

## Lingelser, Heather

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**From:** S Elaine Lyttleton <lyttleton@sv-mail.com>  
**Sent:** Monday, March 02, 2015 10:22 AM  
**To:** Lingelser, Heather  
**Subject:** Boutique Winery question

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Heather,

One of our members asks the following question:

We have limited space on our immediate property, but have access to multiple properties in Ramona. I am trying to ascertain if a 25% requirement can be fulfilled by having the vines be "under our control", although not all on our personal property. For example, if we own our property and produce the wine and operate our tasting room from this property, but own and manage vines on another local property are we able to count that in our 25% requirement?

I know this issue came up several years ago, when someone's mother owned the property across the road, or next door to the winery/growing property. Since the daughter was on title to the property too, they were counting this as "theirs". Not sure how that was resolved. I would think there might be an "own the property" where the vines are grown, versus "lease the land and own and manage the vines" distinction?

Thank you for your clarification.

*Elaine*

**S. Elaine Lyttleton**  
**Hatfield Creek Vineyards & Winery**  
*Where every hour is a happy hour!*  
**[www.hatfieldcreekvineyards.com](http://www.hatfieldcreekvineyards.com)**  
**1625 Highway 78**  
**Ramona CA 92065**  
**760-787-1102**



## Lingelser, Heather

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**From:** S Elaine Lyttleton <lyttleton@sv-mail.com>  
**Sent:** Friday, March 06, 2015 3:04 PM  
**To:** Lingelser, Heather  
**Cc:** Farace, Joseph  
**Subject:** RE: Boutique Winery question

Bless you. Good thoughts. Have a good weekend!  
Elaine

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**From:** Lingelser, Heather [<mailto:Heather.Lingelser@sdcounty.ca.gov>]  
**Sent:** Friday, March 06, 2015 2:43 PM  
**To:** S Elaine Lyttleton  
**Cc:** Farace, Joseph  
**Subject:** RE: Boutique Winery question

Hi Elaine, my apologies for not responding earlier...it has been a very hectic week (but no excuse for my not replying).

Our Winery ordinance specifies the percentages of the fruit which must be grown "on the premises" for each type of winery and percentages which may be grown elsewhere within the County. The zoning ordinance defines premises as follows:

Premises: Any building, structure, place, lot or parcel of land or any number of contiguous lots or parcels of land, in the possession or control of any person or in the joint or common possession or control of more than one person.

Based on the ordinance definition, we would not include the fruit grown on another non-contiguous property to count toward the fruit grown "on the premises". That being said, this is something that we could review and clarify as part of the update. We will need to be mindful of ensuring that there is a good proportion of grape growing on a site if the owner would want wine production and a tasting room, so that the agriculture is still the primary use.

I will add this question/issue into the project for consideration in the update. Let me know if you have any other questions.

Have a good weekend.

Heather  
Heather (Steven) Lingelser

☎ 858.495.5802 | 📠 858.467.9314

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**From:** S Elaine Lyttleton [<mailto:lyttleton@sv-mail.com>]  
**Sent:** Friday, March 06, 2015 1:45 PM  
**To:** Lingelser, Heather  
**Subject:** RE: Boutique Winery question  
**Importance:** High

Heather – Did you see this? Are you too busy to help? Who else should I speak to?  
Thanks,  
Elaine

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**From:** S Elaine Lyttleton [<mailto:lyttleton@sv-mail.com>]  
**Sent:** Monday, March 02, 2015 10:22 AM  
**To:** Lingelser, Heather ([Heather.Lingelser@sdcounty.ca.gov](mailto:Heather.Lingelser@sdcounty.ca.gov))  
**Subject:** Boutique Winery question

Hi Heather,

One of our members asks the following question:

We have limited space on our immediate property, but have access to multiple properties in Ramona. I am trying to ascertain if a 25% requirement can be fulfilled by having the vines be "under our control", although not all on our personal property. For example, if we own our property and produce the wine and operate our tasting room from this property, but own and manage vines on another local property are we able to count that in our 25% requirement?

I know this issue came up several years ago, when someone's mother owned the property across the road, or next door to the winery/growing property. Since the daughter was on title to the property too, they were counting this as "theirs". Not sure how that was resolved. I would think there might be an "own the property" where the vines are grown, versus "lease the land and own and manage the vines" distinction?

Thank you for your clarification.

*Elaine*

**S. Elaine Lyttleton**  
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## Lingelser, Heather

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**From:** Carolyn @ chuparosa VINEYARDS <carolyn@chuparosavineyards.com>  
**Sent:** Thursday, June 18, 2015 6:03 PM  
**To:** Lingelser, Heather; Farace, Joseph  
**Cc:** Johnson, Ryan  
**Subject:** Re: Food at wineries

**Categories:** Important

Hi, Heather:

Thanks for taking a few questions off of the table. Reading between the lines, I conclude that a food facility designation is not available to me as a boutique winery in the A-72 zoned area, and therefore I am limited to the service of crackers at my tasting room.

Ryan Johnson mentioned in April that he had heard that the State was considering the expansion of food (other than crackers) that a winery could serve without a food facility designation. It would be great if bread was added.

As for what might be available under an administrative use permit, or major use permit, I understand that there are several different food facility levels, but I've not been able to see a complete list – along with the detailed compliance and annual inspection requirements.

It looks like the current boutique winery food provision needs to be redrafted. It might be past the point of being self-deleting. Since no events are allowed at boutique wineries, there would be no occasion permitted to provide food service. Any amendment to the ordinance should reduce the section to the State limitations for tasting rooms. Without a use permit, it is simply a farm stand for the sale of products produced on the farm's property. That's all we ever asked for, wrote into, or evaluated for the boutique category – nothing more.

I'll be glad to work with you and the DEH (with my wine lawyer hat on) to re-draft the food service provisions for the boutique and small wineries. The hardest part of this is to realize that the current boutique ordinance section on food might be somewhat misleading – or wrong. We'll get over it.

Carolyn

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Carolyn Harris  
Chuparosa Vineyards  
910 Gem Lane, Ramona CA 92065  
(760)788-0059 / (619)884-5432 cell  
carolyn@ChuparosaVineyards.com

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**From:** [Lingelser, Heather](#)  
**Sent:** Thursday, June 18, 2015 4:30 PM  
**To:** <mailto:carolyn@chuparosavineyards.com> ; [Farace, Joseph](#)  
**Cc:** [Johnson, Ryan](#)  
**Subject:** RE: Food at wineries

Hi Carolyn, you are correct that an Administrative Permit for a Small Winery could possibly allow a food facility designation in that they could be approved for various "events" which would provide meals, subject to DEH approval. The MUP for a Winery (which is allowed in A70, A72, RR, RRO, RC, S88 and S92 zones with a MUP, and in industrial zones by right) could also allow food facility uses as part of their permit.

You are also correct that state law limits tasting rooms to serving crackers only. Our ordinance, section 6910.b.7 states "the sale and consumption of pre-packaged food is allowed on the

premises. Refrigeration shall be approved by the County of San Diego Department of Environmental Health. Catered food service is allowed, but no food preparation is allowed at a Boutique Winery. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.”

We are expecting to hear from Department of Environmental Health very soon regarding the existing health regulations. We are working to clarify the language in this section of the ordinance so that it is easily understood what is and is not allowed at the Boutique Wineries.

I will let you know as soon as the draft ordinance is available for review. I hope that you will be attending the Winery workshop on July 1. I look forward to seeing you.

Sincerely,  
Heather  
Heather Steven Lingelser

☎ 858.495.5802 | 📠 858.467.9314

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**From:** Carolyn @ chuparosa VINEYARDS [mailto:carolyn@chuparosavineyards.com]  
**Sent:** Thursday, June 18, 2015 1:20 PM  
**To:** Lingelser, Heather; Farace, Joseph  
**Cc:** Johnson, Ryan  
**Subject:** Fw: Food at wineries

Hi, Heather and Joe:

I've made a few more follow-ups to this question below (whether a food facility designation and health permit is available in the A-70 or A-72 zone), and have not heard a reply yet.

Absent PDS clearance for the designation, I will conclude that an administrative use permit for a small winery or a major use permit for a winery would possibly allow a food facility designation of some type. Otherwise, food service at a boutique winery is limited to crackers.

Please let me know at your first opportunity if this is not the case, or if there is another department or person to whom this question should be directed.

Many thanks,

Carolyn

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Carolyn Harris  
Chuparosa Vineyards  
910 Gem Lane, Ramona CA 92065  
(760)788-0059 / (619)884-5432 cell  
[carolyn@ChuparosaVineyards.com](mailto:carolyn@ChuparosaVineyards.com)

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**From:** <mailto:carolyn@chuparosavineyards.com>  
**Sent:** Friday, May 08, 2015 12:37 PM  
**To:** Heather Lingelser  
**Cc:** Joe Farace ; Ryan Johnson  
**Subject:** Fw: Food at wineries

Hi, Heather:

As we discussed on the phone on 27 April, have you found out whether the operation of a food facility (requiring a health permit) is allowable in A-70 or A-72 zoned areas? If so, what is required from PDS (if anything) to get clearance for such an activity?

I'd like to offer freshly baked pre-packaged bread in my tasting room here at Chuparosa Vineyards, but, according to Ryan, I'll first need to get PDS approval to operate as a food facility, and then apply for an annual health permit administered by the DEH.

Thanks,

Carolyn

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Carolyn Harris  
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910 Gem Lane, Ramona CA 92065  
(760)788-0059 / (619)884-5432 cell  
[carolyn@ChuparosaVineyards.com](mailto:carolyn@ChuparosaVineyards.com)

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**From:** [Carolyn Harris](#)  
**Sent:** Monday, April 27, 2015 1:12 PM  
**To:** [Ryan Johnson](#)  
**Cc:** [Joe Farace](#) ; [Heather Lingelser](#)  
**Subject:** Food at wineries

Hi, Ryan:

Thanks so much for taking the time to investigate what it would take for me to provide bread I bake under a cottage food registration at my boutique winery tasting room. I'm still trying to find out more about what is required to get cleared as a "food facility" – but in the meantime, take a look at the attached document posted very recently on the DEH web site: [www.sandiegocounty.gov/content/dam/sdc/deh/fhd/food/pdf/brewerieswineriesfooddistribution\\_fp.pdf](http://www.sandiegocounty.gov/content/dam/sdc/deh/fhd/food/pdf/brewerieswineriesfooddistribution_fp.pdf)

Joe and Heather:

I met and have been working with Ryan Johnson across the sidewalk from you when I came in to get clearance to provide fresh baked bread in my tasting room.

We ran into two requirements:

(1) I must apply for a Class B cottage food license to take the bread from my home kitchen to the tasting room building because they are in separate structures [and/or entities <—Ryan?] (otherwise a Class A registration would be sufficient), and

(2) the tasting room must become certified as a "food facility", because the [California Retail Food Code section 113789\(c\)\(5\)](#) only exempts from **food facility requirements** "if no other beverage, except for bottles of wine and prepackaged nonpotentially hazardous beverages, is offered for sale for onsite consumption and no food, except for crackers, is served".

Needless to say, we need to talk about what the County has been allowing at **many** local Boutique Winery operations which are **regularly** advertising and serving hot meals, pizzas, salads, sliced cheeses and meats to walk-in paying members of the public. Others are out-clevering themselves by hosting "potlucks" – advertising and inviting the public to prepare and share food with the other visitors. No, you can't make this up.

Please give me a call on this, Joe.

Carolyn

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Carolyn Harris

Ramona Valley Winery Association  
VP & General Counsel  
(760)788-0018 phone  
(619)884-5432 cell  
[carolyn@ramonavalleywineries.org](mailto:carolyn@ramonavalleywineries.org)

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## Lingelser, Heather

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**From:** Eric Metz <winegrower@ymail.com>  
**Sent:** Wednesday, June 24, 2015 4:55 PM  
**To:** Lingelser, Heather  
**Subject:** Re: Tiered Winery Ordinance- Draft Ordinance Update

Dear Heather,

Thank you for this update.

The Tiered Winery Ordinance was enacted to foster the growth of the winegrape and wine industry. As such, and modifications to its wording must adhere to that objective lest they be found unacceptable. Because the winegrape and wine industry has not found commercial viability at this early point, the Tiered Winery Ordinance may be viewed as overly restrictive or its implementation by County Planning & Development Services has been overly burdensome.

As a large stakeholder in this industry, it is sincerely hoped that the County Supervisors are not alone in their interest to see this industry flourish.

Regards,

Eric Metz  
Lenora Winery  
Ramona, Ca.

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**From:** "Lingelser, Heather" <[Heather.Lingelser@sdcounty.ca.gov](mailto:Heather.Lingelser@sdcounty.ca.gov)>  
**To:** "Lingelser, Heather" <[Heather.Lingelser@sdcounty.ca.gov](mailto:Heather.Lingelser@sdcounty.ca.gov)>  
**Cc:** "Farace, Joseph" <[Joseph.Farace@sdcounty.ca.gov](mailto:Joseph.Farace@sdcounty.ca.gov)>  
**Sent:** Wednesday, June 24, 2015 3:31 PM  
**Subject:** Tiered Winery Ordinance- Draft Ordinance Update

Dear Tiered Winery Ordinance Stakeholder:

On June 8, 2015 we provided you a notice of an upcoming Tiered Winery Ordinance workshop scheduled for July 1, 2015 at the County Operations Center. As part of that notice we indicated that staff would have a copy of the draft proposed ordinance available for review by today, June 24.

Unfortunately, we are still working on formulating draft language for the ordinance and will be unable to get a copy of the ordinance out by the end of day. The draft proposed ordinance will be available prior to the July 1 workshop. We will notify and provide you the website link as soon as it is posted on the Planning & Development Services webpage.

We apologize for the delay and appreciate your patience. As always, please feel to contact me if you have any questions.

Heather Steven Lingelser  
Land Use/Environmental Planner  
Policy and Ordinance Development  
**Planning & Development Services**  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

## Lingelser, Heather

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**From:** Farace, Joseph  
**Sent:** Wednesday, July 08, 2015 7:27 AM  
**To:** Steve Laub  
**Cc:** Lingelser, Heather  
**Subject:** RE: Tiered Winery Ordinance- Draft Ordinance Update

See response below.

### Joseph Farace AICP

Group Program Manager, Advance Planning  
Planning & Development Services  
(858) 694-3690

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**From:** Steve Laub [<mailto:slaub@landsolutionsinc.net>]  
**Sent:** Tuesday, July 07, 2015 6:10 PM  
**To:** Lingelser, Heather  
**Cc:** Farace, Joseph  
**Subject:** RE: Tiered Winery Ordinance- Draft Ordinance Update

Hi Heather/Joe. I'm putting together a comparative matrix of the three tiers and ran across some language that I think is confusing. Can you interpret the following for me? The addition of the word "outdoor" leaves a blank spot, I think.

11. Outdoor Amplified sound is not allowed. Non-amplified, live music may be allowed for the enjoyment of the patrons of the tasting area during the hours of operation in b.8, provided there is no advertisement or promotion that would constitute an event, pursuant to subsection b.6, and provided an Entertainment Establishment License has been issued pursuant to Section 21.2101 et seq. of the County Code.

My questions:

1. I take it that "outdoor amplified sound means live or recorded sound – no speakers on the patio. Correct? Is so, then this is stricter than what applies to any other property owner who may put a couple of speakers on their patio connected to the stereo (or itunes or Pandora or whatever it is called these days). That's correct. I believe this was a mitigation measure directly from the EIR prepared for the project.
2. I see that non-amplified live music is allowed, and if "outdoor amplified sound" means no live or canned music outdoors, that begs the question of indoor amplified sound. Allowed? Yes, the idea being that indoor amplified sound would be better mitigated since its outdoors. This change (to distinguish between outdoor and indoor sound was made recently as a compromise to allow people to have music on their site.

Here is how I read the language:

	Outdoor	Indoor
Amplified	No	???YES
Non-amplified	Yes	Yes

Thanks

Regards,  
**Steve Laub**  
**Land Solutions, Inc.**

619-644-3300

Follow me on Twitter: @SteveLaub

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**From:** Lingelser, Heather [<mailto:Heather.Lingelser@sdcounty.ca.gov>]  
**Sent:** Wednesday, June 24, 2015 3:32 PM  
**To:** Lingelser, Heather  
**Cc:** Farace, Joseph  
**Subject:** Tiered Winery Ordinance- Draft Ordinance Update

Dear Tiered Winery Ordinance Stakeholder:

On June 8, 2015 we provided you a notice of an upcoming Tiered Winery Ordinance workshop scheduled for July 1, 2015 at the County Operations Center. As part of that notice we indicated that staff would have a copy of the draft proposed ordinance available for review by today, June 24.

Unfortunately, we are still working on formulating draft language for the ordinance and will be unable to get a copy of the ordinance out by the end of day. The draft proposed ordinance will be available prior to the July 1 workshop. We will notify and provide you the website link as soon as it is posted on the Planning & Development Services webpage. We apologize for the delay and appreciate your patience. As always, please feel to contact me if you have any questions.

Heather Steven Lingelser  
Land Use/Environmental Planner  
Policy and Ordinance Development  
**Planning & Development Services**  
**5510 Overland Avenue, Suite 310**  
**San Diego, CA 92123**

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## Lingelser, Heather

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**From:** Miriam Raftery <editor@eastcountymagazine.org>  
**Sent:** Tuesday, July 21, 2015 9:18 AM  
**To:** Lingelser, Heather  
**Subject:** wineries

**Categories:** Important

Heather – Thank you. Two questions:

How many were found by the county to be actual violations, vs. just mistaken reports? (I'm told at least one winery was turned in for running a B&B with a house so small it would be impossible, ie a bogus complaint)

Second, even if you can't tell me actual names of the reporting parties, can you tell me if they were neighbors or from far away, or if they were competitors who also owned wineries? We're hearing it was the latter, and would like to confirm. Also ironically one of the most vocal opponents of the boutique wineries having even non-amplified music is, ironically, a big winery that does have one – and we learned he's had two noise complaints himself. This seems more and more like it may be a case of sour grapes.

Third, how many of the complaints originated from the same source? In other words were there 17 complaints from 17 people, or 17 from 2 people? Of the 10 since the ordinance in 2010, how many were from a single source? I don't see any reason why that data would be privileged, though I do understand the need for privacy of actual names and addresses.

On another note, we're told the cost of getting a major use permit has gone up from \$10,000 to \$25,000 20 years ago or so to as high as \$250,000 today with no guarantee that the applicant will even get the permit. Why is it so high? What is the justification? Why doesn't San Diego do like other wine regions do, and have the bar set low and affordable for wineries that want to do live music and offer hot food catered in (as virtually all the wineries I've seen in other regions seem to be able to do, just go there any weekend!).

Why does San Diego not have an economic development department like some other counties have? In places that do, these sorts of prohibitively high start up costs are typically waived or kept very low, with counties understanding that when wineries grow, they will bring in a lot of sales tax revenues and other forms of revenues for the county in the long run. But not if you make it nearly impossible for new wineries to start up or existing smaller wineries to grow and stay in business.

Have you ever travelled through the Napa Valley or even Temecula, particularly on a weekend? They virtually all have live music going on, a variety of other things, some have B&Bs or cheese shops or very large retail shops, there are activities, classes, grape stomps, private parties, nonprofit and public events.

Has the county looked very closely into the motivations of who complained and if not, why not? Are these wineries really bothering any neighbors or the public, or are you going through putting in all these prohibitive restrictions that could kill small/boutique wineries and all those who depend on them (musicians, caterers, artists who display works at events, nonprofits who hold events there, vendors who sell in the gift shops, etc.) just to appease a couple of long-time winery owners seeking to kill off their competitors?

Has the county surveyed the PUBLIC to see what they want to see at wineries? I guarantee you if I reached out to our nonprofit's very large list of donors, members and readers, since we've had winery events in the past and wine at other events not at wineries, they would tell you they want to see live music and good, hot catered food at events and they WANT to be able to go to events at wineries. Why don't you conduct a survey of the general public – maybe ask Sup. Jacob to publish a poll in her newsletter and us to run one in East County Magazine that everyone out here could vote on?

We are not entirely neutral here. **I would like the following comments entered separately into the comments, but don't have a link for that. Please also send me a link for the public to comment, so I can publish it on our website for our 150,000 readers to see.**

**COMMENTS FROM MIRIAM RAFTERY, FOUNDER, EAST COUNTY MAGAZINE AND EAST COUNTY WILDFIRE & EMERGENCY ALERTS, ON THE PROPOSED CHANGES TO THE TIERED WINERY ORDINANCE**

July 21, 2015

Our nonprofit media outlet has had winery events in the past both in the county (a private event) and in an incorporated city. We've done so before and after the ordinance and to the best of our knowledge did everything legally, much of which would now be illegal under the new rules and make it impossible for us to ever have a winery event again other than in a very small urban winery not in the county.

The money we raise is used for wildfire reporting and emergency alerts. Everyone wants to come to these events and support us, but we need help to have any events in the county again especially at wineries, our preferred venue due to the beautiful settings, rural areas close to those who care about wildfire alerts, and the gracious and welcoming attitudes of most winery owners and the people they work with such as musicians, caterers etc.

It was far easier in the urban winery where there were no hassles or restrictions. No insurance requirement. No permits needed. We could bring in wonderful caterers and restaurants to serve up hot food on site, have live music, and publicize this openly on our website, on flyers, on our radio show, etc. all of which we cannot do for any event in the county wineries.

Our problem as a nonprofit is we've outgrown the small size of the little urban winery which only has room for 40. We need places for 100 to 200 people for larger events and also private party venues for 50 or so. Our many readers love winery events and want us to have more but it's almost impossible. The only ones with major use permits currently are too far away for most readers to drive to and in some cases, their wine isn't as good compared to the high quality being produced at several of the newer boutique wineries closer in to the urban areas.

We also cancelled one event planned at a winery because the county rules proved prohibitive – including the high cost of insurance, the major hassles and in the end a prohibition on any live music. We learned the county expects indemnification for millions of dollars even for private events which would have cost \$600 through our insurance company and taken away all profits for the small benefit event. If the county is not being asked to provide any services, the county should not tell a private group how to conduct an event on private land, whether a private home or a winery. We would of course prefer to have public events, to get more people to our benefits, but even private ones have become prohibitive in the county – unlike in other cities that want nonprofits to come there. ( Also the county limit on four permits a year for nonprofits to hold events is too low. Why should there be any limit? We would be out of business tomorrow if we could not hold more events than that. This has

forced us to hold more frequent events at less desirable locations in El Cajon, La Mesa, and other locations where we don't have to contend with the endless and expensive costs in the county.)

The result of that is our organization is no longer holding events in the county, at least not public events and we're averse to even private ones due to all the headaches. So we are forced to look at less desirable venues that are either too small, don't allow alcohol, have hefty rental fees (wineries are willing to give free space to groups that will bring people in—where else can we find that?), and other limitations. For us the wineries seemed the ideal venues and our readers loved these events and want more, but it's virtually impossible to do even now and under the new rules it would be impossible – not only is there the indemnification cost that we can't afford unless we find a corporate event sponsor (exactly what as nonprofit media, we prefer not to do), but now you're cracking down on live music, not wanting hot food catered in, and even saying that "private" events are not allowed – meaning apparently that we couldn't even have a donor appreciation party or an event limited only to our members, not the general public. As Alice in Wonderland would say, "Curiouser and curiouser!"

Our readers/supporters/donors for our nonprofit want good food, good wine, and good music. You're not even allowing catering at wineries is a bad decision that seems not based in reality. I can understand not wanting potlucks or unlicensed food preparers, but caterers already have gone through training and know how to prepare food safely.

As for the seeming ban on private events, that seems like it violates the rights of private property owners too. I interviewed a grandma who owns a winery in Ramona; she is planning her daughter's wedding and says she is prepared to go to jail as a test case, as she believes everyone should have a right to have a private party for family and friends. Do you really want that photo on the front pages of newspapers across America?

As for us, we rely on donated music and food at our events. No musician, restaurant or caterer will do that if we can't publicize their generous donation. What earthly reason can there be for not allowing food prepared by professional caterers? Or banning the publicizing of names of musicians playing, whether its just background for winetasting on weekends, or at events? What "good" is being accomplished by driving away customers for wineries and revenues for the county, also hurting groups that want to hold events at wineries?

I've talked with many major nonprofit organizations and they are all very upset about the county's proposed rules too. The nonprofit leaders I've talked with all want to see the county relax regulations to make it easier to hold events at wineries—not harder. By events, I mean both public and private, with the ability to have hot catered food by licensed caterers or restaurants, with live music. They all want to see the indemnification requirement eliminated especially for events on private property, though I can understand why the county would need indemnification for an event on public property such as a park. Again, the high insurance cost is killing nonprofits here too, not just wineries, and that's separate from the winery issue but is another example of how the county is too aggressive in its regulations and is harming nonprofits along with businesses and the economy. If we can bring 100 people a few times a year up to wineries to spend money that the county gets back in sales tax revenues, and other nonprofits do the same, why would you want to drive us all away?

On noise, a better choice to look at is a decibel level. I am sympathetic to neighbors and have myself called the sheriff when neighbors had very loud music from a teen's rock band practicing repeatedly. The existing ordinance solved that issue, as it would for any winery neighbors who might have a real reason to complain. But if there are no complaints and/or if a winery is within reasonable decibel limits especially on weekend afternoons then why restrict them just because of one or two that are too noisy? Go after the violators, not all wineries. In the case of our noise issues, simply asking the neighbors to

turn down their volume solved the problem (in our case, a teen rock band practicing in a garage who wouldn't pipe down when we had asked directly. The sheriff visit solved the issue, and they did not have to give up their music, just keep the volume reasonable.) – and eating obviously improves highway safety too, as it delays people getting back on the road after tastings. I am told that alcohol related DUI arrests have NOT gone up despite many wineries adding tasting rooms, but still precautions should be taken especially on Highway 94 and in the Warner Springs area where there are not even restaurants nearby for people to stop at and eat. Even in Ramona, some wineries are in very remote areas with winding roads; better for people to eat first before driving, obviously.

Are you aware that El Cajon is now actively courting wineries to move out of the county and into El Cajon, offering to waive all the restrictions the county is throwing up in their path? No doubt other local cities will soon do the same as word gets around about these restrictions. La Mesa recently attracted its first urban winery. I am sure you'll soon see Santee and Lemon Grove doing the same, and probably some of the north county cities and places like Poway as well if they have not already done so. This is a big business, potentially as big as Napa or more so, and the county is killing the goose that could lay those golden eggs. Our nonprofit also recently moved our headquarters for our media to El Cajon, to get away from the Draconian County restrictions, too. Watch for the exodus as others follow suit.

La Mesa's winery has events several nights a week and every weekend, with their back tasting room also serving as a great place for community events, classes such as how to paint wine glasses or make cork wreaths, groups such as nonprofits meet there, people hold private parties there for birthdays, political clubs have met there, you name it. They have discreet live music that you can't hear next door. They display art by local artists, helping artists too. They sell products from T-shirts to Christmas ornaments to bottle openers. They bring in food from a restaurant next door, and have caterers serve at their events too. they not only have a tasting room but even moved their entire winery from SD into La Mesa, producing wine in an urban warehouse. This is something other wineries will be forced to do if they want to grow, due to the county's restrictions on size of facilities (which are also unreasonable) and all the event limitations you are looking at imposing.

Finally I would like to suggest that the county conduct a survey of the thousands of stakeholders who have NOT been asked their opinions on this, the public! I am certain if you were to survey our 150,000 readers and the public at large, you would find the vast majority don't want to go to a winery that only serves crackers and has no music or events. They want to enjoy live music and great food, in a beautiful ambience, with outdoor patios and indoor options. Most of the wineries have an abundance of parking on site, and are gracious and warm to work with.

Please help them to grow, and help nonprofits to flourish too. Limit regulations only to those needed to protect public safety and rights of immediate neighbors – ie, if there are dangerous building code violations or someone having a rock band that disturbs neighbors, enforce the rules and require corrective action. If wineries are safe and simply offering wonderful positive experiences for their visitors, the county should embrace that and encourage agri-tourism, not throw the equivalent of weedkiller on it.

Thank you for your consideration of these very serious concerns.

Miriam Raftery, Founder

[www.EastCountyMagazine.org](http://www.EastCountyMagazine.org), a nonprofit award-winning publication of the Heartland Coalition, a 501c3

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**From:** Lingelser, Heather [mailto:Heather.Lingelser@sdcounty.ca.gov]

**Sent:** Monday, July 20, 2015 4:09 PM

**To:** editor@eastcountymagazine.org

**Cc:** Spurgin, Andrew; Westling, Clay; Elias, Pam; Conaughton, Gig; McGee, Conor; Farace, Joseph

**Subject:** RE: MEDIA INQUIRY: Miriam Raftery, ECM

Good afternoon Ms. Raftery, in the last 3 years, Planning & Development Services Code Compliance Division has received 5 formal complaints against wineries.

Since 2000 there have been 17 formal complaints filed regarding winery issues in the unincorporated areas of the County. Ten were received since the August 2010 adoption of the Tiered Winery Ordinance. The complaints have been related to building code violations, violations of a Major Use Permit, special events, operation of a tasting room and sourcing of grapes.

Planning & Development Services will not release the identity of the reporting parties. This information is exempt from PRA requests pursuant to Sections 1040 and 1041 of the State Evidence Code.

Please feel free to contact me if I can be of further assistance.

Sincerely,

Heather Steven Lingelser  
Land Use/Environmental Planner  
Public Records Act Request Coordinator  
Policy and Ordinance Development  
**Planning & Development Services**  
**5510 Overland Avenue, Suite 310**  
**San Diego, CA 92123**

☎ 858.495.5802 | 📠 858.467.9314



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## Lingelser, Heather

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**From:** Teri <ramonaranch@yahoo.com>  
**Sent:** Tuesday, September 22, 2015 11:29 AM  
**To:** Farace, Joseph  
**Cc:** ramonaranch@gmail.com; Lingelser, Heather  
**Subject:** Re: San Diego County Winery Ordinance Hearing - 7/1/15

Thanks Joe, I appreciate your timely and professional response and look forward to our continued collaboration. Have a great day.

Thanks, Teri  
Ramon Ranch Winery

On Sep 22, 2015, at 10:37 AM, Farace, Joseph <[Joseph.Farace@sdcounty.ca.gov](mailto:Joseph.Farace@sdcounty.ca.gov)> wrote:

Hi Teri – hope you're doing well. Please see my responses below. Thanks

### **Joseph Farace AICP**

Group Program Manager, Advance Planning  
Planning & Development Services  
(858) 694-3690

-----Original Message-----

**From:** Teri Kerns [<mailto:ramonaranch@yahoo.com>]  
**Sent:** Monday, September 21, 2015 5:06 PM  
**To:** Farace, Joseph  
**Cc:** Micole RanchEmail  
**Subject:** San Diego County Winery Ordinance Hearing - 7/1/15

Hello Joe,

I was looking for the copy of the winery ordinance hearing back in July and am unable to locate it on the County's website - I did find the original hearing, but not the most recent one. Would you mind sending me over a link to the video tape of the hearing or to where I can access it on-line? I'm assuming you're referring to the July 1 work shop. Here's the link:

<http://www.avcaptureall.com/Sessions.aspx#session.f974a59a-4afc-483b-9b1f-03f2c911938f>

Additionally, can you clarify for me that under the current ordinance boutique wineries are allowed to have live acoustic music? That is my understanding, but there is some confusion. Yes you can have live acoustic music but no amplification. You should also make sure that you've secured any required entertainment licenses through the Sheriff's Department.

Do you have a tentative date of when the proposed draft ordinance may be released? We have no tentative date other than we anticipate that an ordinance will be available for a formal 45-day public review soon. As one of the stakeholders, we'd really appreciate an advance opportunity to review prior to it going to public comment so we can offer an operational point of view. As you're aware there are a large number of individuals interested in the winery ordinance revisions. If I provide you an advance copy I'm obligated to also provide advance copies to all stakeholders. The ordinance will be available to everyone at the same time at which time written comments on the ordinance can be provided to the County. All comments and staff response to comments will be available at upcoming public hearings for

the public and decision makers to review and consider. I am copying Micole, co-owner, Ramona Ranch Winery and president of the Ramona Valley Vineyard Association (RVVA).

Thanks in advance,  
Teri 619-925-5008 (Cell)  
Ramona Ranch Vineyard & Winery

## Lingelser, Heather

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**From:** Steve Laub <slaub@landsolutionsinc.net>  
**Sent:** Tuesday, November 17, 2015 1:47 PM  
**To:** Lingelser, Heather  
**Cc:** Farace, Joseph  
**Subject:** RE: Boutique Winery questions

Thanks. I think that covers all of my questions. If I have follow-up questions I will let you know. But your replies are thorough and I think I am clear now.

Regards,  
*Steve Laub*  
*Land Solutions, Inc.*

619-644-3300

Follow me on Twitter: @SteveLaub

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**From:** Lingelser, Heather [mailto:Heather.Lingelser@sdcounty.ca.gov]  
**Sent:** Tuesday, November 17, 2015 1:26 PM  
**To:** slaub@landsolutionsinc.net  
**Cc:** Farace, Joseph  
**Subject:** FW: Boutique Winery questions

Steve, please see the responses to your questions below in red.

Heather  
Heather Steven Lingelser  
Land Use/Environmental Planner  
Planning & Development Services  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

 858.495.5802

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**From:** Steve Laub [mailto:slaub@landsolutionsinc.net]  
**Sent:** Thursday, November 12, 2015 2:21 PM  
**To:** Lingelser, Heather  
**Cc:** Farace, Joseph  
**Subject:** Boutique Winery questions

Heather & Joe – I have a couple of questions about the draft TWO. Can you answer:

1. Is the allowed area for a Production Facility (paragraph b.4.) in excess of 4 acres calculated as 200 additional sq. ft. per whole additional acre, or is it prorated? For example, would a 5.5-acre lot size be allowed 2,200 s.f. or 2,300? It is calculated by whole acres. For example, if you have 5.9 acres you would be allowed 2,200 s.f., at 6.0 acres you would be allowed 2,300 s.f.
2. Is the area allowed for Boutique Winery tasting/retail sales (paragraph b.5.) counted as extra to the area for a Production Facility or as part of it? The tasting area is in addition to the production area. This is being clarified in the amendment. Because the description of Production Facility in b.4. does not include tasting/retail sales I

presume that tasting/sales would be in addition. Can you confirm? This question might better be broken down into a couple of examples:

- a. If there is a 2,000 s.f. Production Facility used only as described in para b.4., would the winery then be allowed a tasting patio of an additional 600 s.f.? A 2,000 s.f. production facility is allowed a total of 600 s.f. of tasting room/tasting area/retail sales area. If they were in the same structure, that would be a 2,600 s.f. structure
  - b. If there is a barn of 2,500 s.f., 1,500 s.f. of which is used as Production Facility and 500 s.f. as tasting/sales, would the winery be in compliance and allowed to add a 100 s.f. tasting patio? No, a 1,500 s.f. production facility would be allowed a total of 450 s.f. of tasting room/tasting area/retail sales area (indoor and outdoor). They all count within the allowed 30% calculation of the production area. This is being clarified in the amendment. We would allow a portion of an existing barn to be permitted as a winery production facility (commercial building standards), and the remaining square footage (the remaining 550 s.f. in the example) could be used as the barn was originally permitted. We would likely require some type of structural separation, such as a solid wall between the areas with no internal access.
3. Under what conditions does an outdoor patio require a permit?
- a. Poured concrete? Building permits do not apply to concrete at grade, however, if the area is used for wine tasting and is near the winery building, this may require that a permanent commercial restroom be constructed. Also, all winery areas and parking areas must comply with ADA accessibility requirements
  - b. Wood deck? Typically a permit is required if the deck surface is 30 inches or more off of the ground. However, a deck used for a commercial use such as a wine tasting area would need to be constructed to code and be structurally able to support the loads.
  - c. Other non-concrete surfaces like decomposed granite, bare earth, non-structural wooden timbers or concrete/brick pavers laid on the ground? See a. above. Also, surfaces must meet accessibility requirements for ADA compliance
  - d. Does a shade cover require a permit? A wooden trellis? For use as part of the winery operations, a permit is required for all shade covers, wooden trellis, patio covers, etc. regardless of size. The building code only exempts certain residential patio covers.

(11/13/15) one more addition to the question about the Production Facility: Does it count only the area within a structure? Many wineries have an area outside their barn where they unload grapes ("receiving?"), crush (included in para b.4. under the description of "production facility"), and de-stem. Usually on an asphalt or concrete pad. But b.4. seems to describe (if not define) the production area as "non-residential structure(s)". All production must be done within the production facility. The ordinance and adopted EIR do not allow for outdoor activities related to the processing of grapes and making of wine.

I am unclear on whether this counts toward the floor area of production facility since it is not a structure but is used for crushing, receiving, and other winemaking processes. Can you clarify? "Crushing, receiving and other winemaking processes" are not allowed outdoor as part of a Boutique Winery.

Thank you for helping me clarify these answers.

Regards,  
**Steve Laub**  
**Land Solutions, Inc.**

619-644-3300

Follow me on Twitter: @SteveLaub

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**From:** Lingelser, Heather [<mailto:Heather.Lingelser@sdcountry.ca.gov>]

**Sent:** Friday, October 09, 2015 1:32 PM

**To:** Lingelser, Heather

**Cc:** Farace, Joseph

**Subject:** PUBLIC REVIEW- Draft Winery Ordinance Amendment

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

Date: October 9, 2015

To: Interested Parties

From: Joseph Farace, Group Program Manager, Advance Planning Division

Subject: PUBLIC REVIEW of County of San Diego Zoning Ordinance Amendment related to Limited Wholesale, Boutique and Small Wineries (POD 14-005)

On August 4, 2010, the Board of Supervisors approved Zoning Ordinance Amendments to establish a Tiered Winery Ordinance. A primary component of the ordinance was the creation of a Boutique Winery tier, which allowed for tasting rooms in conjunction with ongoing agricultural vineyard operations. Since its adoption, a number of issues have arisen that affect the adequate implementation of the ordinance.

Planning & Development Services (PDS) held workshops on January 17, 2014 and July 1, 2015 in order to gather information and comments to utilize in formulating the proposed amendments to the Tiered Winery Ordinance.

PDS has prepared draft Ordinance amendments in order to resolve discrepancies with existing ordinance language. These amendments would not change the purpose or intent of the Ordinance, but have been proposed to eliminate any ambiguity in the requirements for different winery types and to strengthen the County's ability to document compliance with the Ordinance.

Attached is a revised draft ordinance in "strikeout/underline" format. This document is also available on the PDS website at [http://www.sandiegocounty.gov/content/sdc/pds/Public\\_Review\\_Non-CEQA.html](http://www.sandiegocounty.gov/content/sdc/pds/Public_Review_Non-CEQA.html) *\*\*\*The Planning & Development Services Web pages will be updated by the close of business October 9, 2015\*\*\**

Written (or email) comments on the proposed draft ordinance must be received no later than **Monday, November 23, 2015 at 4:00 p.m.** (a 45 day public review period). For additional information, please contact Heather Lingelser at (858) 495-5802 or by e-mail at [heather.lingelser@sdcounty.ca.gov](mailto:heather.lingelser@sdcounty.ca.gov).

To view the documents associated with the adoption of the Tiered Winery Ordinance, go to <http://www.sandiegocounty.gov/content/sdc/pds/advance/Winery.html>

Heather Steven Lingelser  
Land Use/Environmental Planner  
**Planning & Development Services**  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

 858.495.5802

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## Lingelser, Heather

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**From:** Andy Harris <andy@chuparosavineyards.com>  
**Sent:** Wednesday, December 16, 2015 10:04 AM  
**To:** Farace, Joseph; Lingelser, Heather  
**Subject:** List of County 02 licenses  
**Attachments:** SD County Wineries by 02 License data Dec 15, 2015.xlsx

Joe/Heather,

At the meeting Monday evening you mentioned the difficulty in getting a current list of boutique wineries in SD County. This is indeed a problem because as a by right activity new openings don't have to be filed with anyone in the County.

Attached is a list that is current as of 12/14/15 of every 02 license in SD County. This data is separated out by County Zip Code (181 Zip Codes). Where information was available, the type of winery (boutique, Urban City Permit, etc) was also identified.

The only other way to finish this list and define the number of boutique wineries is to work the other way, through the County Admin Permit and MUP listings to eliminate all those wineries in the spreadsheet that are Urban, MUP, or AUP.

The file format of County records available to the general public through the public website access port isn't exactly conducive to this exercise.

If you have better access to the MUP and AuP records you could probably finish the sort to arrive at the number of Boutique wineries. Then it's a pretty easy step to pull the COLA's for each winery to determine who is making wine and who is importing bulk wine (Lots of it) from Central inland California bulk wine producers.

Hopefully the list will prove helpful.

Andy Harris  
Chuparosa Vineyards

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Address	Business Name	Mailing Address	Geo Code	Zip Code Area	Winery Type
1 451301	ACTIVE	2	7/2/2007	6/30/2016	KELLIO, WAINE 3674 EMMANUEL WAY ALPINE, CA 91901-3499 Census Tract: 0213.02	CARVEACRE VINEYARD	PO BOX 91 ALPINE, CA 91903-0091	3700	91901 Alpine	
2 464915	ACTIVE	2	6/6/2008	6/30/2016	PETERSEN, TIMOTHY LEE 3355 EMMANUEL WAY ALPINE, CA 91901-3494 Census Tract: 0213.02	ROCK CANYON VINEYARDS		3700		
3 447438	ACTIVE	2	5/21/2007	6/30/2016	THOMAS, MERTON ALFRED JR HIGHWAY 94 & FOREST GATE CAMPO, CA 91906 Census Tract: 0211.00	GLORIOSA VINEYARDS	PO BOX 427 PINE VALLEY, CA 91962-0427	3700	91906 Campo	
4 524219	ACTIVE	2	9/26/2012	6/30/2016	CAMPO CREEK VINEYARDS LLC 29556 HIGHWAY 94 CAMPO, CA 91906 Census Tract: 0211.00	CAMPO CREEK VINEYARDS LLC	PO BOX 399 CAMPO, CA 91906	3700	91906 Campo	
5 535350	ACTIVE	2	8/18/2015	6/30/2016	WESTFALL, DONNA MARIE 1910 BUCKMAN SPRINGS RD CAMPO, CA 91906-2010 Census Tract: 0211.00	WESTFALL WINERY	4548 PESCADERO AVE SAN DIEGO, CA 92107	3700	91906 Campo	
6 538227	ACTIVE	2	12/30/2011	6/30/2016	DULZURA VINEYARD AND WINERY 17323 HIGHWAY 94 DULZURA, CA 91917 Census Tract: 0213.02	DULZURA VINEYARD AND WINERY		3700	91917 Dulzura	
7 502007	ACTIVE	2	12/23/2011	6/30/2016	J PILAR WINERY INC 3113 CALLE ALLEJANDRO JAMUL, CA 91935-3108 Census Tract: 0213.04	J PILAR WINERY		3700	91935 Jamul	
8 533776	ACTIVE	2	9/25/2013	6/30/2016	GRANITE LION CELLARS LLC 15201 PRESILIA DR, B JAMUL, CA 91935-4033 Census Tract: 0123.04		10450 S EASTERN AVE, STE 100 HENDERSON, NV 89032-3957	3700	91935 Jamul	
9 535142	ACTIVE	2	9/3/2013	4/6/30/2016	SPANISH PEACOCK WINERY INC 16987 LYONS VALLEY RD JAMUL, CA 91935 Census Tract: 0213.02	SPANISH PEACOCK WINERY		3700	91935 Jamul	Boutique
10 545402	ACTIVE	2	8/11/2014	6/30/2016	GOLLIS, DIANNE LYNNE 2516 HONEY SPRINGS RD JAMUL, CA 91935-5006 Census Tract: 0213.02	DEERHORN VALLEY VINEYARD		3700	91935 Jamul	
11 482936	ACTIVE	2	11/17/2000	6/30/2016	TOAST OF THE TOWN INC Census Tract: 0213.02	SAN PASQUAL WINERY		3707	91942 Urban	

12	<u>531612</u>	ACTIVE	2	6/12/2013	6/30/2016	8364 LA MESA BLVD LA MESA, CA 91942-9218 Census Tract: 0149.02	SAN PASQUAL WINERY	8364 LA MESA BLVD LA MESA, CA 91942-9218	3707	La Mesa	91942	Urban City Permit
13	<u>554946</u>	ACTIVE	2	9/25/2015	6/30/2016	CORTE MADERA VINEYARDS 7473 CORTE MADERA RD PINE VALLEY, CA 91962 Census Tract: 0148.03	CORTE MADERA VINEYARDS	7969 ENGINEER RD, STE 108 SAN DIEGO, CA 92111	3700	Pine Valley	91962	
14	<u>534337</u>	ACTIVE	2	12/2/2013	6/30/2016	MYRTLE CREEK VINEYARDS 7263 VIA MARIPOSA SUR BONSALL, CA 92003 Census Tract: 0209.02	MYRTLE CREEK VINEYARDS	1600 VIA VISTA FALLBROOK, CA 92028-3742	3700	Bonsall	92003	
15	<u>316923</u>	ACTIVE	2	4/24/1996	6/30/2016	WITCH CREEK WINERY 2906 CARLSBAD BLVD CARLSBAD, CA 92008 Census Tract: 0188.03	WITCH CREEK WINERY		3701	Carlsbad	92008	Urban City Permit
16	<u>510215</u>	ACTIVE	2	6/3/2011	6/30/2016	FORGOTTEN BARREL, LLC 2333 STATE ST, STE 200 CARLSBAD, CA 92008-1691 Census Tract: 0180.00	KNOTTY WINE		3701	Carlsbad	92008	
17	<u>529562</u>	ACTIVE	2	9/3/2013	6/30/2016	LITTLE OAKS WINERY LLC 1945 CAMINO VIDA ROBLE, ST CARLSBAD, CA 92008-6529 Census Tract: 0179.00	LITTLE OAKS WINERY		3701	Carlsbad	92008	
18	<u>548164</u>	ACTIVE	2	1/22/2015	6/30/2016	PEARSON BROTHERS WINERY 7123 DEHESA RD EL CAJON, CA 92019-1701 Census Tract: 0221.00	PEARSON BROTHERS WINERY		3700	El Cajon	92019	
19	<u>289678</u>	ACTIVE	2	2/11/1994	6/30/2016	ORFILA VINEYARDS INC 13455 SAN PASQUAL RD SAN DIEGO, CA 92025 Census Tract: 0212.04	ORFILA VINEYARDS	13455 SAN PASQUAL RD ESCONDIDO, CA 92025	3710	Escondido	92025	SD. City Regs.
20	<u>388344</u>	ACTIVE	2	9/18/2002	6/30/2016	CORDIANO, GERARDO 15732 HIGHLAND VALLEY RD ESCONDIDO, CA 92025 Census Tract: 0207.10	CORDIANO WINERY		3700	Escondido	92025	Major Use Permit
21	<u>513195</u>	ACTIVE	2	10/6/2011	6/30/2016	ALTIPIANO VINEYARD AND W 20365 CAMINO DEL AGUILA ESCONDIDO, CA 92025-3504 Census Tract: 0207.10	ALTIPIANO VINEYARD AND W		3700	Escondido	92025	Boutique
22	<u>516662</u>	ACTIVE	2	4/16/2012	6/30/2016	ESPINOSA, NOELIE AARDEMA ESPINOSA VINEYARD Census Tract: 0170.20	ESPINOSA VINEYARD		3700		92025	Boutique

23	532040	ACTIVE	2	2/12/2015	6/30/2016	15360 BANDY CANYON RD ESCONDIDO, CA 92025-2409 Census Tract: 0207.10	HUNGRY HAWK VINEYARDS &	3700	92025 Escondido
24	534023	ACTIVE	2	10/21/2011	6/30/2016	EMBLAY, EDWARD ELVIN 3255 SUMMIT DR ESCONDIDO, CA 92025-7550 Census Tract: 0207.06	ERALTO VINEYARD	3700	92025 Escondido
25	535984	ACTIVE	2	12/9/2014	6/30/2016	COLE, THOMAS ALAN 14196 SUMMIT CREST ESCONDIDO, CA 92025-7553 Census Tract: 0207.06	ARTIFACT VINEYARD AND WI	3700	92025 Escondido
26	551361	ACTIVE	2	8/24/2015	6/30/2016	ARTIFACT VINEYARD AND WI 15404 HIGHLAND VALLEY RD ESCONDIDO, CA 92025-3529 Census Tract: 0207.10	ZXQ VINEYARDS	3700	92025 Escondido
27	551530	ACTIVE	2	9/24/2015	6/30/2016	ZXQ ENTERPRISES, LLC 15454 HIGHLANDS CREST WAY ESCONDIDO, CA 92025-3503 Census Tract: 0170.20	OLD SURVEY VINEYARDS	3700	92025 Escondido
28	561709	ACTIVE	2	12/4/2015	6/30/2016	OLD SURVEY VINEYARDS, INC 16850 OLD SURVEY RD ESCONDIDO, CA 92025-3601 Census Tract: 0208.01	HIGHLAND VALLEY VINEYARD	3700	92025 Escondido
29	331232	ACTIVE	2	3/25/1998	6/30/2016	HIGHLAND VALLEY VENTURE 15412 BANDY CANYON RD ESCONDIDO, CA 92025-2411 Census Tract: 0207.10	DEER PARK ESCONDIDO	3700	92026 Escondido
30	331239	ACTIVE	2	3/25/1998	6/30/2016	DEER PARK ESCONDIDO LLC 29013 CHAMPAGNE BLVD, BLD ESCONDIDO, CA 92026 Census Tract: 0191.05	DEER PARK ESCONDIDO	3700	92026 Escondido
31	467156	ACTIVE	2	4/17/2009	6/30/2016	DEER PARK ESCONDIDO LLC 29013 CHAMPAGNE BLVD RM, ESCONDIDO, CA 92026 Census Tract: 0191.05	BELLE MARIE WINERY	3700	92026 Escondido
32	503340	ACTIVE	2	12/21/2011	6/30/2016	JEFFREY A LAZENBY INC 26312 MESA ROCK RD ESCONDIDO, CA 92026-7842 Census Tract: 0203.04	BLUE MERLE WINERY	3700	92026 Escondido
33	506656	ACTIVE	2	3/9/2011	6/30/2016	ALLIANCE INTERNATIONAL, THE 9709 CANYON COUNTRY LN ESCONDIDO, CA 92026-6123 Census Tract: 0191.05	COYOTE OAKS VINEYARDS LI	3700	92026

34	521809	ACTIVE	2	7/20/2012	6/30/2016	9843 OAK RIDGE RD ESCONDIDO, CA 92026-6131 Census Tract: 0191.05	COYOTE OAKS VINEYARDS 9843 OAK RIDGE RD ESCONDIDO, CA 92026-6131	3700	Escondido	92026
35	535570	ACTIVE	2	12/8/2014	6/30/2016	REIDY CREEK VINEYARD AND 27118 N BROADWAY ESCONDIDO, CA 92026-8319 Census Tract: 0203.04	REIDY CREEK VINEYARD AND 27118 N BROADWAY ESCONDIDO, CA 92026-8319	3700	Escondido	92026
36	359798	ACTIVE	2	1/27/2000	6/30/2016	PREMIUM VINTNERS LLC 2554 VIA RANCHEROS FALLBROOK, CA 92028 Census Tract: 0201.03	FALLBROOK WINERY 10620 TREENA ST #100 SAN DIEGO, CA 92131	3700	Fallbrook	92028
37	448439	ACTIVE	2	4/23/2007	6/30/2016	ORIZA, LESLIE BARRY 158 CALLE LINDA FALLBROOK, CA 92028-9425 Census Tract: 0188.02	ORIZABA WINERY 158 CALLE LINDA FALLBROOK, CA 92028-9425	3700	Fallbrook	92028
38	448585	ACTIVE	2	4/23/2007	6/30/2016	ORIZA, LESLIE BARRY 158 CALLE LINDA, STE B FALLBROOK, CA 92028-9425 Census Tract: 0188.02	ORIZABA WINERY 158 CALLE LINDA FALLBROOK, CA 92028-9425	3700	Fallbrook	92028
39	503486	ACTIVE	2	12/15/201	6/30/2016	BRADY, JAMES HAROLD 4233 ROSA RANCHO LN FALLBROOK, CA 92028-8380 Census Tract: 0188.02	ROADRUNNER RIDGE WINERY 1534 SLEEPING INDIAN RD FALLBROOK, CA 92028-9237	3700	Fallbrook	92028
40	505249	ACTIVE	2	1/13/2011	6/30/2016	CASA TIENE VISTA VINEYARD 4150 ROCK MOUNTAIN ROAD FALLBROOK, CA 92028-9751 Census Tract: 0190.01	CTV VINEYARD 1534 SLEEPING INDIAN RD FALLBROOK, CA 92028-9237	3709	Fallbrook	92028
41	506649	ACTIVE	2	3/1/2011	6/30/2016	BEACH HOUSE WINERY INC 1534 SLEEPING INDIAN RD OCEANSIDE, CA 92028-9237 Census Tract: 0190.01	BEACH HOUSE WINERY, RIVER 1534 SLEEPING INDIAN RD FALLBROOK, CA 92028-9237	3709	Fallbrook	92028
42	514877	ACTIVE	2	2/27/2012	6/30/2016	FLOWERS, MARCIA ELAINE 190 RED MOUNTAIN LN FALLBROOK, CA 92028-7700 Census Tract: 0186.11	TOASTED OAK VINEYARDS AND 1244 AVES LANE FALLBROOK, CA 92028-3018	3709	Fallbrook	92028
43	517132	ACTIVE	2	1/12/2012	6/30/2016	CARSON, TOM BOURNE 1924 E MISSION RD FALLBROOK, CA 92028-1836 Census Tract: 0190.01	VINEYARD AT 1924 THE 921 W 18TH ST COSTA MESA, CA 92627-4541	3700	Fallbrook	92028
44	532871	ACTIVE	2	8/22/2013	6/30/2016	SBLENDORIO WINERY LLC Census Tract: 0190.01	SBLENDORIO WINERY	3700	Fallbrook	92028

45	533269	ACTIVE	2	7/24/2013	6/30/2016	38973 DE LUZ RD FALLBROOK, CA 92028-9181 Census Tract: 0190.01	IACOBELLI WINERIES	5647 SASHABAW RD CLARKSTON, MI 48346-3149	3700	Fallbrook	92028
46	534342	ACTIVE	2	12/2/2013	6/30/2016	R L TRILLIUM LLC 2175 TECALOTE DR FALLBROOK, CA 92028 Census Tract: 0188.02	MYRTLE CREEK VINEYARDS I	1600 VIA VISTA FALLBROOK, CA 92028-3742	3700	Fallbrook	92028
47	532688	ACTIVE	2	8/21/2013	6/30/2016	ZINFANDEL CONCEPTS INC 2225 BARHAM DR, STE D ESCONDIDO, CA 92029-1035 Census Tract: 0190.01	BK CELLARS		3705	Escondido	92029
48	534376	ACTIVE	2	9/3/2013	6/30/2016	STEHLEON VINEYARDS, INC. 298 ENTERPRISE ST, STE D ESCONDIDO, CA 92029-1251 Census Tract: 0203.06		PO BOX 442 VALLEY CENTER, CA 92082-0442	3705	Escondido	92029
49	534376	ACTIVE	2	9/3/2013	6/30/2016	VESPER VINEYARDS LLC 298 ENTERPRISE ST, STE D ESCONDIDO, CA 92029-1251 Census Tract: 0203.07	VESPER VINEYARDS	P O BOX 594 VALLEY CENTER, CA 92082	3705	Escondido	92029
50	534501	ACTIVE	2	9/23/2013	6/30/2016	DORMANTOWE, EMILY LAURE 298 ENTERPRISE ST, STE D ESCONDIDO, CA 92029-1251 Census Tract: 0203.07	J BRUX WINES	PO BOX 232028 ENCINITAS, CA 92029-2028	3705	Escondido	92029
51	546500	ACTIVE	2	8/25/2014	6/30/2016	TONDELLI, JAMES 2919 HILL VALLEY DR ESCONDIDO, CA 92029-1504 Census Tract: 0203.07	TUSCANDIDO		3700	Escondido	92029
52	550874	ACTIVE	2	1/27/2015	6/30/2016	MCCLAIN, GAVIN ALLEN 298 ENTERPRISE ST, STE D ESCONDIDO, CA 92029-1251 Census Tract: 0203.06	WYATT OAKS WINERY	1272 TUTTLE LN EL CAJON, CA 92021-1048	3705	Escondido	92029
53	552021	ACTIVE	2	1/27/2015	6/30/2016	VINO PREGIATI LLC 298 ENTERPRISE ST, STE D ESCONDIDO, CA 92029-1251 Census Tract: 0203.07	VINO PREGIATI LLC	1966 CHERRYWOOD ST VISTA, CA 92081	3705	Escondido	92029
54	144242	ACTIVE	2	11/22/198	6/30/2016	MENGHINI WINERY INC 1150 JULIAN ORCHARDS DR JULIAN, CA 92036 Census Tract: 0209.03	MENGHINI WINERY	PO BOX 1359 JULIAN, CA 92036	3700	Julian	92036
55	339819	ACTIVE	2	4/3/1998	6/30/2016	WITCH CREEK WINERY WITCH CREEK WINERY Census Tract: 0209.03	WITCH CREEK WINERY	2906 CARLSBAD BLVD	3700		92036

56	433213	ACTIVE	2	2/7/2006	6/30/2016	2000 MAIN ST, STES 106 & 107 JULIAN, CA 92036 Census Tract: 0209.04	JENKINS FAMILY TRUST DATE 1255 JULIAN ORCHARDS DR JULIAN, CA 92036	JENKINS WINERY	5989 PORTOBELLO CT SAN DIEGO, CA 92124	3700	Julian	92036	Major Use Permit
57	513657	ACTIVE	2	10/27/2011	6/30/2016	Census Tract: 0209.03 M & C WINERY INC 2608 B ST JULIAN, CA 92036	BLUE DOOR WINERY	2840 C ST, UNIT 6 SAN DIEGO, CA 92102-2290	3700	Julian	92036		
58	548658	ACTIVE	2	10/23/2011	6/30/2016	Census Tract: 0209.04 ORFILA VINEYARDS INC 2000 MAIN ST, STE 108 & 109 JULIAN, CA 92036	ORFILA VINEYARDS & WINERY	13455 SAN PASQUAL RD, ORFILA ESCONDIDO, CA 92025	3700	Julian	92036	SD, City Regs.	
59	549035	ACTIVE	2	5/29/2015	6/30/2016	Census Tract: 0209.04 JULIAN HARD CIDER LLC 2641 APPLE LN JULIAN, CA 92036-9465	JULIAN HARD CIDER	PO BOX 2140 JULIAN, CA 92036	3700	Julian	92036		
60	549213	ACTIVE	2	11/4/2014	6/30/2016	Census Tract: 0209.04 GOLDEN COAST MEAD LLC 4462 HIGHWAY 78 JULIAN, CA 92036	GOLDEN COAST MEAD	4089 OCEANSIDE BLVD, STE H OCEANSIDE, CA 92056-5814	3700	Julian	92036		
61	550648	ACTIVE	2	5/29/2015	6/30/2016	Census Tract: 0209.03 JULIAN HARD CIDER LLC 4470 HIGHWAY 78 JULIAN, CA 92036-9624	JULIAN HARD CIDER	P O BOX 2140 JULIAN, CA 92036	3700	Julian	92036		
62	554606	ACTIVE	2	7/20/2015	6/30/2016	Census Tract: 0209.03 KENNER, BRIAN ALLEN 17550 HARRISON PARK RD JULIAN, CA 92036	JULIAN CIDERWORKS	PO BOX 427 JULIAN, CA 92036-0427	3700	Julian	92036		
63	481694	ACTIVE	2	10/22/2000	6/30/2016	Census Tract: 0209.04 WASCHER, JOHN IRWIN 710 STANLEY ST OCEANSIDE, CA 92054-5015	FLIGHT WINERY		3709	Oceanside	92054		
64	533248	ACTIVE	2	12/19/2011	6/30/2016	Census Tract: 0182.00 ONEILL HONEY COMPANY LLC 2435 INDUSTRY ST OCEANSIDE, CA 92054	ONEILL HONEY COMPANY LLC	513 SHADOW TREE DR OCEANSIDE, CA 92058-7029	3709	Oceanside	92054		
65	462945	ACTIVE	2	9/29/2008	6/30/2016	Census Tract: 0185.04 FIFTY BARRELS INC 3800 OCEANIC DR, STE 106 OCEANSIDE, CA 92056-5836	OCEANSIDE WINE COMPANY	230 MAIN ST VISTA, CA 92084-6008	3709	Oceanside	92056		
66	520289	ACTIVE	2	8/15/2012	6/30/2016	Census Tract: 0185.30 MATTUCCI, PAUL DOUGLAS	MATTUCCI WINERY		3709	Oceanside	92056		

67	<u>525297</u>	ACTIVE	2	12/11/201	6/30/2016	3830 OCEANIC DR, STE 407 OCEANSIDE, CA 92056-5840 Census Tract: 0185.13	GOLDEN COAST MEAD	4089 OCEANSIDE BLVD, STE H OCEANSIDE, CA 92056-5814	3709	Oceanside	92056	
68	<u>541503</u>	ACTIVE	2	3/13/2014	6/30/2016	GOLDEN COAST MEAD LLC 4089 OCEANSIDE BLVD, STE H OCEANSIDE, CA 92056-5814 Census Tract: 0185.16	PEGASUS	1714 ORD WAY OCEANSIDE, CA 92056-1501	3709	Oceanside	92056	
69	<u>562700</u>	ACTIVE	2	10/9/2015	6/30/2016	WOODS, MARILYN 17755 MESA DR S PAUMA VALLEY, CA 92061 Census Tract: 0194.03	ORANGE WOODS WINERY	PO BOX 740 PAUMA VALLEY, CA 92061	3700	Pauma Valley	92061	
70	<u>116568</u>	ACTIVE	2	2/25/1982	6/30/2016	BERNARDO WINERY INC 13150 OLD WINERY RD POWAY, CA 92064 Census Tract: 0191.01	BERNARDO WINERY	13330 PASEO DEL VERANO, NORT SAN DIEGO, CA 92128	3716	Poway	92064	City Regn. Permit
71	<u>457841</u>	ACTIVE	2	11/5/2007	6/30/2016	OLD COACH VINEYARDS & W 19050 OLD COACH WAY POWAY, CA 92064-6612 Census Tract: 0170.20	OLD COACH VINEYARDS		3716	Poway	92064	Boutique
72	<u>357026</u>	ACTIVE	2	10/25/199	6/30/2016	SCHWAESDALL WINERY INC 17677 RANCHO DE ORO RD RAMONA, CA 92065-7322 Census Tract: 0170.20	SCHWAESDALL WINERY		3700	Ramona	92065	Major Use Permit
73	<u>390148</u>	ACTIVE	2	10/2/2002	6/30/2016	SUNLAND ENTERPRISES LLC 17948 HIGHWAY 67 RAMONA, CA 92065 Census Tract: 0208.01	SALERNO WINERY		3700	Ramona	92065	Boutique
74	<u>407721</u>	ACTIVE	2	2/2/2005	6/30/2016	HOLZHAUER, WILLIAM JOHN 18011 BLUEGRASS RD RAMONA, CA 92065-6910 Census Tract: 0208.01	HACIENDA DE LAS ROSAS		3700	Ramona	92065	Boutique
75	<u>413361</u>	ACTIVE	2	9/3/2004	6/30/2016	HARGETT, KIM PHUONG 14905 MUSSEY GRADE RD RAMONA, CA 92065 Census Tract: 0208.01	MAHOGANY MOUNTAIN VINE		3700	Ramona	92065	Boutique
76	<u>415842</u>	ACTIVE	2	9/21/2004	6/30/2016	EDWARDS, ELIZABETH ANNE 26502 HIGHWAY 78 RAMONA, CA 92065-6315 Census Tract: 0208.07	EDWARDS VINEYARD & CELL		3700	Ramona	92065	Boutique
77	<u>441463</u>	ACTIVE	2	7/2/2007	6/30/2016	GALLONE, ALFREDO	PRINCIPE DI TRICASE WINERY	6620 MIRAMAR RD, STE 105	3700		92065	Boutique

78	442593	ACTIVE	2	9/14/2006	6/30/2016	18425 HIGHLAND VALLEY RD RAMONA, CA 92065 Census Tract: 0208.01	CHUPAROSA VINEYARDS	SAN DIEGO, CA 92121+2580	3700	Ramona	92065	Boutique
79	442794	ACTIVE	2	9/8/2006	6/30/2016	HARRIS, CAROLYN ANN 910 GEM LN RAMONA, CA 92065 Census Tract: 0208.10	CACTUS STAR VINEYARD	PO BOX 2227 RAMONA, CA 92065	3700	Ramona	92065	Boutique
80	449449	ACTIVE	2	7/2/2007	6/30/2016	CACTUS STAR LLC 17029 HANDLEBAR RD RAMONA, CA 92065 Census Tract: 0208.01	EAGLES NEST WINERY	18259 CHABLIS RD RAMONA, CA 92065	3700	Ramona	92065	Boutique
81	449452	ACTIVE	2	7/2/2007	6/30/2016	GRIMES, DENNIS RAY 18261 CHABLIS RD RAMONA, CA 92065 Census Tract: 0208.01	EAGLES NEST WINERY		3700	Ramona	92065	Boutique
82	454652	ACTIVE	2	8/14/2007	6/30/2016	GRIMES, DENNIS RAY 18259 CHABLIS RD RAMONA, CA 92065 Census Tract: 0208.01	WOOFN ROSE WINERY		3700	Ramona	92065	Boutique
83	456611	ACTIVE	2	11/2/2007	6/30/2016	KAHLE, MARILYN VOGT 17073 GARJAN LN RAMONA, CA 92065-7030 Census Tract: 0208.01	MILAGRO FARM VINEYARDS &	10755 F SCRIPPS POWAY PKWY, # SAN DIEGO, CA 92131	3700	Ramona	92065	Admin Use Permit
84	464212	ACTIVE	2	8/21/2008	6/30/2016	LITTLE PAGE OAKS LLC 18750 LITTLE PAGE RD RAMONA, CA 92065-6776 Census Tract: 0208.10	LENORA WINERY		3700	Ramona	92065	Boutique
85	479898	ACTIVE	2	9/15/2009	6/30/2016	RAMONA VINTNERS CELLARS 251 STEFFY LN RAMONA, CA 92065-5424 Census Tract: 0208.09	PAMO VALLEY WINERY		3700	Ramona	92065	Boutique (Indust)
86	500998	ACTIVE	2	10/14/2011	6/30/2016	LANE, JENNIFER JUNE 20997 BLACK CANYON RD RAMONA, CA 92065-5410 Census Tract: 0208.07	HELLANBACK RANCH		3700	Ramona	92065	Boutique
87	504725	ACTIVE	2	2/4/2011	6/30/2016	PAYNE, PAULA RENEE 17287 OAK HOLLOW RD RAMONA, CA 92065-6757 Census Tract: 0208.10	KOHILL WINERY		3700	Ramona	92065	Boutique
88	506949	ACTIVE	2	6/26/2012	6/30/2016	KOHILL VINEYARD AND WINE 17211 HIGHLANDER DR RAMONA, CA 92065-6971 Census Tract: 0208.01	HIGHLAND HILLS CELLARS LLC		3700	Ramona	92065	Boutique

89	509946	ACTIVE	2	5/31/2011	6/30/2016	18545 RANGELAND RD RAMONA, CA 92065-5820 Census Tract: 0208.01	PAMO VALLEY WINERY	20997 BLACK CANYON RD RAMONA, CA 92065-5410	3700	Ramona	92065	Boutique
90	516231	ACTIVE	2	1/12/2012	6/30/2016	LANE, JENNIFER JUNE 603 MAIN ST, STE 9 RAMONA, CA 92065 Census Tract: 0208.09	VINEYARD GRANT JAMES		3700	Ramona	92065	Boutique
91	516774	ACTIVE	2	2/2/2012	6/30/2016	SAPIER, SUSANNE DEE 25260 E OLD JULIAN HWY RAMONA, CA 92065-6741 Census Tract: 0208.07	MAGNOLIA ESTATE VINEYARD		3700	Ramona	92065	Boutique
92	518496	ACTIVE	2	3/22/2012	6/30/2016	CASSIDY, THOMAS JOSEPH 1007 MAGNOLIA AVE RAMONA, CA 92065-1508 Census Tract: 0208.07	TURTLE ROCK RIDGE VINEYARD		3700	Ramona	92065	Boutique
93	519422	ACTIVE	2	5/2/2012	6/30/2016	TURTLE ROCK RIDGE VINEYARD 18351 WOODS HILL LN RAMONA, CA 92065-4000 Census Tract: 0208.10	RAMONA RANCH WINERY LLC		3700	Ramona	92065	Boutique
94	524526	ACTIVE	2	12/17/2011	6/30/2016	CHINOOK CELLARS, INC. 1625 HIGHWAY 78 RAMONA, CA 92065 Census Tract: 0208.07	HATFIELD CREEK WINERY		3700	Ramona	92065	Boutique
95	524683	ACTIVE	2	6/28/2013	6/30/2016	S & S GARCIA & ASSOCIATES, 1152A JAYBIRD LN RAMONA, CA 92065-3325 Census Tract: 0208.09	GARCIAS VINEYARD & WINERY	1152 JAYBIRD LN RAMONA, CA 92065	3700	Ramona	92065	
96	525891	ACTIVE	2	1/10/2013	6/30/2016	POPPAEA VINEYARD LLC 25643 OLD JULIAN HWY RAMONA, CA 92065 Census Tract: 0208.10	POPPAEA VINEYARD	5440 CAMINITO EXQUISITO SAN DIEGO, CA 92130	3700	Ramona	92065	Boutique
97	528912	ACTIVE	2	8/1/2014	6/30/2016	HARBOUR, DAVID SCOTT 3326 HIGHWAY 67 RAMONA, CA 92065-7118 Census Tract: 0208.01	HARBOUR FARM AND VINEYARD		3700	Ramona	92065	Boutique
98	534231	ACTIVE	2	9/10/2013	6/30/2016	SEVEN MEADOWS VINEYARD 14671 MUSSEY GRADE RD RAMONA, CA 92065-7717 Census Tract: 0208.01	SEVEN MEADOWS VINEYARD		3700	Ramona	92065	
99	536075	ACTIVE	2	6/17/2014	6/30/2016	CASTELLIFV LLC Census Tract: 0208.01	CASTELLIFV LLC		3700	Ramona	92065	

100	<u>541272</u>	ACTIVE	2	7/1/2014	6/30/2016	17872 OAK GROVE RD RAMONA, CA 92065-5836 Census Tract: 0208.01	LA FINQUITA WINERY & VINE 23123 VISTA RAMONA RD RAMONA, CA 92065-4065	LA FINQUITA WINERY & VINE	3700	Ramona	92065	Boutique
101	<u>541468</u>	ACTIVE	2	6/18/2014	6/30/2016	Census Tract: 0208.10 MYSTERIOUS MEAD COMPAN 344 TELFORD LN RAMONA, CA 92065-2932	MYSTERIOUS MEAD COMPAN 1354 BIRCH AVE ESCONDIDO, CA 92027-4402		3700	Ramona	92065	
102	<u>543719</u>	ACTIVE	2	5/20/2014	6/30/2016	Census Tract: 0208.09 ESCALONA CELLARS LLC 25130 CREEK HOLLOW DR RAMONA, CA 92065-6749	ESCALONA CELLARS VINEYAR		3700	Ramona	92065	Boutique
103	<u>552870</u>	ACTIVE	2	8/17/2015	6/30/2016	Census Tract: 0208.10 AWREY, DENISE SUZANNE 828 PILE ST RAMONA, CA 92065-1528	GHOST HORSE VINEYARD		3700	Ramona	92065	
104	<u>396753</u>	ACTIVE	2	7/15/2003	6/30/2016	Census Tract: 0208.07 TWIN OAKS VALLEY VINTNER 1575 MULBERRY DR SAN MARCOS, CA 92069	TWIN OAKS VALLEY WINERY		3712	San Marcos	92069	
105	<u>544905</u>	ACTIVE	2	12/5/2014	6/30/2016	Census Tract: 0200.22 KURACALI INC. 175 BOSSSTICK BLVD, STE 104-7 SAN MARCOS, CA 92069	KURACALI INC		3712	San Marcos	92069	
106	<u>553630</u>	ACTIVE	2	8/19/2015	6/30/2016	Census Tract: 0200.18 SUNSHINE MOUNTAIN VINEYAR 2286 SUNSHINE MOUNTAIN RD SAN MARCOS, CA 92069-9726	SUNSHINE MOUNTAIN VINEYAR 22384 SUNSHINE MOUNTAIN RD SAN MARCOS, CA 92069-9726		3700	San Marcos	92069	
107	<u>487752</u>	ACTIVE	2	9/22/2010	6/30/2016	Census Tract: 0192.08 SWIGGERS, EDWARD JOHN 28185 ANGEL MOUNTAIN RD SANTA YSABEL, CA 92070	DIAMOND T VINEYARDS		3700	Santa Ysabel	92070	
108	<u>529872</u>	ACTIVE	2	3/20/2013	6/30/2016	Census Tract: 0209.03 MESA GRANDE CORAZON WIN 22950 CRESCENT HEIGHTS RD SANTA YSABEL, CA 92070	MESA GRANDE CORAZON WIN		3700	Santa Ysabel	92070	
109	<u>484792</u>	ACTIVE	2	7/1/2010	6/30/2016	Census Tract: 0209.03 CARRUTH, ADAM CRAIG 320 S CEDROS AVE, STE 400 SOLANA BEACH, CA 92075-1914	CARRUTH CELLARS		3717	Solana Beach	92075	
110	<u>548122</u>	ACTIVE	2	9/22/2014	6/30/2016	Census Tract: 0173.04 CALIFORNIA FRUIT WINE COR	CALIFORNIA FRUIT WINE COR		3713		92081	

111	557876	ACTIVE	2	9/11/2015	6/30/2016	1040 LA MIRADA CT VISTA, CA 92081-7874 Census Tract: 0200.17	2PLANK VINEYARDS 2379 LA MIRADA DR VISTA, CA 92081-7863	6242 FERRIS SQ SAN DIEGO, CA 92121-3205	3713	Vista	92081
112	476030	ACTIVE	2	5/14/2009	6/30/2016	Census Tract: 0199.05 TRIPLE B RANCHES 15030 VESPER RD VALLEY CENTER, CA 92082-6245	TRIPLE B RANCHES VALLEY CENTER, CA 92082-6245	15402 VESPER RD VALLEY CENTER, CA 92082-6245	3700	Valley Center	92082 Boutique
113	510973	ACTIVE	2	8/2/2011	6/30/2016	Census Tract: 0191.06 WINEGREETING COM, INC. 14551 OAK MEADOW RD VALLEY CENTER, CA 92082-38	WINEGREETING.COM VALLEY CENTER, CA 92082-38	4747 OCEANSIDE BLVD, STE E OCEANSIDE, CA 92056-3055	3700	Valley Center	92082
114	513543	ACTIVE	2	10/7/2011	6/30/2016	Census Tract: 0191.06 HTR, LLC 30655 VALLEY CENTER RD VALLEY CENTER, CA 92082-674	HILLTOP WINERY VALLEY CENTER, CA 92082-674	PO BOX 2570 VALLEY CENTER, CA 92082-2570	3700	Valley Center	92082
115	524512	ACTIVE	2	10/15/2011	6/30/2016	Census Tract: 0191.06 SANDERS, DONALD MICHAEL 12409 MESA VERDE DR VALLEY CENTER, CA 92082-506	ACCIDENTAL WINERY THE VALLEY CENTER, CA 92082-506	30718 MESA CREST RD VALLEY CENTER, CA 92082-5023	3700	Valley Center	92082
116	530179	ACTIVE	2	5/28/2013	6/30/2016	Census Tract: 0191.03 FIFTY BARRELS INC 230 MAIN ST, STE A VISTA, CA 92084-6008	FIFTY BARRELS URBAN WINERY VISTA, CA 92084-6008	8632 CONVERSE AVE SAN DIEGO, CA 92123-3925	3713	Vista	92084
117	545734	ACTIVE	2	9/17/2014	6/30/2016	Census Tract: 0195.02 BROOKING VINEYARDS LLC 375 SKYLINE DR VISTA, CA 92084-5731	BROOKING VINEYARDS VISTA, CA 92084-5731		3700	Vista	92084
118	395005	ACTIVE	2	10/29/2006	6/30/2016	Census Tract: 0196.02 SHADOW MOUNTAIN VINEYARD 34680 HIGHWAY 79 WARNER SPRINGS, CA 92086	SHADOW MOUNTAIN VINEYARD WARNER SPRINGS, CA 92086		3700	Warner Springs	92086
119	442562	ACTIVE	2	12/8/2006	6/30/2016	Census Tract: 0209.03 SERENISSIMA LLC 35168 HWY 79 WARNER SPRINGS, CA 92086-9	SERENISSIMA WARNER SPRINGS, CA 92086-9		3700	Warner Springs	92086
120	454258	ACTIVE	2	9/17/2007	6/30/2016	Census Tract: 0209.03 HAWK WATCH WINERY LLC 27054 CHIHUAHUA VALLEY RD WARNER SPRINGS, CA 92086-9	HAWK WATCH WINERY WARNER SPRINGS, CA 92086-9		3700	Warner Springs	92086
121	454937	ACTIVE	2	9/26/2007	6/30/2016	Census Tract: 0209.03 WIEDERRICH, VON ORRIN	ORRIN VINEYARDS AND WINE 1465 C ST, UNIT 3519		3700		92086

122	520756	ACTIVE	2	8/7/2014	6/30/2016	35288 HIGHWAY 79 WARNER SPRINGS, CA 92086-91 Census Tract: 0209 03	EMERALD CREEK WINERY	SAN DIEGO, CA 92101	3700	92086 Warner Springs
123	52155	ACTIVE	2	6/25/2013	6/30/2016	HILLSPRINGS FARMS, LLC 38642 HIGHWAY 79 WARNER SPRINGS, CA 92086 Census Tract: 0209 03	SIERRA ROBLE WINERY & VIN	PO BOX 21 WARNER SPRINGS, CA 92086-0021	3700	92086 Warner Springs
124	518716	ACTIVE	2	8/6/2013	6/30/2016	HIPPER, TODD STUART 2215 KETTNER BLVD SAN DIEGO, CA 92101-1938 Census Tract: 0209 03	SAN DIEGO CELLARS		3710	92101 San Diego
125	532048	SUSPEN	2	1/16/2015	6/30/2016	RICHARDS, MATTHEW HOUST 1466 F ST SAN DIEGO, CA 92101-6621 Census Tract: 0058 00	MATTHEW RICHARDS CELLAR	4979 NARRAGANSETT AVE, SAN DIEGO, CA 92107-3106	3710	92101 San Diego
126	540855	ACTIVE	2	6/16/2014	6/30/2016	TOAST OF THE TOWN INC 805 W HARBOR DR, STE C SAN DIEGO, CA 92101-7766 Census Tract: 0052 00	SAN PASQUAL TASTING ROOM	8364 LA MESA BLVD LA MESA, CA 91942-9218	3710	92101 San Diego
127	557944	ACTIVE	2	9/11/2015	6/30/2016	ZILARO CELLARS LLC 1466 F ST SAN DIEGO, CA 92101-6621 Census Tract: 0054 00	ZILARO CELLARS LLC	4607 JANET PL SAN DIEGO, CA 92115-1909	3710	92101 San Diego
128	553364	ACTIVE	2	10/28/201	6/30/2016	VANBRINK, INC. 1477 UNIVERSITY AVE SAN DIEGO, CA 92103 Census Tract: 0052 00	VINAVANTI	6755 MIRA MESA BLVD, #123-196 SAN DIEGO, CA 92121	3710	92103 San Diego
129	555388	ACTIVE	2	8/6/2015	6/30/2016	NEGOCIAANT WINERY 2419 EL CAJON BLVD SAN DIEGO, CA 92104-1107 Census Tract: 0007 00	NEGOCIAANT WINERY		3710	92104 San Diego
130	552022	ACTIVE	2	1/16/2015	6/30/2016	MIGNANELLI WINERY, LLC 2252 BOLINAS ST SAN DIEGO, CA 92107-1704 Census Tract: 0009 00	MIGNANELLI WINERY	4269 SANTA CRUZ AVE SAN DIEGO, CA 92107	3710	92107 San Diego
131	555917	ACTIVE	2	8/5/2015	6/30/2016	GIANNI BUONOMO VINTNERS 4836 NEWPORT AVE, STE B SAN DIEGO, CA 92107-3111 Census Tract: 0074 00	GIANNI BUONOMO VINTNERS	P O BOX 7556 SAN DIEGO, CA 92167	3710	92107 San Diego
132	474459	ACTIVE	2	6/4/2009	6/30/2016	TOAST OF THE TOWN INC Census Tract: 0075 02	SAN PASQUAL WINERY	8364 LA MESA BLVD	3710	92109

133	534204	ACTIVE	2	9/27/2013	6/30/2016	5151 SANTA FE ST, STE H SAN DIEGO, CA 92109-1618 Census Tract: 0085.03	BRIDGE WINERY	3365 IBIS ST SAN DIEGO, CA 92103	3710	San Diego	92109	San Diego
134	534990	ACTIVE	2	9/27/2013	6/30/2016	GIANNI BUONOMO VINTNERS 5151 SANTA FE ST, STE H SAN DIEGO, CA 92109-1618 Census Tract: 0085.03		PO BOX 7556 SAN DIEGO, CA 92167-0556	3710	San Diego	92109	San Diego
135	542108	ACTIVE	2	6/4/2014	6/30/2016	M & C WINERY INC 4060 MORENA BLVD, STE E2 SAN DIEGO, CA 92117-5243 Census Tract: 0085.03	BLUE DOOR WINERY	2840 C ST, UNIT 6 SAN DIEGO, CA 92102-2290 *	3710	San Diego	92117	San Diego
136	550503	ACTIVE	2	7/1/2015	6/30/2016	OMHOLT, MADISON BRUCE 4901 MORENA BLVD, STE 320 SAN DIEGO, CA 92117 Census Tract: 0085.03	JOON MELANGE	PO BOX 632951 SAN DIEGO, CA 92163-2951	3710	San Diego	92117	San Diego
137	534979	ACTIVE	2	9/19/2013	6/30/2016	ZILARO CELLARS LLC 1113 ADELLA AVE CORONADO, CA 92118-2927 Census Tract: 0085.01	ZILARO CELLARS LLC	4607 JANET PLACE SAN DIEGO, CA 92115-1909	3703	Coronado	92118	Coronado
138	556814	ACTIVE	2	10/15/201	6/30/2016	MAGURNO, SHAWN PATRICK 6236 LAKE ARIANA AVE SAN DIEGO, CA 92119-3507 Census Tract: 0140.00	BLUE FELT WINERY		3710	San Diego	92119	San Diego
139	523017	ACTIVE	2	9/14/201 2 11:08:00 AM	6/30/2016	2PLANK VINEYARDS, LLC 6242 FERRIS SQ SAN DIEGO, CA 92121-3205 Census Tract: 0098.02	2PLANK VINEYARDS	6242 FERRIS SQ SAN DIEGO, CA 92121-3205	3710	San Diego	92121	San Diego
140	544070	ACTIVE	2	8/29/201 4 4:14:15 PM	6/30/2016	FORGOTTEN BARREL, LLC 11855 & 11839 SORRENTO VALLEY RD, STE 503 SAN DIEGO, CA 92121 Census Tract: 0083.50	FORGOTTEN BARREL	2333 STATE ST, STE 200 CARLSBAD, CA 92008-1691	3710	San Diego	92121	San Diego
141	438593	ACTIVE	2	9/7/2006	6/30/2016	W G BEST WEINKELLEREI INC 8221 ARJONS DR, STE F SAN DIEGO, CA 92126-6319 Census Tract: 0083.50	MONTESQUIEU	8221 ARJONS DR, STE F SAN DIEGO, CA 92126-6319	3710	San Diego	92126	San Diego
142	547167	ACTIVE	2	10/30/201	6/30/2016	ABNORMAL COMPANY INC 16990 VIA TAZON, STE 123 SAN DIEGO, CA 92127-1649 Census Tract: 0170.32	ABNORMAL WINE COMPANY		3710	San Diego	92127	San Diego

143	552210	ACTIVE	2	2/19/2015	6/30/2016	MILLER, DARIUS FRANK 12225 WORLD TRADE DR, STE SAN DIEGO, CA 92128-3768 Census Tract: 0170.55	KOI ZEN CELLARS	12975 ORANGEBURG AVE SAN DIEGO, CA 92129	3710	San Diego 92128	
144	554413	ACTIVE	2	5/27/2015	6/30/2016	BIG H WINE CORP 6825 GATEWAY PARK DR, STE SAN DIEGO, CA 92154-7530 Census Tract: 0100.15	VINO URBANO		3710	San Diego 92154	

## Lingelser, Heather

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**From:** Andy Harris <andy@chuparosavineyards.com>  
**Sent:** Monday, December 21, 2015 9:47 AM  
**To:** Farace, Joseph; Lingelser, Heather  
**Subject:** County Position on Use of Bulk Wine  
**Attachments:** Turtle Rock COLAs.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Joe/Heather,

The spreadsheet I sent you last week (in Excel) contains every 02 Winegrower license in San Diego County as of December 14, 2015. It is taken directly from publicly available State ABC records . My intention was to try and estimate how many boutique wineries there are in the County at present. In order to determine this value all urban wineries, and rural wineries with either an AUP or MUP must be subtracted from the totals shown in the database. Determining which businesses on the spreadsheet are urban wineries is pretty straightforward - one need only check the address. If its not in the County boundaries its an urban winery, operating under a different set of rules than wineries located in County regions.

The next step I intended to take was a search of County records to identify which of the remaining wineries on the list had either an AUP or MUP. I found that a public search of County records for AUP and MUP applications is not very feasible due to the formatting and the content of the County database. For example all AUP's are lumped together by application date and status, but not by project type (i.e., winery). I am guessing that internal County search engines can separate AUP and MUP applications and approvals by project type?? If so this additional sort will give you the exact number of boutique wineries operating in the County as of December 14, 2015.

Once all boutique wineries in the County are identified by name and address, it is a very simple matter to use a publicly available Federal database for wine label approval (called a COLA) to determine where each of the wines offered by the winery actually comes from (grown onsite, locally sourced within SD County, or purchased from the bulk wine producers in inland Central California). A COLA is a Certificate of Label Approval by the US Department of Treasury's Alcohol and Tobacco Tax and Trade Bureau (TTB), the Federal agency that issues permits to produce wine, and the information that must, and may be printed on a wine label. The TTB maintains an online collection of all approved labels, complete with an image of the approved label. It is searchable by the registered winery's name, or registration number. This method of determining wine origin has been accurate to date because of the extreme reticence of most wineries to intentionally violate Federal law. It should be obvious to you by now that these same wineries have no such reservations when it comes to State and County law.

For example I have attached the Turtle Rock winery COLA list. You can see that in spite of statements to the contrary, only 10 of the 25 COLA's ever filed with TTB have anything to do with either Ramona or San Diego County wine. Please note also that of the newer offerings (since 3/23/13) there are only three Ramona Valley designated wines of the 14 listed. You can do the same exercise for Altipiano, Vineyard Grant James, or any of the other miscreants you have been dealing with recently. In all cases if you check their COLA listings, the offerings in their winery tasting areas are predominantly or entirely bulk wine (shiners) from outside the County. This an important number because it appears from the Ramona sample, the Highland Hills sample,

and the east County sample that about 30-40% of these "wineries" are offering only or mostly bulk wine from out of the County. Most are not even trying to hide it.

This condition has persisted since April of 2012 with no attempt at correction on the part of the County. The effects of continued abuse of shiners are twofold: First the reputation of San Diego County as a wine region is being trashed by the continued uncontrolled use of cheap (bad) bulk wine offered up to customers as local wine. Second and more important though is the violation of the intent of the Ordinance. Recall the 25% onsite production requirement and 75% San Diego grape sourcing requirement in the Ordinance. These restraints are there to intentionally limit the size of a Boutique winery to fit the property on which its located, but avoid imposition of the more straightforward acreage limitation used for example in Temecula (10 acre minimums for any winery operation). During the initial draft of the Ordinance both County personnel and the winery community were concerned about the potential for 'big winery on small property' schemes and the consequential neighborhood conflicts that would inevitably arise. Our group didn't want to see acreage minimums because we had several small (but high quality) producers we didn't want to see eliminated from participation in the Boutique Winery classification. We took those minimum onsite requirements from other Counties who also have many smaller wineries, because they were successfully used in those Counties to limit winery size to a ratio consistent with the size of (and what is produced on) the property.

Given that in all likelihood there will be no effective Ordinance enforcement by the County in the foreseeable future due to Code Enforcement staff furiously suing each other, the County is opening a very ugly Pandora's box with the continued sanction of bulk wine. I know your reasoning for allowing bulk wine produced in the County but the question remains: how will it be enforced? I know for a fact that the San Diego Citizen's Group (Carol Angus - the group that sued against passage of the Ordinance and subsequently appealed and lost) has been tracking every Ordinance clarification meeting carefully. Check your attendance records for those meetings. She has been at every one of them. Violation of the restraints placed on Boutique winery size are effective legal grounds to bring another CEQA suit and this time they will win. If that happens the investment of all the legitimate wineries in the County will have been flushed down the drain, and please understand this investment is significant. The legitimate wineries are NOT offering tastings from their personal patios - they have tasting rooms permitted to the commercial section of the CBC. They are making real local white wine using expensive white wine making equipment - not just buying cheap bulk white wine. They have invested heavily in permitted winery buildings in which to make their wine - not operating out of dirt floor tool sheds or in the open air.

The stated intention of the County to allow bulk wines for Small Wineries (AUP) that is only sourced inside San Diego County is understandable from the point of further supporting local farming; however, it is not enforceable given the current situation at Code Enforcement. It simply opens the door for more abuse and eventual CEQA legal action. Given the spreadsheet I sent you previously and the County AUP and MUP records at your disposal you have the tools available to determine for yourselves just how widespread the problem with bulk wines is within the County. I urge you to reconsider your position and ban use of ANY bulk wine for AUP operations where no public hearing is required. It is important that any and all concerned neighbors be given a chance to weigh in on the legitimacy of a winery operating as a de facto bar in the back country. Only the MUP process requires a hearing and this should be the proper venue for use of bulk wine of any sort.

Thank you for your time.

Andy Harris  
Chuparosa Vineyards

This is why its so important to the future of this industry in San Diego County to NOT codify the use of bulk wine (shiners) into Ordinance Law.

