



WYNOLA MEADOWS RANCH

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

DESCRIPTION: This beautiful, flat and usable 22.15^{+/-} acres and *vintage ranch style home* is located in the heart of San Diego County's apple, wine, and gold country. The property is a scenic one hour drive north of the San Diego metropolitan area and situated between Santa Ysabel and Julian in the community of Wynola, famous for apple pies and lilacs. The natural beauty of the site makes this an exceptional and rare property. A gently rolling topography with natural ponds and ample water support a very healthy plant and wildlife community. Located in heart of Wynola, the property is conveniently located, yet very private. This property will support and enhance most any style home and lifestyle. Ideal for horses, a vineyard, apple orchard, and private full-time or part-time residence, this relatively undeveloped natural landscape provides the perfect backdrop for creative vision.

PRICE: \$1,250,000.00

APN: 248-160-30-00

MLS: 140017713

CONTACT: *Donn Bree* * Bree@Donn.com * [Website](#) * 800-371-6669

WYNOLA MEADOWS RANCH

Santa Ysabel, California



\$1,250,000

Vintage Farm House on 22⁺ Acres

This beautiful, flat and usable **22.15⁺ acres** and *vintage ranch style home* is located in the heart of San Diego County's apple, wine, and gold country. The property is a scenic one hour drive north of the San Diego metropolitan area and situated between Santa Ysabel and Julian in the community of Wynola, famous for apple pies and lilacs. The seller requests that the property be shown by appointment only.

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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. Neighbors are sparse and are mostly hidden behind stands of large coast live oaks and indigenous vegetation. Water is provided to the residence from a sustainable water well. The home is on a septic system. Public power and communications utilities are on the property.



Property Features

- 22⁺ Acres
- 1934 Vintage Home
- Ponds
- Flat and Usable
- Water Well
- Private
- Abundant Wildlife
- Pristine Naturescape
- Ideal for Grapes
- Ideal for Horses



BRE# 01109566

NMLS# 243741



RED HAWK REALTY

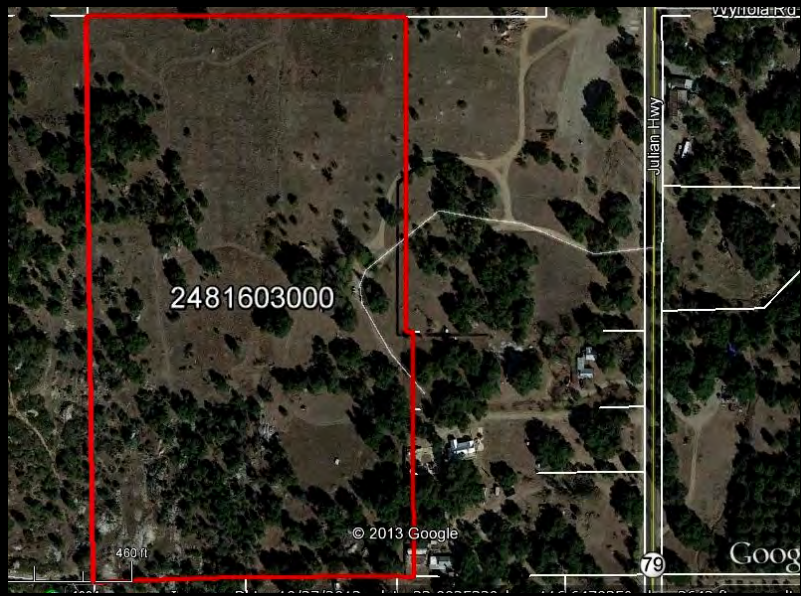
Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

Www.DONN.com

We Know The Back Country!





San Diego backcountry properties with abundant water are a diminishing resource. However, the number of people who can afford to purchase these legacy properties is a growing number; a formula for future value.

Of great importance are the various directions from which the ranch 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 undiscovered equestrian paradise. Access to the property is off Old Julian Highway, also known as Highway 78/79.

NATURAL SETTING

Topographically, the ranch is flat. The acreage is ideal for a gentleman rancher, vintner, or equestrian-minded buyers. Large, mature oaks and various pines populate the meadow-like landscape. Great consideration was given to the natural beauty of this property when incorporating the improvements found on this hidden ranch property.

Wildlife is abundant on the ranch: 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 a short a short distance from the property, including the Volcan Mountain and Santa Ysabel Open Space Preserves.

AREA INFORMATION

Less than 5 minutes away, Julian area is a well known get-a-way for city residents from all over Southern California. Tourism is now the primary draw, replacing the mining interests when Julian's population rivaled that of the City of San Diego. There are many fine restaurants and lodging accommodations in the immediate area of this centrally located property. Major shopping and resources are no more than 35 minutes away.

Recreation & Lifestyle

There are many recreational activities available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dinning, and a variety of other opportunities for each family member. 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 less than 30 minutes away.





[Media Link](#)

WalkScore



Lot Size: **4,000-7,499 SF**

Acres: **22.000**

Detached

MLS #: **140017713**

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

Address: **4295 Old Julian Hwy**

City: **Santa Ysabel, CA**

Bedrooms: **3**

Optional BR:

Total BR: **3**

Est.SqFt: **926**

Year Built: **1930**

Age Restrictions: **N/K**

Sign on Property: **Y**

Status: **Active**

Sales

Price:

Ownership: **Fee Simple**

Full Baths: **2**

Half Baths: **0**

Total Baths: **2**

Zoning: **A70**

Pets: **Yes**

LP: **\$1,250,000**

Orig.Price: **\$1,250,000**

List Date: **04/04/2014** MT:

OMD: AMT: **0**

COE:

Possession: **Close of Escrow**

Unit#/Space#:

Zip: **92070** MapCode: **1135E5**

Community: **JULIAN**

Neighborhood: **None**

Complex/Park:

Cross Streets: **Wynola Road**

Jurisdiction:

Water District:

School District: **SPENCERVAL**

REMARKS AND SHOWING INFO

This beautiful, flat and usable 22.15+/- acres and vintage ranch style home is located in the heart of San Diego County's apple, wine, and gold country. The property is a scenic one hour drive north of the San Diego metropolitan area and situated between Santa Ysabel and Julian in the community of Wynola, famous for apple pies and lilacs. The natural beauty of the site makes this an exceptional and rare property.

Directions to Property:

Mandatory Remarks: **None Known**

Sales Restrictions: **N/K**

FEES, ASSESSMENTS AND TERMS

H.O. Fees: **\$0.00**

Paid:

HO Fees Include:

Other Fees: **\$0.00**

Paid:

Other Fees Type:

CFD/Mello Roos: **\$0.00**

Paid:

Est % of Owner Occupancy:

Total Monthly Fees: **\$0.00**

Terms: **Cash, Conventional, FHA**

Assessments:

SITE FEATURES

Approx # of Acres: **22.000**

Approx Lot Sq Ft:

Approx Lot Dim:

Lot Size: **4,000-7,499 SF**

Lot Size Source: **Assessor Record**

Water: **Well on Property**

Sewer/Septic: **Septic Installed**

Irrigation: **N/K**

Telecom:

Residential Unit Loc: **Detached**

Units In Complex:

Animal Designator Code:

Miscellaneous: **Outbuilding**

View: **Mountains/Hills**

Topography: **Level, Rolling**

Boat Facilities:

Frontage Length:

Frontage:

Land Use Code:

Add'l Land Use:

Site: **Easement Access**

Prop Restrictions: **None Known**

Structures: **Agricultural Bldg**

Complex Features:

Parking Garage: **Detached**

Parking Garage Spaces: **1**

Parking Non-Garage:

Parking Non-Garaged Spaces:

Total Parking Spaces:

Parking for RV:

Fencing: **Partial**

MLS#: 140017713

4295 Old Julian Hwy

LP: \$1,250,000

APPROX ROOM DIMENSIONS

Living Room: **17x13**
 Dining Room: **0**
 Family Room: **0**
 Kitchen: **17x19**
 Breakfast Area:
 Master BR: **11x9**
 Bedroom 2: **11x9**
 Bedroom 3: **15x12**
 Bedroom 4:
 Bedroom 5:
 Extra Room 1:
 Extra Room 2:
 Extra Room 3:

INTERIOR FEATURES

Stories	Sub-Flooring	Searchable Rooms
1 Story	Wood over Crawlspace	Bedroom(s) Entry Level
Approx Living Space	Floor Coverings	Workshop
Source of Square Feet		
Assessor Record		
Interior Walls	Fireplaces	
	1	
	Fireplace Location	
	FP in Living Room	

BUILDING, COMPLEX AND EXTERIOR FEATURES

Architectural Style	Elevator	Spa	Water Heater Type
Condo Flat Style	Bldg Entry Level	Spa Heat	Laundry Utilities
	Stories in Bldg		None Known
Construction	Units in Bldg	Security	Laundry Location
Built on Site	Exclusive Use Yard	Cooling	N/K
Exterior		Wall/Window	Equipment:
Wood			N/K
Roof	Patio	Heat Source	
Composition	Deck		
Guest House	Pool		
	N/K		
Guest House ESF:	Pool Heat	Heat Equipment	
		N/K	
Entry Level Unit			
3 Stairs/Steps to Entry			

MANUFACTURED/MOBILE HOME OPTIONS

Length x Width:	Make:	Configuration:	Space#:
Number of Sections:	Model:	Real Estate Incl:	Space Rent:
Axles:	Skirting:		HCD433 Rec:
License #1:	Lic #2:	Lic #3:	Lic #4:
Serial #1:	Ser #2:	Ser #3:	Ser #4:
Dept.of Housing #1:	DOH #2:	DOH #3:	DOH #4:
			DOH #5:

SUPPLEMENTAL REMARKS

A gently rolling topography with natural ponds and ample water support a very healthy plant and wildlife community. Located in heart of Wynola, the property is conveniently located, yet very private. This property will support and enhance most any style home and lifestyle. Ideal for horses, a vineyard, apple orchard, and private full-time or part-time residence, this relatively undeveloped natural landscape provides the perfect backdrop for creative vision.



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PROPERTY DESCRIPTION



Wynola Meadows Ranch

Home & Acreage
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INTRODUCTION & OVERVIEW

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County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2481603000

Report generated 2/12/2014 9:20:04 AM

Staff Person: _____

Zoning & General Plan Information

APN: 2481603000

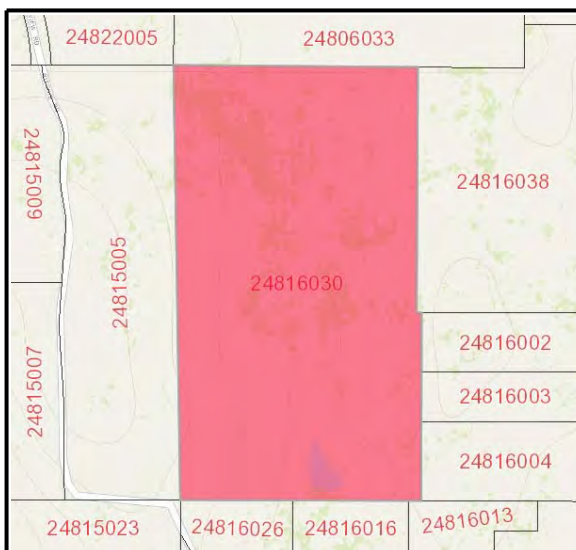
Legal Lot: _____

Community Plan: Julian

Planning Group:

Regional Category: Semi-Rural

General Plan Designation: SEMI-RURAL
RESIDENTIAL (SR-10) 1
DU/10 AC



Parcel highlighted in red

**KEEP THIS FORM AND BRING IT WITH YOU EACH
TIME YOU VISIT THE ZONING COUNTER FOR**

ZONE	
USE REGULATIONS	A70
ANIMAL REGULATIONS	L
DEVELOPMENT REGULATIONS	Density
	Lot Size
	Building Type
	Maximum Floor Area
	Floor Area Ratio
	Height
	Lot Coverage
	Setback
(Contact your Fire Protection District for additional setback requirements)	
Open Space	-
SPECIAL AREA REGULATIONS	-

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

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
 - Packing and Processing: Wholesale Limited Winery

(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)

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
 - 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)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 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.

Law Enforcement Services

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)

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

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

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)

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.