



## ***WYNOLA MEADOWS RANCH***

***ADDRESS:*** 4295 Old Julian Highway, Santa Ysabel, CA 92070

***DESCRIPTION:*** Beauty and utility define this 26.92-acre treasure, located in the heart of the county's apple, wine, and gold country. This delightful, vintage home lies in the community of Wynola; famous for apple pies, lilacs and an emerging food and music scene. Majestic oaks surround the 3 bed, 2 bath home, lending privacy, serenity and history. The natural beauty of the site makes it an exceptionally rare property, complete with gently rolling topography, 3 seasonal ponds and an additional potential home site. Located in the heart of this picturesque backcountry locale, an ideal meeting of convenience and privacy converge. Ideal for equestrian enthusiasts, vineyard, orchards or simply cultivating the existing natural beauty, this homesite presents extraordinary opportunity. Come explore all that awaits.

***PRICE:*** \$1,295,000.00

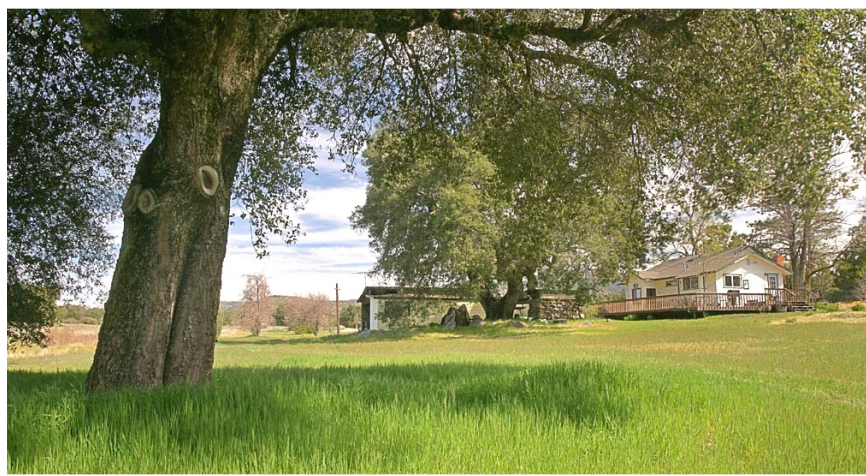
***APN:*** 248-160-30-00

***CONTACT:*** Donn Bree                      [Marketing@Donn.com](mailto:Marketing@Donn.com)      800-371-6669  
Meriah Druliner                      [Meriah@Donn.com](mailto:Meriah@Donn.com)              760-420-5131



# WYNOLA MEADOWS RANCH

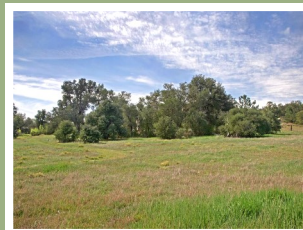
*Santa Ysabel, California*



**\$1,295,000**

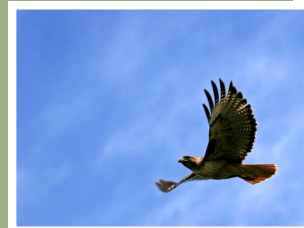
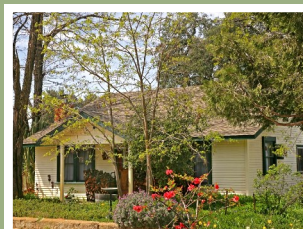
## *Vintage Farm House on 26.92 Acres*

Beauty and utility define this 26.92-acre treasure, located in the heart of the county's apple, wine, and gold country. This delightful, vintage home lies in the community of Wynola; famous for apple pies, lilacs and an emerging food and music scene. Majestic oaks surround the 3 bed, 2 bath, 926 esf. home, lending privacy, serenity and history. The natural beauty of the site makes it an exceptionally rare property, complete with gently rolling topography, 3 seasonal ponds and an additional potential home site. A tastefully remodeled 1934 farmhouse provides a very comfortable residence while enjoying the weekends in the country, or during the course of constructing your custom dream home. Located in the heart of this picturesque backcountry locale, an idyllic harmony of convenience and privacy converge. Ideal for equestrian enthusiasts, vineyards, orchards or simply cultivating the existing natural beauty, this homesite presents extraordinary opportunity. Come explore all that awaits.



### Property Features

- 26.92 Acres
- 1934 Vintage Home
- 3 bedroom
- 2 baths
- Trex Deck
- Backup generator
- Detached garage
- Vintage storage room
- 3 Seasonal ponds
- Flat and Usable



### RED HAWK REALTY

Junction Highway 78 & 79  
Santa Ysabel, CA 92070  
www.DONN.com  
Meriah@Donn.com  
CA DRE#



### RED HAWK REALTY

Junction Highway 78 & 79  
Santa Ysabel, CA 92070  
www.DONN.com  
Marketing@Donn.com  
CA DRE#







## ***PROPERTY DESCRIPTION***



### ***Wynola Meadows Ranch***

4295 Old Julian Highway

Santa Ysabel, CA 92070

APN 248-160-30-00



## **INTRODUCTION & OVERVIEW**

This stunning property is rich with history, beauty and opportunity. In addition to the vintage farm house, a historic adobe structure stands and is ideal for visionaries looking to restore or repurpose. Additional features of the home and property include;

### **Home**

- New Samsung kitchen appliances
- Rustic, wood-burning brick fireplace in living area
- Propane wall heater
- Vintage wood accents throughout
- Ductless mini-split systems

### **Property**

- Detached 1-car garage with storage space
- Saw dust insulated storage room with sliding doors
- Wrap-around Trex deck
- Newly placed concrete drive with ample parking
- Propane generator for backup power
- Historic stone storage outbuilding
- Additional potential home site

## **NATURAL SETTING**

Topographically, the ranch is flat. Large, native rock outcroppings are found throughout adding the natural beauty of the property. Mature Cedars, Pines, Oaks and Spruce add to the scenery, providing, shade, privacy and habitat for the native fauna. Three seasonal ponds provide a tranquil feature and space to enjoy on warm spring days.

Wildlife is abundant: deer and turkey roam freely, while raptors and other rare species of animals can be found here because of the abundance of water, cover, and large open spaces.



## AREA INFORMATION

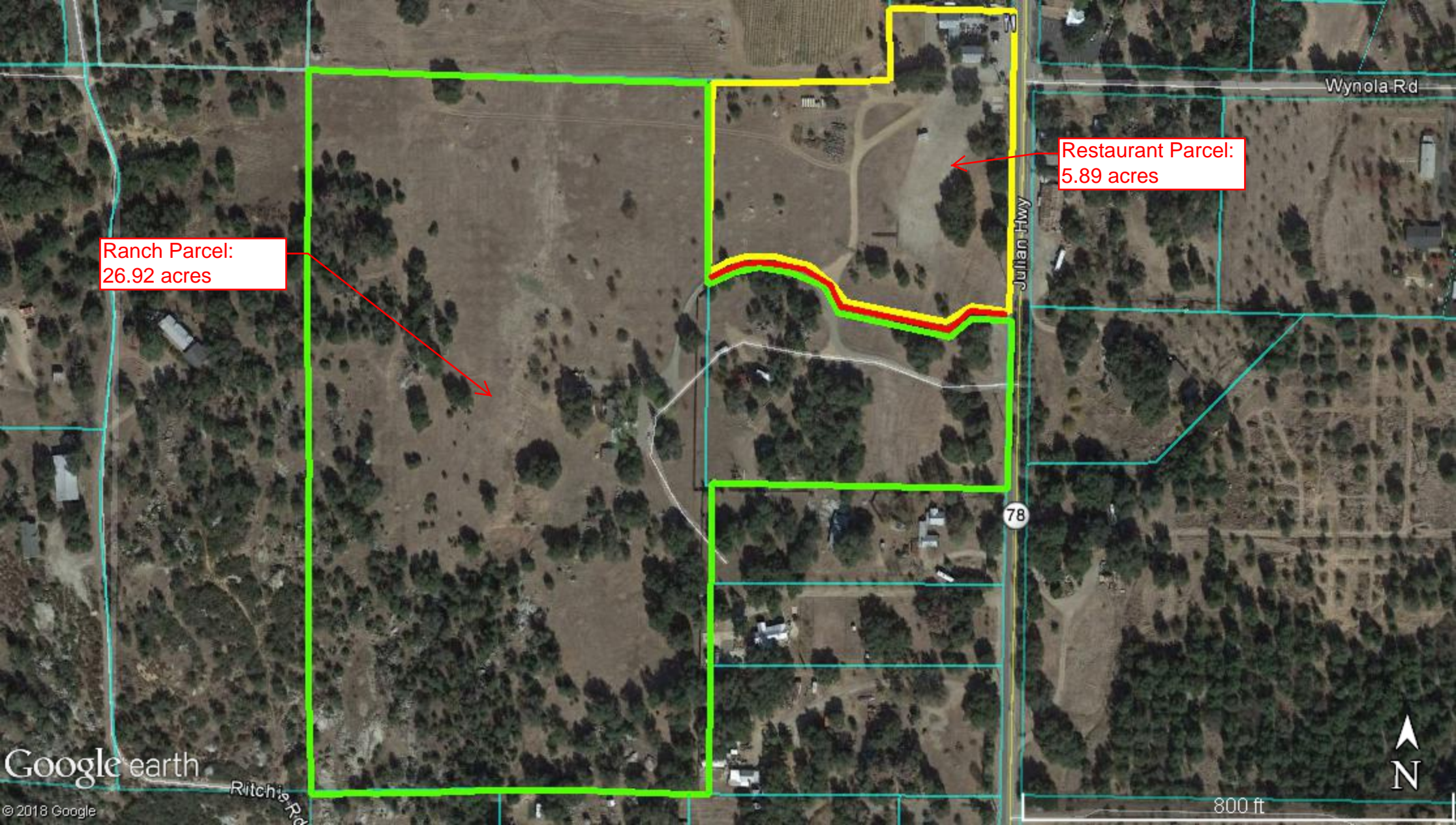
Surrounding the Wynola community lie small backcountry communities, rich with history. The area is a well known get-a-way for city residents from all over. Tourism is now the primary draw with many fine restaurants and lodging accommodations in the immediate area of this centrally located property. Wineries, art galleries, music and shopping are nearby and offer many enjoyable venues from which to discover the fine local artist. Hiking, equestrian trails and world-renowned observatories are all within 30 minutes or less. Major shopping and resources are no more than 35 minutes away.

**\*\*\*All information contained herein has been obtained from independent sources, including, but not limited to, the Seller and governing agencies. Buyer to investigate Subject Property, including but not limited to, permits, code enforcement, build ability, and utilities with governing authority and/or licensed and bonded professionals\*\*\***



Ranch Parcel:  
26.92 acres

Restaurant Parcel:  
5.89 acres





# PLANNING & DEVELOPMENT SERVICES

## *Preliminary Review of Resources for IS/EA Preparation*

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	12/22/2018 8:31:30 AM
Project Manager:	
Land Development Manager:	
Project Record ID:	
Project Environmental Review (ER) ID:	
Assessor's Parcel Number(s):	2481603000
Project Name:	

2481603000

### General Information

USGS Quad Name/County Quad Number:	Santa Ysabel/68
Section/Township/Range:	35/12S/03E
Tax Rate Area:	89000
Thomas Guide:	/
Site Address:	4295 Julian Hwy Santa Ysabel 92070
Parcel Size (acres):	22.15
Board of Supervisors District:	2

### Public Service and Utility Districts

Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	Julian-Cuyamaca Fire Protection District
School District:	Gen Elem Spencer Valley; High Julian Union

2481603000

**General Plan Information**

General Plan Regional Category:	Semi-Rural
General Plan Land Use Designation:	Semi-Rural Residential (Sr-10) 1 Du/10 Ac
Community Plan:	Julian
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

**Zoning Information**

Use Regulation:	A70
Animal Regulation:	L
Density:	-
Minimum Lot Size:	4Ac
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

**Aesthetic**

The site is located within one mile of a State Scenic Highway.	Yes
The site contains steep slopes > 25%.	Yes
The site is located within Dark Skies "Zone A".	No

**Agricultural Resources**

The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	No
The site contains Prime Soils.	No
There is evidence of active agriculture on the project site.	Please Refer To Aerial Imagery
Sunset Zone:	18
The site is located within an Agricultural Preserve.	No
The site is in a Williamson Act Contract.	No



**Biological Resources**

Eco-Region:	Central Mountains
Vegetation Map	18310 Field/Pasture; 71161 Open Coast Live Oak Woodland; 77000 Mixed Oak Woodland
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	Yes
The site is located within a Quino Checkerspot Butterfly Survey Area.	Yes
The site contains Wetlands.	No
The site is within one mile of Biological Easements.	Yes
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	No (Draft: East)
The site is within MSCP Boundaries.	No (Draft: East)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	No
Maritime Succulent Scrub	No
Diegan Coastal Sage Scrub	No
Inland Form (>1,000 ft. elevation)	No
Coastal Sage - Chaparral Scrub	No
Flat-Topped Buckwheat/Montane Buckwheat Scrub	No
None of the above	Yes
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	No
The site is located within the Ramona Grassland area.	No
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	No

**Cultural and Paleontological Resources (\*always confirm with Cultural and Paleontology Specialists)**

Geological Formation:	Cretaceous Plutonic
Paleo Sensitivity:	Zero
Paleo Monitoring:	No Monitoring Required

**Geology**

Alquist-Priolo Zone:	No
County Special Study Zone:	No
Quaternary/Pre-Quaternary Fault:	No
Potential Liquefaction Area:	No
Soils Hydrologic Group:	B
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	No
The site is located within a High Shrink Swell Zone (Expansive Soil).	No
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name the unique geologic features.	No

**Mineral Resources**

The site is located within a Mineral Resource Category.	No Mrz (No Alluvium/No Mines)
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**Hazard Flooding**

The site is located within a FEMA flood area.	No
The site is located within 1/2 mile from a FEMA flood area.	Yes
The site is located within a County Flood Plain area.	No
The site is located within 1/2 mile from a County Flood Plain area.	No
The site is located within a County Floodway.	No
The site is located within 1/2 mile from a County Floodway.	No
The site is located within a Dam Inundation Zone.	No

**Hazardous Materials**

Schools are located within 1/4 mile of the project.	Yes
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	No
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	No
The site is located within 1000 feet of buried waste in a landfill.	No
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	No
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	No
The site is listed on the Geotracker listing.	No
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	No
The site is listed in the EPA's Superfund CERCLIS database.	No
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please Refer To Aerial Imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please Refer To Aerial Imagery

**Airport Hazards**

The site is located in a FAA Notification Zone. If yes, list the height restrictions.	No
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	No
The site is located within an airport safety zone. If yes, list the zone number.	No
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	No
The site is within one mile of a private airport. If yes, list the name of the airport.	No

**Hydrology and Water Quality**

Hydrologic Unit:	San Diego
Sub-basin:	907.41/Inaja
The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.	Yes: San Diego River (Lower); El Capitan Lake
The site is tributary to an Environmentally Sensitive Area.	Yes
The site is located in a Source Water Protection Area.	Yes

**Water Supply/Groundwater**

The site is located outside (east) of the County Water Authority boundary.	Yes
The site is in Borrego Valley.	No
The project is groundwater dependent.	Yes
Annual rainfall:	21 To 24 Inches

**Noise**

The site is within noise contours.	No
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**Fire Services**

The site is located in an Urban-Wildland Interface Zone.	Yes
FRA/LRA/SRA:	Sra

**Additional Information**

The site is located within 150 feet of Mexican Border.	No
The site is located within a Resource Conservation Area.	No
The site is located in a Special Area.	No
There are existing or proposed trails on site or adjacent properties.	No
The site is located in an urbanized area as defined by the U.S. Census Bureau.	No
The population has a density of 1,000 per square mile or greater.	No
The site APN is listed in the GP Housing Element inventory.	No

**CEQA-Public Review Distribution Matrix**

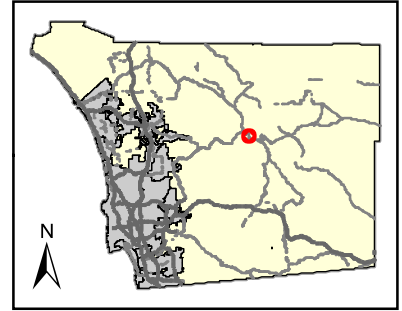
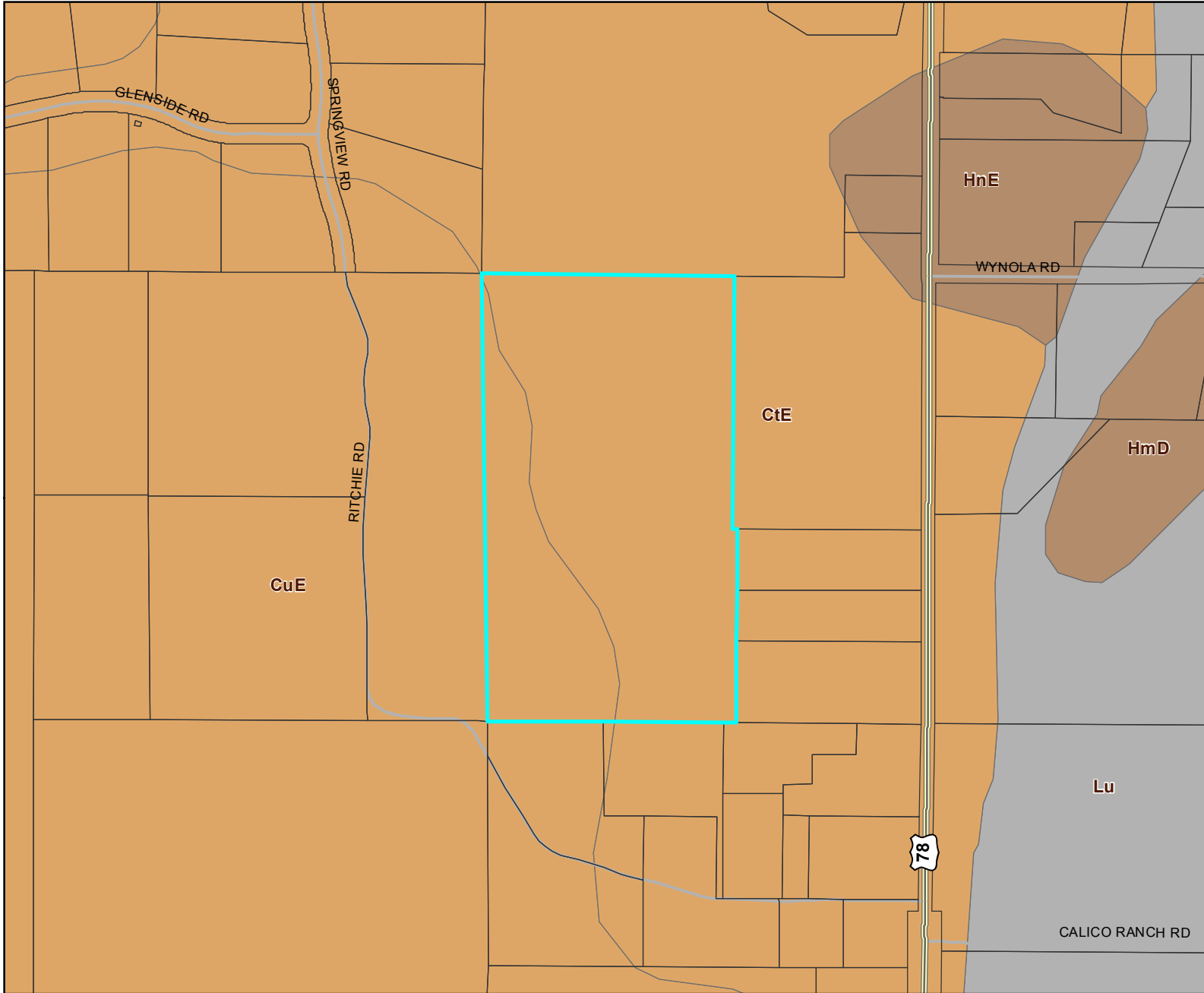
The site is located in the Desert.	Yes
The site is located east of the County Water Authority boundary.	Yes
All or a portion of the site is east of the Tecate Watershed Divide.	No
The site is located immediately adjacent to a State Highway or Freeway.	No
The site is located south of State Highway 78.	Yes
The site is located in the Coastal Zone requiring a Coastal Development Permit.	No
The site is located in the Sweetwater Basin.	No
The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.	No
There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).	No







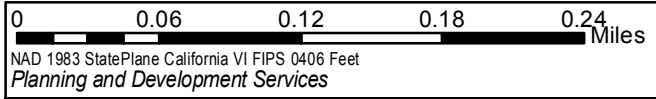
# SOIL



**Legend:**

- PROJECT AREA
- SOILS**
- ALFISOLS
- ENTISOLS
- INCEPTISOLS
- MOLLISOLS
- VERTISOLS
- OTHER
- URBAN
- WATER
- UNKNOWN

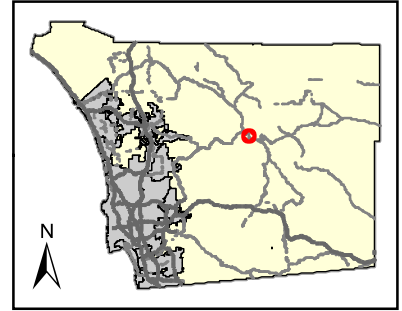
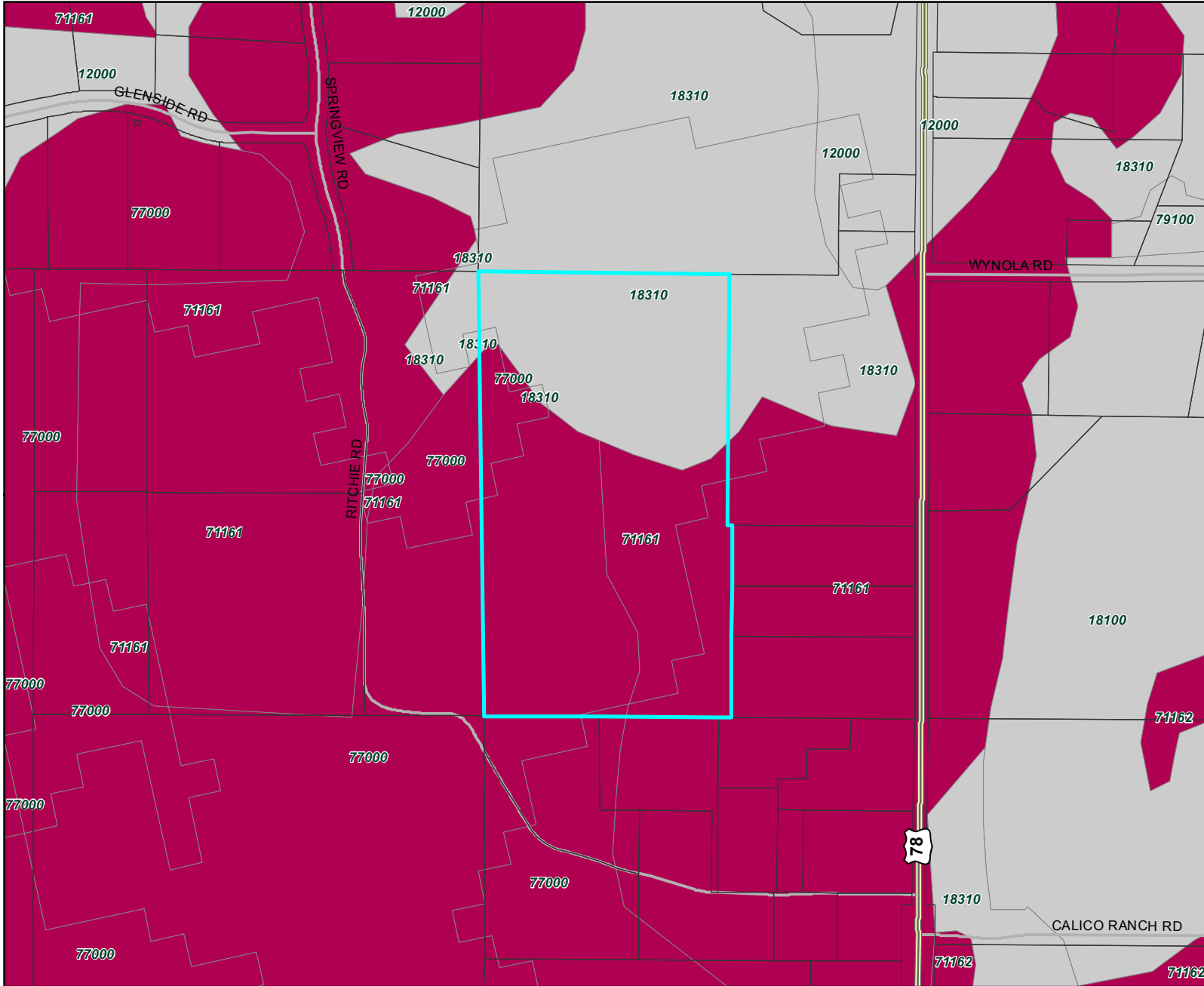
**Notes:**



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# VEGETATION

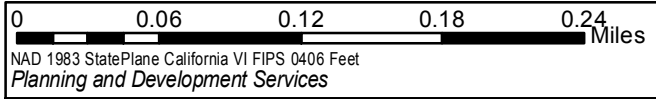


**Legend:**

PROJECT AREA

**VEGETATION CATEGORY**

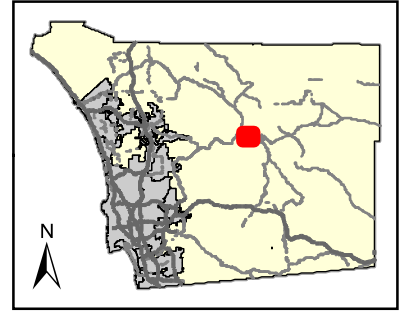
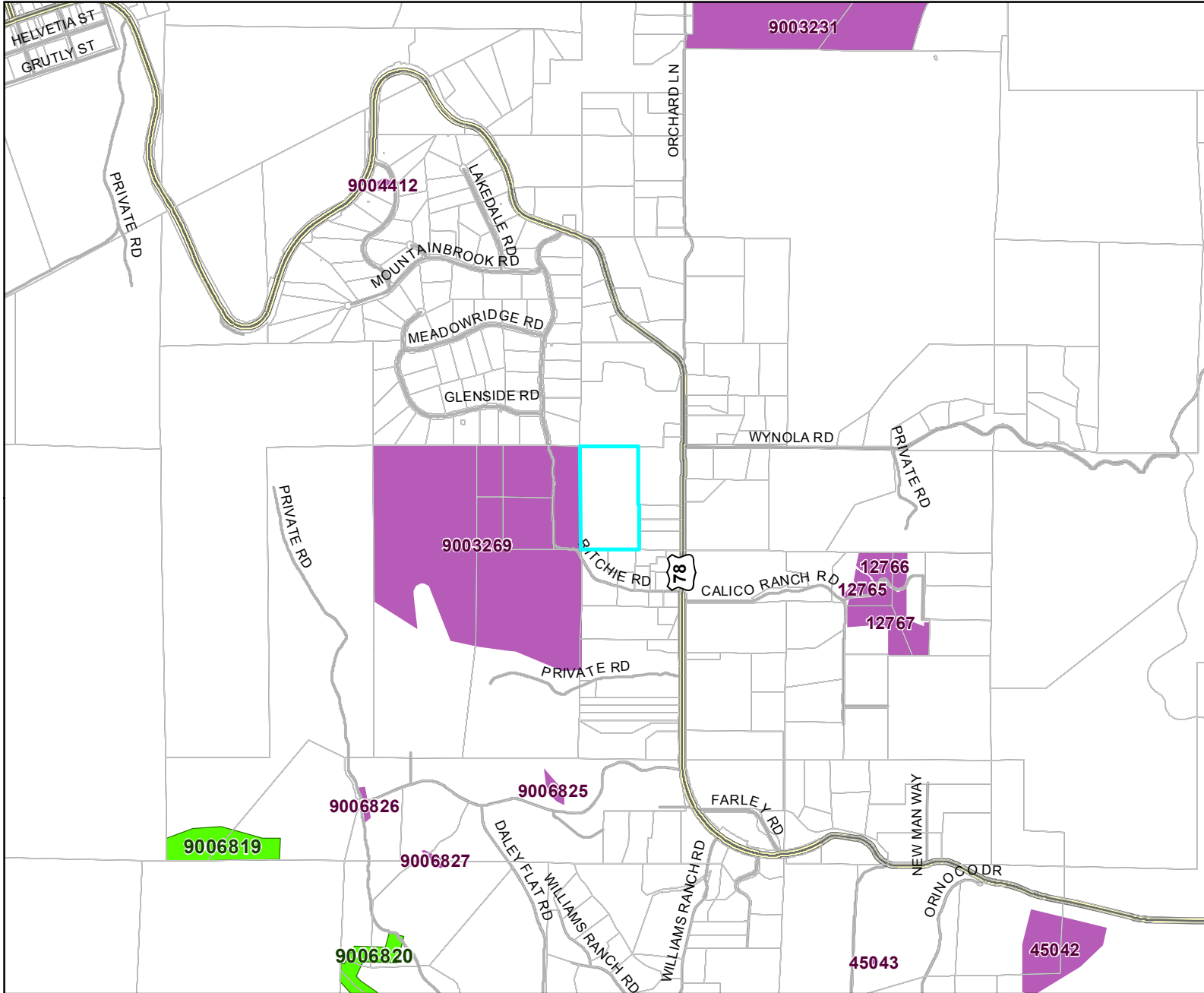
- Southern Foredunes, Beach, Saltpan Mudflats
- Coastal Sage Scrub
- Chaparral
- Grassland
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Vernal Pool, Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes (22100, 22300, 24000)
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water (including 11200, 13200)
- Urban, Disturbed Habitat, Agriculture
- Eucalyptus Woodland



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**Notes:**

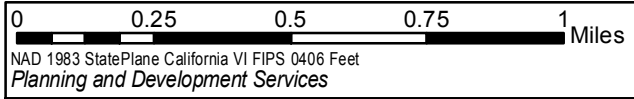
# OPEN SPACE EASEMENTS



**Legend:**

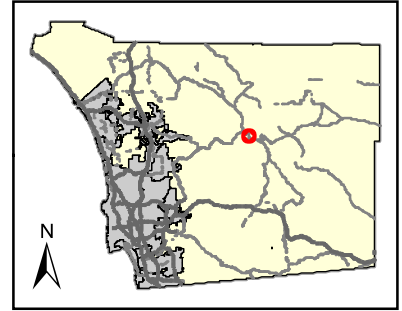
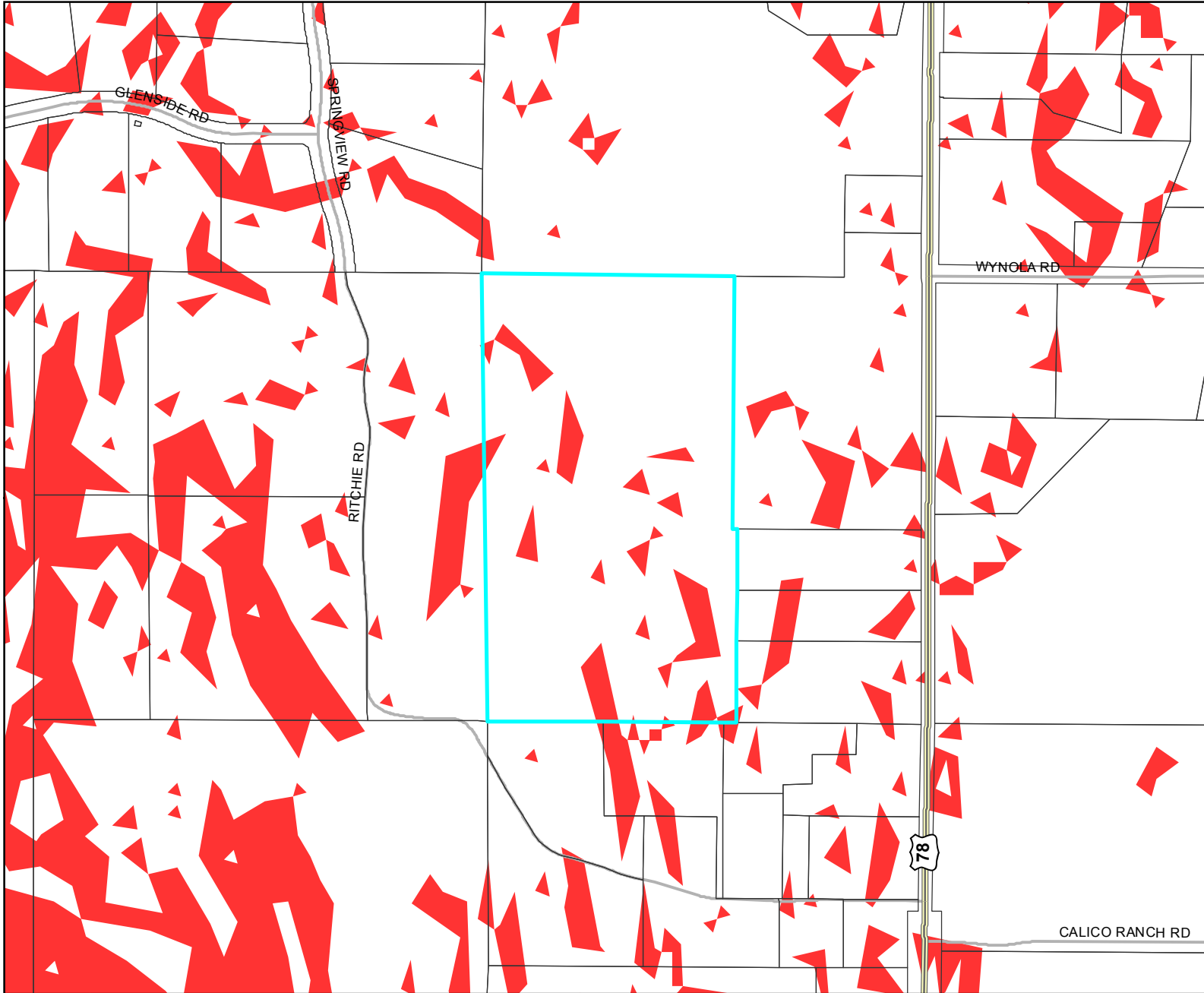
- PROJECT AREA
- OPEN SPACE EASEMENT**
- Biological
- Conservation
- Open Space
- Private Open Space
- Recreational

**Notes:**



N  
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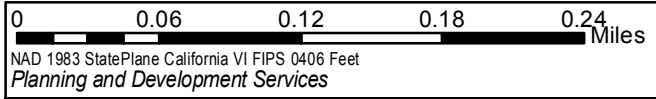
# STEEP SLOPES



**Legend:**

- PROJECT AREA
- STEEP SLOPE (> 25%)

**Notes:**



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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 <i>(See Note 4)</i>	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
<b>ANIMAL SALES AND SERVICES:</b>																									
HORSE STABLE <i>(see Section 3130)</i>	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 <i>(see Note 1)</i>	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																					
<b>ANIMAL RAISING <i>(see Note 6)</i></b>																									
(a) Animal Raising Projects <i>(see Section 3115)</i>	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 <i>(includes Poultry)</i> <i>(See Note 8)</i>	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 <i>(See Note 5)</i>	100 max by ZAP				X	X	X					X												X	
	1 acre + permitted															X								X	
(c) Large Animal Raising <i>(Other than horsekeeping)</i>	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	U	V	W	X
(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	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	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		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		
	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 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.

**ORDINANCE NO. 9934 (NEW SERIES)**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE TO INTRODUCE BOUTIQUE WINERIES AS A PACKING AND PROCESSING USE TYPE (POD 07-001)**

The Board of Supervisors of the County of San Diego ordains as follows:

**Section 1.** The Board of Supervisors finds and determines that the following amendments of the Zoning Ordinance to introduce Boutique Wineries as a Packing and Processing Use Type and to allow a Boutique Winery as a permitted use subject to limitations in the Agricultural Use Regulations are reasonable and necessary for the public health, safety, convenience, and welfare and are consistent with the General Plan.

**Section 2.** Section 1205e. of the San Diego County Zoning Ordinance is hereby amended to read as follows:

e. Agricultural Use Types.

Horticulture: Cultivation  
Horticulture: Storage  
Tree Crops  
Row and Field Crops  
Animal Raising  
Animal Waste Processing  
Packing and Processing: Limited  
Packing and Processing: General  
Packing and Processing: Support  
Packing and Processing: Winery  
Packing and Processing: Boutique Winery  
Packing and Processing: Wholesale Limited Winery  
Agricultural Equipment Storage

**Section 3.** Section 1735 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

1735 PACKING AND PROCESSING.

Packing and Processing refers to packing and processing of fresh agricultural products and does not include cooking, canning, tanning, rendering and reducing operations which are general industrial uses. Following are categories of Packing and Processing use types:

- a. Packing and Processing: Limited. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals raised for human consumption, produced on the same premises as the packing and processing operation.
- b. Packing and Processing: General. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals raised for human consumption, produced on premises other than that upon which the packing and processing operation is located.

- c. Packing and Processing: Support. Fabrication, assembly, reconditioning and sale of boxes, cartons, crates and pallets for handling and transporting crops provided this use is secondary to agricultural or horticultural production on the premises.
- d. Packing and Processing: Winery. Crushing of grapes, berries and other fruits and fermentation, storage and bottling of wine from fruit grown on or off the premises. A Winery may also include a tasting room and retail outlet as secondary uses.
- e. Packing and Processing: Boutique Winery. Crushing of grapes, berries and other fruits and fermentation, storage and bottling of up to 12,000 gallons of wine per year from fruit grown on or off the premises. A Boutique Winery may also include a tasting room and retail outlet as secondary uses.
- f. Packing and Processing: Wholesale Limited Winery. Crushing of grapes, berries and other fruits for the fermentation, storage, bottling and wholesaling of wine from fruit grown on or off the premises, subject to the following criteria.
  - 1. On-site sales to the public, tasting rooms, and/or special events associated with the winery operation are prohibited. Internet sales, phone sales and mail-order sales are allowed.
  - 2. The maximum floor area of non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking is limited to 1,000 square feet where the lot is less than one gross acre. A maximum floor area of 1,500 square feet is permitted where the lot is one acre or more but less than 2 acres gross, and 2,000 square feet of floor area is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres, up to a maximum of 5,000 square feet.
  - 3. Up to 75 percent of the fruit used in winemaking may be imported from off the premises while the remainder shall be grown on the premises.
  - 4. Wine production shall be limited to not more than 7,500 gallons annually.

**Section 4.** Section 2703 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

**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"

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)

**Section 5.** Section 2723 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

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

Mobilehome 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)

**Section 6.** Section 2980 of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2980 LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.



- "4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.
- "6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line.
- "7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.
- "10" Retail Establishments. Limited to retail establishments intended for the convenience of permitted establishments and/or clients thereof, provided no such retail establishment occupies more than 15 percent of the total floor area of the building in which it is located and has no entrance except from the lobby or interior of said building, or from a patio entirely surrounded by said building.
- "11" Insurance and Real Estate Offices. Limited to insurance and real estate offices as a secondary use within a dwelling. No such office shall have a floor area greater than the floor area devoted to residential purposes.
- "12" Gasoline Sales. There shall be no open storage of goods or materials, and all repair and lubrication services shall take place in an enclosed building.
- "13" Drycleaning Plants and Laundries. Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.
- "14" Performance Standards. Subject to meeting the applicable provisions of the performance standards specified in Section 6300.
- "15" Performance Standards and Power. Subject to meeting the applicable provisions of the performance standards specified in Section 6300. Prior to the installation or operation of electric or other power sources in excess of 20 horsepower, the proposed use shall be reviewed pursuant to Section 6304 and the Director shall certify that the use complies with the applicable performance standards.
- "16" Animal Related Activities. Animal related activities may be permitted subject to the Animal Regulations commencing at Section 3000.

- "17" Cottage Industries. Permitted subject to the provisions of Section 6920.
- "18" Mobilehome Residential. Subject to the Mobilehome Park Regulations commencing at Section 6500 or the Planned Development Standards commencing at Section 6600.
- "19" Adult Entertainment Establishments. Subject to meeting the applicable provisions of the regulations and performance standards specified in Section 6930 and upon issuance of an Administrative Permit as specified in Section 6930.
- "20" Secondary Use: On building sites 5 acres or less in size, the use shall be restricted to locations above the first story of a building or buildings the first story of which is reserved for permitted principal uses. On building sites larger than 5 acres, the use may, as an alternate to the foregoing, be located in a building or buildings intended and located solely for secondary uses provided that not less than 50 percent of the site area is devoted exclusively to permitted principal uses.
- "21" Drug Paraphernalia Establishments. Subject to meeting the applicable provisions of the standards specified in Section 6932 and upon issuance by the Director of an Administrative Permit.
- "22" Boutique Wineries. Allowed subject to the provisions of Section 6910.

**Section 7.** Section 6910 of the San Diego County Zoning Ordinance is hereby added to read as follows:

6910 BOUTIQUE WINERIES

- a. An Administrative Permit for a Packing and Processing: Boutique Winery may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050 if it is found:
  - 1. That the location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures, with consideration given to:
    - a) Harmony in scale, bulk, coverage and density;
    - b) The availability of public facilities, services and utilities;
    - c) The harmful effect, if any, upon desirable neighborhood character;
    - d) The generation of traffic and the capacity and physical character of surrounding streets;
    - e) The suitability of the site for the type and intensity of use or development which is proposed; and to
    - f) Any other relevant impact of the proposed use; and

2. That the impacts, as described in paragraph "a" of this section, and the location of the proposed use will be consistent with the San Diego County General Plan; and
  3. That the requirements of the California Environmental Quality Act have been complied with.
- b. Notice shall be given to owners of property within 300 feet of the exterior boundaries of the proposed Boutique Winery and a minimum of 20 different owners pursuant to Section 7060c. No hearing is required unless requested by the applicant or other affected person pursuant to Section 7060 d.

**Section 8. Effective Date.** This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED APPROVED AND ADOPTED this 23rd day of April, 2008, by the Board of Supervisors of the County of San Diego.