



PROPERTY REPORT

ADDRESS: 4554 Boulder Creek Road, Julian, CA 92036

DESCRIPTION: This stunning gated 41^{+/-} 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: Contact Broker for Pricing.

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

MLS: Not Posted

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 *cell*; 800-371-6669 *office*.



Equestrian Ranch

4554 Boulder Creek Rd., Julian, CA 92036

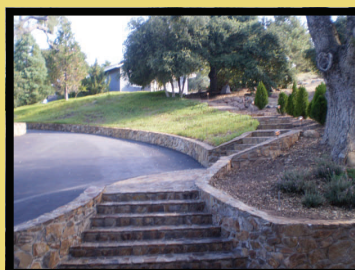


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Of great importance are the various directions from which the ranch can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this undiscovered equestrian paradise.



Call Broker For Price!



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CREB#01109566

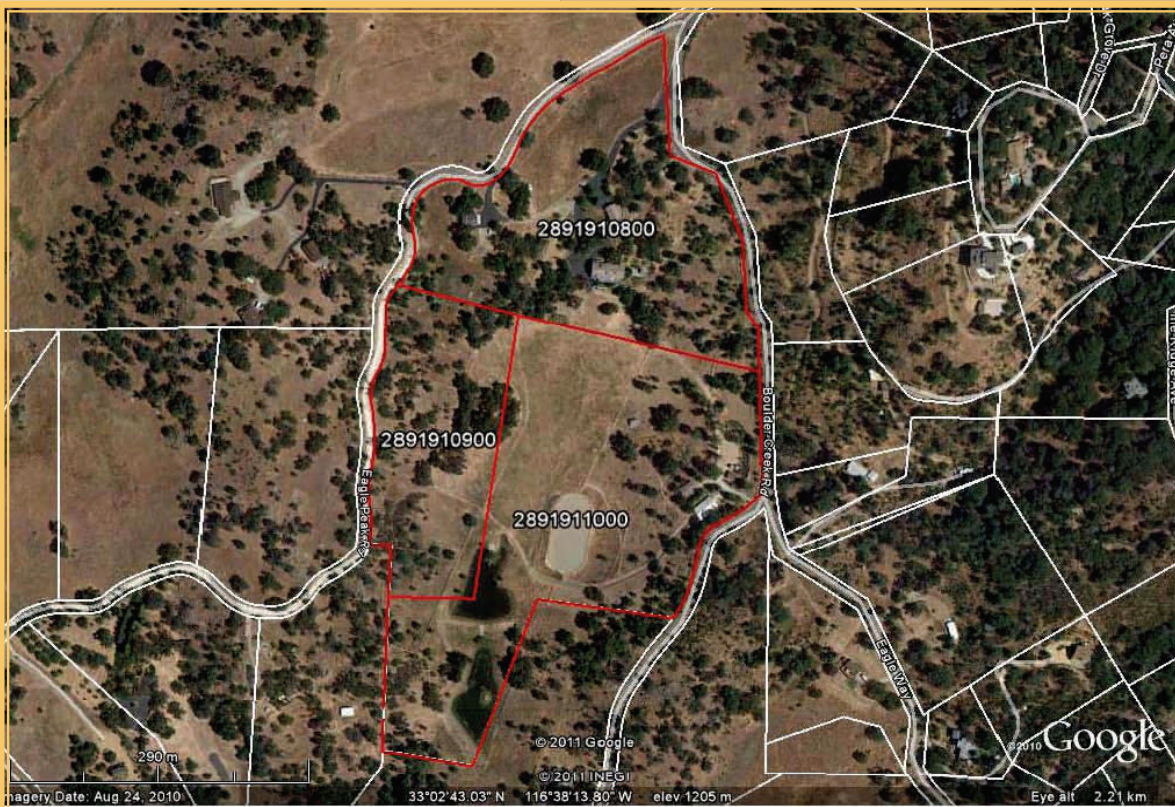
DONN BREE
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800-371-6669

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
 Santa Ysabel, CA 92070

Donn@donn.com





Topographically, the ranch is varied. The core of the ranch features a very gentle slope entering the ranch while traveling toward the main home and outbuildings. Beyond and below the main home, one enjoys a commanding view of the equestrian facility and two sizeable ponds located on the southern end of the property.

Large, mature oaks dominate the indigenous landscape. Great consideration was given to the natural beauty of this property when

incorporating the substantial improvements found on this landmark ranch. It is evident from the foliage that water is abundant on the ranch.

Wildlife is abundant on the ranch: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water and cover. The spectacular

2-level main home is situated on a separate 13.83 acre parcel and features 5 bed rooms and 3 1/2 bathrooms in 4,706 square feet of open living space. The gourmet kitchen is ideal for entertaining. There is ample room for large extended families and organizational retreats.

In addition to the attached three-car garage, there is a 4-car detached classic car garage and a separate detached 4-vehicle recreational vehicle barn.

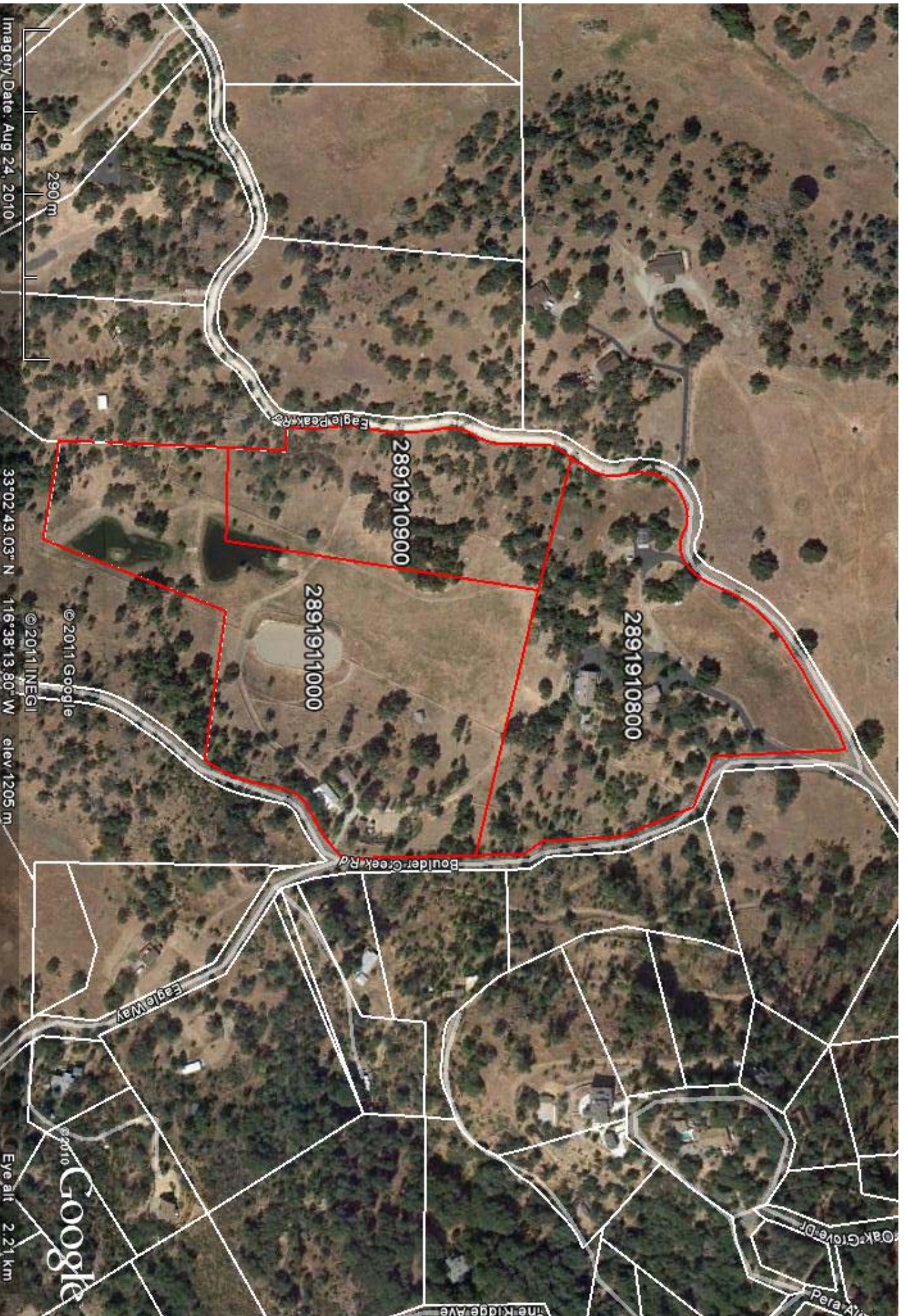
The 2 bedroom and 2 bathroom, 960 estimated square foot guest home has a separate access from Boulder Creek Road. This 19.57 acre separate legal parcel shares the equestrian facilities.

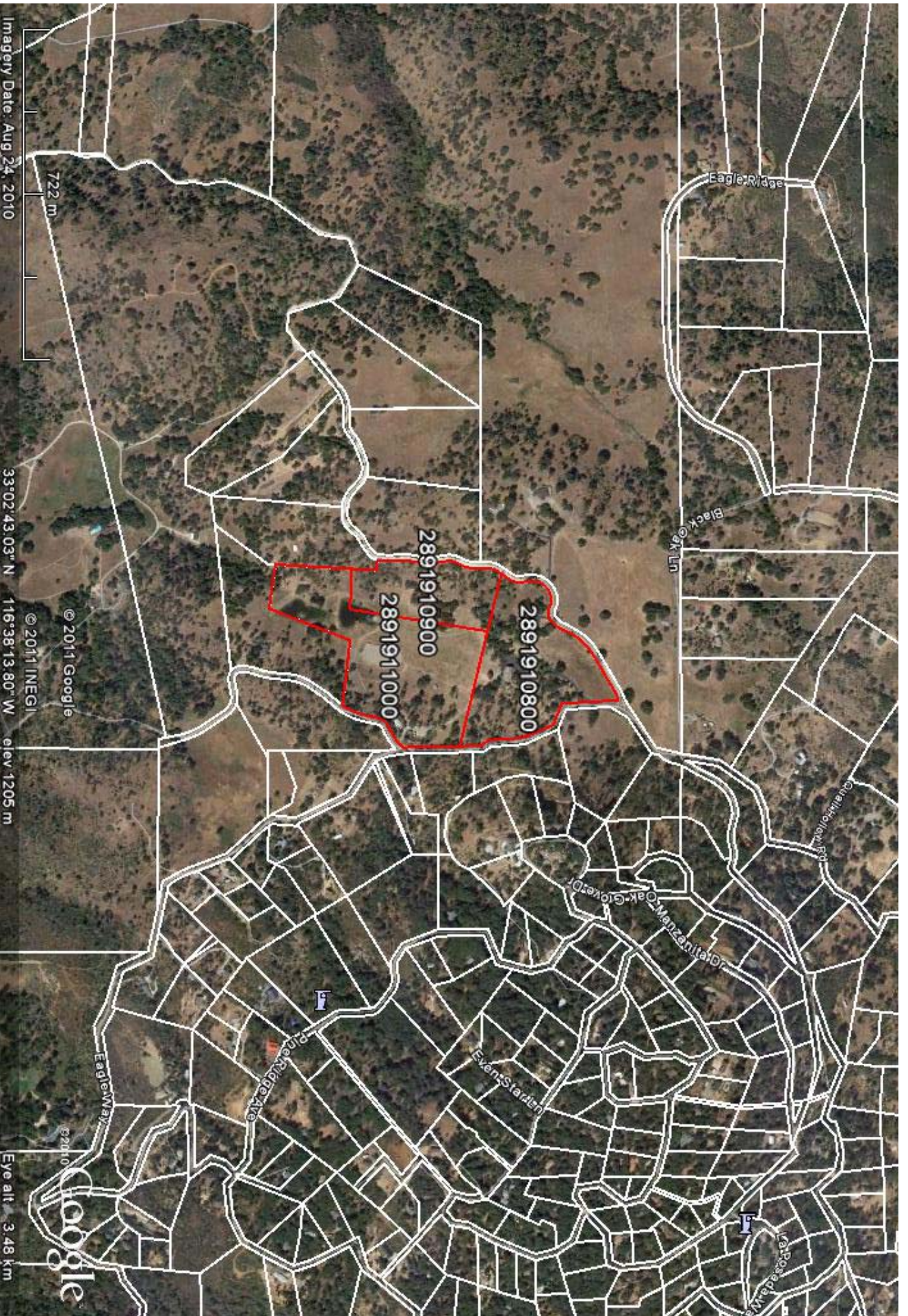
Enveloping and cross-fencing the entire estate is nearly two miles of new white vinyl fencing, complete with a perimeter hot strap. Centered in a large open pasture area is a professional 125' arena. A 7-stall stable, versatile corrals, hay barn, and tack barn round out the first-class equestrian facilities.

This lush horse property has two wells, two beautiful ponds, a family fruit orchard, and plenty of room for accommodating a variety of other family avocations.

A third separate legal parcel of 8.01 acres borders the ranch's west side and has no improvements.

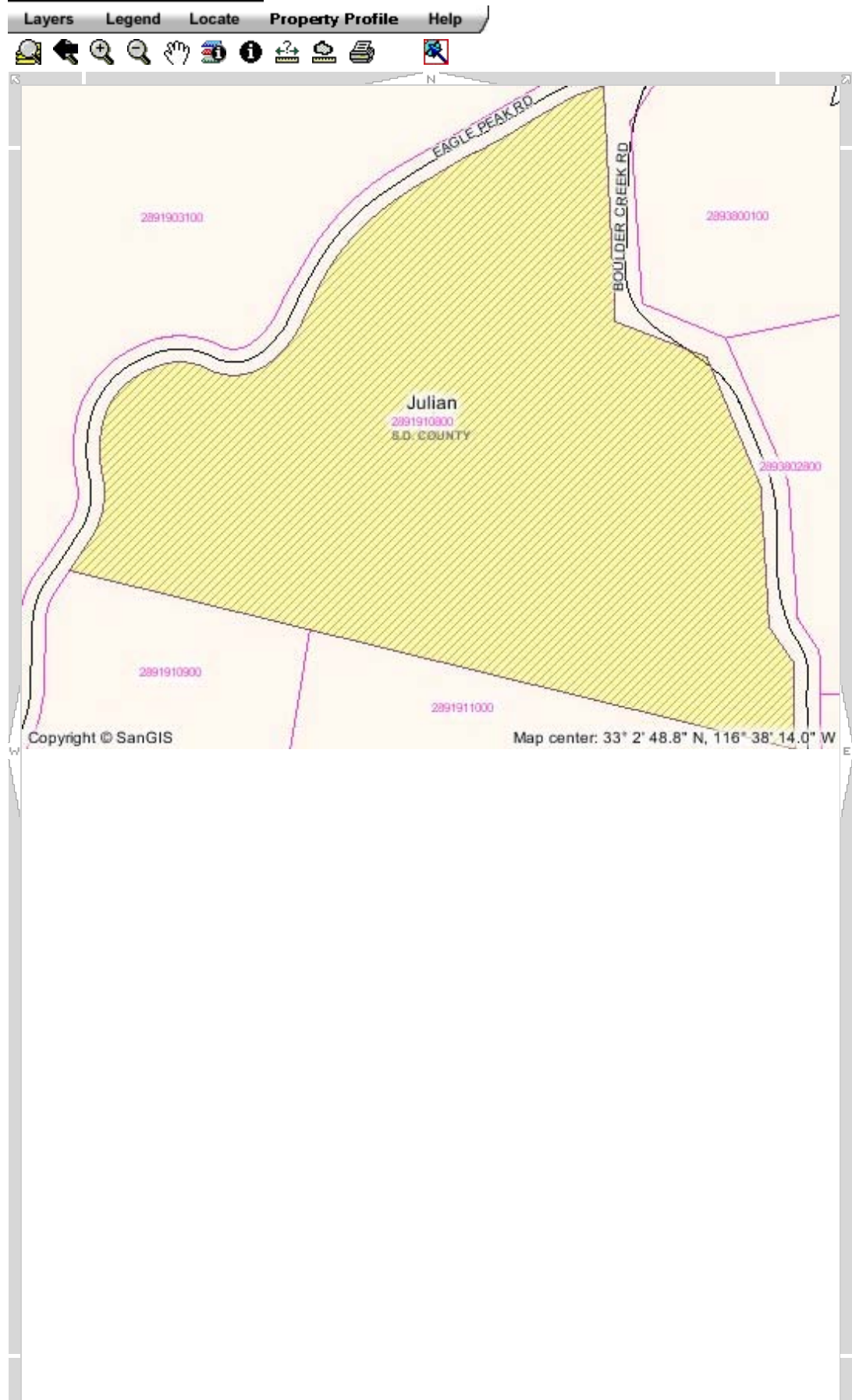








Property Profile Map



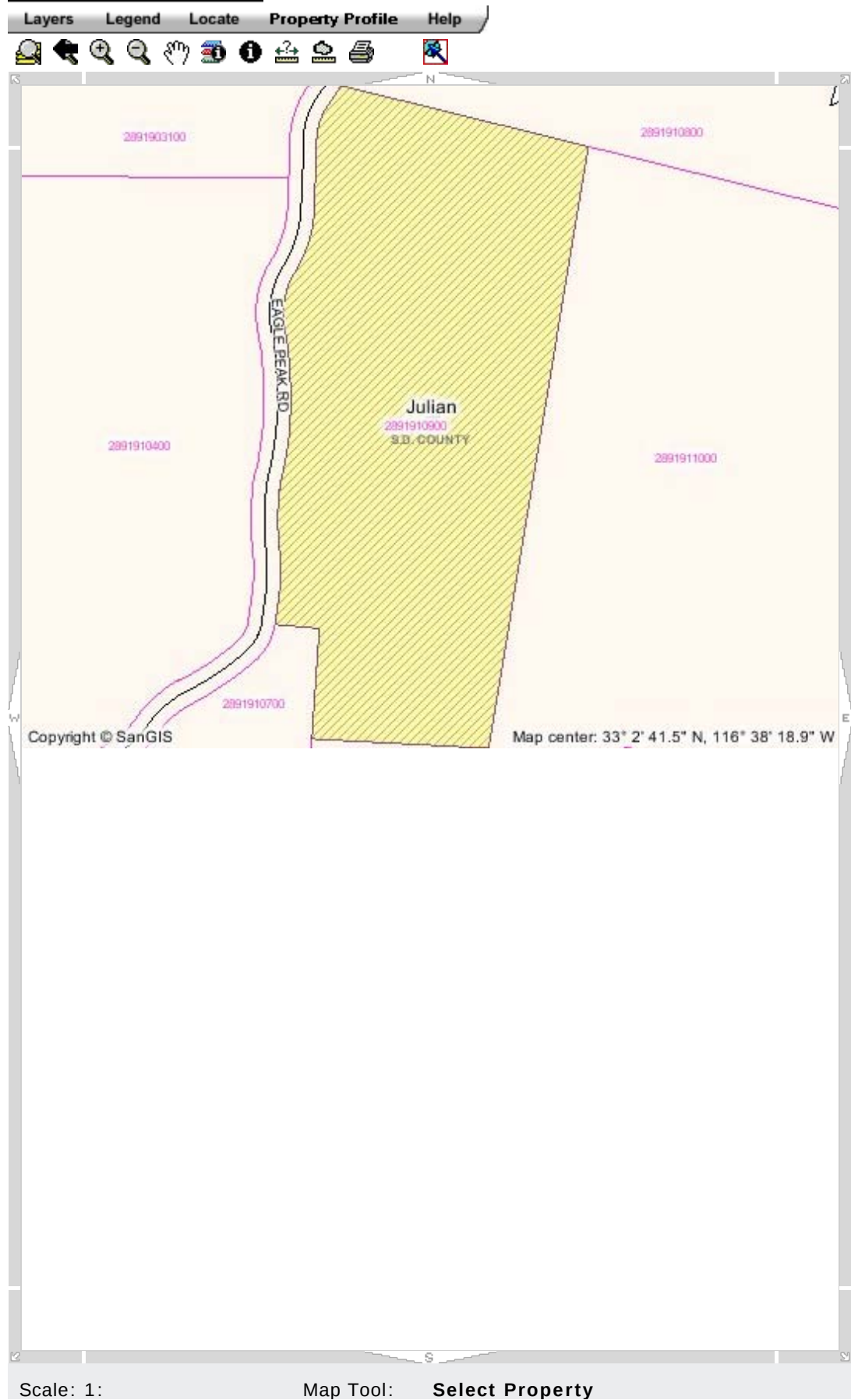
Parcel Profile Results

APN 289-
191-08-00
Profile:

ZONING	
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	
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 Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81059
Watershed	Inaja Hydrologic Sub Area
Wetlands	CONTAINS WETLANDS



Property Profile Map



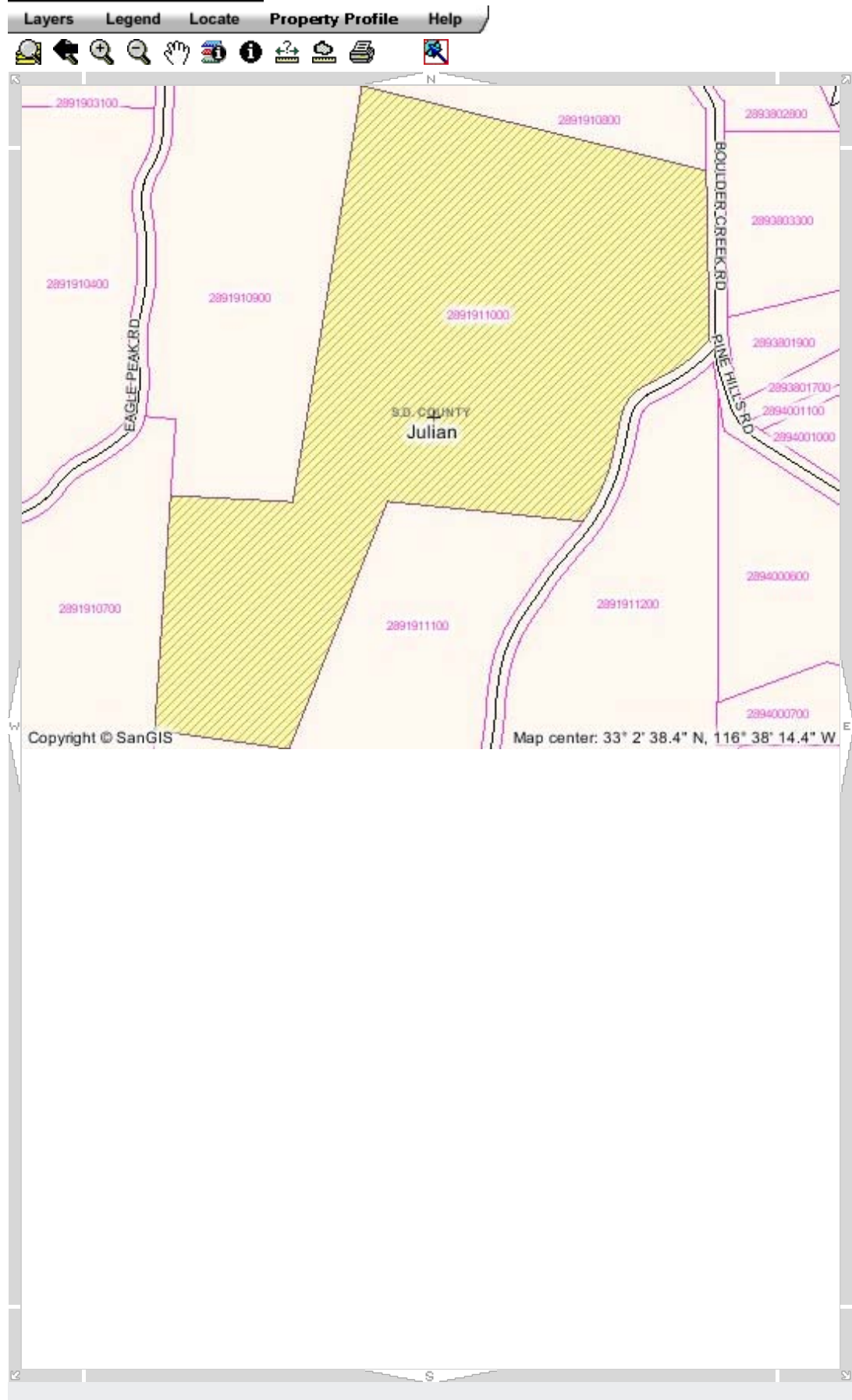
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A72 GENERAL AGRICULTURAL USE REGULATIONS

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)