

## ***RAMONA HOME SITE ACREAGE***

**ADDRESS:** Swan Road, Ramona, CA 92065

**DESCRIPTION:** 19.3 acre beautiful, spacious view lot overlooking Old Julian Highway.

Water well has been drilled, power and communications are nearby. Paved legal access connects Old Julian Highway through an electric gate to the site. Area has many high-end homes. Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California. This special property possesses many important qualitative elements to value; views, space, privacy, easy legal access. This undisturbed pristine parcel is ready for your dream home. Seller may finance purchase with acceptable offer.

**PRICE:** \$199,900.00

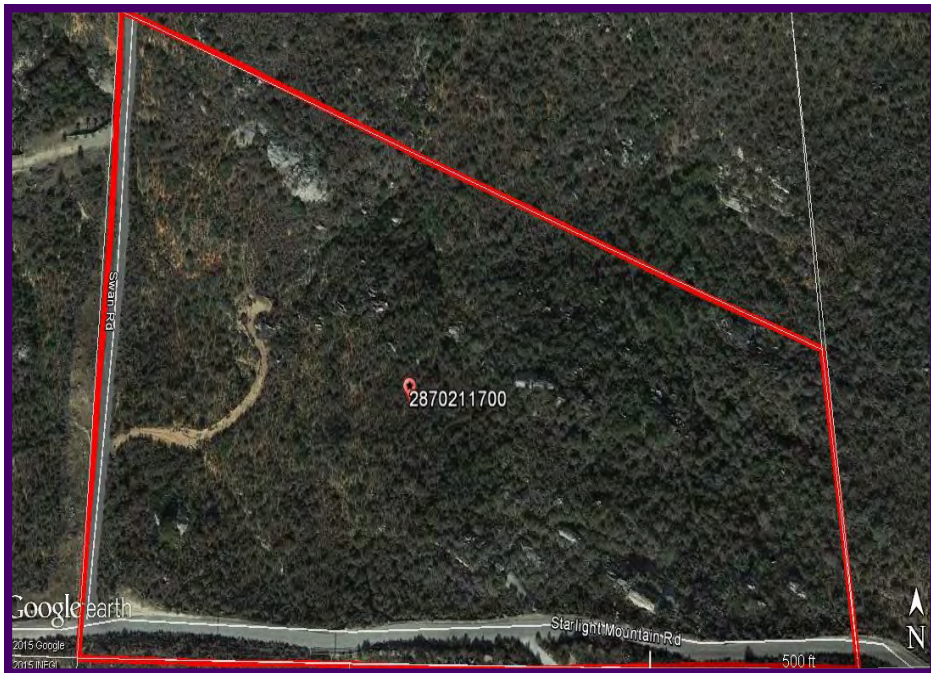
**APN:** 287-021-17-00

**MLS:** 160048379

**CONTACT:** *Donn Bree* \* [Bree@Donn.com](mailto:Bree@Donn.com) \* [www.DONN.com](http://www.DONN.com) \* 800-371-6669



# Ramona Home Site Acreage



## \$199,900

### *19<sup>+/-</sup> Acre Home Site*

**19.3 acre** beautiful, spacious view lot overlooking Old Julian Highway. Water well has been drilled, power and communications are nearby. Paved legal access connects Old Julian Highway through an electric gate to the site. Area has many high-end homes. Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California. This special property possesses many important qualitative elements to value; views, space, privacy, easy legal access. This undisturbed pristine parcel is ready for your dream home.

*Seller may finance purchase with acceptable offer.*



BRE# 01109566

NMLS# 243741

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# ASSESSOR PARCEL NUMBER

## 287-021-17-00

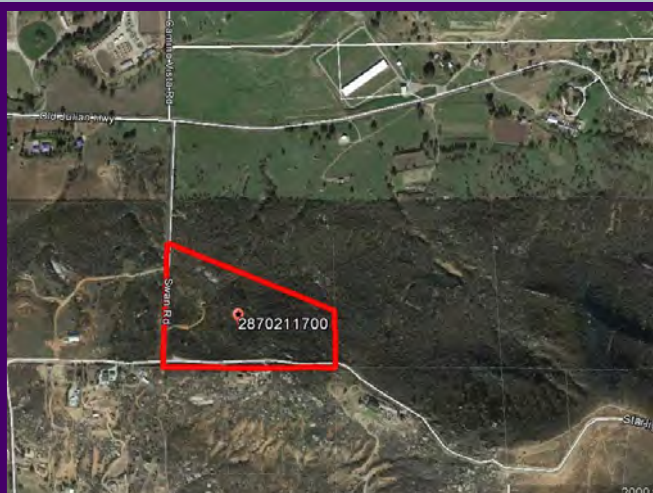
*Views Across the Property to the North*



*Images Illustrating the Biodiversity of the Property*



*Images Illustrating the Neighborhood*







*Donn Bree, Ph.D., G.R.I.*  
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## ***PROPERTY DESCRIPTION***



### **Ramona Home Site Acreage**

287-021-1700  
Swan Road  
Ramona, CA 92065



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## **INTRODUCTION & OVERVIEW**

**19.3 acre** beautiful, spacious view lot overlooking Old Julian Highway. Water well has been drilled, power and communications are nearby. Paved legal access connects Old Julian Highway through an electric gate to the site. Area has many high-end homes.

Located in the heart of Ramona's burgeoning wine region, and neighboring some of the most famous horse ranches in southern California. This special property possesses many important qualitative elements to value; views, space, privacy, easy legal access. This undisturbed pristine parcel is ready for your dream home. Seller will finance purchase with an acceptable offer.

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

## **NATURAL SETTING**

Topographically, the surrounding countryside is varied. 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**

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. Gaming and tourism are important financial contributors, signaling the transition from agriculture into a more varied and stable economic base in the immediate area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

Major shopping and resources are no more than 30 minutes away.

### ***Recreation & 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. Less than thirty minutes driving time, the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing



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at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 30 minutes away.



## 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:	6/10/2015 5:53:50 PM
Project Record ID:	
Project Name:	
Assessor's Parcel Number(s):	2870211700

2870211700	
<b>General Information</b>	
USGS Quad Name/County Quad Number:	RAMONA/60
Section/Township/Range:	17/13S/02E; 18/13S/02E
Tax Rate Area:	65033
Thomas Guide:	1153/E5
Site Address:	0 SWAN RD RAMONA 92065

<b>Public Service and Utility Districts</b>	
Water/Irrigation District:	RAMONA MUNI WATER IMP DIST A; RAMONA MUNICIPAL WATER DISTRICT
Sewer District:	None
Fire Agency:	RAMONA MUNICIPAL WATER DISTRICT
School District:	UNIFIED RAMONA

<b>General Plan Information</b>	
General Plan Regional Category:	Rural
General Plan Land Use Designation:	RURAL LANDS (RL-40) 1 DU/40 AC
Community Plan:	Ramona
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

2870211700

#### Zoning Information

Use Regulation:	A72
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8AC
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	A;POR S

#### 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:	21
The site is located within an Agricultural Preserve.	YES
The site is in a Williamson Act Contract.	NO



	2870211700
<b>Biological Resources</b>	
Eco-Region:	CENTRAL FOOTHILLS
Vegetation Map	37120 Southern Mixed Chaparral; 37G00 Coastal Sage-Chaparral Transition
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 Open Space Easements.	YES
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	NO (DRAFT: NORTH)
The site is within MSCP Boundaries.	NO (DRAFT: NORTH)
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	YES
Flat-Topped Buckwheat/Montane Buckwheat Scrub	NO
None of the above	NO
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	YES: Low; Moderate
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

<b>Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)</b>	
Geological Formation:	CRETACEOUS PLUTONIC
Paleo Sensitivity:	ZERO
Paleo Monitoring:	No Monitoring Required

<b>Geology</b>	
Alquist-Priolo Zone:	NO
County Special Study Zone:	NO
Quaternary/Pre-Quaternary Fault:	NO
Potential Liquefaction Area:	NO
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	NO

**Mineral Resources**

The site is located within a Mineral Resource Category.	YES: MRZ-3 (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 a County Flood Plain area.	NO
The site is located within a County Floodway.	NO
The site is located within a Dam Inundation Zone.	NO

**Hazardous Materials**

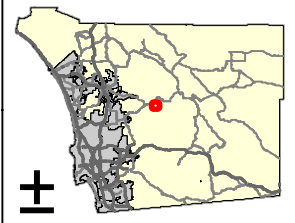
Schools are located within 1/4 mile of the project.	NO
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	NO
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	NO
The site 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

	2870211700
<b>Hydrology and Water Quality</b>	
Hydrologic Unit:	SAN DIEGUITO
Sub-basin:	905.42/Lower Hatfield
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: Pacific Ocean Shoreline (San Dieguito HU); San Dieguito River; Lake Hodges
The site is tributary to an Environmentally Sensitive Area.	YES
The site is located in a Source Water Protection Area.	YES
<b>Water Supply/Groundwater</b>	
The site is located outside (east) of the County Water Authority boundary.	NO
The site is in Borrego Valley.	NO
The project is groundwater dependent.	NO
Annual rainfall:	18 to 21 inches
<b>Noise</b>	
The site is within noise contours.	NO
<b>Fire Services</b>	
The site is located in an Urban-Wildland Interface Zone.	YES
FRA/LRA/SRA:	SRA
<b>Additional Information</b>	
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.	YES
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
<b>CEQA-Public Review Distribution Matrix</b>	
The site is located in the Desert.	NO
The site is located east of the County Water Authority boundary.	NO
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





Legend:

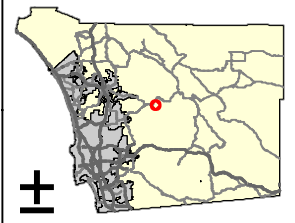
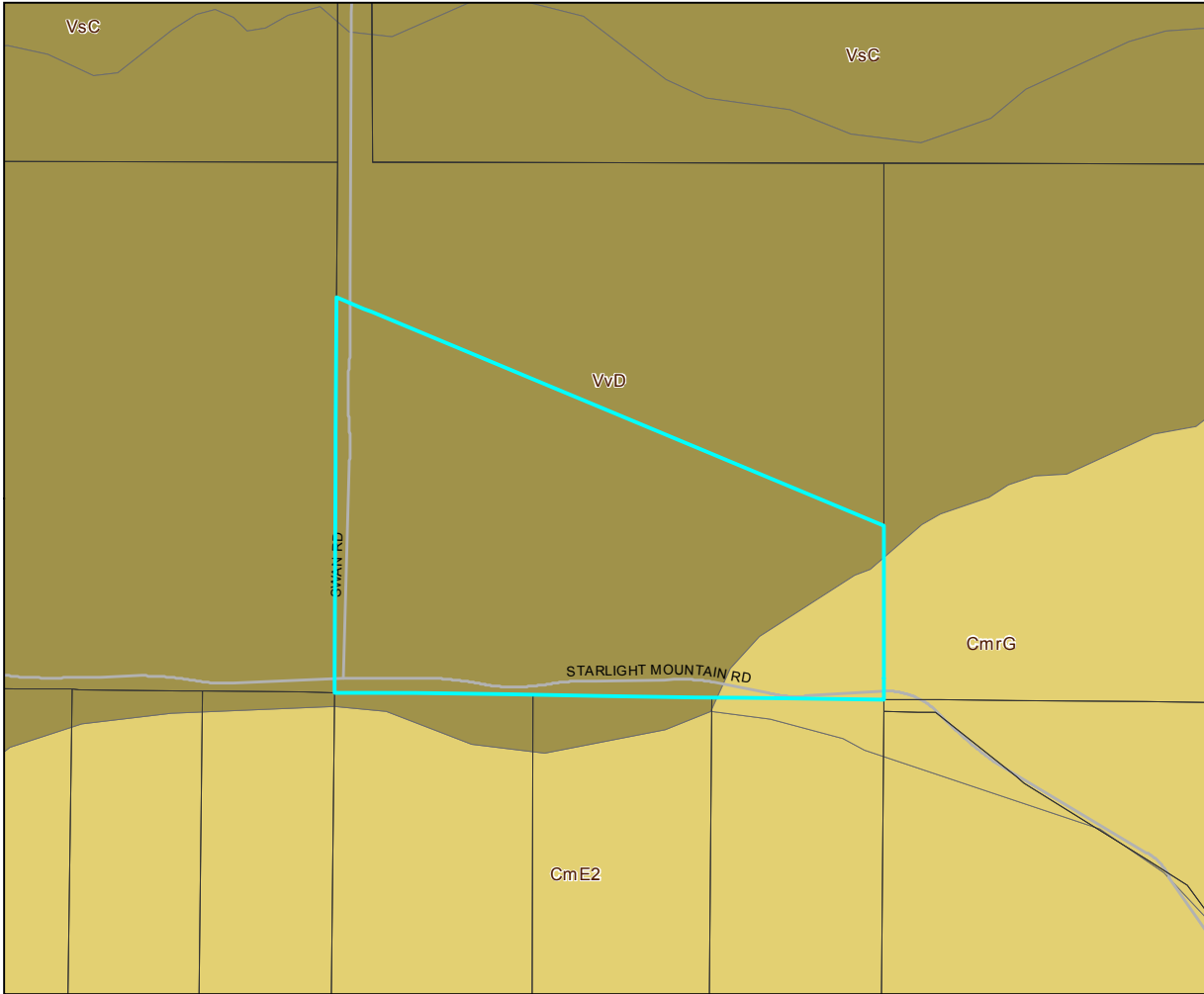
PROJECT AREA

0 0.1 0.2 0.3 0.4 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



This map is generated automatically from an internet mapping site and is for reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Notes:



Legend:

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

0 0.05 0.1 0.15 0.2 Miles  
 NAD 1983 StatePlane California VI FIPS 0406 Feet  
 Planning and Development Services



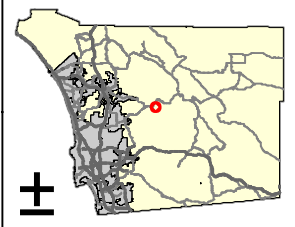
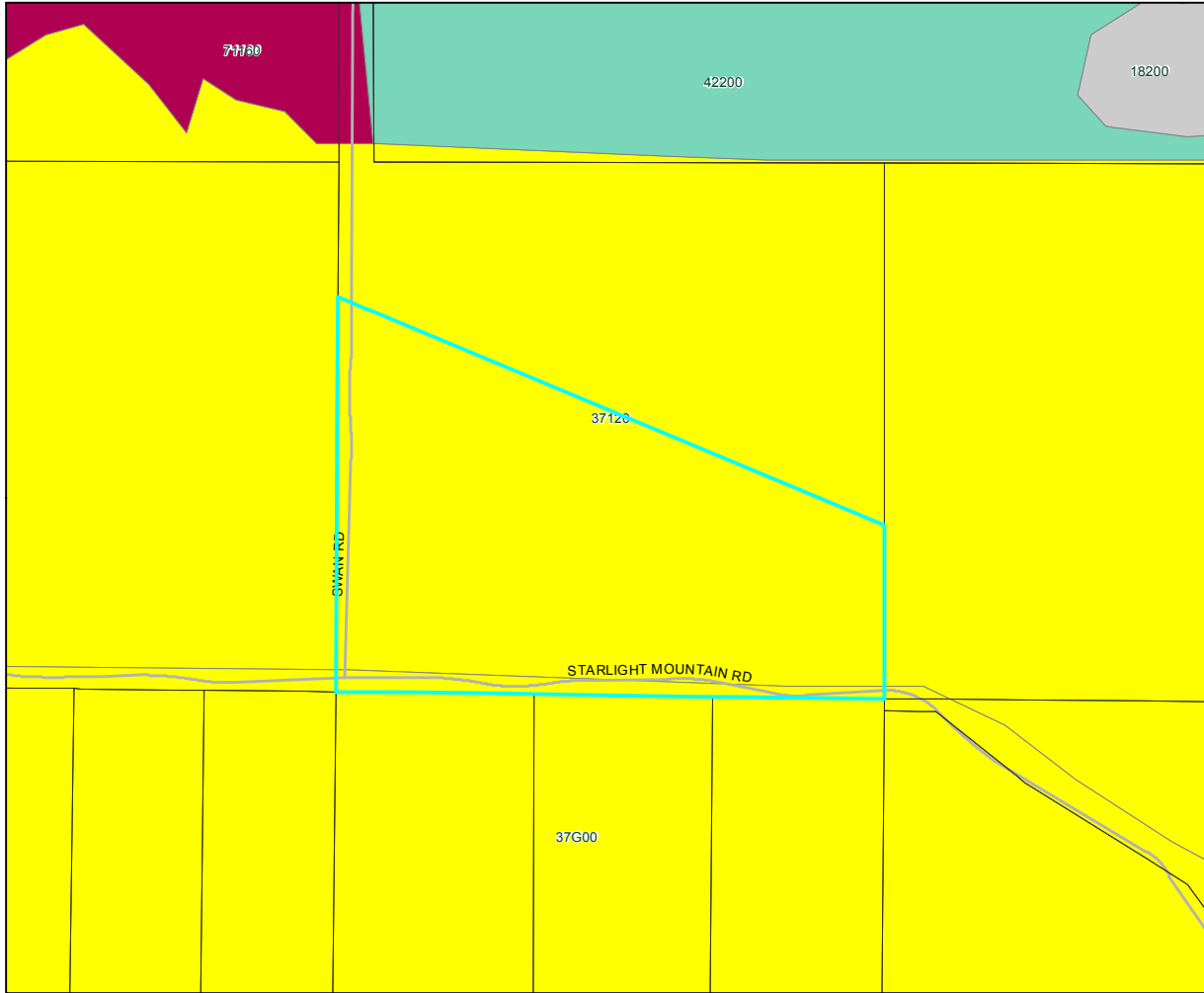
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Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	7s-8(19)	<5	Low	Severe 1
VvD	Vista rocky coarse sandy loam, 5 to 15 percent slopes	6e-7(19)	27	Low	Moderate 2



# 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

0 0.05 0.1 0.15 0.2 Miles  
NAD 1983 StatePlane California VI FIPS 0406 Feet  
Planning and Development Services



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Notes:

## **A72 GENERAL AGRICULTURAL USE REGULATIONS**

### **2720 INTENT.**

The provisions of Section 2720 through Section 2729, inclusive, shall be known as the A72 General Agricultural Use Regulations. The A72 Use Regulations are intended to create and preserve areas for the raising of crops and animals. Processing of products produced or raised on the premises would be permitted as would certain commercial activities associated with crop and animal raising. Typically, the A72 Use Regulations would be applied to areas distant from large urban centers where the dust, odor, and noise of agricultural operations would not interfere with urban uses, and where urban development would not encroach on agricultural uses.

### **2722 PERMITTED USES.**

The following use types are permitted by the A72 Use Regulations:

- a. Residential Use Types.
  - Family Residential
- b. Civic Use Types.
  - Essential Services
  - Fire Protection Services (see Section 6905)
  - Law Enforcement Services (see Section 6905)
- c. Agricultural Use Types.
  - Horticulture (all types)
  - Tree Crops
  - Row and Field Crops
  - Packing and Processing: Limited
  - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

### **2723 PERMITTED USES SUBJECT TO LIMITATIONS.**

The following use types are permitted by the A72 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
  - Mobile home Residential "18"
- b. Commercial Use Types
  - Animal Sales and Services: Veterinary (Large Animals) "6"
  - Animal Sales and Services: Veterinary (Small Animals) "6"
  - Cottage Industries "17" (see Section 6920)
  - Recycling Collection Facility, Small "2"
  - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
  - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)  
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)  
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

#### **2724 USES SUBJECT TO A MINOR USE PERMIT.**

The following use types are permitted by the A72 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Minor Impact Utilities  
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)  
(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)  
(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))  
(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)  
(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)  
(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)  
(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)  
(Amended by Ord. No. 9101 (N.S.) adopted 12-8-99)

#### **2725 USES SUBJECT TO A MAJOR USE PERMIT.**

The following use types are permitted by the A72 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use types.

Administrative Services  
Ambulance Services  
Child Care Center  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Group Care  
Lodge, Fraternal and Library Services  
Major Impact Services and Utilities  
Parking Services  
Postal Services  
Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)  
Animal Sales and Services: Auctioning  
Explosive Storage (see Section 6904)  
Gasoline Sales



- Participant Sports and Recreation: Outdoor
- Transient Habitation: Campground (see Section 6450)
- Transient Habitation: Resort (see Section 6400)
- d. Agricultural Use Types.
  - Agricultural Equipment Storage
  - Animal Waste Processing (see Section 6902)
  - Packing and Processing: Winery
  - Packing and Processing: General
  - Packing and Processing: Support
- e. Extractive Use Types.
  - Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)  
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)  
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)  
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)  
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)  
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

## **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.



**COUNTY OF SAN DIEGO  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
WELL PERMIT APPLICATION**

DEH USE ONLY
PERMIT # <u>we/ 15808</u>
WELL COMPUTER # _____
FEE: _____
WATER DIST: _____

1. Property Owner: Robert Pilgrin Phone: 417-6795  
24377 Starlight Mtn. Rd. Ramona 92065  
Mailing Address City Zip
2. Well Location - Assessors Parcel Number 287-021-17  
Corner of Saxon & Starlight Mtn Rd. Ramona 92065  
Site Address City Zip
3. Well Contractor - Well Driller Frank's Drilling Company Name: Frank's Drilling  
P.O. Box 310133 Guatay 91931  
Mailing Address City Zip
- Phone#: 445-8131 C-57#: 4377000 ☒ Cash Deposit ☐ Bond Posted
4. Use: ☒ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other \_\_\_\_\_
5. Type of Work: ☒ New ☐ Reconstruction ☐ Destruction Time Extension: ☐ 1st ☐ 2nd
6. Type of Equipment: Air
7. Depth of Well: Proposed: 200' - 1000' Existing: \_\_\_\_\_
8. Proposed:
- | Casing                  | Conductor Casing   | Filter/Filler Material                                   | Perforations          |
|-------------------------|--|--|-----------------------|
| Type: <u>Steel</u>      | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |                       |
| Depth: <u>20 ft</u>     | Depth: _____ ft.   | From: _____ To: _____                                    | From: _____ To: _____ |
| Diameter: _____ in.     | Diameter: _____ in.                                      | Type: _____  | From: _____ To: _____ |
| Wall/Gauge: <u>1.56</u> | Wall/Gauge: _____  | Wall/Gauge: _____  | From: _____ To: _____ |
9. Annular Seal: Depth: 20 ft Sealing Material: Bentonite Clay  
Borehole diameter: 12 in. Conductor diameter: \_\_\_\_\_ in. Annular Thickness: 2 1/2 in.
10. Date of Work: Start: Feb. 6 2004 Complete: Mar. 6 2004

**On sites served by public water, contact the local water agency for meter protection requirements.**

I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work, I will furnish the Department of Environmental Health with a complete and accurate log of the well. I accept responsibility for all work done as part of this permit and all work will be performed under my direct supervision.

Contractor's Signature: [Signature]

Date: Feb. 6 2004

**DISPOSITION OF APPLICATION (Department of Environmental Health Use only)**

☒ **Approved** ☐ **Denied** Special Conditions: Grading and clearing associated with access to, or the construction, maintenance or destruction of water wells, may require additional permits from the County of San Diego and/or other agencies. \_\_\_\_\_

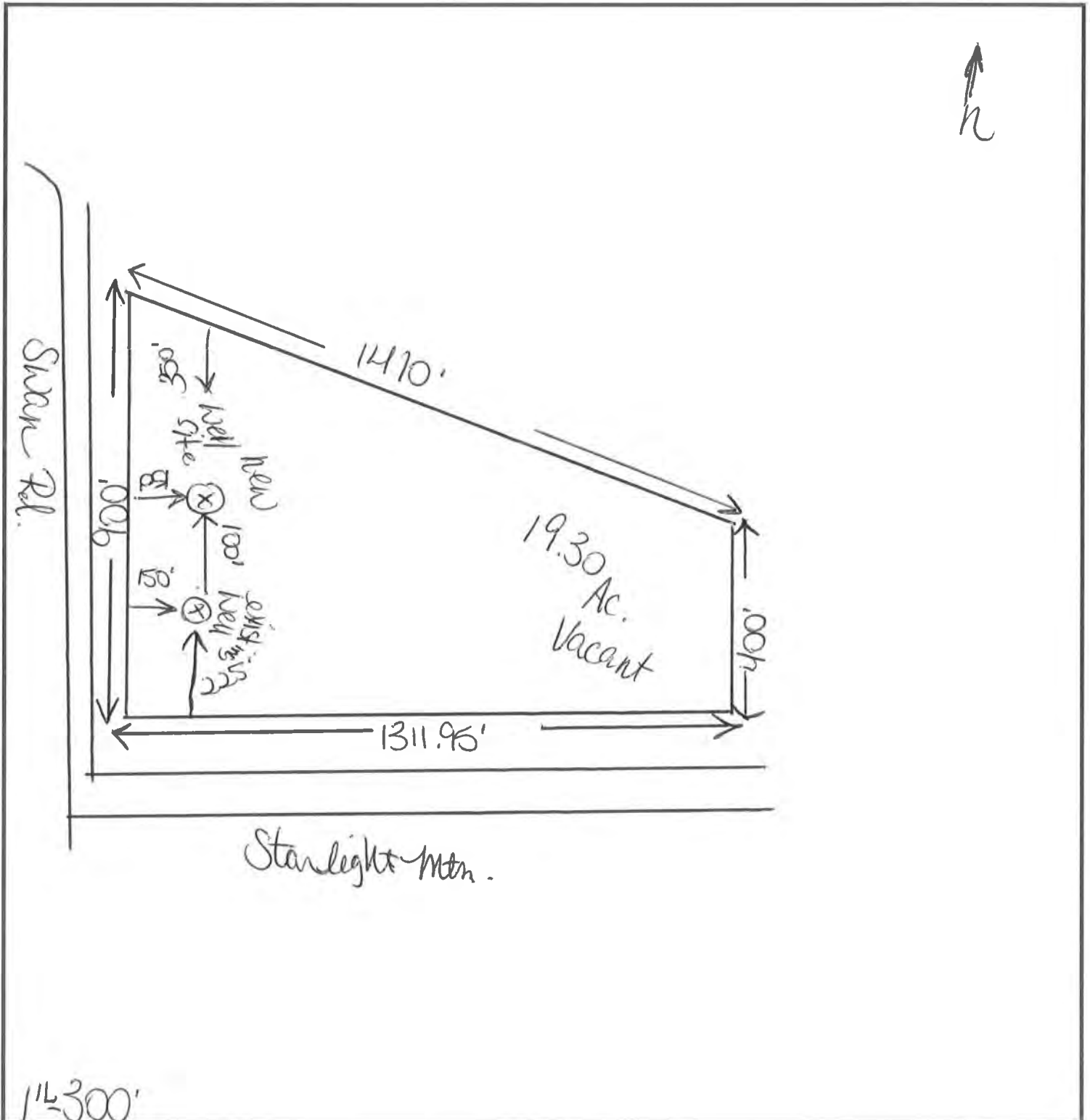
Specialist: Dan O'Call

Date: 2/6/04



LOCATION

Indicate below the vicinity and exact location of well with respect to the following items: Property lines, water bodies or water courses, drainage pattern, easements, roads, existing wells, sewers and private sewage disposal systems and other potential contamination sources, including dimensions.



ORIGINAL  
File with DWR

Page 1 of 1

Owner's Well No. 2

Date Work Began 4-25-04, Ended 5-5-04

Local Permit Agency San Diego County Environmental Health

Permit No. LWEH 15808 Permit Date 2-6-04

STATE OF CALIFORNIA  
**WELL COMPLETION REPORT**  
No. 771972

DWR USE ONLY		DO NOT FILL IN	
STATE WELL NO./STATION NO.			
LATITUDE		LONGITUDE	
APN/OTHER			

GEOLOGIC LOG		
ORIENTATION (✓) <input checked="" type="checkbox"/> VERTICAL <input type="checkbox"/> HORIZONTAL <input type="checkbox"/> ANGLE <input type="checkbox"/> (SPECIFY)		
DRILLING METHOD <u>Air Rotary</u> FLUID <u>Water</u>		
DESCRIPTION <small>Describe material, grain size, color, etc.</small>		
DEPTH FROM SURFACE FL to FL		
0	10	DG
10	320	Hard White Granite
320	330	Fracture with 3 GPM
330	540	Hard White Granite
540	545	Fracture with 7 GPM
545	600	Black Granite
<u>- 116 80595</u>		
<u>33 04567</u>		
<u>2008</u>		
<u>Also concrete seal</u>		
<b>Completed Well Construction</b>		
Date <u>8/23/05</u>		
Date Inspected <u>4/22/05</u>		
Comments <u>No concrete seal</u>		
Water Sample Taken? <u>Yes</u>		
Reviewed By <u>Deanna Hart</u>		
TOTAL DEPTH OF BORING <u>600</u> (Feet)		
TOTAL DEPTH OF COMPLETED WELL <u>600</u> (Feet)		

WELL OWNER	
Name <u>Robert Pilgrim</u>	
Mailing Address <u>24377 Starlight Mt. Rd</u>	
<u>Ramona</u> CITY	<u>Ca</u> STATE
<u>92065</u> ZIP	
WELL LOCATION	
Address <u>Swan Rd</u>	
City <u>Ramona</u>	
County <u>San Diego</u>	
APN Book <u>287</u>	Page <u>021</u>
Township <u>13S</u>	Range <u>2E</u>
Section <u>17</u>	
Latitude <u>DEG. MIN. SEC. NORTH</u>	Longitude <u>DEG. MIN. SEC. WEST</u>
LOCATION SKETCH NORTH	
Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.	
WATER LEVEL & YIELD OF COMPLETED WELL	
DEPTH TO FIRST WATER <u>320</u> (FL.) BELOW SURFACE	
DEPTH OF STATIC WATER LEVEL <u>Unk</u> (FL.) & DATE MEASURED <u>5-4-04</u>	
ESTIMATED YIELD * <u>10</u> (GPM) & TEST TYPE <u>air lift</u>	
TEST LENGTH <u>2</u> (Hrs.) TOTAL DRODOWN <u>unk</u> (FL.)	
* May not be representative of a well's long-term yield.	

ACTIVITY (✓)	
<input checked="" type="checkbox"/> NEW WELL	
MODIFICATION/REPAIR	
<input type="checkbox"/> Deepen	
<input type="checkbox"/> Other (Specify)	
DESTROY (Describe Procedures and Materials Under GEOLOGIC LOG)	
PLANNED USES (✓)	
WATER SUPPLY	
<input checked="" type="checkbox"/> DOMESTIC	<input type="checkbox"/> PUBLIC
<input type="checkbox"/> IRRIGATION	<input type="checkbox"/> INDUSTRIAL
MONITORING	
<input type="checkbox"/> TEST WELL	
<input type="checkbox"/> CATHODIC PROTECTION	
<input type="checkbox"/> HEAT EXCHANGE	
<input type="checkbox"/> DIRECT PUSH	
<input type="checkbox"/> INJECTION	
<input type="checkbox"/> VAPOR EXTRACTION	
<input type="checkbox"/> SPARGING	
<input type="checkbox"/> REMEDIATION	
<input type="checkbox"/> OTHER (SPECIFY)	

DEPTH FROM SURFACE		BORE-HOLE DIA. (Inches)	CASING (S)						DEPTH FROM SURFACE		ANNULAR MATERIAL				
Ft. to Ft.			TYPE (✓)				MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)	TYPE				
		BLANK	SCREEN	CON-DUCTOR	FILL PIPE									Ft. to Ft.	CE-MENT (✓)
0	20	12	X				Steel	6.5	.156	0	0	20	X	X	
20	600	6"													

ATTACHMENTS (✓)		CERTIFICATION STATEMENT	
<input type="checkbox"/> Geologic Log		I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.	
<input type="checkbox"/> Well Construction Diagram		NAME <u>Franks Well Drilling</u>	
<input type="checkbox"/> Geophysical Log(s)		(PERSON, FIRM, OR CORPORATION)	
<input type="checkbox"/> Soil/Water Chemical Analysis		<u>P. O. Box 310153 Guatay Ca 91931</u>	
<input type="checkbox"/> Other		ADDRESS	
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.		Signed <u>Frank J. Franks</u>	
		WELL DRILLER / AUTHORIZED REPRESENTATIVE	
		DATE SIGNED <u>2-17-05</u>	
		C-57- 437700	
		C-57 LICENSE NUMBER	

IF ADDITIONAL SPACE IS NEEDED, USE ADDITIONAL FORMS AND CONSECUTIVELY NUMBER ALL  
DWR 188 REV. 11-97 (REVISED 06-03 BY www.TheContractorsGroup.com TO BE FILL-IN-ABLE)

(map)