



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

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Fifth District

DATE: February 11, 2026

05

TO: Board of Supervisors

SUBJECT

ADOPT AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO HEALTH CARE TRAILERS AND BOUTIQUE WINERIES, AND ADOPT THE RELATED CEQA ADDENDUM (DISTRICTS: ALL)

OVERVIEW

This request is for the County Board of Supervisors (Board) to adopt an Ordinance to amend the County Zoning Ordinance related to Boutique Wineries and health care trailers (HCT), referred to as the Project. The Project addresses Board direction to allow amplified live music at Boutique Wineries and to extend the maximum permitting time for HCTs. These two Zoning Ordinance amendments are combined as part of ongoing efforts to update and improve the County's Zoning Ordinance. On February 28, 2024 (13), the Board directed staff to look for ways Boutique Wineries can have live music, with parameters, and to consider expanding wineries into Rural Residential zones, subject to an Administrative Permit. The expansion of wineries into Rural Residential zones is being processed as a separate project, with an anticipated return to the Board in Winter 2026/2027. On September 14, 2022 (3), the Board directed staff to extend the maximum permitting time for HCTs.

The County's Zoning Ordinance regulates different types of wineries and defines four winery tiers, with two winery tiers (Wholesale/Limited and Boutique) allowed by-right and the two other tiers requiring discretionary permits (Small Winery and Winery Tiers). The Boutique Winery Tier is one of four tiers in the County's Tiered Winery regulations of the Zoning Ordinance, and today's item would amend regulations for Boutique Wineries to allow amplified live music, indoors and outdoors, subject to certain parameters. Currently at Boutique Wineries, amplified live music is only allowed indoors subject to specific criteria. These changes will help small, by-right wineries enhance visitor experiences and remain financially viable while maintaining compatibility with surrounding rural communities through clear limits on noise, occupancy, licensing, and other requirements. In addition, the Ordinance includes updates related to site occupancy limits and operational requirements to support Boutique Winery operations better and improve consistency across the Tiered Winery regulations.

Boutique Wineries are a by-right tier, with no discretionary permit required in the A70 (Limited Agricultural) and A72 (General Agricultural) zones. These are small-scale operations that can include wine sales and tasting areas open to the public. The draft Zoning Ordinance amendment

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incorporates changes to allow amplified live music at Boutique Wineries, including clarifications on maximum site occupancies, property line setback requirements to ensure Noise Ordinance compliance, and reference to required Entertainment Establishment licensing through the County Sheriff.

Amendments are also proposed to Section 6118 of the Zoning Ordinance to extend the maximum permitting time for HCTs from one year to a maximum of five years, depending on the duration noted in a required Certificate of Need signed by a licensed physician. An HCT is a temporary dwelling on a lot with an existing single-family dwelling, intended for occupancy by either health care providers or relatives receiving care. These changes will provide families caring for relatives, or individuals with medical needs, greater stability and convenience by eliminating unnecessary regulatory hurdles, allowing a longer-term permit authorization for temporary care trailers under a physician's certification.

Today's request is for the Board to adopt an Ordinance amending the San Diego County Zoning Ordinance and find that the project complies with the California Environmental Quality Act (CEQA). The draft Zoning Ordinance Amendments were informed by analysis, best practices research, and engagement with stakeholders. Outreach was conducted from summer 2024 through fall 2025 and included in-person meetings, online meetings, and culminated with a public review and comment period, which led to some adjustments to the draft Zoning Ordinance amendment.

**RECOMMENDATION(S)
PLANNING COMMISSION**

On December 5, 2025, the Planning Commission considered the Project and made the following recommendations to the Board of Supervisors (Board):

1. Recommend that the Board of Supervisors find that the Tiered Winery Ordinance Amendment Environmental Impact Report (EIR), dated August 4, 2010, on file with Planning & Development Services (PDS) as Environmental Review Number 08-00-004; and the General Plan Update EIR, dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, were completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Board of Supervisors has reviewed and considered the information contained therein and the Addendum thereto, dated January 20, 2026, on file with PDS as Environmental Review Number PDS2025-ER-25-00-001, prior to making its decision (Attachment D, on file with the Clerk of the Board).
2. Recommend that the Board of Supervisors find that there are no changes to the Project or in the circumstances under which the Project is undertaken that involve significant new environmental impacts which were not considered in the previously certified EIRs dated August 4, 2010, and August 3, 2011; that there is no substantial increase in the severity of previously identified significant effects; and that no new information of substantial importance has become available since the EIRs were certified as explained in the Environmental Review Update Checklist dated December 5, 2025 (current Checklist dated

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January 20, 2026; updated to cover the Ordinance under consideration by the Board of Supervisors), on file with PDS as Environmental Review Number PDS2025-ER-25-00-001 (Attachment D, on file with the Clerk of the Board).

3. Recommend that the Board of Supervisors adopt the attached Form of Ordinance: AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO HEALTH CARE TRAILERS AND BOUTIQUE WINERIES (PDS2025-POD-25-004) (Attachment A [clean] and Attachment B [strikeout/underline], on file with the Clerk of the Board) with the following two changes to the draft Ordinance that was presented to the Planning Commission. These changes have been incorporated into the Ordinance under consideration with today's action.
 - Clarifications to Zoning Ordinance section 6910.b.6 to clarify that allowed winery activities may be open to the public or limited to wine club members or ticketed participants and that wineries may be closed to the public to limit entry
 - Changes to allow a Zoning Verification Permit to seek a reduction in the minimum 200' buffer with evidence demonstrating compliance with noise standards

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services concurs with the Planning Commission's recommendations.

EQUITY IMPACT STATEMENT

Families can face challenges caring for family members with long-term health conditions requiring onsite care. The proposed process improvements for health care trailers (HCT) reduce annual re-permitting burdens. Of 198 HCT permits issued between 2022 and 2024, 131 of them were for annual renewals. By extending the maximum permitting time for HCTs to five years (or a duration of less than 5 years as specified by a physician), the process will be improved and streamlined for those with long-term health care needs. Additionally, staff engaged a variety of stakeholders to ensure an equitable approach to public outreach. In addition to the general public, groups such as winery operators, winery associations, musicians, neighbors to wineries, the Farm Bureau, the Ramona Chamber of Commerce, and Community Planning & Sponsor Groups provided input to address varying perspectives.

SUSTAINABILITY IMPACT STATEMENT

The Project helps to promote County Sustainability Goal 2, which calls for providing just and equitable access to County services, policy decision-making, and resource allocation in support of sustainable communities. This goal includes reference to land use and development policies to equitably balance natural spaces, housing needs, and workforce development. Allowing amplified music at Boutique Wineries improves opportunities for small Boutique Wineries to contribute to the rural economy and workforce, while preserving agricultural uses. Expanding these revenue opportunities can help small wineries remain economically viable in facing challenges such as droughts, high water costs, and other economic uncertainties. Similarly, reducing the frequency of required permit renewals will save permitting time and costs for those dealing with long-term health care needs.

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FISCAL IMPACT

There is no fiscal impact associated with adopting the proposed Zoning Ordinance Amendments. There will be no change in net General Fund costs and no additional staff years.

BUSINESS IMPACT STATEMENT

If approved, the recommended amendments to the Zoning Ordinance will help to further support the winery industry in the unincorporated area of San Diego County, by allowing amplified live music to accompany allowed activities and gatherings at Boutique Wineries, which will help Boutique Wineries grow their businesses.

ADVISORY BOARD STATEMENT

Amplified Live Music at Boutique Wineries

The following Community Planning Group (CPG) votes on amplified live music at Boutique Wineries occurred during the summer 2025 public review period. Minor edits were made following the public review, for consistency in interpretation, as detailed in Attachment C.

Ramona CPG (August 7, 2025): Voted 12-0-0 (3 absent) to revisit the draft following stakeholder input and requested a meeting with County staff for updates and discussion. Staff coordinated with the Chair and held this meeting on August 19, 2025.

Fallbrook CPG (August 18, 2025): Voted 8-3-0 (4 absent) to recommend approval on a one-year trial basis to evaluate potential noise impacts and the number of complaints received.

Jamul-Dulzura CPG (September 2, 2025): Voted 9-0-0 (6 absent) to support a flexible, business-friendly approach, emphasizing that local wineries contribute to preserving rural character and the economy. The group also recommended revising the County Noise Ordinance to better reflect rural conditions.

Rainbow CPG (September 17, 2025): Voted 7-0-0 (3 absent) to recommend approval on a one-year trial basis, similar to Fallbrook’s recommendation, and requested that the County’s Code Compliance Division improve response times to noise complaints.

Health Care Trailers

Fallbrook CPG (August 18, 2025): Voted 11-0-0 (4 absent) to support extending the permit from one to two years, and to require a verification sticker and clear septic system standards.

Rainbow CPG (September 17, 2025): Voted 7-0-0 (3 absent) to support a two-year permit with additional measures, including inspection and visibility requirements, proximity limits to the main dwelling, neighbor notification within 300 feet, and physician certification standards for the Certificate of Need.

INVOLVED PARTIES

This is a County of San Diego initiated project.

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PLANNING COMMISSION VOTE

On December 5, 2025, the Planning Commission voted 6-0 (1 absent) to recommend that the Board of Supervisors find that the Project complies with the California Environmental Quality Act, and to adopt the Ordinance presented to the Planning Commission with two changes:

- Clarifications to Zoning Ordinance section 6910.b.6 to clarify that allowed winery activities may be open to the public or limited to wine club members or ticketed participants and that wineries may be closed to the public to limit entry
- Changes to allow a Zoning Verification Permit to allow a noise setback of less than 200 feet with evidence demonstrating compliance with noise standards

The two recommended changes to the Ordinance are supported by staff and the draft Ordinance being considered has incorporated these changes.

BACKGROUND

Amplified Live Music at Boutique Wineries

On August 4, 2010 (1), the Board of Supervisors (Board) adopted a Tiered Winery Ordinance to regulate different sizes of wineries. The four winery tiers are Wholesale/Limited Winery, Boutique Winery, Small Winery, and Winery (i.e., Large Winery). The new rules created the Small Winery category and made it easier for Boutique and Wholesale Limited wineries to operate in specific agricultural zones. Since then, the Board has revised the rules to support the wine industry further, with changes related to production and tasting facilities, and adoption of regulations that expanded agritourism opportunities.

On February 28, 2024 (13), the Board directed staff to look for ways Boutique Wineries can have live music, with parameters. The Board also directed staff to consider allowing wineries in Rural Residential (RR) zones and to allow more than six community events per year if the setup is correct. Staff are evaluating options to allow wineries in RR zones under a separate project, for efficiency and clarity in public engagement and environmental analysis efforts. The Board's direction to consider allowing more than six community events, if the setup is correct, is partially addressed in the proposed Ordinance revisions through clarification of allowed activities at Boutique Wineries. The proposed Ordinance notes that live music does not constitute an event if it accompanies allowed activities and gatherings (e.g., wine sales and tasting) and also clarifies (for consistent Zoning Ordinance interpretation) that the allowed activities and gatherings can be incorporated into private wine club gatherings. However, changes to the Community Event regulations, as defined in the County Code of Regulatory Ordinances and permitted by the Department of Environmental Health and Quality, would require a broader effort to evaluate Zoning and Regulatory Code limits for events, as these regulations are not unique to wineries.

Health Care Trailers

On September 14, 2022 (3), the Board directed staff to extend the maximum permitting time for Health Care Trailers (HCTs). Constituents caring for family members with long-term disabilities and other health issues expressed concerns about the burden of having to submit a Certificate of Need and go through the permit renewal process on an annual basis. At this hearing, the Board directed staff to prepare revisions to the Zoning Ordinance to allow for extending the maximum

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permitting time for health care trailers from one to five years, depending on the duration of need noted in the physician-issued Certificate of Need.

An HCT is a dwelling for temporary health care on a lot where there is an existing permanent single-family dwelling. HCTs are for temporary occupancy by either providers of health services required by an occupant of the main dwelling, or relatives of the occupant of the main dwelling who require health care. Current regulations limit the size of HCTs to 800 square feet, require that they meet main building setbacks, and require connection to utilities. To receive approval for the connection of an HCT to an Onsite Wastewater Treatment System (OWTS) for a time frame of up to 5 years, the proposed operation must meet all applicable requirements as established in Section 3.7.10 of the DEHQ Local Agency Management Program (LAMP), and Division 8-Chapter 3 of the County of San Diego Code of Regulatory Ordinances. To receive a building permit for occupancy of an HCT, an applicant must provide a Certificate of Need signed by a physician licensed to practice in California. The current regulations require an annual permit with the accompanying Certificate of Need, confirming the ongoing need for the HCT.

PROJECT ANALYSIS

To inform the recommended Ordinance (Attachment A), PDS carefully reviewed and considered public comments, technical analysis, and best practices research from other jurisdictions. This section summarizes key changes proposed, including how they address common themes from public input.

Wineries: Amplified Live Music at Boutique Wineries

Under current regulations, permitted Boutique Wineries without outstanding code violations can have amplified live music indoors; however, amplified live music outdoors is not allowed. Proposed amendments to the Zoning Ordinance would allow amplified music indoors or outdoors, as an accessory use at Boutique Wineries, subject to limitations that ensure compliance with the County Noise Ordinance and consistency with the intent of the Boutique Winery tier as a small-scale, low-impact use. The revisions clarify that amplified music is not considered an event and shall not require a separate paid ticket or entry fee, although it may be advertised or promoted as incidental to normal winery operations. The amendments also add a reference to the requirement for an Entertainment Establishment License, issued through the Sheriff's Licensing Division pursuant to County Code Title 2, Division 1, Chapter 21, prior to hosting live music. This is not a new requirement, but it is included in the ordinance for transparency and public awareness.

A Noise Technical Analysis (Noise Memorandum – Attachment B to the CEQA §15162 Findings, included as Attachment D) and a review of best practices from other wine-producing counties informed the proposed safeguards. The analysis determined that, based on the range of noise levels found, amplified music must be set back by a minimum of 200 feet from property lines to meet the County's 50 decibels (a-weighted – dBA) daytime and evening noise standard. Larger setbacks may be required depending on the source noise levels. A new Table, 6910.1, has been added with the draft Ordinance (Attachment A) to establish required setback distances by noise level to ensure amplified sound does not exceed the Noise Ordinance limit at the property line. To allow for consideration of site-specific conditions that may reduce noise, Boutique Wineries may apply for

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a ministerial (i.e., not subject to discretionary review and CEQA) Zoning Verification Permit with a site-specific noise study to allow for a reduction in the required setback distance for outdoor live music, provided the noise study demonstrates compliance with the Noise Ordinance standards. The permit application to apply for a reduced noise setback would cost approximately \$1,655 in County fees, plus consultant costs for a noise analysis.

When compared to other jurisdictions, the County's proposal provides relatively flexible by-right allowances. Sonoma and Santa Cruz counties require discretionary permits for any outdoor amplified live music, while Santa Barbara County permits outdoor amplified music by-right only on properties over 20 acres with a minimum 1,000-foot setback from residential zones. Placer County requires setbacks between 550 and 1,225 feet, depending on parcel size and location. The County's 200-foot minimum setback, therefore, represents one of the more lenient approaches in the state for by-right amplified live music at wineries.

The noise standards developed for Boutique Wineries ensure impacts are consistent with the findings of the 2010 Tiered Winery Ordinance Environmental Impact Report (EIR). The original 2010 EIR found less-than-significant impacts from on-site noise, as amplified live music was prohibited at Boutique Wineries. The proposed amendments ensure compliance with the County Noise Ordinance, which limits sound to a one-hour average of 50 dBA at the property line during business hours (50 dBA limit applies from 7:00 a.m. to 10:00 p.m.). Where existing ambient noise (i.e., existing noise in the vicinity, separate from winery noise) already exceeds 50 dBA, winery music may not increase the ambient noise by more than 3 dBA.

Boutique Wineries are intended to remain small-scale, low-impact operations with limited activities. Wineries seeking to host larger or more frequent commercial events, or additional types of events and activities, may apply for a higher-tier Small Winery or Winery permit. Overall, the proposed ordinance changes seek to balance amplified music opportunities at Boutique Wineries while maintaining compatibility with surrounding land uses and community character.

Wineries: Events/Activities and Gatherings

The proposed Ordinance clarifies that allowed activities at Boutique Wineries may be advertised, ticketed, and promoted as part of promoting the primary winery uses of wine sales and tasting. Revisions have been incorporated to clarify that allowed activities may be public or private gatherings, and the winery may close for private gatherings to limit entry. Amplified live music is allowed provided it is accessory to the primary winery use and may not require a separate ticket or fee. Other provisions remain unchanged: events such as weddings, yoga classes, and art shows are still prohibited. Food service is permitted when associated with allowed activities, provided it is pre-packaged, prepared offsite by a Department of Environmental Health and Quality (DEHQ)-permitted caterer, or supplied by a single DEHQ-permitted mobile food facility (e.g., food truck). Community events regulated by DEHQ or the Sheriff under County Code fall under separate requirements.

While some operators have requested greater flexibility for by-right events, limitations are necessary to maintain compatibility with surrounding properties. Wineries may seek expanded

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event opportunities by applying for a discretionary permit under the Small Winery or Winery tiers, which allow evaluation of specific events, such as weddings, corporate functions, or art shows, on a case-by-case basis.

Wineries: Square Footage and Occupancy Limitations for Public Areas

The draft Zoning Ordinance Amendment simplifies occupancy rules for Boutique Wineries and removes a conflicting provision that limits outdoor seating areas to a maximum of five tables and no more than 20 people. Ordinance language is proposed to clarify that total site occupancy is established by the PDS Building Division for each winery location and would be calculated for all winery structures and outdoor patios open to the public. The public tasting and retail areas, including patios and live music areas, would remain limited to 30% of the production facility's size, which is determined by the property's lot size.

Health Care Trailers

The annual renewal of health care trailer (HCT) permits is a costly and time-consuming process for applicants with long-term onsite care needs; 131 of the 198 permits issued between 2022 and 2024 were renewals. To address this issue, staff developed the HCT component of the Zoning Ordinance Amendment to extend the maximum permit duration, as directed by the Board. The draft ordinance increases the maximum permit duration for health care trailers from one to five years, dependent on the period of need documented in a physician's Certificate of Need. For consistent interpretation, the Project team, in collaboration with the Department of Environmental Health and Quality (DEHQ), has also added text to clarify that health care trailers or mobile homes must be equipped with facilities for living, sleeping, cooking, eating, and sanitation. An existing utility connection requirement is also clarified: if a public sewer connection is not available, an onsite wastewater treatment system (OWTS i.e., septic system), is mandatory and must comply with standards set by the Local Agency Management Program (LAMP). The LAMP regulates permitting of these OWTS to ensure public health and water quality are protected. PDS does not support more restrictive health care trailer permitting recommendations proposed by the Fallbrook and Rainbow Community Planning Groups (CPGs), which were the only CPGs to comment. The installation of stickers was not incorporated for several reasons: they would be poorly visible, are not standard for other permits, pose logistical problems, and a public online portal already exists for permit verification.

ENVIRONMENTAL STATEMENT

Upon completing the Environmental Review Update Checklist (PDS2025-ER-25-00-001), dated January 20, 2026, staff determined that the Project does not create any new significant environmental impacts, and will not involve substantial changes in the magnitude of impacts identified in the General Plan Update Environmental Impact Report (EIR) and the Tiered Winery Ordinance EIR. The modifications are consistent with the level of impacts analyzed in the EIRs. Therefore, changes included in the Project do not constitute substantial changes that would require major revisions to the EIRs and would not cause substantial changes in the circumstances under which development would be undertaken because there are no new significant environmental impacts or a substantial increase in the severity of previously identified impacts.

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The Project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and the proposed actions meet the requirements for an Addendum to the General Plan Update EIR and the Tiered Winery Ordinance EIR under CEQA pursuant to Section 15164 of the CEQA Guidelines (Attachment D). The General Plan Update EIR under Environmental Review Log Number 02-ZA-001 and State Clearinghouse Number 2002111067 was certified by the Board of Supervisors on August 3, 2011 (1). The Tiered Winery Ordinance EIR under Environmental Review Log Number 08-00-004 and State Clearinghouse Number 2008101047 was certified by the Board of Supervisors on August 4, 2010 (1). The EIRs and Addendum are on file with the County Planning & Development Services.

PUBLIC INPUT

The development of the Draft Zoning Ordinance Amendment was informed by extensive public outreach in varying formats. In 2024, the Project team attended an agritourism gathering to present the Project scope and receive input, followed by meetings with members of the Farm Bureau, attending a Jamul-Dulzura Community Planning Group (CPG) meeting, and presenting the Project at a meeting of CPG and Community Sponsor Group (CSG) Chairs. An online kickoff meeting was held in September 2024, which included information about the various ways to provide input and track the Project progress, including subscribing to the Project email list. Additional focused online kickoff meetings were held in July 2024, with the Ramona Music Alliance and the Ramona Valley Vineyard Association Board of Directors. On two dates in October 2024, PDS staff conducted community outreach in Fallbrook, Julian, Twin Oaks, and Ramona to raise awareness of the Project scope and opportunities to provide input.

Input from the 2024 outreach meetings, analysis, best practices research, and case studies of live music at wineries in the County (see Project Analysis Section) informed the initial draft of the proposed Zoning Ordinance Amendment. The Zoning Ordinance Amendment was also informed by weekly internal working group meetings, which consisted of representatives from PDS divisions responsible for implementing the changes, including permit application reviews and other customer services. The draft Ordinance public review period started July 21, 2025, and ended September 15, 2025.

During the public review period, the Project team presented the draft Zoning Ordinance Amendment text with a summary of supporting analysis and best practices research at several outreach meetings. This outreach included in-person meetings with the Ramona CPG, Jamul-Dulzura CPG, Fallbrook CPG, and the Farm Bureau. Two online meetings were held with many stakeholders, including members of the Ramona Music Alliance, Ramona Valley Vineyard Association, Ramona Chamber of Commerce, and representatives from many wineries in the unincorporated area.

From 115 emailed public review comments, CPG recommendations, and input comments during outreach meetings, some common themes have emerged, with almost all comments focused on the amplified live music at Boutique Wineries component of the proposed Zoning Ordinance amendments.

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- Concerns with the proposed property line setback requirements by source noise levels. This input is associated with proposed updates to Zoning Ordinance text in the Boutique Wineries section (Section 6910.b).
- Seeking more flexibility on the types of events/activities and gatherings that can be allowed at Boutique Wineries. This input is associated with existing Zoning Ordinance text in the Boutique Wineries section.
- Concerns with the maximum of 20 seating for outdoor eating areas at Boutique Wineries. This input is associated with existing Zoning Ordinance text in the Boutique Wineries section and this issue is addressed in post-public review edits to the draft Zoning Ordinance Amendment text.
- Concerns with the sales/tasting area size being limited to 30% of the size of the production facilities. This input is associated with existing Zoning Ordinance text in the Boutique Wineries section.

The Project Analysis section of this report addresses these most common themes from input and others, with discussion of the rationales for corresponding text in the draft Ordinance.

DEPARTMENT REASONS FOR RECOMMENDATION

Planning & Development Services recommends the action provided today because the proposed Project is consistent with County efforts, policies, plans, and initiatives. It provides a balanced approach that incorporates extensive public input and considers equity, economic development and sustainability in unincorporated communities, and the character of these communities.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's proposed actions support the Community: Engagement Initiative in the County of San Diego's 2026-2031 Strategic Plan by adopting Zoning Ordinance updates that have been informed by extensive public engagement in a variety of formats, with proposed updates evolving to consider public input. The Project also furthers the Sustainability: Environment Initiative by expanding opportunities for Boutique Wineries, thus supporting continued agricultural operations in the County.

Respectfully submitted,



DAHVIA LYNCH
Deputy Chief Administrative Officer

ATTACHMENT(S)

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Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

Attachment A – AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO HEALTH CARE TRAILERS AND BOUTIQUE WINERIES (PDS2025-POD-25-004) (clean)

Attachment B – AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO HEALTH CARE TRAILERS AND BOUTIQUE WINERIES (PDS2025-POD-25-004) (strikeout/underline)

Attachment C – Post-Public Review Edits to the Draft Zoning Ordinance Amendment Text with Rationales

Attachment D – CEQA Documentation