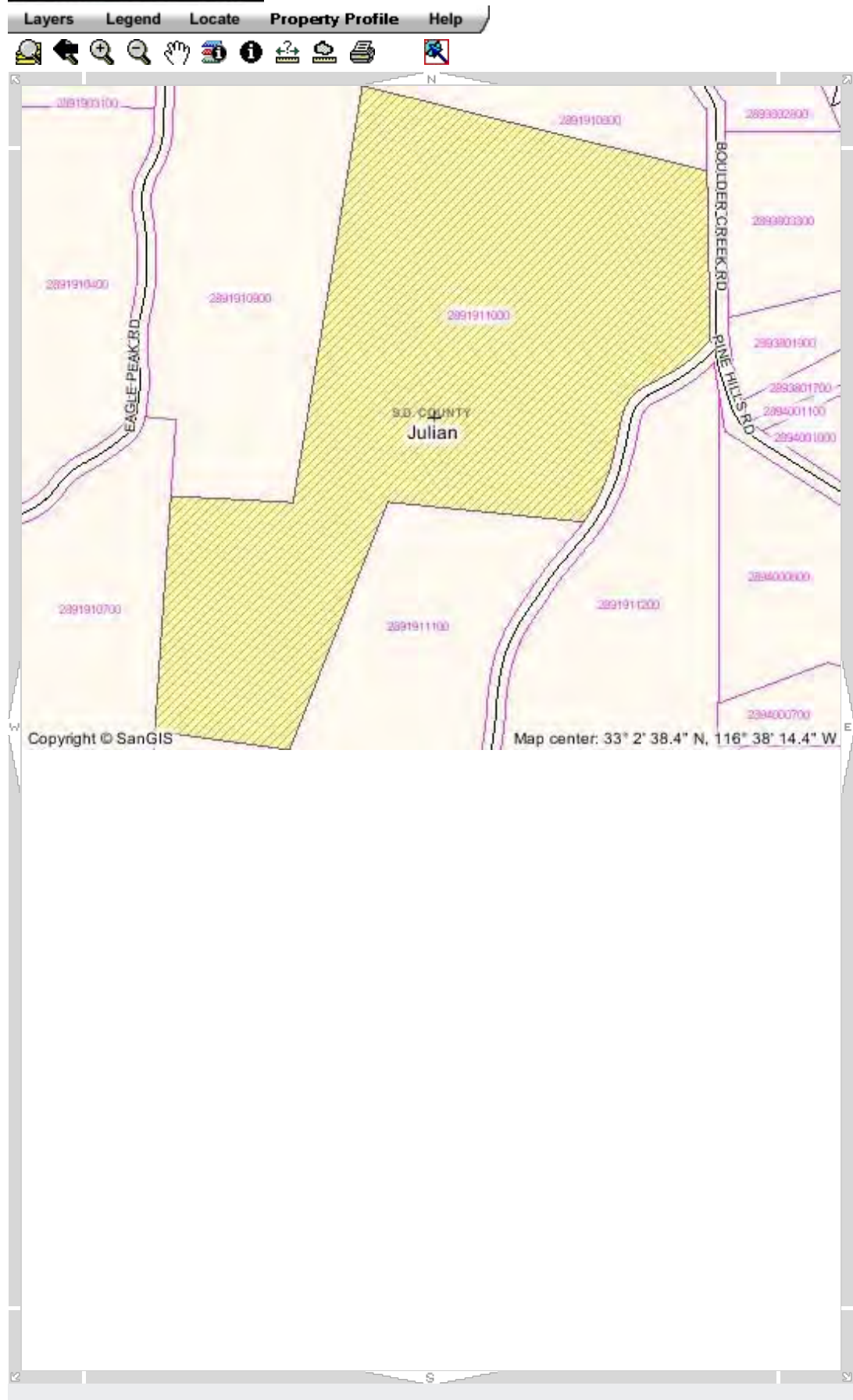
Parcel Profile Results

APN 289-191-09-00  
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|                            |                                          |
|----------------------------|------------------------------------------|
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Property Profile Map



Parcel Profile Results

APN 289-  
191-10-00  
Profile:

|                            |                                          |
|----------------------------|------------------------------------------|
| <b>ZONING</b>              |                                          |
| Use Reg                    | A72                                      |
| Animal Reg                 | O                                        |
| Density                    | .125                                     |
| Lot Size                   | 8AC                                      |
| Bldg Type                  | C                                        |
| Max Floor Area             | -                                        |
| Floor Area Ratio           | -                                        |
| Height                     | G                                        |
| Lot Coverage               | -                                        |
| Set Backs                  | C                                        |
| Open Spaces                | -                                        |
| Special Regs               | A                                        |
| Regional Cat               | ECA                                      |
| General Plan               | 19                                       |
| Plan Area                  | Julian                                   |
| Plan Group                 |                                          |
| <b>GEOCODES</b>            |                                          |
| Elementary School District | GEN ELEM JULIAN UNION                    |
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## **A72 GENERAL AGRICULTURAL USE REGULATIONS**

### **2720 INTENT.**

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### **2722 PERMITTED USES.**

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
  - Law Enforcement 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. 6268 (N.S.) adopted 4-14-82)

(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. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

### **2723 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A72 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)

#### **2724 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A72 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.

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)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

#### **2725 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A72 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 Library Services  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Auctioning  
Explosive Storage (see Section 6904)  
Gasoline Sales

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 Waste Processing (see Section 6902)  
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. 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)  
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

## PART THREE: ANIMAL REGULATIONS

GENERAL PROVISIONS

## 3000 TITLE AND PURPOSE.

The provisions of Section 3000 through Section 3999, inclusive, shall be known as the Animal Regulations. The purpose of these provisions is to replace the Use Regulations pertaining to the keeping of animals with provisions regulating the density of animals and the setbacks of animal enclosures in order to achieve the varying objectives of the County's urban and rural areas and the individual needs of different communities and neighborhoods regarding the quality of the environment. (These regulations were formerly a part of the Neighborhood Regulations.)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

## 3010 ANIMAL REGULATIONS AS PART OF ZONE.

An Animal Designator, if required pursuant to these regulations, together with a Use Designator, as specified in Section 2000 through Section 2999, inclusive; a Development Designator, as specified in Section 4000 through Section 4999, inclusive; and any Special Area Designator, as specified in Section 5000 through 5999, inclusive; shall together describe a zone which conveys regulations of uses, buildings and other structures within San Diego County.

(Amended by Ord No. 8166 (N.S.) adopted 10-21-92)

## 3020 LIMITATION ON SELECTION OF ANIMAL DESIGNATORS.

Animal Designators shall be limited to those specified in the schedule(s) within these regulations. Alterations to such schedule(s) shall be made pursuant to the conditions and subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

## 3025 ANIMAL DESIGNATORS.

All applications of the Animal Regulations shall contain designators appropriate and auxiliary to the zone's use regulations. When a designator is not included for the Animal Regulations, a dash ("-") shall occupy the location normally occupied by the designator to indicate that no animals are allowed other than those not subject to the Animal Schedule at Section 3110 as described in the "Notes" applicable to said schedule .

(Amended by Ord. No. 5976 (N.S.) adopted 1-28-81)

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

3030

3030 CHANGES IN ANIMAL REGULATIONS.

Relaxation of regulations specified within the Animal Regulations shall be subject to the provisions of the Variance Procedure commencing at Section 7100 or the Use Permit Procedure commencing at Section 7350. Change of designators specified within Animal Regulations shall be subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

3035 DESCRIPTION OF DESIGNATOR.

The Animal Designator shall be indicated by a capital letter referring to the corresponding row in the Animal Schedule at Section 3100. The Animal Schedule shall specify the restrictions and density ranges for animal use types as well as the applicable column of the Animal Enclosure Setback Table at Section 3112.

(Repealed and Reenacted by Ord. No. 8166 (N.S.) adopted 10-21-92)

3040 SPECIFIC PLANS

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Animal Regulations in this part shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

**3100 ANIMAL SCHEDULE.**

Animal designators used within the Animal Regulations shall be limited to those in the following Animal Schedule. The Animal Schedule is incorporated into this section, and all references to this section shall include references to it.

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

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)

(Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)

(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)

(Repealed and Reenacted by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

