



Old West Ranch

Address: Ramona, CA 92065

Description: Welcome home to Old West Ranch; the pinnacle of incredible views, open land, and grand opportunity to realize your dreams. Located in the heart of one of San Diego County's most coveted equestrian communities, Old West Ranch offers four magnificent view parcels. Elegant, white rail fencing lines the road as you arrive at this exclusive locale, surrounded by extraordinary views and exceptional homes. Each Old West Ranch parcel offers a wealth of opportunities and embodies the essence of this quiet country community. Private equestrian trails traverse the entire perimeter of this 333.54 acre collective, affording convenience and accessibility. Ideal for vineyards, equestrian facilities and custom estates. Come explore Old West Ranch and realize your Heritage Ranch dreams here today!

APNs: 288-090-19-00, 288-090-20-00, 288-090-21-00, 288-090-22-00

Contact: Donn Bree; Donn@Donn.com; 800-371-6669

Diane Means; DMeansRedHawk@gmail.com; 760-213-1155

www.OldWestRanchCA.com

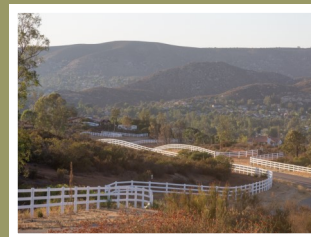
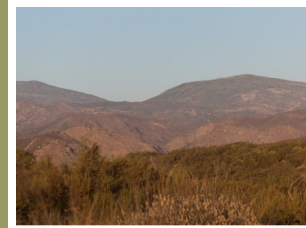
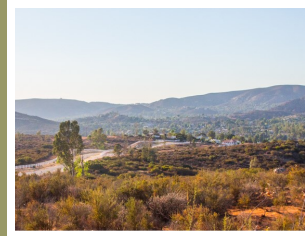
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Ramona, CA 92065



GATEWAY TO A GREAT AMERICAN LIFESTYLE
www.OldWestRanchCA.com

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Property Features

- Four View Parcels
- Water Wells
- Equestrian Trails
- Gated Entry
- Partially Fenced
- Flexible Zoning
- Buildable Sites
- Convenient Locale
- Useable Acreage
- Heritage Property

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070
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CA DRE# 01891996

www.DONN.com

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TRAILS END - 101.19 ACRES

Offered at \$895,000

Parcel A of the Old West Ranch is “Trail’s End”, the second largest of the offerings. This stunning view parcel, accessed by way of Rancho Barona Road, features elegant white fencing along the paved frontage, leading to a beautiful gated entry. Unique to this property is its assurance of preservation.

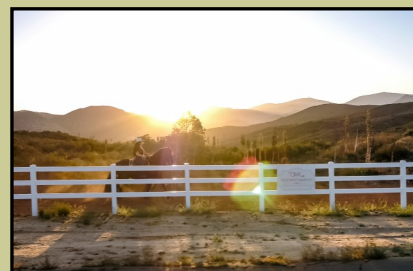
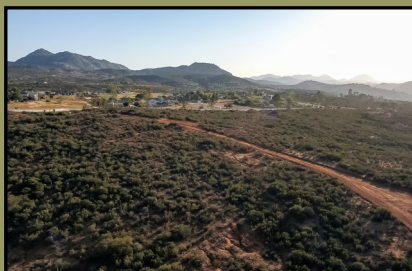
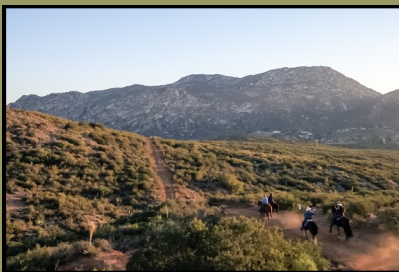
Bordering the Cleveland National Forest at its south-easterly boundaries, views and privacy will be in place for generations to come. Four wells are located on the property and power is nearby. Flexible A70 zoning and “L” animal designator make this an ideal spot for a wealth of agricultural and equestrian ventures.



BUCKSKIN - 108.29 ACRES

Offered at \$849,000

Parcel B is known as “Buckskin” and is the largest offering in the collection. Several potential home sites, frontage road fencing and a beautiful gated entry make this property a stunning part of the Old West Ranch collective. Paved access off Rancho Barona Road leads to the entry where power is nearby. There are two wells on the parcel and it shares A70 zoning with the “L” animal designator.



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PALOMINO - 68.78 ACRES

Offered at \$749,000

Parcel C is known as “Palomino”. This property shares the impressive views with the neighboring Old West Ranch offerings, capturing both stunning sunrise and sunset scenery. Beautiful white rail fencing lines the frontage road along the property and two gated entries are accessed off paved Rainbird and Rancho Barona Roads. Several potential home sites are identified and power is nearby. Most

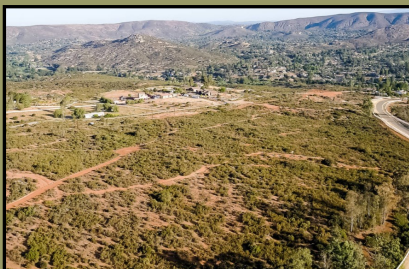
impressive is that Palomino offers a total of six water wells. Vast opportunity for agriculture and viticulture ventures exists here on the varied topography. Imagine a sunset ride through your own vineyard. Zoning is congruent with the ranch at A70 with the “L” animal designator.



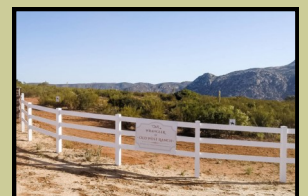
WRANGLER - 55.28 ACRES

Offered at \$595,000

Parcel D is known as “Wrangler” and is the most unique offering in the Old West Ranch collective. Magnificent views, impressive white rail fencing along the frontage road and paved access make this parcel recognizable as part of the OWR. Divided into two land tracts by Sage Hill, this parcel’s gentle topography, configuration and many private areas make it an ideal build site. Three gated entries add to its appeal, affording exceptional opportunities for development. Power is nearby and there is a water well in place. Uniform A70 zoning and “L” animal designator continue here.



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PROPERTY DESCRIPTION



Old West Ranch

APN 288-090-19-00 Trail's End

APN 288-090-20-00 Buckskin

APN 288-090-21-00 Palomino

APN 288-090-22-00 Wrangler



NATURAL SETTING

Topographically, the Old West Ranch is varied. Extensive amounts of useable acreage are available on each parcel, with potential home site suggestions. Flat land gives way to gentle, moderate slopes and rolling hills, ideal for vineyards. Native chaparral covers the area with color and fragrance. Wild Buckwheat, California Yucca, and Sugar Bush frame large Eucalyptus Trees throughout the properties. Wildlife is abundant in the area: deer and turkey 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.

AREA INFORMATION

The Ramona valley has come to be recognized for its unique climate, which lends itself to excellent grape production. The Ramona Valley Vineyard Association (RVVA) is comprised of over 100 productive vineyards and more than 30 full-scale wineries, all of which have substantiated Ramona as a true fixture in the viticulture industry. Agriculture is still the dominant economic activity in the Ramona area. Vineyards, horse and cattle ranches are the backdrop for the landscape of light residential development. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property. Downtown San Diego, major shopping and resources are no more than 30 to 40 minutes away.

Nearby, the world renowned Ballena Vista Farms is home to some of the racing world's most magnificent horses. Various exclusive equestrian properties and ranches are found throughout the Ramona and Ballena Valley, making this area a destination for equestrian enthusiasts.

RECREATION AND LIFESTYLE

There are many recreational activities available in the area: Julian, Santa Ysabel Open Space Preserve, Palomar Mountain, many quality golf courses, and several casinos are just miles away. The San Vicente Golf Course and Resort and Riviera Wellness Spa are both just a 5-minute drive away. Miles of hiking, biking and equestrian trails are located throughout the area. In addition, art galleries, shopping, casual and fine dining, and a variety of other opportunities for each family member can be easily accessed. This rural yet central location lends itself to privacy and country ambiance while still being near many of San Diego County's resources and opportunities.

www.OldWestRanchCA.com

EL CAPITAN
RESERVOIR



LAKESIDE

POWAY

RANCHO BARONA RD.



WRANGLER

PALOMINO

BUCKSKIN

RAINBIRD RD.



NATIONAL
FOREST

TRAILS END

OWR

OLD WEST RANCH

GATEWAY TO A GREAT AMERICAN LIFESTYLE



**SAN VICENTE
GOLF RESORT**

RAINBIRD RD.

WRANGLER

RANCHO BARONA RD.

PALOMINO

BUCKSKIN

**NATIONAL
FOREST**

TRAILS END





TWR
WRANGLER
at
OLD WEST RANCH

TWR
PALOMINO
at
OLD WEST RANCH

TWR
BUCKSKIN
at
OLD WEST RANCH

TWR
TRAILS END
at
OLD WEST RANCH

TWR
★ OLD WEST RANCH ★
GATEWAY TO A GREAT AMERICAN LIFESTYLE

Sage Hill Dr

Rainbird Rd

Rancho Byrona Rd

Rainbird Rd

Mesa Estates Rd



W-3

W-12

W-7

W-6

W-1

W-11

W-5

W-13

TWR
WRANGLER
AT
OLD WEST RANCH

TWR
PALOMINO
AT
OLD WEST RANCH

TWR
BUCKSKIN
AT
OLD WEST RANCH

TWR
TRAILS END
AT
OLD WEST RANCH

W-4

W-10

W-9

W-2

W-8

TWR
★ OLD WEST RANCH ★
GATEWAY TO A GREAT AMERICAN LIFESTYLE

Sage Hill Dr

Rainbird Rd

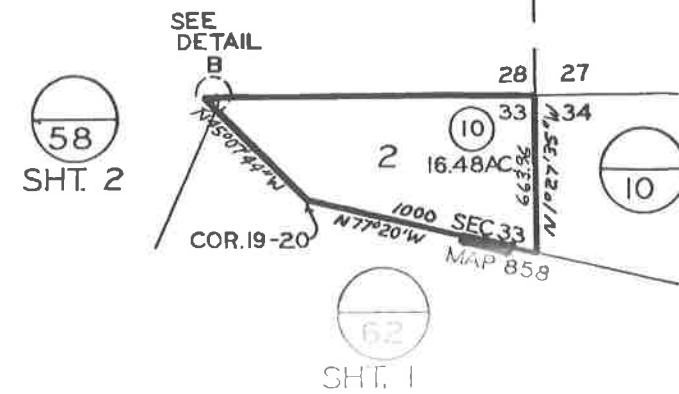
Rancho Barona Rd

Rainbird Rd

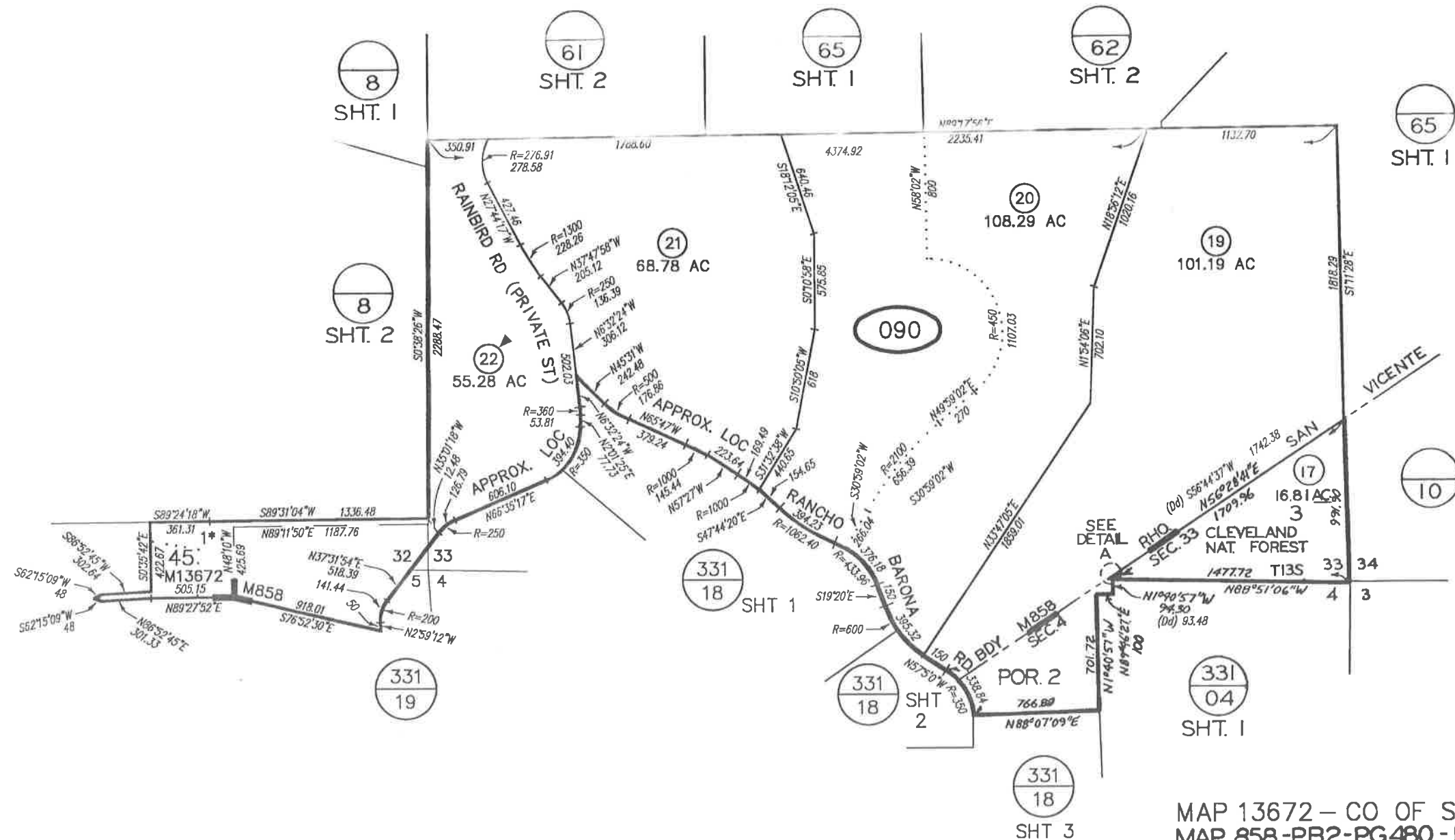
Mesa Estates Rd



DETAIL A
NO SCALE

[illegible]

1*OPEN SPACE



MAP 13672 - CO OF S D TCT NO 74767-2
MAP 858-PB2-PG480-RHO SAN VICENTE
SEC 4-TI4S-R2E
SEC 32&33-TI3S-R2E - POR
SEC 33 - TI3S-R2E
SEC 5-TI4S-R2E - N 1/2
ROS 2824, 8979

198
02-12-83

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 288 PAGE 09

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.

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

(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)

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

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

Mobilehome Residential "18"

2703

b. Commercial Use Types

Animal Sales and Services: Veterinary (Large Animals) "6"
Animal Sales and Services: Veterinary (Small Animals) "6"
Recycling Collection Facility, Small "2"
Recycling Processing Facility, Wood and Green Materials "3"

c. Agricultural Use Types

Packing and Processing: Small Winery "22" (see Section 6910)
Packing and Processing: Boutique Winery "22" (see Section 6910)
Packing and Processing: Wholesale Limited 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)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are allowed by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Law Enforcement Services
Minor Impact Utilities
Small Schools

b. Agricultural Use Types.

Farm Labor Camps

c. Commercial Use Types.

Cottage Industries "17" (see Section 6920)

(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. 10003 (N.S.) adopted 8-5-09)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)

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
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

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)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

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 STABLE (see Section 3130)	Permitted							X	X	X						X								X	X		
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X				
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X				
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 AD				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry) (See Note 8)	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																							
	Chinchillas (See Note 5)				X	X	X						X												X		
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X								X			
	8 acres + permitted							X	X	X	X	X	X	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 acre or less: 2 animals											X	X	X	X	X								X			
	1 to 8 acres: 1 per ½ acre											X	X	X	X												
	2 animals										X						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
(See Note 2)	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																	
	Grazing Only																		X	X	
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X		X
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	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
(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
(g) Specialty Animal Raising: Other (Excluding Birds or Aquaponics)	25 maximum				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
	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
(i) Racing Pigeons	100 Maximum										X	X									X
	100 Max 1/acre plus																X				
	Permitted											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
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 and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
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 ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
8. Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.