

**CLERK OF THE BOARD OF SUPERVISORS
EXHIBIT/DOCUMENT LOG**

MEETING DATE & AGENDA NO. 02/11/2026 #5

STAFF DOCUMENTS (Numerical)

No.	Presented by:	Description:
1.	Staff	15 page PowerPoint Presentation
2.		
3.		
4.		

PUBLIC DOCUMENTS (Alphabetical)

No.	Presented by:	Description:
A.		
B.		
C.		
D.		



County of San Diego

Zoning Ordinance Updates: Boutique Wineries and Health Care Trailers

Board of Supervisors Hearing

February 11, 2026

Item 5

Tiered Winery Ordinance Background

- Tiered Winery Ordinance amended in 2010 to add flexibility
- Growth in “By-Right” Boutique Wineries
- Changes limited by the 2010 Tiered Winery Ordinance Environmental Impact Report
- Separate effort underway to allow Boutique and Small wineries in Rural Residential zones

Project Scope

Boutique Wineries

- Allow amplified music “by right” subject to standards to ensure Noise Ordinance compliance



Health Care Trailers

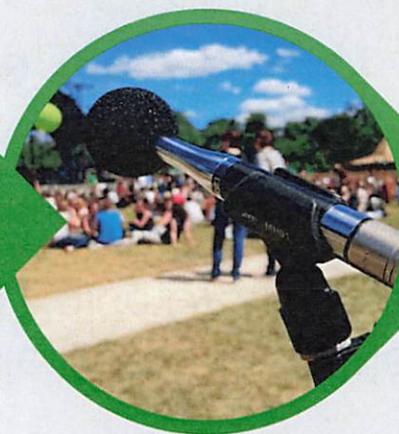
- Reduce frequency of required permit renewals, with physician Certificate of Need



Outreach Summary



Project awareness outreach



Analysis, best practices, ordinance development



Public review & outreach & draft ordinance



Post-public review revisions addressing input

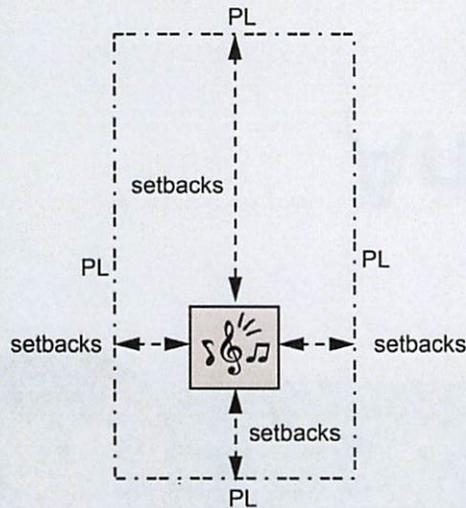


County of San Diego

Amplified Live Music at Boutique Wineries

Public Input Themes

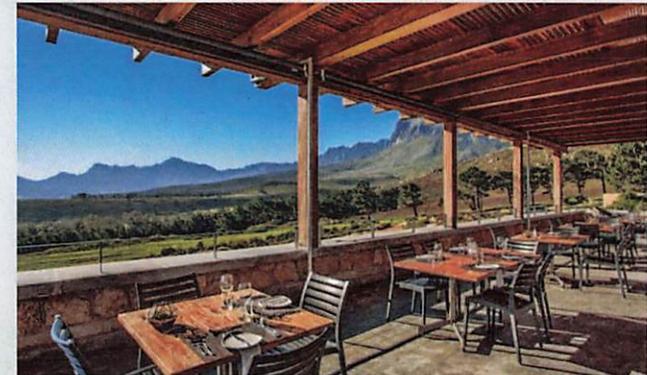
Property Line
Setbacks; Source
Noise Levels



Existing Regulations;
Event Limitations

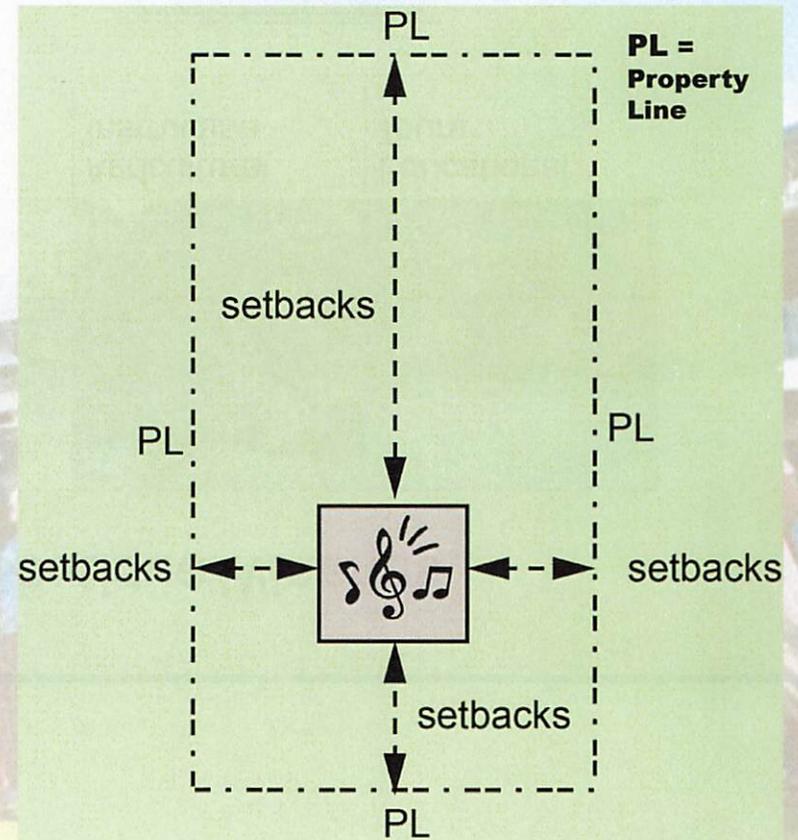


Existing Regulations;
Maximum seating for
outdoor eating areas



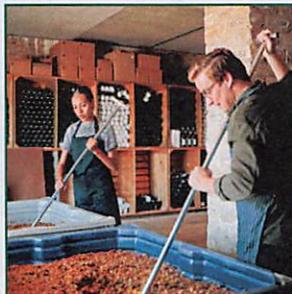
Noise from Outdoor Live Music

- Minimum 200-foot setback for the quietest music
- Setbacks based on local case studies
- Setback can be reduced with a Zoning Verification Permit (ZVP) and Noise Study



Ordinance Clarifications

- Activities and gatherings allowed at Boutique Wineries



Production



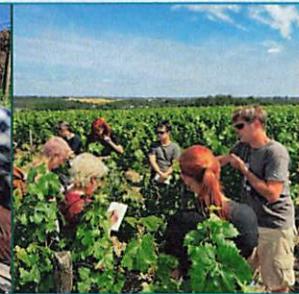
Sales



Tasting



Agricultural
Instruction



Educational
Tours

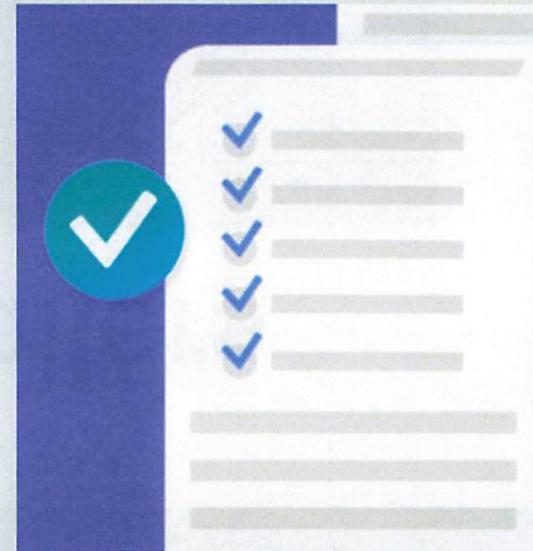
- Outdoor Seating and Occupancy Limits



Summary

New By-Right Allowances at Boutique Wineries

- Outdoor amplified allowed subject to limitations
- Clarifications to allow winery activities to be ticketed & closed to the public
- Remove the 20-seat limitation on outdoor seating & clarify occupancy allowances





County of San Diego

Health Care Trailers



Health Care Trailers

- Defined in Zoning Ordinance
- A dwelling for **temporary health care** on a lot with an existing home. The trailer is exclusively for **temporary occupancy** by either:
 - a. **Providers of health care** required by an occupant of the main dwelling.
 - b. **Relatives** of an occupant of the main dwelling who **require health care directed by a health services provider.**



Annual Building Permit Renewals

Current Regulations:

- Health Care Trailer permits must be renewed annually
- Certificate of Need signed by a physician to be renewed on an annual basis.

Proposed Changes:

- Permit may be granted for a period of five years, dependent upon the duration noted in the Certificate of Need signed by a physician.



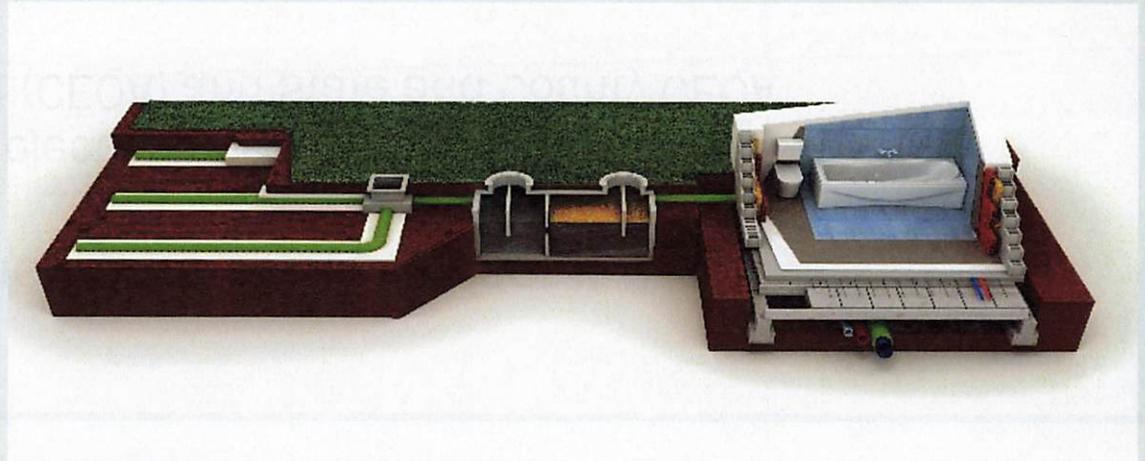
Wastewater /Septic Requirements

Current regulations:

- Requires connection to utility systems

Proposed clarifying text:

- Where sewer is not available, septic permit is required from DEHQ



Staff Recommendations

Staff recommends that the Board of Supervisors:

- Find that the proposed project complies with the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines
- Approve the Ordinance titled: AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO HEALTH CARE TRAILERS AND BOUTIQUE WINERIES (PDS2025-POD-25-004) (Attachment A)



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