



The County of San Diego

Planning Commission Hearing Report

Date:	October 16, 2026	Case/File No.:	PDS2026-POD-26-006
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Tiered Winery – Rural Residential Expansion
Time:	9:00 a.m.	Location:	Districts - All
Agenda Item:	#3	General Plan:	Various
Appeal Status:	Not Applicable, Approval by the Board of Supervisors	Zoning:	RR, A70, A72, S92, S88, RC, RRO
Applicant/Owner:	County of San Diego	Community:	All unincorporated communities
Environmental:	CEQA § 15162 through 15164 Addendum	APNs:	Various

A. OVERVIEW

This is a request for the Planning Commission to provide a recommendation to the Board of Supervisors (Board) on the proposed Amendments to the Tiered Winery Ordinance (Project). The Project addresses Board direction to expand allowances for wineries into Rural Residential (RR) zones, address Board direction that would exclude outdoor areas from the 30% tasting and retail sales area calculation, reduce the minimum 200-foot property line setback requirement for outdoor amplified music to the lowest possible distance, reassess all assumptions and attenuations in the current noise study and, evaluate feasibility of establishing a waiver process with the consent of property owners or tenants of impacted properties.

The existing Tiered Winery Ordinance allows four (4) winery operation types including Wholesale Limited, Boutique, Small Winery, and Winery, with standards and permit requirements varying by tier. The Ordinance provides a tiered permitting system based on the amount of wine produced and the size and intensity of the operation, helping to streamline permitting for smaller-scale winery operations while ensuring appropriate review for larger and more intensive uses. Wholesale Limited and Boutique Winery operations may operate by-right, subject to applicable ministerial permits such as Building permits for structures. The Small Winery and Winery tiers require discretionary permits, which involve additional review and may add time and costs.

Amendments are proposed to Section 6910 of the Zoning Ordinance to expand allowances for smaller winery tiers by allowing Wholesale Limited and Boutique Wineries by-right in RR zones subject to operating limitations and allowing Small Wineries with a discretionary

Administrative Permit. The Project would also update tasting and retail sales area allowances at Boutique Wineries. The project addressed Board direction by providing standard allowances based on parcel size, regardless of the size of the production space; b by allowing up to an additional 100 square feet of tasting and retail space if additional parking beyond the minimum is provided; and by adding an allowance for informal seating areas beyond the allowable tasting and retail sales area space. To address amplified music standards, the amendments would reduce required setbacks and allow for methods of alternative compliance with the Noise Ordinance.

Staff conducted outreach with residents, community groups, agricultural organizations, winery operators, and regulatory agencies. During outreach, agricultural and winery operators requested additional updates to support local agriculture and reduce operational barriers. Rural residents and community groups expressed concerns regarding allowing Boutique Wineries in RR zones by-right due to potential impacts related to noise and traffic within residential areas. The Project responds by proposing additional amendments that provide flexibility for fruit-source requirements during crop loss and the initial planting years; allowing limited on-site pick-up for Wholesale Limited Wineries; and improved text clarity within the Ordinance. The proposed ordinance also includes a provision to establish a minimum three (3) acre minimum parcel size and siting criteria for Boutique Wineries in RR zones and prohibiting outdoor amplified music unless a Zoning Verification Permit is obtained. These limitations ensure that expanded by-right allowances remain compatible with rural neighborhoods while supporting the economic viability of small agricultural operators.

B. STAFF RECOMMENDATIONS

This is a request for the San Diego Planning Commission (Commission) to consider Planning and Development Services' (PDS) analysis for the proposed Tiered Winery Ordinance Amendments (Project) and to make recommendations to the Board of Supervisors (Board) by taking the following actions:

1. Find that the Project complies with the California Environmental Quality Act (CEQA) and CEQA Guidelines because they rely on an Addendum to the previously certified 2010 Tiered Winery Environmental Impact Report (EIR), prepared pursuant to CEQA Guidelines Sections 15162 and 15164. Find that no new significant impacts or substantial increases in severity of previously identified impacts would occur and that no new information of substantial importance has become available. Recommend that the Board of Supervisors rely on the Addendum when considering adoption of the ordinance amendments.
2. Recommend that the Board of Supervisors adopt changes to Zoning Ordinance Section 6910 and related sections, including Section 2183 and Section 2990, consistent with Board direction from February 28, 2024 (13) and February 11, 2026 (05), and as shown in Attachment A [Clean] and Attachment B [Changes Shown].

C. BACKGROUND

California State law regulates alcohol production and licensing; however, local jurisdictions regulate land uses, including winery operations, through zoning pursuant to Government Code 65300. Wineries and associated uses such as tasting rooms, production facilities, and visitor-serving areas must comply with local zoning requirements rather than State licensing alone.

Table 1. Existing Tiered Winery Ordinance Summary

Winery Tier	Wholesale Limited	Boutique	Small Winery	Winery
Discretionary Permit	N/A: Allowed By-Right	N/A: Allowed By-Right	Administrative Permit (AP)	Major Use Permit (MUP)
Current Allowable Zones¹	A70, A72, S92	A70, A72, S92	A70, A72, S92	RR, A70, A72, S92, S88, RC, RRO

In 2010, the Board established the Tiered Winery Ordinance (Ordinance) which promotes local agriculture, supports small business development, and ensures compatibility with surrounding rural communities. This ordinance sought to support wineries as an accessory use to the agriculture on properties. The Ordinance created four winery tiers, Wholesale Limited, Boutique, Small Winery, and Winery. Each tier has distinct permitting requirements and operational allowances. Subsequent amendments refined the framework to clarify production and tasting allowances, agritourism activities, and operational standards.

On July 14, 2021 (04), the Board directed staff to analyze the feasibility in expanding winery allowances into additional zones. On February 28, 2024 (13), the Board received the Tiered Winery Expansion Feasibility Analysis and directed staff to expand wineries into Rural Residential (RR) zones. At the same hearing, the Board also directed consideration on how Boutique Wineries could have amplified live amplified music and additional events. This direction was pending the identification of funding needed to continue the work, which was secured in 2025. On Feb 11, 2026 (05) the Board adopted Zoning Ordinance amendments allowing live amplified music at Boutique Wineries subject to defined parameters and added flexibility for the allowable activities at Boutique Wineries. At this hearing, the Board directed the Chief Administrative Officer to explore the 30% criteria for designated tasting/retail areas and requested a reduction in the 200-foot minimum setback requirement for amplified music by reevaluating the assumptions used in the noise study, and consider a waiver process to allow live music closer than the 200-foot setback, if approved by property owners or tenants of impacted properties.

D. ANALYSIS AND DISCUSSION

¹ Zones: A-70 Limited Agriculture; A-72 General Agriculture; S-92 General Rural; RR - Rural Residential; RRO – Recreation Oriented Residential; RC – Residential Commercial; S-88 Specific Plan Area.

The Tiered Winery Ordinance (Ordinance) regulates three tiered winery types through Section 6910: Wholesale Limited, Boutique, and Small Wineries, while the Winery tier represents larger-scale operations permitted through a Major Use Permit (MUP) under separate provisions of the Zoning Ordinance. The proposed Tiered Winery Ordinance amendments (Project) implement County of San Diego Board of Supervisors (Board) direction from 2024 and 2026.

To address the 2024 Board direction, the Project expands eligibility for Wholesale Limited, Boutique, and Small Winery tiers to be permitted in Rural Residential (RR) Use Regulations or zones. The Project expands eligibility for Wholesale Limited and Boutique Wineries to be permitted by-right within RR zones provided certain criteria are met and allows Small Wineries through an Administrative Permit. The Winery tier is already permitted in RR zones through a MUP. To address Board direction from 2026, the Project also includes updates to revise tasting and retail sales area calculations, adding flexibility for tasting areas and establishing provisions for additional informal outdoor seating areas. Revisions to the standards for outdoor amplified music are also proposed including refining property line setback requirements and providing alternative compliance provisions for amplified live music.

Outreach conducted throughout the Project informed additional improvements to ordinance clarity and implementation. Industry and community feedback resulted in updates to allow limited on-site pick-up of purchased wine at Wholesale Limited Wineries, incorporating allowances for temporary fruit-source waivers in the event of crop loss, adding flexibility to the grape source requirements for newly planted vineyards, and clarifying custom-crush production is allowed. Staff also incorporated accessibility improvements to Section 6910 for compliance with Americans with Disabilities Act (ADA). Ordinance changes have been incorporated to improve clarity, support small agricultural operators, and strengthen consistency in permitting pathways while maintaining compatibility with rural communities. Refer to Attachment A [Clean] and Attachment B [Changes Shown] for proposed ordinance changes.

Key Components of the Proposed Ordinance Amendments

Expansion into Rural Residential (RR) Zones:

Current regulations limit most winery activity in RR zones except for larger wineries approved with a Major Use Permit. Consistent with Board direction, the Project would expand allowances for Wholesale Limited, Boutique Wineries and Small Wineries in RR zones. While the original Board direction to expand allowances for wineries into RR zones assumed a discretionary permit would be required, there was both Board and winery stakeholder interest in pursuing by-right and low cost approaches for small-scale wineries in RR zones. The draft ordinance explored opportunities to allow by-right options in RR zones and identified an approach that would allow by-right Wholesale Limited and Boutique Winery tiers in RR zones subject to minimum parcel size and siting criteria. The draft ordinance also would allow Small Wineries subject to an Administrative Permit in RR zones.

The ordinance would allow Boutique Wineries in RR zones by-right, subject to specific limitations, including a requirement that the winery is located on a minimum parcel size of

three (3) acres and the winery must be located within either within a three-mile radius of a winery/agricultural cluster (three (3) or more visitor-serving wineries or agricultural uses), or within an area where the average population density within a three-mile radius is at least 2,200 people per square mile. These location-based criteria would ensure new Boutique Wineries in RR zones are vehicle-miles-traveled (VMT) efficient and in compliance with the project's environmental analysis (Attachment C). If a project does not meet either of those criteria, there is an option for the applicant to submit a Zoning Verification Permit with a supporting VMT analysis, demonstrating the winery would be VMT efficient. Boutique Wineries that do not meet the specific parcel size or VMT efficiency requirements may be permitted in RR zones through an Administrative Permit.

An additional step proposed for Boutique Wineries in RR zones is to allow a Zoning Verification Permit with a site-specific noise analysis prior to allowing outdoor amplified music. The minimum parcel size and additional noise requirements proposed for new Boutique Wineries in RR zones are in response to community input regarding the compatibility of winery operations with surrounding residences. These updates implement Board direction, reflect feasibility findings and community feedback, and expand agricultural opportunity in RR zones with applicable safeguards.

Boutique Winery - Tasting & Retail Sales Area:

Winery industry operators have expressed the need for more space, specifically outdoor space, to host patrons at Boutique Wineries, referred to as tasting and retail sales areas. The existing Ordinance ties allowable tasting and retail sales areas to the square footage of production space at the winery, which has created challenges for operators with very small production areas and led to uncertainty about whether outdoor areas should count toward those limits. Board direction and input from operators requested clearer, more flexible allowances including excluding outdoor spaces from the tasting and retail sales area calculations. The proposed ordinance amendments still regulate outdoor spaces to ensure the safety and evacuation of patrons; however, the draft ordinance revises the standard by defining allowable tasting and retail sales area based on the size of the parcel where the winery is located. Additionally, the changes offer flexibility to add an additional 100 square feet of tasting and retail sales area plus additional informal outdoor seating areas for up to 20 additional persons beyond the allowable tasting and retail sales area space. These changes provide additional flexibility for Boutique Wineries while maintaining safe occupancy and consistency with the expectations for small-scale Boutique Wineries.

Boutique Winery - Amplified Music and Noise Compliance:

Under the existing Ordinance, outdoor amplified music at Boutique Wineries is allowed, subject to fixed setback distances. Winery operators shared that the setback standards would be difficult to accommodate onsite and the Zoning Verification Permit (ZVP) requirement would be costly and onerous for small operators. On February 11, 2026 (05), the Board directed staff to reassess these standards to reduce setbacks, reassess attenuations, and establish a waiver process. Because any waiver of property-line noise limits would require amendments to the County Noise Ordinance and new environmental review, the Project

instead refines compliance pathways within the Tiered Winery Ordinance. An updated noise analysis was conducted to reassess the applicable setback limits. Updated property line setbacks are proposed in addition to a simple alternative compliance pathway if the setbacks cannot be met on-site. Compliance with the property line noise limits in the County's Noise Ordinance is required and the Boutique Winery operators would be required to adjust operations as needed to ensure compliance. Adjustments could include orienting speakers away from property lines, incorporating noise-attenuation, and conducting on-site noise monitoring. A Zoning Verification Permit (ZVP) is required only when non-compliance is documented.

With the proposed expansion of Boutique Winery allowances in RR zones, consideration was given to whether outdoor amplified noise should also be allowed by-right in RR zones. Considering feedback from industry and the expectations of residents in RR zones, the ordinance would require submittal of a ZVP with an accompanying noise analysis prior to hosting outdoor amplified music at Boutique Wineries in RR zones. These updates respond to Board direction by providing greater flexibility for Boutique Winery operations while maintaining protections for rural residents.

Fruit-Source Requirements and Flexibility:

The existing Ordinance requires each winery tier to use a minimum percentage of fruit grown on-site, and industry members asked for flexibility when compliance is not possible, especially during crop loss caused by a natural disaster such as wildfire, drought, or pest infestation. The draft ordinance adds a temporary waiver process that allows the Director of Planning & Development Services, or designee, to adjust fruit-source requirements when natural events make on-site it infeasible to achieve the on-site fruit production requirement.

Industry members also requested a pathway for new Boutique Wineries to begin operations before their vineyards start producing fruit. To support economic viability, the draft ordinance allows newly planted wineries to source fruit off-site for up to three (3) years, provided at least 75 percent of the fruit is grown within the County. Additional ordinance revisions clarify that custom-crush operations are allowed. These updates improve economic feasibility for emerging wineries while preserving the Ordinance's longstanding connection to locally grown fruit and conservation of agricultural lands.

Wholesale Limited Winery Direct-to-Consumer Sales Clarification

Under the existing Ordinance, Wholesale Limited Wineries may only sell wine through internet, phone, or mail-order purchases, and no on-site pick-up of wine is allowed. Winery operators and agricultural participants requested changes that would allow customers to pick up purchased wine on-site at Wholesale Limited Wineries. Ordinance changes are proposed that would allow Wholesale Limited Wineries to offer on-site pick-up of pre-purchased wine by appointment, limited to two (2) scheduled pick-up times per week, with all other on-site activities remaining prohibited. This approach maintains the tier's low-intensity intent while providing a small but meaningful level of flexibility for local agricultural businesses which is consistent with other agricultural by-right activities such as farmstands.

Structure Conversion and Facility Modification Standards:

The existing Ordinance prohibits the use of barns and agricultural accessory structures to be used for winery operations, and questions arose around building code standards, and which buildings could be converted or modified for production or tasting activities. The Project clarifies that existing barns and agricultural accessory structures may be used for winery operations provided the structures are upgraded to comply with applicable Building Code standards and all applicable winery regulations are complied with. These updates improve clarity for operators and help support agricultural use of existing rural structures while maintaining safety and code compliance which is required and regulated by State law.

Boutique Winery – Large Capacity Vehicles:

Under the existing Ordinance, large capacity vehicles (with capacity in excess of 15 passengers are prohibited) at Boutique Wineries. The proposed ordinance revisions would revise the prohibition to allow vehicles with a capacity in excess of 15 people only when the winery is closed to the public for private activities in order to ensure total occupancy is not exceeded. Weddings and parties remain prohibited. These updates support reduced vehicle trips to wineries and respond to winery operators who have indicated this allowance would be supportive of Boutique Winery operations.

Americans with Disabilities Act (ADA):

Staff identified opportunities to improve readability and accessibility of the Ordinance text to align with ADA communication standards. The Project updates table formatting, adds table descriptions, and improves language clarity to ensure the Ordinance is easier to understand for all users. These updates enhance document accessibility and support clearer implementation without altering any operational requirements.

Anticipated Outcomes:

The Project is expected to improve clarity, consistency, and usability of the Tiered Winery Ordinance while expanding opportunities for value added agriculture in RR zones. The updates provide clearer operational standards for smaller winery tiers, improve flexibility for emerging wineries through refined fruit-sourcing requirements and greater flexibility with operational standards for Boutique Wineries including updated noise standards for outdoor amplified music and adding flexibility for the allowable tasting and retain sales area in addition to outdoor informal seating areas. Together, these refinements support local agriculture, provide more predictable guidance for operators, and maintain protections important to rural residential neighborhoods.

Consistency with Prior Board Direction and County Policy

The Project implements Board direction from 2024 and 2026 to expand winery eligibility into RR zones, evaluate amplified music allowances, refine tasting/retail area calculations, and explore alternative noise-compliance methods. The revisions are consistent with the General Plan's goals to support agricultural operations, maintain rural community character, and promote value-added agriculture. The project is also consistent with the 2010 Tiered Winery EIR, the 2017 Agriculture Promotion Program, and subsequent addenda, and the VMT criteria

and updated noise analysis provide substantial evidence supporting the amended standards (Attachment C).

Program Components for Planning Commission Recommendation

The County of San Diego Planning Commission (Commission) is requested to provide a recommendation to the Board of Supervisors on the adoption of the proposed Tiered Winery Ordinance Amendments (Project) and certification of the Final Environmental Impact Report Addendum (Addendum).

Program Components for Planning Commission Awareness

No separate program components beyond the Tiered Winery Ordinance Amendments, demarcation changes of Section 2990 Use Matrix, allowance updates within Section 2183 Permitted Use (Attachment A [Clean] and Attachment B [Changes Shown]) and the associated EIR Addendum (Attachment C) are included as part of this item. Implementation details, ministerial permits, and any future discretionary permits for Small Wineries will continue to follow existing County procedures and review pathways. All environmental documentation needed for consideration is contained within the EIR Addendum accompanying the ordinance. There are no additional programmatic elements requiring Commission action.

E. CALIFORNIA ENVIRONMENTAL QUALITY ACT

This Tiered Winery Ordinance Amendments (Project) have been reviewed for compliance with the California Environmental Quality Act (CEQA). The Project relies on an Addendum to the County's certified 2010 Tiered Winery Ordinance Environmental Impact Report (Tiered Winery EIR) and the certified 2011 General Plan Update Environmental Impact Report (GPU EIR), consistent with CEQA Guidelines Sections 15162 and 15164. The Tiered Winery EIR (State Clearinghouse No. 2008101047) was certified on August 4, 2010, and evaluated countywide implementation of winery tiers, identifying several significant and unavoidable impacts. The GPU EIR (State Clearinghouse No. 2002111067) was certified on August 3, 2011, and includes similar findings for broad land-use implementation.

An Environmental Review Update Checklist was completed for the proposed amendments, and the Addendum demonstrates that no new significant environmental impacts would occur, that the severity of previously identified impacts would not increase, and that no new information of substantial importance has become available since certification of the prior EIRs. The Project falls within the scope of impacts analyzed in the Tiered Winery EIR and GPU EIR and therefore does not require a Subsequent or Supplemental EIR under CEQA Guidelines Section 15162. The Addendum supports continued reliance on the previously certified EIRs for the proposed Tiered Winery Ordinance Amendments.

F. PUBLIC INPUT

Staff conducted extensive public outreach to support participation and gather input from a wide range of community members and interested parties. Engagement efforts included

workshops, small group meetings (in-person and virtual), Community Planning and Sponsor Groups (CPG/CPSGs) meetings, and focus group meetings with vintners, the farm bureau, and internal county departments. Additional coordination meetings were held with the California Alcoholic Beverage and Control (ABC) regulatory agency, as well as tabling at an agriculture-themed event. Information, engagement opportunities, and project materials were maintained on the project's County Engage webpage, with additional promotion through local event listings, County social media, Gov Delivery notifications, and emails to key interest groups and community members.

Beginning in February 2026, staff hosted a total of 21 public outreach meetings across multiple formats. The Draft Zoning Ordinance was released for a 30-day public comment period (July 7 to August 6, 2026), during which staff provided a detailed overview of proposed changes at industry meetings and attended CPG/CPSG meetings to obtain feedback. Staff received a total of 47 comments from 16 unique commenters during the public comment period.

Input received from winery owners and the agricultural industry focused on winery operational regulations, compatibility with Rural Residential (RR) zones, access and parking requirements, enforcement, tasting area standards, fruit-source production requirements with custom-crush licensing, dispersed outdoor occupancy, and compliance with the noise ordinance. Commenters also sought clarity on when State Building Code requirements apply to agricultural production and public use areas and requested flexibility for older structures. Additional feedback raised concerns about noise and setback limits and monitoring standards. Industry members urged staff to revisit restrictions on agritourism activities, in addition to prohibitions on weddings and private gatherings at the by-right Boutique level. They also shared that limits on fruit sourcing, the new minimum lot size for RR lots, vehicle miles traveled considerations, and commercial code requirements may create challenges for both existing and future winery operations. Many winery operators reported economic strain, inconsistent local and state regulations, and a request for grandfathering protections for long standing operations.

Rural residents and CPG/CPSG members raised concerns regarding agricultural operations as it relates to noise and topography, groundwater impacts, pesticide use, and visual impacts from netting. Additional concerns related to the commercial operations included road traffic and off-site parking, cumulative impacts associated with wine, cannabis, and unregulated short-term rentals, and the preservation of rural character. Collectively, the public asked for clearer and more aligned regulations, realistic enforcement mechanisms, flexibility for small producers, protection for established wineries, and a balanced approach that supports rural economic vitality while respecting community concerns.

All input received throughout the project was reviewed by staff and included in the administrative record.

Report Prepared By:

Ashley Rivero

(619) 629-4438

Ashley.Rivero@sdcounty.ca.gov

Report Approved By:

Vince Nicoletti, Director

(858) 694-2960

Vince.Nicoletti@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:

Vince Nicoletti

VINCE NICOLETTIE, DIRECTOR

ATTACHMENTS:

- Attachment A – An Ordinance Amending the San Diego County Zoning Ordinance
Related to Tiered Wineries (Clean)
- Attachment B – An Ordinance Amending the San Diego County Zoning Ordinance
Related to Tiered Wineries (Changes Shown)
- Attachment C – Environmental Documentation

ATTACHMENT A:

**Diego County Zoning Ordinance Related to
Boutique Wineries and Wineries in Rural
Residential Zones (CLEAN)**

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ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO TIERED WINERIES

Section 1. The Board of Supervisors finds and determines that the following amendments to the San Diego County Zoning Ordinance to amend the regulations with Wholesale Limited, Boutique, and Small Tiered Wineries are reasonable and necessary for public health, safety, convenience, and welfare.

Section 2. Section 6910 WHOLESALE LIMITED, BOUTIQUE, AND SMALL WINERIES is amended to read as follows:

6910 WHOLESALE LIMITED, BOUTIQUE, AND SMALL WINERIES

The provisions of Section 6910 shall be known as the Wholesale Limited, Boutique, and Small Wineries Regulations. The purpose of these regulations is to promote production of wine from fruit grown in San Diego County, to support local agriculture and to prescribe reasonable standards and procedures for the operation of wineries.

In the event of crop failure due to a natural disaster or other circumstances beyond operator's control (including but not limited to fire, drought, or pest infestation), the fruit-source percentage requirements as described in each winery tier (Wholesale Limited, Boutique, Small) may be temporarily waived by the Director of Planning and Development Services or their designee. Upon request, records providing evidence supporting the need for a temporary waiver shall be provided. The granted waiver must be consistent with the County Code of Regulatory Ordinances, Division 7, Chapter 9, Section [87.902](#) County Agricultural Grading and Clearing. On-site records shall include documentation demonstrating and justifying the reduced on-site production, such as photos documenting the natural disaster, pest infestation, or other circumstances, crop yield records, insurance claims, or other documentation at the request of the Director of Planning and Development Services or their designee.

Commercial activities not expressly allowed pursuant to the provisions of Section 6910 are prohibited except for permitted uses consistent with the Zoning Ordinance and Agricultural Tourism as defined in Section [6157.b](#) if all qualifying criteria are met.

- a. Wholesale Limited Winery. A Wholesale Limited Winery shall comply with the following provisions:
 1. Prior to occupancy of the permitted winery structures and the production of wine, a Wholesale Limited Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current Winegrowers license issued by the California

Department of Alcoholic Beverage Control (ABC). Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.

2. Allowable Zones: Wholesale Limited Wineries are permitted by-right subject to limitations of Section 6910.a. in the following zones: A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations, and RR – Rural Residential Use Regulations. Refer to the Agricultural Use Types in Section 2990 Use & Enclosure Matrix for allowed uses by zone. Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.
3. Direct-to-consumer wine sales are restricted to internet, phone and mail-order sales. Purchased wine may be mailed to the customer or made available for on-site pick up by-appointment only. On-site pick up is limited to no more than two (2) designated pick-up times per week. No other on-site activities are permitted including on-site tasting, and/or special events, including but not limited to weddings and parties.
4. ~~3.~~ The maximum floor area of a production facility (non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices) is limited as follows:

Table 6910.1 - Wholesale Limited Winery Production Facility Size Limitations

<i>Lot Size (gross)</i>	<i>Production Facility Size (cumulative maximum)</i>
0 to under 1 acre	1,000 square feet
1 acre to-2 acres	1,500 square feet
2 acres to 4 acre	2,000 square feet
For each acre over 4 acres	Add 200 square feet additional per acre, not to exceed 5,000 square feet

Table Summary: This table describes the maximum allowable production facility size based on gross lot size. This table contains two columns. The first column lists ranges of gross lot sizes. The second column shows the corresponding maximum cumulative production facility size allowed for each lot size. For lots between 0 and under 1 acre, the maximum size is 1,000 square feet. For lots 1 to under 2 acres, the maximum is 1,500 square feet. For lots 2 to under 4 acres, the maximum is 2,000 square feet. For lots larger than 4 acres, an additional 200 square feet is allowed per acre over 4 acres, up to the maximum permitted limit.

No existing barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section [6156](#) shall be used as a production facility for the Wholesale Limited Winery Use. However, these structure types may be converted

to winery production structures if they are permitted and constructed in compliance with the applicable California building code.

5. Wine production shall be less than 12,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. A maximum of 75% of the winery's production may be from sourced fruit/juice from inside or outside San Diego County.

Table 6910.2 – Annual Wholesale Limited Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% minimum	Required	Not Applicable
Within/Outside San Diego County	75% maximum	Permitted	Prohibited
TOTAL	100%		

Table Summary: This table describes the production requirements on-site and within or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

A new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to 3-years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall keep records detailing the amount of fruit grown on the premises and the amount of fruit and/or juice imported from off the premises, to demonstrate compliance with this Section.
 - ii. The records shall indicate the dates of receipt and quantities of all imported fruit and/or juice and shall indicate the off-site growers name, address and location of the growing operation from which the fruit is imported.
 - i. All records shall be provided within 14 days of request by County staff.
6. All operations shall comply with the provisions of Section [36.401](#) et seq. of the San Diego County Code relating to Noise Abatement and Control.
7. A Wholesale Limited Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

- b. Boutique Winery. A Boutique Winery shall comply with the following provisions:

1. Prior to the occupancy of the permitted winery structures and the production of wine, a Boutique Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current Type 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control (ABC). Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
2. Allowable Zones: Boutique wineries are permitted by-right in A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations subject to the limitations of Section 6910b.

Within the RR - Rural Residential Use Regulations, Boutique Wineries are permitted by-right subject to the limitations of Section 6910b only if the following criteria are met:

- i. The Boutique winery is located on parcel size of three (3) acres or greater.
- ii. The Boutique Winery is located within a three-mile radius of a winery/agricultural cluster (three (3) or more visitor-serving wineries or agricultural uses), or within an area where the average population density within a three-mile radius is at least 2,200 people per square mile. A Boutique Winery that does not meet this objective criterion may submit a Zoning Verification Permit with a Vehicle Miles Traveled (VMT) analysis consistent with the County's Transportation Study Guide demonstrating the proposed winery would be VMT efficient.
- iii. A Boutique Winery in the RR Use Regulation that does not meet the above criteria may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050.

Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific Plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.

3. Wine production shall be less than 12,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. A minimum of 50% of the winery's production shall be from fruit grown in San Diego County or from sourced juice and/or wine produced in San Diego County with San Diego County grown grapes. A maximum of 25% of the winery's production may consist of fruit, juice or bulk wine sourced from outside San Diego County.

Table 6910.3 – Annual Boutique Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% minimum	Required	Not Applicable
San Diego County	50% minimum	Permitted	Permitted
Outside San Diego County	25% maximum	Permitted	Permitted
TOTAL	100%		

Table Summary: This table describes the allowed percentage of grapes that can be sourced from on-site, within San Diego County, and/or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

For new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to three (3) years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall maintain records detailing the total annual production amount of fruit grown on the premises and the amount of fruit, juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
 - ii. The records shall indicate the dates of receipt and quantities of all imported fruit, juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
 - iii. All records shall be provided within 14 days of request by County staff.
4. The maximum floor area of the production facility (non-residential structure(s)) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices, is limited as follows:

Table 6910.4 - Boutique Winery Production Facility Size

Lot Size (gross)	Production Facility Size (cumulative maximum)
0 to under 1 acre	1,000 square feet
1 acre to 2 acres	1,500 square feet
2 acres to 4 acre	2,000 square feet
For each acre over 4 acres	Add 200 square feet additional per acre,

	not to exceed 5,000 square feet
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Table Summary: This table describes the maximum allowable production facility size based on gross lot size. This table contains two columns. The first column lists ranges of gross lot sizes. The second column shows the corresponding maximum cumulative production facility size allowed for each lot size. For lots between 0 and under 1 acre, the maximum size is 1,000 square feet. For lots 1 to under 2 acres, the maximum is 1,500 square feet. For lots 2 to under 4 acres, the maximum is 2,000 square feet. For lots larger than 4 acres, an additional 200 square feet is allowed per acre over 4 acres, up to the maximum permitted limit.

No existing barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 shall be used as a production facility, tasting/retail sales area, or live music area for the Boutique Winery. However, these structure types may be converted to winery production or tasting structures if they are permitted and constructed in compliance with the applicable California building code.

5. The Boutique Winery may contain one designated tasting/retail sales area in addition to the Boutique Winery structures permitted in 6910.b.4. The designated tasting/retail sales area shall be accessory to wine production and shall comply with the following:
 - i. Sales and tasting activities shall not exceed 30% of the maximum allowable Production Facility total square footage as specified in Section 6910.b.4 and specified in the following table. For each parking space provided above the minimum requirement in Section 6910.b.12, an additional 25 square feet of tasting/retail sales area is allowed up to the cumulative maximum allowance detailed in Table 6910.5;

Table 6910.5 - Boutique Winery Allowed Tasting/Retail Sales Area

<i>Lot Size (gross)</i>	<i>Baseline Allowable Tasting /Retail Sales Area</i>	<i>Cumulative Maximum Tasting /Retail Sales Area</i>
0 to under 1 acre	300 square feet	400 square feet
1 acre to 2 acres	450 square feet	550
2 acres to 4 acres	600 square feet	700
For each acre over 4 acres	30% of allowed production facility size square feet (see 6910.b.4)	30% of allowed production facility size square feet (see 6910.b.4) + 100 square feet

Table Summary: This table describes the allowed tasting and retail sales area for production facilities based on gross lot size, as well as how much additional area may be added for extra parking spaces. The first column lists gross lot size ranges. The second column shows the base allowable tasting/retail sales area for each lot size. The final column lists the maximum cumulative tasting/retail area allowed after applying all additions. For lots 0 to under 1 acre, the allowable area is 300 square feet, with a cumulative maximum of 400 square feet. For lots 1 to 2 acres, the allowable area increases to 450 square feet, with a cumulative maximum of 550 square feet. For lots 2 to 4 acres, 600 square feet is allowed, with a cumulative maximum of 700 square feet. For each acre over 4 acres, the allowable area

equals 30% of the permitted production facility size (per Section 6910.b.4), and the cumulative maximum equals that same 30% plus an additional 100 square feet.

- ii. Total site occupancy for a Boutique Winery shall not exceed the cumulative occupant load established by the California Building Code for all permitted winery structures and patios open to the public. Beyond the allowable occupancy limits within the defined Tasting and Retail Sales areas, up to 20 additional people are allowed within informal outdoor seating areas, such as grassy areas or dispersed picnic tables;
 - iii. The tasting/retail sales area shall include areas accessible to patrons and dedicated to wine tasting, wine sales, food-related sales, and amplified music activities, including rooms, caves, trellises, covered or uncovered patios. Areas such as storage rooms, mechanical rooms, utility rooms, and employee-only areas, shall be counted towards production facility area;
 - iv. All Boutique Winery structures and areas accessed by the public must be permitted and constructed in compliance with the applicable California building code, including the requirements of the Americans with Disabilities Act, the Consolidated Fire Code, and the Wildland-Urban Interface Code in effect at the time building permits are issued;
 - v. Barns and agricultural storage buildings on the premises which are not permitted as part of the Boutique Winery production facility shall not be included for purposes of calculating the allowed area of the tasting/retail sales area;
 - vi. The California Retail Food Code and the food provisions of the County Code apply as provided in those codes; and
 - vii. Internet, phone and mail-order sales are allowed.
6. Events, including but not limited to weddings and parties, are prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings, associated with wine sales, wine tasting, wine production, agricultural instruction, and educational tours. Any activities or gatherings may be advertised, ticketed, or promoted as incidental to the promotion of the winery, provided all other performance standards are met. Allowed winery activities may be open to the public or may be limited to wine club members or other ticketed participants, and the winery may be closed to the public for private activities in order to limit entry.

Live music, as allowed subject to additional criteria in this Section, does not constitute a prohibited event provided it is incidental to the primary activities listed above, and does not require a separate paid ticket or entry fee. Allowed winery activities may be open to the public or limited to wine club members or other ticketed participants. For private activities, the winery may close in order to limit entry.

Pursuant to Section [6106](#) of the Zoning Ordinance, Community Events as defined in and as limited by [Chapter 2 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.201](#) – [21.208](#)) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to [Chapter 1 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.101](#) – [21.117](#)).

7. Amplified, live, and mechanical music is allowed pursuant to the following requirements:
 - i. Winery operators facilitating the performance of live music entertainment by entertainers are subject to the San Diego County Code of Regulatory Ordinances, Title 2, Division 1, [Chapter 21](#) requirements regulating Entertainment Establishments (i.e., Entertainment Establishment License). An Entertainment Establishment License does not exempt a winery operator from any Zoning Ordinance requirements.
 - 1) Mechanical music produced only by a jukebox, radio, stereo system, hi-fi system, CD player, tape player or other similar device, not accompanied by a disc jockey or other announcer, is allowed pursuant to all applicable standards, criteria, and regulations and is not subject to an Entertainment License.
 - 2) A musical performance is not an Agricultural Tourism activity pursuant to Section [6157.b](#), private event, or concert.
 - 3) A Boutique Winery and any accompanying live music shall not be considered a Section [1535](#) Spectator Sports and Entertainment use.
 - 4) Live amplified music shall only be allowed during tasting room hours of operation, from 10:00 a.m. to legal sunset (until 6 p.m. from November 1 to March 1).
 - 5) Musical performances can be advertised incidental to promoting a winery.
 - 6) Karaoke is prohibited.
 - 7) Prior to providing live amplified music, all necessary building permits must be obtained, and all outstanding code violations must be resolved.
 - 8) Total site occupancy limits as provided in Section b.5.ii shall not be exceeded in order to accommodate live music.

All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control. Noise levels shall comply with the sound level limits at property lines as provided in the County of San Diego Code of Regulatory Ordinance, [Title 3, Division 6, Chapter 4](#), Section

[36.404](#), General Sound Level Limits. All sound measurements shall be conducted in accordance with guidelines provided in the San Diego County Code of Regulatory Ordinances [Title 3, Division 6, Chapter 4](#), Section [36.403](#), Sound Level Measurement.

8. Outdoor amplified music is allowed in the A-70, A72, S-92 Use regulations subject to the rules in Section 6910.b.7 in addition to the following requirements:
 - i. Outdoor amplified music shall comply with the setback requirements and decibel levels provided in Table 6910.6, Sound Levels and Attenuating Setback Distances. For the purposes of this Section, outdoor is defined as any location that is not within a fully enclosed structure
 - ii. Outdoor amplified music can be located within a reduced setback if the following additional standards and requirements are met and sound level limits at property lines as provided in the County of San Diego Code of Regulatory Ordinance, Title 3, Division 6, Chapter 4, Section [36.404](#), General Sound Level Limits are maintained as follows:
 - 1) Speakers must be oriented away from property lines and sensitive receptors.
 - 2) Noise attenuation such as berms, fences, or orientation of the sound in relation to structures must be considered to minimize noise.
 - 3) Active noise monitoring must be conducted during music events to ensure property line noise limits are not exceeded. All sound measurements shall be conducted in accordance with guidelines provided in the San Diego County Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section [36.403](#), Sound Level Measurement.
 - 4) A noise log documenting hourly average noise levels at the property line must be maintained on-site at all times during live and amplified music activities. All records shall be provided within 14 days of request by County staff.
 - 5) If any instance of non-compliance is documented, based on an investigation by the PDS Code Compliance Division, the operator may be required to cease outdoor amplified music activities, comply with standard setbacks defined in Table [6910.6](#), and submit and obtain approval of a Zoning Verification Permit.
 - iii. Within RR Use Regulation, outdoor amplified music is only allowed upon the issuance of a Zoning Verification Permit described in Section 6910.b.8.iv.

- iv. When required, a Zoning Verification Permit application for outdoor amplified music, shall include a site-specific noise study prepared by a County-approved California Environmental Quality Act consultant for acoustics. The site-specific noise study shall show how the decibel level at the property line complies with sound level limits as provided in the County of San Diego Code of Regulatory Ordinances [Title 3, Division 6, Chapter 4](#), Section [36.404](#), General Sound Level Limits. In addition, the site-specific noise study shall identify any required noise attenuating site design features that may be required to meet the property line noise limits.

Table 6910.46 Sound Levels and Attenuating Setback Distances

Music Volume Level	Sound Level 10 feet from source (dBA ¹)	Required Setback from Property line (Feet) ²
Quieter  Louder	75	178
	76	200
	77	224
	78	252
	79	282
	80	317
	81	355
	82	399
	83	447
	84	502
	85	563
	86	631
	87	708
	88	795
	89	892
	90	1,000
	91	1,122
	92	1,256
1. A-Weighted Sound Level (dBA): The sound level in decibels as measured on a sound level meter using the A-weighted network. The A-weighted network measures sound that most closely resembles what the human ear hears. Sound measured using the A-weighted network is designated dBA. 2. Setback distances are calculated to ensure a sound level of less than 50 dBA at the property line.		

Table Summary: This table has three columns. The first column, titled "Music Volume Level," uses a visual arrow to show that the values increase from quieter levels at the top to louder levels at the bottom. The second column, titled "Sound Level 10 feet from source (dBA)," lists increasing sound levels in decibels as the rows progress downward. The third column, titled "Required Setback from Property Line (Feet)," lists the minimum setback distance required for each corresponding sound level. Higher sound levels require larger setback distances. Footnotes below the table explain how A weighted decibel levels are measured and describe the purpose of the setback distances.

9. All operations shall comply with the provisions of Section [36.401](#) et seq. of the San Diego County Code relating to Noise Abatement and Control.
10. The sales and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health and Quality (DEHQ). Catered food service is allowed by a DEHQ-permitted caterer, but no food preparation is allowed at a Boutique Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.
 - i. One mobile food facility may be allowed on the Boutique Winery premises to serve the patrons of the tasting room during the approved hours of operation as specified in 6910.b.11;
 - ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from DEHQ and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
11. A tasting/retail sales area in conjunction with a Boutique Winery may be open to the public seven (7) days a week from 10 a.m. until legal sunset, or until 6 p.m. from November 1 through March 1.
12. A minimum of six (6) standard parking spaces shall be provided for patrons using the Boutique Winery, and a minimum of three (3) standard spaces shall be provided for Boutique Winery operations and employees. No parking for a Boutique Winery is allowed off the premises.
13. The on-site driveway and parking area used to access the Boutique Winery shall not be dirt. Driveway and parking area surface requirements are subject to the Consolidated Fire Code and will be determined by the applicable fire service provider. Any disabled access parking stalls, access aisles, and accessible routes provided for compliance with California Building Code chapter 11B shall be stable, firm, and slip-resistant.
14. Vehicles with a capacity in excess of 15 passengers are not allowed to serve the Boutique Winery. Vehicles with a capacity in excess of 15 passengers are not allowed to serve the Boutique Winery except where the winery is closed to the public for private activities and total site occupancy as defined by the California Building Code is not exceeded.
15. A Boutique Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

c. Small Winery. A Small Winery shall comply with the following provisions:

1. Prior to the occupancy of the permitted winery structures and the production of wine, a Small Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current Type 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control (ABC). The applicant shall disclose if any other licenses issued by ABC will be relied upon for operations at the Small Winery.
2. Allowable Zones: Small wineries are permitted in accordance with the Administrative Permit Procedure commencing at Section 7050 in the following zones: A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations subject to the limitations of Section 6910.c. Within the RR – Rural Residential Use Regulations, Small Wineries are permitted subject to the limitations of Section 6910.c.
 - i. Refer to the Section 2990 Use & Enclosure Matrix: Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.
3. Wine production shall be less than 120,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. An additional minimum of 25% of the winery's production shall be from fruit grown or juice/wine produced in San Diego County with San Diego County grown grapes. A maximum of 50% of the winery's production may consist of sourced fruit, juice or wine from outside San Diego County.

Table 6910.7 Annual Small Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% minimum	Required	Not Applicable
San Diego County	25% minimum	Permitted	Permitted
Outside San Diego County	50% maximum	Permitted	Permitted
TOTAL	100%		

Table Summary: This table describes the allowed percentage of grapes that can be sourced from on-site, within San Diego County, and/or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled

"Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

For new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to three (3) years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall maintain records detailing the amount of fruit grown on the premises (including properties pursuant to subsection iv) and the amount of fruit/juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
- ii. The records shall indicate the dates of receipt and quantities of all imported fruit/juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
- iii. All records shall be provided within 14 days of request by County.
- iv. "Fruit grown on the premises," as that phrase is used above in c.3, may include fruit grown on a separate property or properties under the same ownership or lease as the Small Winery, provided all of the following criteria are met:
 - 1) "Separate property" or "properties" shall mean parcels located within the County that are not contiguous to one another, are under the same ownership or lease as the Small Winery, and are part of the same Small Winery operation;
 - 2) All properties shall be clearly delineated and included as part of the Small Winery Administrative Permit and shall be subject to all conditions of approval;
 - 3) Only one of the parcels shall have the wine production facilities, tasting area and/or event areas. That parcel shall be a minimum of 4 acres in size;
 - 4) For wineries smaller than eight (8) acres in size, at least 50% of the "fruit grown on the premises" shall be grown on the parcel which contains the wine production facilities and tasting area. For wineries eight (8) acres or larger in size, at least 25% of the "fruit grown on the premises shall be grown on the parcel which contains the wine production facilities and tasting area;
 - 5) Events of any kind are permitted only on the parcel which contains the production facility, tasting area, and approved event areas. No

events shall be permitted on any of the other properties included as part of the Small Winery.

4. The California Retail Food Code and the food provisions of the County Code apply as provided in those codes. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Small Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Winery premises.

- i. One mobile food facility may be allowed on the Small Winery premises to serve the patrons during the approved hours of operation;
- ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
- iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.

5. Events, including but not limited to weddings and parties, may be allowed as specified in the Administrative Permit upon the making of the findings in Section 6910.c.6. Events shall comply with the requirements of Section [21.201](#) et seq. of the County Code.

Pursuant to Section [6106](#) of the Zoning Ordinance, Community Events as defined in and as limited by [Chapter 2 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.201](#) – [21.208](#)) are allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections [21.201](#) – [21.117](#)).

6. An Administrative Permit for a Small Winery is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section [7050](#) if it is found:

- i. 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:
 - 1) Harmony in scale, bulk, coverage and density.
 - 2) The availability of public facilities, services, and utilities
 - 3) The harmful effect, if any, upon desirable neighborhood character.

- 4) The generation of traffic and capacity and physical character of surrounding streets.
 - 5) The suitability of the site for the type of intensity of use or development which is proposed.
 - 6) Any other relevant impact of the proposed use.
- ii. That the impacts, as described in the paragraph “i” of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - iii. That the requirements of the California Environmental Quality Act have been complied with.
 - iv. Notice shall be provided pursuant to Section [7060.c](#). No hearing is required unless requested by the applicant or other affected person pursuant to Section [7060.d](#).
7. A Small Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

(Added by Ord. No. 9940 (N.S.) adopted 6-18-08)

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10425 (N.S.) adopted 4-27-16)

(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

(Amended by Ord. No. 10653 (N.S.) adopted 1-29-20)

(Amended by Ord. No. 10974 (N.S.) adopted 2-11-26)

Section 2183: Permitted Uses Subject to Limitations

2183 Permitted Uses Subject to Limitations

The following use types are permitted by the RR 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.

Recycling Collection Facility, Small "2"

c. Agricultural Use Types.

Packing and Processing: Wholesale Limited Winery "22" (See Section 6910)

Packaging and Processing: Boutique Winery "22" (See Section 6910)

Package and Processing: Small Winery "22" (See Section 6910)

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

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

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

Section 2980 Limitations on Permitted Uses

(No Changes are proposed to this section. This is being included for definition purposes only)

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. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.

"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 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" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section [6158.j](#).

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section [2566](#), the provisions of "10" apply, however for additional area see Section [6158.j](#).

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section [6910](#).

"23" Packing and Processing: General. Allowed as an accessory use to Commercial Agriculture subject to the provisions of Section [6157.g](#). Allowed as a primary use of a property upon issuance of a Major Use Permit.

"24" Organic Materials Processing. Allowed subject to the provisions of Section [6977](#).

"25" Low Barrier Navigation Centers: Allowed by-right subject to the provisions of Section [6915](#)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)
(Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)
(Amended by Ord. No. 10807 (N.S.) adopted 9-14-22)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

Section 2990: Use & Enclosure Matrix

THE ZONING ORDINANCE - COUNTY OF SAN DIEGO																	Page 6 of 6					
USE & ENCLOSURE MATRIX																						
SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816																						
NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.																						
USE TYPES																						
AGRICULTURAL																						
Enclosed Semi-Enclosed Open Horticulture (a) Cultivation (b) Storage Tree Crops Row & Field Crops Animal Raising Large Commercial Organic Processing (see Section 6902) a) Limited b) General c) Support d) Winery e) Small Winery (see Section 6910) f) Boutique Winery (see Section 6910) g) Wholesale Limited Winery (see 6910) Agricultural Equipment Storage Farm Labor Camp Organic Materials Processing (see Section 971) Mining and Processing (see Section 6350) Site Preparation																						
1700	See Section 6816	1710	1715	1720	1725	1730	1735							1740	1750	6977	1800	1810	1820	Use Regulations		
RESIDENTIAL																						
RS	m	m	●	●	●													M		RS Single-Family Residential		
RD	m	m	●	●	●													M		RD Duplex/Two-Family Residential		
RM	m	m	●	●	●													M		RM Multi-Family Residential		
RV	m	m	●	●	●													M		RV Variable Family Residential		
RU	m	m	●	●	●													M		RU Urban Residential		
RMH	●	●	●	●	●													M		RMH Mobilehome Residential		
RR	●	●	●	●	●													M		RR Rural Residential		
RRO*	m	m	●	●	●			M		M	22	22	22		m			M		RRO* Recreation-Oriented Residential		
RC	m	m	●	●	●					M								M		RC Residential-Commercial		
COMMERCIAL																						
C30																		M		C30 Office-Professional		
C31																		M		C31 Residential/Office Professional		
C32	A	A	●	●	m	●	●											M		C32 Convenience Commercial		
C34*	A	A	●	●	●	●	●											M		C34* Gen. Commercial/Residential		
C35	A	A	●	●	●	●	●											M		C35 Gen. Comm./Ltd. Residential		
C36	A	A	●	●	●	●	●											M		C36 General Commercial		
C37	A	A	●	●	●	●	●								24			M		C37 Heavy Commercial		
C38	A	A	●	●	●	●	●								24			M		C38 Service Commercial		
C40	A	A	●	●	●	●	●								24			M		C40 Rural Commercial		
C42*	A	A	●	●	●	●	●											M		C42* Visitor Serving Commercial		
C44	A	A	●	●	●	●	●											M		C44 Freeway Commercial		
C46*	A	A	●	●	●	●	●											M		C46* Medical Center		
INDUSTRIAL																						
M50	A	A	●	●	●	●	●		●	●	●				24			M		M50 Basic Industrial		
M52	A	A	●	●	●	●	●		●	●	●				24			M		M52 Limited Impact Industrial		
M54	A	A	●	●	●	●	●		●	●	●				24			M		M54 General Impact Industrial		
M56+									●	●	●				24					M56+ Mixed Industrial		
M58	A	A	●	●	●	●	●	M	●	●	●				24			M		M58 High Impact Industrial		
AGRICULTURAL																						
A70	●	●	●	●	●	●	●		●	M	M	M	22	22	22	M	m		M	A70 Limited Agriculture		
A72	●	●	●	●	●	●	●	M	●	M	M	M	22	22	22	M	m		M	A72 General Agriculture		
SPECIAL PURPOSE																						
S80*	A	A	●	●	●	●	●		●						m			M		S80* Open Space		
S81																		M		S81 Ecological Resource Area		
S82	●	●	●	●	●	●	●								24			M		S82 Extractive		
S86															24			M		S86 Parking		
S88+	●	●	●	●	●	●	●		●	M	M	M			m	24		M		S88+ Specific Plan Area		
S90+	●	●	●	●	●	●	●		●						m	24		M		S90+ Holding Area		
S92	●	●	●	●	●	●	●	M	●	M	M	M	22	22	22	m	24	M		S92 General Rural		
S94+	●	●	●	●	●	●	●									24		M		S94+ Transportation & Utility Corridor		
SWF																				SWF Solid Waste Facility		
MATRIX LEGEND																			1-25 Subject to Limitations (See Section 2980)			
● Permitted																			*		May Be Subject to Site Plan Approval	
A Permitted by Administrative Permit																			+		Other Uses Not Shown on Matrix May Be Permitted	
S Permitted by Site Plan																					(See Text of Use Regulations)	
m Permitted by Minor Use Permit																			O		Subject to Limitations (See Sections 2812 and 2818)	
M Permitted by Major Use Permit																			E		Exceptions to Enclosure Matrix (See Section 6814)	
P Permitted Only Within Planned Developments of 20 Acres or Larger																						
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DPLUFORMS\ZONING ORDINANCE MTRX-6																						

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 DPLUFORMS\ZONING ORDINANCE MTRX-6

**ATTACHMENT B - An Ordinance Amending the San
Diego County Zoning Ordinance Related to
Boutique Wineries and Wineries in Rural
Residential Zones (Changes Shown)**

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Section 6910: *DRAFT* – 6910 Wholesale Limited, Boutique, and Small Wineries

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO TIERED WINERIES

Section 1. The Board of Supervisors finds and determines that the following amendments to the San Diego County Zoning Ordinance to amend the regulations with Wholesale Limited, Boutique, and Small Tiered Wineries are reasonable and necessary for public health, safety, convenience, and welfare

Section 2. Section 6910 WHOLESAL LIMITED, BOUTIQUE, AND SMALL WINERIES is amended to read as follows:

6910 WHOLESALE LIMITED, BOUTIQUE, AND SMALL WINERIES

The provisions of Section 6910 shall be known as the Wholesale Limited, Boutique, and Small Wineries Regulations. The purpose of these regulations is to promote production of wine from fruit grown in San Diego County, to support local agriculture and to prescribe reasonable standards and procedures for the operation of wineries.

In the event of crop failure due to a natural disaster or other circumstances beyond operator's control (including but not limited to fire, drought, or pest infestation), the fruit-source percentage requirements as described in each winery tier (Wholesale Limited, Boutique, Small) may be temporarily waived by the Director of Planning and Development Services or their designee. Upon request, records providing evidence supporting the need for a temporary waiver shall be provided. The granted waiver must be consistent with the County Code of Regulatory Ordinances, Division 7, Chapter 9, Section 87.902 County Agricultural Grading and Clearing. On-site records shall include documentation demonstrating and justifying the reduced on-site production, such as photos documenting the natural disaster, pest infestation, or other circumstances, crop yield records, insurance claims, or other documentation at the request of the Director of Planning and Development Services or their designee.

Commercial activities not expressly allowed pursuant to the provisions of Section 6910 are prohibited except for permitted uses consistent with the Zoning Ordinance and Agricultural Tourism as defined in Section [6157.b](#) if all qualifying criteria are met.

- a. Wholesale Limited Winery. A Wholesale Limited Winery shall comply with the following provisions:
 1. Prior to occupancy of the permitted winery structures and the production of wine, a Wholesale Limited Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current 02 Winegrowers license issued by the California

Department of Alcoholic Beverage Control (ABC). Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.

2. Allowable Zones: Wholesale Limited Wineries are permitted by-right subject to limitations of Section 6910.a. in the following zones: A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations, and RR – Rural Residential Use Regulations. Refer to the Agricultural Use Types in Section 2990 Use & Enclosure Matrix for allowed uses by zone. Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.
3. ~~2. Direct-to-consumer wine sales are restricted to internet, phone and mail-order sales. Purchased wine may be mailed to the customer or made available for on-site pick up by-appointment only. On-site pick up is limited to no more than two (2) designated pick-up times per week. No other on-site activities are permitted including on-site tasting. On-site sales to the public of wine and other goods from the winery, tasting rooms, and/or special events, including but not limited to weddings and parties, are prohibited. Internet sales, phone sales and mail-order sales are allowed.~~
4. ~~3.~~ The maximum floor area of a production facility (non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices) is limited as follows:

Table 6910.1 - Wholesale Limited Winery Production Facility Size Limitations

<i>Lot Size (gross)</i>	<i>Production Facility Size (cumulative maximum-)</i>
<u>0 to under <1 acre</u>	<u>1,000 square feet</u>
<u>1 acre to <2 acres</u>	<u>1,500 square feet</u>
<u>2 acres to <4 acre</u>	<u>2,000 square feet</u>
For each acre over 4 acres	<u>Add 200 square feet additional per acre, not to exceed 5,000 square feet</u>

Table Summary: This table describes the maximum allowable production facility size based on gross lot size. This table contains two columns. The first column lists ranges of gross lot sizes. The second column shows the corresponding maximum cumulative production facility size allowed for each lot size. For lots between 0 and under 1 acre, the maximum size is 1,000 square feet. For lots 1 to under 2 acres, the maximum is 1,500 square feet. For lots 2 to under 4 acres, the maximum is 2,000 square feet. For lots larger than 4 acres, an additional 200 square feet is allowed per acre over 4 acres, up to the maximum permitted limit.

No existing barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 shall be used as a production facility for the

Wholesale Limited Winery Use. However, these structure types may be converted to winery production structures if they are permitted and constructed in compliance with the applicable California building code.

5. ~~4. Wine production shall be less than 12,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. Up to A maximum of 75% of the winery's production may be from sourced fruit/juice from inside or outside San Diego County.~~

Table 6910.2 – Annual Wholesale Limited Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% { <u>minimum</u> -}	Required	<u>N/A Not Applicable</u>
Within/Outside San Diego County	75% { <u>maximum</u> -}	Permitted	Prohibited
TOTAL	100%		

Table Summary: This table describes the production requirements on-site and within or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

~~No wine produced off of the premises may be used in the winery's production or sold from the premises. Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.~~

A new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to 3-years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall keep records detailing the amount of fruit grown on the premises and the amount of fruit and/or juice imported from off the premises, to demonstrate compliance with this Section.
 - ii. The records shall indicate the dates of receipt and quantities of all imported fruit and/or juice and shall indicate the off-site growers name, address and location of the growing operation from which the fruit is imported.
 - i. All records shall be provided within 14 days of request by County staff.
6. ~~5. Wine production shall be less than 12,000 gallons annually.~~

7. ~~6.~~ All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control.
 8. ~~7.~~ A Wholesale Limited Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.
- b. Boutique Winery. A Boutique Winery shall comply with the following provisions:
1. Prior to the occupancy of the permitted winery structures and the production of wine, a Boutique Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current Type 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control (ABC). Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
 2. Allowable Zones: Boutique wineries are permitted by-right in A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations subject to the limitations of Section 6910b.

Within the RR - Rural Residential Use Regulations, Boutique Wineries are permitted by-right subject to the limitations of Section 6910b only if the following criteria are met:
 - i. The Boutique winery is located on parcel size of three (3) acres or greater.
 - ii. The Boutique Winery is located within a three-mile radius of a winery/agricultural cluster (three (3) or more visitor-serving wineries or agricultural uses), or within an area where the average population density within a three-mile radius is at least 2,200 people per square mile. A Boutique Winery that does not meet this objective criterion may submit a Zoning Verification Permit with a Vehicle Miles Traveled (VMT) analysis consistent with the County's Transportation Study Guide demonstrating the proposed winery would be VMT efficient.
 - iii. A Boutique Winery in the RR Use Regulation that does not meet the above criteria may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050.

Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific Plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.

3. ~~2.~~ Wine production shall be less than 12,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. A minimum of

50% of the winery's production shall be from fruit grown in San Diego County or from sourced juice and/or wine produced in San Diego County with San Diego County grown grapes. ~~No more than~~ A maximum of 25% of the winery's production may consist of fruit, juice or ~~non-bottled~~ bulk wine sourced from outside San Diego County.

Table 6910.3 – Annual Boutique Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% (minimum -)	Required	N/A <u>Not Applicable</u>
Within San Diego County	50% (min <u>minimum</u> -)	Permitted	Permitted
Outside San Diego County	25% (maximum -)	Permitted	Permitted
TOTAL	100%		

Table Summary: This table describes the allowed percentage of grapes that can be sourced from on-site, within San Diego County, and/or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

For new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to three (3) years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall maintain records detailing the total annual production amount of fruit grown on the premises and the amount of fruit, juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
 - ii. The records shall indicate the dates of receipt and quantities of all imported fruit, juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
 - iii. All records shall be provided within 14 days of request by County staff.
4. The maximum floor area of the production facility (non-residential structure(s)) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices, is limited as follows:

Table 6910.4 - Boutique Winery Production Facility Size

<u>Lot Size (gross)</u>	<u>Production Facility Size (cumulative maximum)</u>
<u>0 to under <1 acre</u>	<u>1,000 square feet</u>
<u>1 acre to <2 acres</u>	<u>1,500 square feet</u>
<u>2 acres to <4 acre</u>	<u>2,000 square feet</u>
<u>For each acre over 4 acres</u>	<u>Add 200 square feet additional per acre, not to exceed 5,000 square feet</u>

Table Summary: This table describes the maximum allowable production facility size based on gross lot size. This table contains two columns. The first column lists ranges of gross lot sizes. The second column shows the corresponding maximum cumulative production facility size allowed for each lot size. For lots between 0 and under 1 acre, the maximum size is 1,000 square feet. For lots 1 to under 2 acres, the maximum is 1,500 square feet. For lots 2 to under 4 acres, the maximum is 2,000 square feet. For lots larger than 4 acres, an additional 200 square feet is allowed per acre over 4 acres, up to the maximum permitted limit.

No existing barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 shall be used as a production facility, tasting/retail sales area, or live music area for the Boutique Winery. However, these structure types may be converted to winery production or tasting structures if they are permitted and constructed in compliance with the applicable California building code.

5. ~~The Boutique Winery structures permitted in Section 6910.b.4 may contain one designated tasting/retail sales area in addition to the Boutique Winery structures permitted in 6910.b.4. Live music at Boutique Wineries must be accessory to winery sales and tasting activities, and no additional square footage shall be allowed for the live music use, beyond the tasting/retail sales area maximum square footage noted in this Section. The designated tasting/retail sales area shall be accessory to wine production, shall not exceed 30% of the total square footage of all permitted Boutique Winery production facility structures, and shall comply with the following:~~
 - i. Sales and tasting activities shall not exceed 30% of the maximum allowable Production Facility total square footage as specified in Section 6910.b.4 and specified in the following table. For each parking space provided above the minimum requirement in Section 6910.b.12, an additional 25 square feet of tasting/retail sales area is allowed up to the cumulative maximum allowance detailed in Table 6910.5:

Table 6910.5 - Boutique Winery Allowed Tasting/Retail Sales Area

<u>Lot Size (gross)</u>	<u>Baseline Allowable Tasting /Retail Sales Area</u>	<u>Cumulative Maximum Tasting /Retail Sales Area</u>
<u>0 to under 1 acre</u>	<u>300 square feet</u>	<u>400 square feet</u>

<u>1 acre to 2 acres</u>	<u>450 square feet</u>	<u>550</u>
<u>2 acres to 4 acres</u>	<u>600 square feet</u>	<u>700</u>
<u>For each acre over 4 acres</u>	<u>30% of allowed production facility size square feet (see 6910.b.4)</u>	<u>30% of allowed production facility size square feet (see 6910.b.4) + 100 square feet</u>

Table Summary: This table describes the allowed tasting and retail sales area for production facilities based on gross lot size, as well as how much additional area may be added for extra parking spaces. The first column lists gross lot size ranges. The second column shows the base allowable tasting/retail sales area for each lot size. The final column lists the maximum cumulative tasting/retail area allowed after applying all additions. For lots 0 to under 1 acre, the allowable area is 300 square feet, with a cumulative maximum of 400 square feet. For lots 1 to 2 acres, the allowable area increases to 450 square feet, with a cumulative maximum of 550 square feet. For lots 2 to 4 acres, 600 square feet is allowed, with a cumulative maximum of 700 square feet. For each acre over 4 acres, the allowable area equals 30% of the permitted production facility size (per Section 6910.b.4), and the cumulative maximum equals that same 30% plus an additional 100 square feet.

- ii. Total site occupancy for a Boutique Winery shall not exceed the cumulative occupant load established by the California Building Code for all permitted winery structures and patios open to the public. Beyond the allowable occupancy limits within the defined Tasting and Retail Sales areas, up to 20 additional people are allowed within informal outdoor seating areas, such as grassy areas or dispersed picnic tables;
- iii. The tasting/retail sales area shall include areas accessible to patrons and dedicated to wine tasting, wine sales, food-related sales, and amplified music activities, including rooms, caves, trellises, covered or uncovered patios. Areas such as storage rooms, mechanical rooms, utility rooms, and employee-only areas, shall be counted towards production facility area;
- iv. i. All Boutique Winery structures and areas accessed by the public must be permitted and constructed in compliance with the applicable California commercial building code, including the requirements of the Americans with Disabilities Act, the Consolidated Fire Code, and the Wildland-Urban Interface Code in effect at the time building permits are issued;
- v. ii. Barns and agricultural storage buildings on the premises which are not permitted as part of the Boutique Winery production facility shall not be included for purposes of calculating the allowed area of the tasting/retail sales area;
- vi. iii. For the purposes of this Section, a tasting/retail sales area is defined as a room, cave, trellis and/or outdoor patio area (covered or uncovered) that is dedicated for wine tasting and sales of wines produced on-site, food-related items, and live music;

- vii. ~~iv.~~ The California Retail Food Code and the food provisions of the County Code apply as provided in those codes; and
 - viii. ~~v.~~ Internet, phone and mail-order sales are allowed.
6. Events, including but not limited to weddings and parties, are prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings, associated with wine sales, wine tasting, wine production, agricultural instruction, and educational tours. ~~including Any activities or gatherings that are~~ may be advertised, ticketed, or promoted as incidental to the promotion of the winery, provided all other performance standards are met. Allowed winery activities may be open to the public or may be limited to wine club members or other ticketed participants, and the winery may be closed to the public for private activities in order to limit entry. The following types of activities and gatherings are allowed and can be advertised, ticketed and promoted as incidental promotion of the winery:

- ~~Wine production~~
- ~~Wine sales~~
- ~~Wine tasting~~
- ~~Agricultural instruction~~
- ~~Educational tours~~

Live music, as allowed subject to additional criteria in this Section, does not constitute a prohibited event provided it is incidental to the primary activities listed above, and does not require a separate paid ticket or entry fee. Allowed winery activities may be open to the public or limited to wine club members or other ticketed participants. For private activities, the winery may close in order to limit entry.

Pursuant to Section [6106](#) of the Zoning Ordinance, Community Events as defined in and as limited by [Chapter 2 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.201](#) – [21.208](#)) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to [Chapter 1 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.101](#) – [21.117](#)).

- 7. Amplified, live, and mechanical music, ~~both indoor and outdoor~~, is allowed pursuant to the following requirements:
 - i. Winery operators facilitating the performance of live music entertainment by entertainers ~~shall be~~ are subject to the San Diego County Code of Regulatory Ordinances, Title 2, Division 1, [Chapter 21](#) requirements regulating Entertainment Establishments (i.e., Entertainment Establishment License). An Entertainment Establishment License does not exempt a winery operator from any Zoning Ordinance requirements.

- 1) Mechanical music produced only by a jukebox, radio, stereo system, hi-fi system, CD player, tape player or other similar device, not accompanied by a disc jockey or other announcer, is allowed pursuant to all applicable standards, criteria, and regulations and is not subject to an Entertainment License.
- 2) A musical performance is not an Agricultural Tourism activity pursuant to Section [6157.b](#), private event, or concert.
- 3) A Boutique Winery and any accompanying live music shall not be considered a Section [1535](#) Spectator Sports and Entertainment use.
- 4) Live amplified music shall only be allowed during tasting room hours of operation, from 10:00 a.m. to legal sunset (until 6 p.m. from November 1 to March 1).
- 5) Musical performances can be advertised incidental to promoting a winery.
- 6) Karaoke is prohibited.
- 7) Prior to providing live amplified music, all necessary building permits must be obtained, and all outstanding code violations must be resolved.
- 8) Total site occupancy limits as provided in Section b.465.ii shall not be exceeded in order to accommodate live music.

~~8. Outdoor amplified music levels~~ All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control. Noise levels shall comply with the sound level limits at property lines as provided in the County of San Diego Code of Regulatory Ordinance, [Title 3, Division 6, Chapter 4](#), Section [36.404](#), General Sound Level Limits. (50 dBA at the property line). All sound measurements shall be conducted in accordance with guidelines provided in the San Diego County Code of Regulatory Ordinances [Title 3, Division 6, Chapter 4](#), Section [36.403](#), Sound Level Measurement. ~~For the purposes of this Section, outdoor is defined as any location that is not within a fully enclosed structure.~~

8. Outdoor amplified live music shall adhere to is allowed in the A-70, A72, S-92 Use regulations subject to the rules in Section 6910.b.7 in addition to the following requirements:
 - i. Outdoor amplified music shall comply with the setback requirements and decibel levels provided in Table ~~6910.1~~ [6910.6](#), Sound Levels and Attenuating Setback Distances, ~~to ensure compliance with the County of San Diego Code of Regulatory Ordinances, Title 3, Division 6, Chapter 4,~~

~~Section 36.404, General Sound Level Limits, for the purposes of this Section, outdoor is defined as any location that is not within a fully enclosed structure~~

ii. ~~Amplifiers, speakers, and other music amplification devices shall adhere to a minimum 200-foot setback from all property lines. In accordance with Table 6910.1, additional setback distance will be required for sound levels greater than 75 dBA as measured 10 feet from the source.~~

iii. (ii) ~~Outdoor amplified music~~ A Boutique Winery that cannot meet the Table ~~6910.1~~ 6910.6 setback requirements for sound levels as measured 10 feet from the source, due to site-specific constraints, or intends to provide outdoor amplified music louder than 92 dBA, as measured 10 feet from the source, shall submit a Zoning Verification Permit application, which shall include a site-specific noise study prepared by a County-approved California Environmental Quality Act consultant for acoustics. The site-specific noise study shall show how the decibel level at the property line complies with sound level limits as provided in the can be located within a reduced setback if the following additional standards and requirements are met and sound level limits at property lines as provided in the County of San Diego Code of Regulatory Ordinance, Title 3, Division 6, Chapter 4, Section 36.404, General Sound Level Limits. In addition, the site-specific noise study shall identify any required noise attenuating site design features that may be required to meet the property line noise limits. are maintained as follows:

- 1) Speakers must be oriented away from property lines and sensitive receptors.
- 2) Noise attenuation such as berms, fences, or orientation of the sound in relation to structures must be considered to minimize noise.
- 3) Active noise monitoring must be conducted during music events to ensure property line noise limits are not exceeded. All sound measurements shall be conducted in accordance with guidelines provided in the San Diego County Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section 36.403, Sound Level Measurement.
- 4) A noise log documenting hourly average noise levels at the property line must be maintained on-site at all times during live and amplified music activities. All records shall be provided within 14 days of request by County staff.
- 5) If any instance of non-compliance is documented, based on an investigation by the PDS Code Compliance Division, the operator

may be required to cease outdoor amplified music activities, comply with standard setbacks defined in Table 6910.6, and submit and obtain approval of a Zoning Verification Permit.

- iii. Within RR Use Regulation, outdoor amplified music is only allowed upon the issuance of a Zoning Verification Permit described in Section 6910.b.8.iv.
- iv. ~~A Boutique Winery that is found to be providing live music in excess of property line sound level limits as provided in the County of San Diego Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section 36.404, General Sound Level Limits, based on an investigation by the PDS Code Compliance Division, can be required to submit~~ When required, a Zoning Verification Permit application for outdoor amplified music, which shall include a site-specific noise study prepared by a County-approved California Environmental Quality Act consultant for acoustics. The site-specific noise study shall show how the decibel level at the property line complies with sound level limits as provided in the County of San Diego Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section 36.404, General Sound Level Limits. In addition, the site-specific noise study shall identify any required noise attenuating site design features that may be required to meet the property line noise limits.

Table 6910.46 Sound Levels and Attenuating Setback Distances

Music Volume Level	Sound Level 10 feet. from source (dBA ¹)	Required Setback from Property line (Feet) ²
Quieter ↓ Louder	75	200 178
	76	225 200
	77	250 224
	78	275 252
	79	300 282
	80	350 317
	81	400 355
	82	450 399
	83	500 447
	84	550 502
	85	600 563
	86	650 631
	87	700 708
	88	800 795
	89	900 892
	90	1,000
	91	1,200 1,122
	92	1,400 1,256

1. A-Weighted Sound Level (dBA): The sound level in decibels as measured on a sound level meter using the A-weighted network. The A-weighted network measures sound that most closely resembles what the human ear hears. Sound measured using the A-weighted network is designated dBA.
2. Setback distances are calculated to ensure a sound level of less than 50 dBA at the property line.

Table Summary: This table has three columns. The first column, titled "Music Volume Level," uses a visual arrow to show that the values increase from quieter levels at the top to louder levels at the bottom. The second column, titled "Sound Level 10 feet from source (dBA)," lists increasing sound levels in decibels as the rows progress downward. The third column, titled "Required Setback from Property Line (Feet)," lists the minimum setback distance required for each corresponding sound level. Higher sound levels require larger setback distances. Footnotes below the table explain how A weighted decibel levels are measured and describe the purpose of the setback distances.

9. All operations shall comply with the provisions of Section [36.401](#) et seq. of the San Diego County Code relating to Noise Abatement and Control.
10. The sales and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health and Quality (DEHQ). Catered food service is allowed by a DEHQ-permitted caterer, but no food preparation is allowed at a Boutique Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.
 - i. One mobile food facility may be allowed on the Boutique Winery premises to serve the patrons of the tasting room during the approved hours of operation as specified in 6910.b.11;
 - ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from DEHQ and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
11. A tasting/retail sales area in conjunction with a Boutique Winery may be open to the public seven (7) days a week from 10 a.m. until legal sunset, or until 6 p.m. from November 1 through March 1.
12. A minimum of six (6) standard parking spaces shall be provided for patrons using the Boutique Winery, and a minimum of three (3) standard spaces shall be provided for Boutique Winery operations and employees. No parking for a Boutique Winery is allowed off the premises.
13. The on-site driveway and parking area used to access the Boutique Winery shall not be dirt. ~~The on-site driveway and parking area may be surfaced with chip seal,~~

~~gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes. Driveway and parking area surface requirements are subject to the Consolidated Fire Code and will be determined by the applicable fire service provider.~~ Any disabled access parking stalls, access aisles, and accessible routes provided for compliance with California Building Code chapter 11B shall be stable, firm, and slip-resistant.

14. Vehicles with a capacity in excess of 15 passengers are not allowed to serve the Boutique Winery. Vehicles with a capacity in excess of 15 passengers are not allowed to serve the Boutique Winery except where the winery is closed to the public for private activities and total site occupancy as defined by the California Building Code is not exceeded.

15. A Boutique Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

~~16. Total site occupancy for a Boutique Winery shall be limited to the combined sum of the maximum occupancy for all permitted winery structures and patios (covered and uncovered patios) open to the public. During building permit review and as part of PDS input for Entertainment Establishment licensing (for wineries seeking an Entertainment Establishment license to host live music), the PDS Building and Zoning Division will set maximum occupancy for all commercial winery structures and patios open to the public, to inform the maximum site occupancy.~~

c. Small Winery. A Small Winery shall comply with the following provisions:

1. Prior to the occupancy of the permitted winery structures and the production of wine, a Small Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current Type 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control (ABC). The applicant shall disclose if any other licenses issued by ABC will be relied upon for operations at the Small Winery.

2. Allowable Zones: Small wineries are permitted in accordance with the Administrative Permit Procedure commencing at Section 7050 in the following zones: A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations subject to the limitations of Section 6910.c. Within the RR – Rural Residential Use Regulations, Small Wineries are permitted subject to the limitations of Section 6910.c.

i. Refer to the Section 2990 Use & Enclosure Matrix: Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific plan expressly references or applies zoning

established in this Zoning Ordinance, the regulations applicable to that zone shall apply.

3. 2. Wine production shall be less than 120,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. An additional minimum of 25% of the winery's production shall be from fruit grown or juice/wine produced in San Diego County with San Diego County grown grapes. A maximum of 50% of the winery's production may consist of sourced fruit, juice or wine from outside San Diego County.

Table 6910.7 Annual Small Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% (minimum -)	Required	N/A-Not Applicable
Within San Diego County	25% (min minimum -)	Permitted	Permitted
Outside San Diego County	50%-(maximum -)	Permitted	Permitted
TOTAL	100%		

Table Summary: This table describes the allowed percentage of grapes that can be sourced from on-site, within San Diego County, and/or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

For new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to three (3) years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall maintain records detailing the amount of fruit grown on the premises (including properties pursuant to subsection iv) and the amount of fruit/juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
- ii. The records shall indicate the dates of receipt and quantities of all imported fruit/juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
- iii. All records shall be provided within 14 days of request by County.
- iv. "Fruit grown on the premises," as that phrase is used above in c.3, may include fruit grown on a separate property or properties under the same

ownership or lease as the Small Winery, provided all of the following criteria are met:

- 1) "Separate property" or "properties" shall mean parcels located within the County that are not contiguous to one another, are under the same ownership or lease as the Small Winery, and are part of the same Small Winery operation;
 - 2) All properties shall be clearly delineated and included as part of the Small Winery Administrative Permit and shall be subject to all conditions of approval;
 - 3) Only one of the parcels shall have the wine production facilities, tasting area and/or event areas. That parcel shall be a minimum of 4 acres in size;
 - 4) For wineries smaller than eight (8) acres in size, at least 50% of the "fruit grown on the premises" shall be grown on the parcel which contains the wine production facilities and tasting area. For wineries eight (8) acres or larger in size, at least 25% of the "fruit grown on the premises" shall be grown on the parcel which contains the wine production facilities and tasting area;
 - 5) Events of any kind are permitted only on the parcel which contains the production facility, tasting area, and approved event areas. No events shall be permitted on any of the other properties included as part of the Small Winery.
4. The California Retail Food Code and the food provisions of the County Code apply as provided in those codes. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Small Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Winery premises.
- i. One mobile food facility may be allowed on the Small Winery premises to serve the patrons during the approved hours of operation;
 - ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.

5. Events, including but not limited to weddings and parties, may be allowed as specified in the Administrative Permit upon the making of the findings in Section 6910.c.6. Events shall comply with the requirements of Section [21.201](#) et seq. of the County Code.

Pursuant to Section [6106](#) of the Zoning Ordinance, Community Events as defined in and as limited by [Chapter 2 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.201](#) – [21.208](#)) are allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections [21.201](#) – [21.117](#)).

6. An Administrative Permit for a Small Winery is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section [7050](#) if it is found:
 - i. 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:
 - 1) Harmony in scale, bulk, coverage and density.
 - 2) The availability of public facilities, services, and utilities
 - 3) The harmful effect, if any, upon desirable neighborhood character.
 - 4) The generation of traffic and capacity and physical character of surrounding streets.
 - 5) The suitability of the site for the type of intensity of use or development which is proposed.
 - 6) Any other relevant impact of the proposed use.
 - ii. That the impacts, as described in the paragraph “i” of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - iii. That the requirements of the California Environmental Quality Act have been complied with.
 - iv. Notice shall be provided pursuant to Section [7060.c](#). No hearing is required unless requested by the applicant or other affected person pursuant to Section [7060.d](#).
7. A Small Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

(Added by Ord. No. 9940 (N.S.) adopted 6-18-08)

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10425 (N.S.) adopted 4-27-16)
(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)
(Amended by Ord. No. 10653 (N.S.) adopted 1-29-20)
(Amended by Ord. No. 10974 (N.S.) adopted 2-11-26)

Section 2183: Permitted Uses Subject to Limitations

(Underline indicates addition)

(~~Strikeout~~ indicates deletion)

2183 Permitted Uses Subject to Limitations

The following use types are permitted by the RR 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.

Recycling Collection Facility, Small "2"

c. Agricultural Use Types.

Packing and Processing: Wholesale Limited Winery "22" (See Section [6910](#))

Packaging and Processing: Boutique Winery "22" (See Section [6910](#))

Package and Processing: Small Winery "22" (See Section [6910](#))

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

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

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

Section 2980 Limitations on Permitted Uses

(No Changes are proposed to this section. This is being included for definition purposes only)

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. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.

"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 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" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section [6158.j](#).

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section [2566](#), the provisions of "10" apply, however for additional area see Section [6158.j](#).

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section [6910](#).

"23" Packing and Processing: General. Allowed as an accessory use to Commercial Agriculture subject to the provisions of Section [6157.g](#). Allowed as a primary use of a property upon issuance of a Major Use Permit.

"24" Organic Materials Processing. Allowed subject to the provisions of Section [6977](#).

"25" Low Barrier Navigation Centers: Allowed by-right subject to the provisions of Section [6915](#)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)
(Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)
(Amended by Ord. No. 10807 (N.S.) adopted 9-14-22)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

Section 2990: Use & Enclosure Matrix

(BLUE indicates addition)

THE ZONING ORDINANCE - COUNTY OF SAN DIEGO																		Page 6 of 6
USE & ENCLOSURE MATRIX																		
SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816																		
NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.																		
USE TYPES																		
AGRICULTURAL																		
Enclosed																		
Semi-Enclosed																		
Open																		
Horticulture																		
(a) Cultivation																		
(b) Storage																		
Tree Crops																		
Row & Field Crops																		
Animal Raising																		
Large Commercial Organic Processing (see Section 6902.1)																		
Packing and Processing																		
a) Limited																		
b) General																		
c) Support																		
d) Winery																		
e) Small Winery (see Section 6910)																		
f) Boutique Winery (see Section 6910)																		
g) Wholesale Limited Winery (see Section 6910)																		
Agricultural Equipment Storage																		
Farm Labor Camp																		
Organic Materials Processing (see Section 971)																		
EXTRACTIVE																		
Mining and Processing (see Section 6550)																		
Site Preparation																		
Use Regulations																		
RESIDENTIAL																		
RS Single-Family Residential																		
RD Duplex/Two-Family Residential																		
RM Multi-Family Residential																		
RV Variable Family Residential																		
RU Urban Residential																		
RMH Mobilehome Residential																		
RR Rural Residential																		
RRO* Recreation-Oriented Residential																		
RC Residential-Commercial																		
COMMERCIAL																		
C30 Office-Professional																		
C31 Residential/Office Professional																		
C32 Convenience Commercial																		
C34* Gen. Commercial/Residential																		
C35 Gen. Comm./Ltd. Residential																		
C36 General Commercial																		
C37 Heavy Commercial																		
C38 Service Commercial																		
C40 Rural Commercial																		
C42* Visitor Serving Commercial																		
C44 Freeway Commercial																		
C46* Medical Center																		
INDUSTRIAL																		
M50 Basic Industrial																		
M52 Limited Impact Industrial																		
M54 General Impact Industrial																		
M56+ Mixed Industrial																		
M58 High Impact Industrial																		
AGRICULTURAL																		
A70 Limited Agriculture																		
A72 General Agriculture																		
SPECIAL PURPOSE																		
S80* Open Space																		
S81 Ecological Resource Area																		
S82 Extractive																		
S86 Parking																		
S88+ Specific Plan Area																		
S90+ Holding Area																		
S92 General Rural																		
S94+ Transportation & Utility Corridor																		
SWF Solid Waste Facility																		
MATRIX LEGEND																		
● Permitted																		
A Permitted by Administrative Permit																		
S Permitted by Site Plan																		
m Permitted by Minor Use Permit																		
M Permitted by Major Use Permit																		
P Permitted Only Within Planned																		
Developments of 20 Acres or Larger																		
1-25 Subject to Limitations (See Section 2980)																		
* May Be Subject to Site Plan Approval																		
+ Other Uses Not Shown on Matrix May be Permitted																		
(See Text of Use Regulations)																		
O Subject to Limitations (See Sections 2812 and 2818)																		
E Exceptions to Enclosure Matrix (See Section 6814)																		
Revised 7/2023 Page 6 of 6																		
DPLUFORMS\ZONING ORDINANCE MTRX-6																		

ATTACHMENT C

**California Environmental Quality Act (CEQA)
Addendum to an Ordinance Amending the
San Diego County Zoning Ordinance Related
to Tiered Wineries**



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

**Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents**

**FOR PURPOSES OF CONSIDERATION OF AN UPDATE TO THE TIERED WINERIES
ORDINANCE TO AMEND ALLOWANCES FOR WHOLESALE, BOUTIQUE, AND SMALL
WINERIES**

PDS2026-POD-26-006, PDS2026-ER-08-00-004B

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

The proposed update to the Tiered Wineries Ordinance to Amend Allowances for Wholesale, Boutique, and Small Wineries (Project) includes proposed changes to the County of San Diego Zoning Ordinance to add flexibility for Boutique Winery operations including extending allowances for Boutique Wineries in Rural Residential zones subject to limitations.

1. Background on the Approved Project and previously certified EIR:

The 2010 Tiered Winery Zoning Ordinance Amendment Environmental Impact Report (2010 Tiered Winery EIR) (State Clearinghouse [SCH] No. 2008101047) applied to approximately 441,000 acres of privately owned property within unincorporated areas of San Diego County (County) within the Limited Agriculture (A70) and General Agriculture (A72) Use Regulations (zones). The 2010 Tiered Winery EIR entailed amendments to the County's Zoning Ordinance to introduce a new winery use type, Small Winery, and revised previously existing regulations for the Wholesale Limited Winery and Boutique Winery uses to allow these uses by-right, but subject to specified standards and limitations, in the Limited Agriculture (A70) and General Agriculture (A72) zones. Ordinance No. 10067, *An Ordinance Amending the Zoning Ordinance to Amend Existing and Introduce New Winery Packing and Processing Use Types*, was adopted on August 4, 2010.

Ordinance No. 10463, *An Ordinance Amending the San Diego County Zoning Ordinance Related to the Agriculture Promotion Amendments*, was amended to allow wineries in the General Rural (S92) zone.

The certified 2010 Tiered Winery EIR evaluated potentially significant effects for the following environmental areas of potential concern: (1) Agriculture Resources; (2) Air Quality; (3) Biological Resources; (4) Contamination and Hazardous Materials; (5) Cultural Resources; (6) Hydrology and Water Quality; (7) Land Use and Neighborhood Character; (8) Noise; (9) Paleontology Resources; (10) Public Safety and Emergency Services; (11) Transportation/Traffic; and (12) Water Supply and Groundwater Supply. The following environmental areas were found not significant in an Initial Study prepared in 2008 and thus were not further analyzed in the 2010 Tiered Winery EIR: (1) Aesthetics; (2) Airport Hazards; (3) Emergency Response Plans; (4) Geologic Hazards; (5) Groundborne Vibration/Noise; (6) Mineral Resources; (7) Odors; (8) Population and Housing; (9) Public Services; (10) Recreation; (11) Utilities and Service Systems; and (12) Vectors.

Of the evaluated environmental subject areas, it was determined that the following environmental subjects would not involve potentially significant impacts: Agriculture Resources, Contamination and Hazardous Materials, Land Use and Neighborhood Character, Paleontology Resources, and Public Safety and Emergency Services. The certified 2010 Tiered Winery EIR found that the 2010 Tiered Winery Zoning Ordinance Amendment would cause significant and unmitigated effects for the following areas: Air Quality, Biological Resources, Cultural Resources, Hydrology and Water Quality, Noise, Transportation/Traffic, and Water Supply and Groundwater Supply. A Statement of Overriding Considerations was made in approving the 2010 Tiered Winery EIR. The previously certified 2010 Tiered Winery EIR is available at:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/Winery.html>.

A Program EIR for the County General Plan Update (2011 GPU EIR) (SCH No. 2002111067) was certified by the County Board of Supervisors (Board) on August 3, 2011. The certified 2011 GPU EIR evaluated potentially significant effects for the following environmental areas of potential concern: (1) Aesthetics; (2) Agricultural Resources; (3) Air Quality; (4) Biological Resources; (5) Cultural and Paleontological Resources; (6) Geology and Soils; (7) Hazards and Hazardous Materials; (8) Hydrology and Water Quality; (9) Land Use; (10) Mineral Resources; (11) Noise; (12) Population and Housing; (13) Public Services; (14) Recreation; (15) Transportation and Traffic; (16) Utilities and Service Systems; and (17) Global Climate Change.

Of these environmental subject areas, it was determined that only Geology and Soils and Population and Housing would not involve potentially significant impacts. The certified Final Program EIR found that the General Plan Update would cause significant effects which could be mitigated to a level below significance for the following areas: Cultural and Paleontological Resources, Land Use, Recreation, and Global Climate Change. Effects to Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and

Water Quality, Mineral Resources, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems remained significant and unavoidable. A Statement of Overriding Considerations was made in, approving the General Plan Update. The previously certified 2011 GPU EIR is available at www.sdcounty.ca.gov/pds/gpupdate/environmental.html.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 210
San Diego, California 92123-1239

- a. Contact: Ashley Rivero, Land Use/Environmental Planner III
- b. Phone number: (619) 629-4438
- c. Email: Ashley.Rivero@sdcounty.ca.gov

3. Project applicant name and address

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 210
San Diego, California 92123-1239

4. Summary of the activities authorized by present permit/entitlement applications(s)

I. Location

The entirety of San Diego County is bounded by Orange and Riverside Counties to the north, Imperial County to the east, the United States–Mexico international border to the south, and the Pacific Ocean to the west. The project comprises an amendment to the Zoning Ordinance and would affect properties in unincorporated portions of San Diego County that are under the land use jurisdiction of the County. Therefore, it would not apply to lands in incorporated cities or to state, federal, or tribal lands.

II. Background

In 2010, the Board adopted the Tiered Winery Ordinance and certified the 2010 Tiered Winery EIR. In 2016, the Tiered Winery Ordinance was amended and an Addendum to the 2010 Tiered Winery EIR was approved to satisfy the requirements of CEQA. The ordinance was amended to clarify the rules following several wineries coming into operation and identification of issues that required ordinance clarifications. In 2017, the Board adopted the Agricultural Promotion Program and certified the associated EIR (SCH No. 2015061047), which expanded wineries as an allowable use into the S92 Zone.

On February 11, 2026, the Board adopted additional amendments to the Tiered Winery Ordinance and approved a second Addendum to the 2010 Tiered Winery EIR to allow outdoor amplified music and to clarify allowed activities and occupancy limits at Boutique Wineries.

The Tiered Winery Ordinance outlines each of the winery use types, as described below:

Wholesale Limited Winery

The Tiered Winery Ordinance allowed for an increase of the amount of by-right wine production from 7,500 to 12,000 gallons per year. No discretionary permit is required for an existing Wholesale Limited Winery to increase production pursuant to this amendment.

Boutique Winery

The Tiered Winery Ordinance allowed Boutique Wineries to provide on-site tasting and direct sales to the public by-right. No discretionary permit is required for the establishment of a Boutique Winery or for an existing Wholesale Limited Winery to become a Boutique Winery. Under the adopted Tiered Winery Ordinance, Boutique Wineries continue to share the same limitations on the size of on-site structure(s) used in the production of wine as Wholesale Limited Wineries but are allowed to have an on-site tasting/retail sales area that may operate from 10:00 a.m. until legal sunset seven days a week. The original 2010 ordinance allowed one “tasting room” accessory to wine production that could not exceed 30 percent of the total square footage of the structure(s) used for wine production.

Through subsequent ordinance amendments, the term “tasting room” was expanded to “tasting and retail sales area” and this area was defined to include and outdoor patio spaces, caves, trellis areas, etc. A provision in the original 2010 ordinance allowed outdoor eating areas to be limited to a maximum of five tables and seating for no more than 20 people, separate from the allowable “tasting room” area; however, this allowance was rescinded in subsequent ordinance amendments with the amended rules requiring outdoor seating to be within the 30 percent of the total allowable tasting and retail sales area. Under the adopted 2010 Tiered Winery Ordinance, events, including but not limited to weddings and parties, and amplified sound were prohibited; however, an amendment adopted in 2026 and approved with an addendum to the 2010 EIR allowed amplified outdoor music subject to restrictions.

Small Winery

The Tiered Winery Ordinance allowed for the creation of a new tier: Small Winery. Under the adopted Tiered Winery Ordinance, wine production is limited to less than or equal to 120,000 gallons annually. Events are allowed upon approval of an Administrative Permit.

No changes were made to the existing general “Winery” classification as part of the adopted Tiered Winery Ordinance.

5. Project Changes/Modified Project

The project analyzed herein entails amendments to Section 6910 of the San Diego County Zoning Ordinance (San Diego County Code of Regulatory Ordinances [County Code] Title 8, Zoning and Land Use Regulations, Division 6 [Miscellaneous Land Use Regulations]). The project would amend the County’s Tiered Winery Ordinance to expand allowances for Wholesale Limited,

Boutique, and Small Wineries in Rural Residential (RR) zones, incorporate revisions to improve ordinance clarity and accessibility to meet Americans with Disabilities Act requirements, increase operational flexibility for wineries, and refine development standards. The proposed amended Tiered Winery Ordinance is included as Appendix A. Specifically, the proposed ordinance revisions would incorporate the following:

- Provide temporary flexibility for on-site fruit source requirements when compliance is infeasible due to circumstances beyond the winery operator's control, such as wildfire, drought, pest infestation, or similar events that affect vineyard production.
- Expand allowances for by-right Wholesale Limited Wineries (no visitor-serving uses) into Rural Residential (RR) zones. As agriculture uses, including vineyards, are currently allowed in the Rural Residential (RR) zone with appropriate agricultural grading and/or clearing permits, the only change resulting from this use expansion would be that property owners would now be able to make wine from the grapes on-site.
- Expand Boutique Wineries into Rural Residential (RR) zones, subject to specific limitations of the ordinance, including a two-acre minimum parcel size and a requirement that the winery be located within a visitor-serving area that meets specific vehicle miles traveled (VMT)-efficient criteria.
- Expand allowances for Wholesale Limited and Boutique wineries if not within VMT-efficient criteria, and Small Wineries within Rural Residential (RR) zones, subject to an Administrative Permit.
- Revise methods for calculating the tasting and retail sales areas of Boutique Wineries. Rather than limiting the tasting and retail sales area to 30 percent of the actual wine production facility square footage, the amendment would allow the tasting and retail and sales areas to be up to 30 percent of the maximum allowable wine production facility square footage as established by the ordinance. The amendment would also allow up to an additional 100 square feet of tasting and retail sales area square footage beyond the baseline allowance depending on available parking. For each parking space provided above the minimum parking standard, an additional 25 square feet would be allowed, up to a total of 100 additional square feet. This change would allow for a more equitable application of the ordinance across Boutique Wineries regardless of the size of their production facility and would scale allowances with parking availability.
- The amendment would clarify that dispersed seating areas, such as lawn areas that may allow picnic blankets or dispersed seating, can accommodate up to 20 additional occupants beyond the occupancy established within allowable tasting and retail sales areas. This change better reflects the original 2010 ordinance intent, which was to allow outdoor seating, including up to 20 people, beyond the allowable space for tasting and retail sales area. These changes allow the establishment a maximum occupancy for the winery based on the total tasting and retail

sales area (which includes indoor and outdoor patio areas) in addition to dispersed seating areas common at rural wineries.

- Revise the requirements for outdoor amplified music at Boutique Wineries to increase flexibility while ensuring compliance with the Noise Abatement and Control Ordinance (Noise Ordinance). The proposed changes would update the standard setback requirements for outdoor amplified music, allow for a reduction to standard noise setbacks when specific performance standards are met, and clarify consequences for non-compliance.
- Allow vehicles with a capacity in excess of 15 passengers at Boutique Wineries only when the winery is closed to the public for private activities and when the total occupancy is not exceeded to support more VMT-efficient operations.
- Allow pick up of preordered wine from Boutique Wineries within Rural Residential (RR) Zones. Allowing smaller winery tiers to operate in the Rural Residential (RR) zones would be consistent with key project objectives detailed in the 2010 Tiered Winery EIR, including but not limited to the following:
 - Encourage the growth of the wine industry in the County of San Diego.
 - Encourage property owners to retain agricultural lands in production.
 - Support local agriculture and encourage production of local grapes.

While the 2010 Tiered Winery EIR evaluated allowing various sizes of wineries (tiers) within areas zoned for agriculture, the purpose of the Tiered Winery Ordinance was to support agricultural operations and the local winery industry within the County's unincorporated areas. Because active agricultural operations also commonly occur within certain Rural Residential (RR) zones, the project would amend the Tiered Winery Ordinance to allow Limited Wholesale, Boutique, and Small wineries on Rural Residential (RR) zoned parcels that have active agricultural operations and produce wine grapes on-site. Currently, only large scale wineries are permitted within Rural Residential (RR) zones upon issuance of a Major Use Permit (see Zoning Ordinance Section 2185(d), Packing and Processing: Winery). The proposed change would also allow smaller-scaled Wholesale Limited, Boutique Wineries, and Small Wineries on qualifying properties, thereby expanding opportunities for value-added agricultural uses while maintaining the requirement for on-site grape production.

The proposed revisions to the Boutique Winery tasting and retail sales area allowances are proposed to better align with the original intent of the 2010 Tiered Winery EIR and Tiered Winery Ordinance by providing greater clarity and operational flexibility. The project would change the maximum allowable space for tasting and retail sales areas at Boutique Wineries to be calculated as up to 30 percent of the allowed production space rather than up to 30 percent of the existing on-site production facility space. The amendment would also allow up to an additional 100 square feet of tasting and retail sales area square footage beyond the baseline allowance depending on

available parking. This approach would provide for more equitable application of the Tiered Winery Ordinance across Boutique Wineries regardless of the actual on-site production facility space. Under the original Tiered Winery Ordinance, tasting areas were limited to an indoor “tasting room” and up to five outdoor tables. Since the adoption of the original Tiered Winery Ordinance, the definition of the “tasting room” was expanded to include outdoor patios, caves, trellised areas, etc., which effectively reduced the available space for tasting and retail sales activities. The proposed changes would clarify allowances for tasting and retail sales area, allow a small increase in allowed tasting and retail sales area if warranted by available parking, and clarify how informal outdoor space is considered in relation to the tasting and retail sales area. Collectively, these revisions are intended to improve implementation of the Tiered Winery Ordinance while remaining consistent with its original purpose of supporting winery operations.

The proposed revisions to Section 6910 of the County Zoning Ordinance are included as Appendix A. As shown in Appendix A, underlined text identifies newly proposed text, strikeout text identifies existing text proposed to be removed, and text with no strikeout or underline identifies existing text proposed to remain.

6. Does the Project for which a subsequent discretionary action is now proposed diver in any way from the previously approved project?

YES

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NO

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As detailed in Sections 4 and 5 above, the project includes proposed amendments to the Tiered Winery Ordinance. For purposes of the environmental analysis that follows, the individual ordinance revisions described in Sections 4 and 5 have been consolidated into seven project components based on their related subject matter and potential environmental effects. The component numbers assigned below are used throughout the analysis as shorthand references to the proposed changes. Where an environmental issue is affected by more than one component, the analysis considers the combined effects of the applicable components. The project would amend the Tiered Winery Ordinance to:

- Component 1 (On-Site Fruit Sourcing Flexibility): Provide flexibility for meeting on-site fruit source requirements for Wholesale Limited Wineries, Small Wineries, and Boutique Wineries;
- Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones): Expand allowance of by-right Wholesale Limited Wineries and Boutique Wineries within Rural Residential (RR) zones subject to specific regulatory limitations;
- Component 3 (Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit): Expand winery allowances in Rural Residential (RR) zones to allow

Boutique Wineries by-right on lots of at least two acres in VMT-efficient areas. Other Boutique Wineries and Small Wineries would require an Administrative Permit.

- Component 4 (Tasting, Retail, and Seating Area Standards): Revise the method for calculating the allowable tasting and retail sales areas of Boutique Wineries and clarify allowances for dispersed seating areas common at rural wineries.
- Component 5 (Outdoor Amplified Music Setbacks): Update the standard setback requirements and methods for ensuring compliance with the Noise Ordinance for outdoor amplified music at Boutique Wineries; and
- Component 6 (Large-Capacity Vehicle Allowances): Allow vehicles with a capacity in excess of 15 passengers only when the winery is closed to the public for special activities, provided total occupancy is not exceeded, to support more VMT-efficient operations.
- Component 7 (Pick-up Allowance for Wholesale Limited Wineries): Allow limited, by-appointment pickup of pre-purchased wine at Wholesale Limited Wineries.

7. SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages. It should be noted that the 2010 Tiered Winery EIR was adopted in 2010 and the 2011 GPU EIR was adopted in 2011, both prior to the addition of energy, tribal cultural resources, and wildfire topics to the CEQA Guidelines Appendix G in 2018. In addition, the 2010 Tiered Winery EIR referenced the issue topic of geologic hazards, and the 2011 GPU EIR referenced the issue topic of geology and soils. Geology and soils is referenced in this document for consistency with the latest guidance; however, the potential impact criteria for geology and soils addresses all the criteria covered in the 2010 Tiered Winery EIR under geologic hazards. Revisions to the CEQA Guidelines do not constitute new information of substantial importance or changes in circumstance pursuant to CEQA Guidelines Section 15162(a)(3). Although these new CEQA Guidelines questions are not required to be incorporated into this analysis, the analysis addresses these issues in the context of other environmental topics. Specifically, the air quality section evaluates the effects of greenhouse gas (GHG) emissions and energy consumption. The cultural resources section evaluates paleontological resources and tribal cultural resources. The hazards/hazardous materials section evaluates impacts related to wildfire.

☒ NONE

☐ Aesthetics

☐ Agriculture Resources

☐ Air Quality

- | | | |
|---|--|---|
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology and Soils |
| ☐ Global Climate Change | ☐ Hazards and Hazardous Materials | ☐ Hydrology and Water Quality |
| ☐ Land Use and Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population and Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities and Service Systems | ☐ Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no “new information of substantial importance” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan, with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT EIR is required.

Ashley Rivero

Signature

September 25, 2026

Date

Ashley Rivero

Printed Name

Land Use/Environmental Planner III

Title

INTRODUCTION: CEQA GUIDELINES SECTIONS 15162 AND 15164

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines Sections 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that may cause one or more effects to environmental resources. The responses support the “Determination,” above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. INTRODUCTION

As described above, the project consists of seven primary amendments to the Tiered Winery Ordinance. To avoid repetition, the CEQA topic discussions that follow reference the applicable project components by number and abbreviated name rather than restating the amendments in full. Each reference to a project component encompasses the entirety of that component, while the analysis focuses on those aspects relevant to the environmental issue under consideration

II. AESTHETICS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to aesthetic resources, including (a) effects to scenic vistas; (b) effects to scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; (c) the substantial degradation of existing visual character or quality of the site and its surroundings; and/or (d) the creation of new sources of light or glare, which would adversely affect day or nighttime views in the area?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have less than significant impacts associated with aesthetic resources. The proposed amendments would streamline implementation of winery uses, expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones, and provide additional operational flexibility. As discussed below, the amendments would not substantially increase the potential for impacts on visual resources beyond those evaluated in the 2010 Tiered Winery EIR. The proposed amendments would not substantially alter the type, scale, or visual character of winery development evaluated in the 2010 Tiered Winery EIR. Rather, the amendments would refine existing winery regulations to clarify their application, provide greater consistency with other County agricultural regulations, and provide limited operational flexibility while retaining the development standards that govern the physical form and intensity of winery uses.

Implementation of Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand the circumstances under which Wholesale Limited, Boutique, and Small Wineries may be established in Rural Residential (RR) zones. These amendments would not, however, introduce agricultural or winery-related activities that are fundamentally different from uses already allowed in those areas. Agricultural uses, including vineyards and other fruit production are already allowed in Rural Residential (RR) zones, and larger winery uses may already be established in Rural Residential (RR) zones subject to a Major Use Permit. The amendments would modify the permitting framework and applicable criteria for smaller winery tiers within an existing agricultural and winery land-use context rather than introduce a new category or substantially greater intensity of development into Rural Residential (RR) areas.

The specific proposed regulations applicable to the individual winery tiers constrain the potential for a substantial change in visual character Under Component 2, Wholesale Limited Wineries would remain limited to production-related activities and would not be permitted visitor-serving uses, special events, or facilities beyond those necessary for winemaking. Allowing fruit grown on a Rural Residential (RR)-zoned property to be processed into wine on-site represents an extension of an existing agricultural operation rather than a substantial change in the visual use of the property. Agricultural grading and clearing would also remain subject to existing County requirements pursuant to County Code of Regulatory Ordinances, Division 7, Chapter 9 (Agricultural Grading and Clearing). Also under Component 2, the expansion of Boutique Winery allowances in Rural Residential (RR) zones would remain subject to standards intended to maintain the rural and agricultural character of winery sites. The by-right allowances would be tied to

Ashley Rivero

the winery use to an agricultural operation, while existing limitations on winery structures and operations would limit the scale and physical character of development. These standards would ensure that winery development remains compatible with the agricultural character of the site. Boutique Winery operating hours, which are limited to legal sunset or 6:00 p.m., would also continue to limit the potential for light and glare associated with winery activities.

Implementation of Component 3 would allow new Small Wineries in Rural Residential (RR) zones by-right on lots of two or more acres within a VMT-efficient area. Otherwise, an Administrative Permit would be required. Although this amendment would expand the areas in which Small Wineries may be established, it would not introduce a substantially different land use or visual character into Rural Residential (RR) zones. Agricultural uses, including vineyards and winegrape production, are already allowed in Rural Residential (RR) zones, and Small Wineries would remain subject to the existing development standards applicable to this winery tier, which regulate the scale and physical characteristics of winery development. The by-right allowance would also be limited to qualifying properties of at least two acres within VMT-efficient areas, while Small Wineries outside those areas would remain subject to discretionary review through an Administrative Permit. Accordingly, Component 3 would expand the geographic availability of an existing winery tier while retaining standards and review requirements that limit the scale and character of development

Implementation of Component 4 (Tasting, Retail, and Seating Area Standards) would not materially expand the physical development envelope evaluated in the 2010 Tiered Winery EIR. The amendment would clarify how the maximum tasting and retail sales area is calculated and how informal outdoor seating areas may be used, rather than establish a new type or substantially greater scale of visitor-serving development. Revising the calculation to use the maximum allowable wine production area established by the ordinance would change the basis for determining the permitted tasting and retail sales area but would not increase the underlying maximum wine production area allowed by the ordinance. The provisions addressing informal outdoor seating similarly clarify how existing outdoor areas may accommodate winery visitors, subject to applicable occupancy requirements.

Component 7 (Pick-up Allowance for Wholesale Limited Wineries) would allow only limited, by-appointment pickup of pre-purchased wine and would not authorize new structures, visitor-serving areas, signage, lighting, or other physical improvements that would alter the visual character of winery sites.

These revisions would provide clearer and more practicable standards for winery operations while remaining consistent with the types and scale of tasting, retail, and

outdoor uses contemplated by the Tiered Winery Ordinance and evaluated in the 2010 Tiered Winery EIR.

Together, the proposed amendments relevant to visual resources would refine where and how existing winery tiers may operate and would clarify the application of existing development and operational standards, but they would not authorize a new class of land use, substantially increase the scale of winery development, or eliminate the standards that regulate the physical characteristics of winery uses. Existing County development standards, agricultural grading and clearing requirements, operational limitations, and discretionary review requirements, where applicable, would continue to govern future winery development. The amendments therefore would not result in development with aesthetic characteristics substantially different from those contemplated under the Tiered Winery Ordinance analyzed in the 2010 Tiered Winery EIR.

Therefore, the project would not cause any of the following effects to aesthetics: (a) effects to scenic vistas; (b) effects to scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; (c) the substantial degradation of existing visual character or quality of the site and its surroundings; and/or (d) the creation of new sources of light or glare, which would adversely affect day or nighttime views in the area. Accordingly, the project would not result in a new significant environmental effect related to visual resources or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR. Impacts would remain less than significant.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to aesthetics. Project implementation would not result in impacts (direct or indirect) related to aesthetics beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to aesthetics would be consistent with those previously identified in the 2010 Tiered Winery EIR.

III. AGRICULTURE AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to agriculture and forestry resources, including (a) the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use; (b) conflicts with existing zoning for agricultural use or Williamson Act contract; (c) conflicts with zoning for or cause rezoning of forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned

Timberland Production (as defined by Government Code section 51104[g]); (d) the loss or conversion of forest land; and/or (e) other changes that could result in the conversion of Farmland to a non-agricultural use or the conversion of forest land to a non-forest use?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have no impact on agricultural resources. The proposed amendments would streamline implementation of winery uses, expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones, and provide additional operational flexibility. As discussed below, the amendments would not substantially increase the potential for potential impacts on agricultural and forestry resources beyond those evaluated in the 2010 Tiered Winery EIR.

The project would update Zoning Ordinance regulations to allow for the implementation of the seven components described above under Section I. The project would not facilitate the conversion of agricultural land to non-agricultural uses or authorize development that would remove farmland or forest resources. Rather, the proposed amendments to the Tiered Winery Ordinance would continue to support agricultural production by refining operational standards for wineries and allowing value-added processing of site-grown agricultural products consistent with the intent of the original Tiered Winery Ordinance. The project would not modify agricultural zoning, affect Williamson Act contracts, or alter regulations applicable to forest land or timberland.

Therefore, the project would not cause one or more effects to agricultural and forestry resources, including (a) the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use; (b) conflicts with existing zoning for agricultural use or Williamson Act contract; (c) conflicts with zoning for or cause rezoning of forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g]); (d) the loss or conversion of forest land; and/or (e) other changes that could result in the conversion of Farmland to a non-agricultural use or the conversion of forest land to a non-forest use. Accordingly, the project would not result in a new significant environmental effect related to agricultural or forestry resources or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR. The project would continue to have no impact on agricultural resources.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to agriculture and forestry resources. Project implementation would not result in impacts (direct or indirect)

related to agriculture and forestry resources beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to agriculture and forestry resources would be consistent with those previously identified in the 2010 Tiered Winery EIR.

IV. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to air quality, including (a) conflicting with or obstructing the implementation of the San Diego Regional Air Quality Strategy or applicable portions of the State Implementation Plan; (b) the violation of any air quality standard or substantial contribution to an existing or projected air quality violation; (c) a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; (d) the exposure of sensitive receptors to substantial pollutant concentrations; (e) the creation of objectionable odors affecting a substantial number of people; generation of GHG emissions that may have a significant impact on the environment; and/or (f) conflicts with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have significant and unmitigated impacts associated with construction emissions. Because the EIR evaluated the ordinance at the program level, it could not anticipate the timing, location, or extent of individual winery construction projects. In addition, certain winery tiers were permitted by-right and, therefore, would not be subject to discretionary review or project-specific mitigation measures that could reduce construction emissions beyond regulatory requirements. Therefore, impacts were found to be significant and unmitigated because there would be no enforcement mechanism to guarantee resource avoidance beyond compliance with environmental regulations. As such, a Statement of Overriding Considerations was adopted for air quality and GHG emissions pursuant to CEQA Guidelines Sections 15091 and 15093.

At the time the 2010 Tiered Winery EIR was prepared, CEQA regulations and the County’s CEQA thresholds did not require analysis of potential impacts related to GHG emissions. Nevertheless, in compliance with California Assembly Bill (AB) 32 – the California Global Warming Solutions Act of 2006 that required the California Air Resources Board to adopt rules and regulations that would reduce GHG emissions to 1990 levels by 2020 – the 2010 Tiered Winery EIR evaluated GHG using the California Air Resources Board’s recommended threshold of 7,000 metric tons of carbon dioxide equivalent per year as a threshold of significance. It should be noted that the statewide 2020 GHG reduction goal

was achieved, and CARB continues to adopt more stringent reduction plans with the current goal of carbon neutrality by 2045 as outlined in the most recent 2022 Scoping Plan. The 2010 Tiered Winery EIR concluded that implementation of the Tiered Winery Ordinance could result in GHG emission impacts that were found to be cumulatively significant. Mitigation measures to reduce GHG impacts were found to be infeasible, similarly to air quality measures. Therefore, a Statement of Overriding Considerations for the significant and unavoidable air quality and GHG impacts was adopted pursuant to CEQA Guidelines Sections 15091 and 15093.

RAQS Consistency

The 2010 Tiered Winery EIR evaluated the project's consistency with the Regional Air Quality Strategy (RAQS) and state implementation plan (SIP). If a project conforms to SANDAG's growth projections, it would conform to the RAQS and SIP. SANDAG's growth projections are based on the existing General Plan. The project would update Zoning Ordinance regulations to streamline the approval process for wineries in the Rural Residential (RR) zone. The proposed amendments would streamline implementation of winery uses, expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones, and provide additional operational flexibility. As discussed below, the amendments would not substantially increase the potential for impacts associated with air quality beyond those evaluated in the 2010 Tiered Winery EIR. While the proposed amendments would expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones and provide additional operational flexibility, they would not substantially increase the scale or intensity of winery development beyond that contemplated in the 2010 Tiered Winery EIR. The project does not change the land uses identified in the General Plan. Because the project includes development that is consistent with the uses allowed by the Land Use Element and agricultural zones, the new development was anticipated in SANDAG growth projections used in development of the RAQS and SIP. As such, adoption of the proposed ordinance would have a less than significant impact to air quality plans.

Construction Emissions

Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand opportunities for Wholesale Limited Wineries, Boutique Wineries, and Small Wineries on qualifying properties within Rural Residential (RR) zones either by-right (Wholesale Limited and Boutique) or subject to an Administrative Permit (both Wholesale Limited and Boutique if not VMT efficient and Small Wineries). These amendments could result in

construction of new winery facilities; however, they would not substantially increase the scale of winery development contemplated in the 2010 Tiered Winery EIR.

As evaluated in the 2010 Tiered Winery EIR, the project could allow for the construction of buildings up to 5,000 square feet on lots that are two to four acres in size. The construction of a building of this size would not exceed SDAPCD's daily emissions thresholds. The proposed amendments would modify the locations and permitting pathways under which qualifying smaller winery tiers may be established but would not authorize substantially larger winery buildings or otherwise increase the maximum physical development envelope in a manner that would result in greater construction emissions than previously evaluated. Agricultural grading and clearing would also remain subject to applicable County requirements. Therefore, the construction of a worst-case scenario for building size would not result in significant air emission impacts. In the event that multiple buildings were constructed at the same time, construction emissions could be elevated. However, as documented in the County of San Diego Tiered Winery Expansion Feasibility Analysis, rising labor, material, and land costs have constrained winery development and expansion over the last 15 years (RICK Engineering, Inc. 2024). While these economic conditions provide additional context regarding the anticipated rate of winery development, the air quality conclusion does not depend on those conditions. Rather, these conditions support that the proposed amendments themselves would not materially increase the scale of individual winery development or associated construction activity to beyond that contemplated in the 2010 Tiered Winery EIR.

Operational Emissions

Operational air pollutant emissions would primarily result from winery operations and associated vehicle trips. Component 2 and Component 3 would expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones but would not introduce winery uses into an area where winery development is prohibited under existing regulations. Agricultural uses, including vineyards and other fruit production, are currently permitted in Rural Residential (RR) zones, and larger wineries may currently be permitted in Rural Residential (RR) zones with approval of a Major Use Permit. The proposed amendments would therefore allow smaller winery tiers to operate within an existing agricultural and winery land-use context, subject to the operational limitations applicable to each tier.

For Wholesale Limited Wineries, the potential increase in operational emissions would be limited. These wineries would remain primarily production-oriented facilities without tasting, special events, or other visitor-serving activities. Allowing grapes or other qualifying fruit grown on-site to be processed into wine would add wine-production activities to an agricultural operation but would not introduce the level of visitor traffic associated with Boutique or Small Wineries. Component 7 (Pick-up Allowance for

Wholesale Limited Wineries) would allow by-appointment pickup of pre-purchased wine from Wholesale Limited Wineries in Rural Residential (RR) zones, limited to two pick up times per week. This limited activity would not convert Wholesale Limited Wineries into visitor-serving facilities or authorize tasting, events, or other activities that could generate substantial concentrations of vehicle trips. Therefore, Component 7 would result in only limited additional vehicle activity and would not substantially increase operational emissions beyond those associated with the agricultural and winery activities previously contemplated.

For Boutique Wineries, Component 3 would allow qualifying wineries by-right on parcels of two or more acres within a VMT-efficient area. VMT criteria require an Administrative Permit. Limiting the expansion of by-right allowance to VMT-efficient areas would minimize transportation-related air emissions associated with vehicle trips and would not substantially increase the emissions-generating potential of Boutique Winery operations beyond the winery uses evaluated in the 2010 Tiered Winery EIR. Small Wineries allowed in Rural Residential (RR) zones under Component 3 would remain subject to an Administrative Permit and the existing development and operational standards applicable to that winery tier. Component 3 would expand the geographic availability of Small Wineries but would not increase the scale or intensity of operations otherwise allowed for Small Wineries under the Tiered Winery Ordinance. Accordingly, allowing Small Wineries in Rural Residential (RR) zones would not create a new source or substantially greater level of operational emissions than previously contemplated.

Component 4 (Tasting, Retail, and Seating Area Standards) would provide greater flexibility in how visitor-serving areas at Boutique Wineries are calculated and configured but would not substantially increase the overall intensity of winery operations. Tasting and retail sales areas would remain tied to the maximum area established by the ordinance, with only a limited additional allowance of up to 100 square feet based on available parking. The amendment would not allow an increase in maximum building square footage. It would also clarify that dispersed outdoor seating areas may accommodate up to 20 additional occupants. These revisions would refine how existing visitor-serving areas are allocated and used rather than authorize a substantially larger-scale winery operation. Accordingly, the amendments would not result in a substantial increase in vehicle trips or other operational emissions beyond those contemplated in the 2010 Tiered Winery EIR.

Component 6 (Large-Capacity Vehicle Allowances) would allow high-capacity vehicles for 15 or more passengers at private activities at Boutique Wineries when the winery is closed to the general public for private activities and total site occupancy is not exceeded. Because the amendment would not increase allowable occupancy and could consolidate attendees into fewer vehicles, it would not increase but could reduce vehicle trips and associated operational emissions during qualifying private activities.

Sensitive Receptors

Air quality regulators typically define sensitive receptors as schools (Preschool–12th grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The agricultural zones, A70 and A72, occur in varied areas throughout the unincorporated areas of the County of San Diego. There may be locations where a future winery would be located within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of a sensitive receptor. However, the proposed amendments would not involve use of large industrial harvesting equipment or other substantial sources of pollutants. As discussed, the proposed amendments would not materially increase the emissions-generating potential of winery development compared with the activities evaluated in the 2010 Tiered Winery EIR. As such, localized concentrations of air pollutants are not anticipated to be substantial. Therefore, the proposed amendments are not anticipated to propose uses or activities that would result in exposure of sensitive receptors to significant pollutant concentrations.

Odors

Odors generated from equipment exhaust used in agricultural operations are usually temporary, localized, and removed from urban centers. Unlike some agricultural operations, such as meat and dairy farms or large farming operations with livestock, winemaking is not a source of offensive odor and the proposed amendments would not result in a concentration of odor that would affect sensitive receptors. As such, no impact from odors is anticipated.

Summary

Together, the proposed amendments modify the locations, permitting pathways, and operational flexibility applicable to existing winery tiers but would not materially increase the emissions-generating potential of winery development compared with the activities evaluated in the 2010 Tiered Winery EIR. The amendments would not substantially increase the maximum scale of winery construction, and operational changes would remain constrained by the development standards, occupancy limitations, VMT-related siting criteria, and other operational requirements applicable to each winery tier. Where the amendments provide additional operational flexibility, such as revised tasting and retail sales area calculations, dispersed seating, preordered wine pickup, and large-capacity vehicles, the changes are limited in scope and would not substantially increase the intensity of winery operations or associated air pollutant emissions. Therefore, the project would not cause any of the following effects to air quality and GHG: (a) conflicting with or obstructing the implementation of the San Diego Regional Air Quality Strategy or applicable portions of the State Implementation Plan; (b) the violation of any air quality

standard or substantial contribution to an existing or projected air quality violation; (c) a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; (d) the exposure of sensitive receptors to substantial pollutant concentrations; (e) the creation of objectionable odors affecting a substantial number of people; generation of GHG emissions that may have a significant impact on the environment; and/or (f) conflicts with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions (including AB 32 targets for GHG reduction). Accordingly, the project would not result in a new significant environmental effect related to air quality or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR. The significant and unavoidable construction-related air quality impacts and cumulatively considerable GHG emissions identified in the 2010 Tiered Winery EIR would remain unchanged, and the proposed amendments would not increase those previously identified impacts.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that would cause one or more effects related to air quality. Project implementation would not result in impacts (direct or indirect) related to air quality beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to air quality would be consistent with those previously identified in the 2010 Tiered Winery EIR.

V. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to biological resources, including (a) a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; (b) substantial adverse effects on any sensitive natural community (including riparian habitat); (c) adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; (d) the interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; (e) a conflict with any local policies or ordinances protecting biological resources; and/or (f) a conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would result in less than significant impacts related to conformance with adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans. However, the 2010 Tiered Winery EIR found the approved Zoning Ordinance would have significant and unmitigated impacts associated with candidate, sensitive, and special-status species; riparian habitat and other sensitive natural communities; wetlands regulated by federal and state agencies; and wildlife movement. Because certain winery tiers were permitted by-right and, therefore, would not be subject to discretionary review or project-specific mitigation measures that could reduce impacts to biological resources beyond regulatory requirements, impacts would remain significant and unmitigable because there would be no enforcement mechanism to guarantee resource avoidance beyond compliance with environmental regulations. As such, a Statement of Overriding Considerations was adopted for biological resources pursuant to CEQA Guidelines Sections 15091 and 15093.

The proposed amendments would streamline implementation of winery uses, expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones, and provide additional operational flexibility. As discussed below, the amendments would not substantially increase the potential for ground disturbance, habitat loss, or operational effects on biological resources beyond those evaluated in the 2010 Tiered Winery EIR.

Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand opportunities for Wholesale Limited, Boutique, and Small Wineries within Rural Residential (RR) zones. Although these amendments could result in winery development on properties not previously eligible, they would not introduce winery uses into areas where they were previously prohibited because large-tier wineries are currently allowed in Rural Residential (RR) zones with issuance of a Major Use Permit. Agricultural uses, including vineyards and fruit production, are already permitted in Rural Residential (RR) zones, and agricultural grading and clearing would remain subject to the County Code of Regulatory Ordinances, Division 7, Chapter 9 (Agricultural Grading and Clearing). The amendments would therefore allow smaller winery tiers within an existing agricultural and winery land-use context rather than introduce a substantially different type of land use with a greater potential for biological resource disturbance. Wholesale Limited, Boutique, and Small Wineries would continue to be subject to existing development standards, requirements for Building Permit review, and discretionary review, where applicable.

The amendments also would not substantially increase the scale or type of ground-disturbing activity associated with winery development. The expansion of Wholesale and Boutique Wineries in Residential Rural (RR) zones would continue to be subject to the existing development standards applicable to each winery tier, as well as County requirements governing agricultural grading and clearing. Grading that exceeds ground disturbance greater than 200 cubic yards would continue to require a discretionary approval, providing for consideration of potential effects to sensitive biological resources where such review is triggered. Small Wineries established in Rural Residential (RR) zones under Component 3 would also require an Administrative Permit and would therefore remain subject to discretionary County review.

Based on development over the last 15 years since adoption of the Tiered Winery Ordinance, Boutique Winery operations have occupied existing structures that are converted for winery uses, rather than requiring construction of new facilities (RICK Engineering, Inc. 2024). Although future winery development could require new ground disturbance, the proposed amendments would not increase the allowable scale of winery facilities or eliminate existing regulations governing grading, clearing, vegetation removal, or protection of sensitive biological resources. Therefore, Component 2 and Component 3 would not substantially increase the potential for impacts on biological resources beyond that evaluated in the 2010 Tiered Winery EIR.

Component 4 (Tasting, Retail, and Seating Area Standards), Component 5 (Outdoor Amplified Music Setbacks), Component 6 (Large-Capacity Vehicle Allowances), and Component 7 (Pick-up Allowance for Wholesale Limited Wineries) primarily modify operational standards and would not authorize additional ground disturbance or substantially expand the physical development envelope of winery uses. Specifically, the revised tasting and retail sales area calculations and dispersed seating provisions under Component 4 would provide greater flexibility in the configuration and use of visitor-serving areas but would not substantially increase the scale of winery development or otherwise create a new mechanism for disturbance of biological resources. Similarly, the limited allowance for pickup of pre-ordered wine from Wholesale Limited Wineries under Component 7 and the allowance for large-capacity vehicles under Component 6 would modify transportation and visitor access provisions without increasing allowable occupancy or the physical scale of winery development. These amendments would not substantially increase the potential for impacts to biological resources beyond what was evaluated in the 2010 Tiered Winery EIR.

Component 5 has the greatest potential among the operational amendments to affect biological resources because changes in the location of amplified music relative to property boundaries could affect wildlife through increased noise exposure. However, the proposed amendment would not eliminate applicable noise standards or allow unrestricted reductions in setbacks. As documented in the County of San Diego Process

Improvements, Zoning Ordinance Amendment: Alternative Setback Evaluation, dated March 20, 2026, which is included as Appendix B, proposed revisions to the setback requirements are conservative in nature and would maintain exterior noise levels consistent with the County's Noise Ordinance. Therefore, although the amendment would provide greater flexibility in the location of outdoor amplified music, it would not increase potential for noise-related disturbance to adjacent biological resources beyond that previously analyzed. A more detailed discussion of the technical noise memo is described in more detail in Section XIII.

The proposed amendments would expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones and provide additional operational flexibility, but they would not substantially increase the physical development envelope, scale of ground disturbance, or intensity of winery development contemplated by the Tiered Winery Ordinance. Existing County requirements governing grading, clearing, vegetation removal, and protection of biological resources would continue to apply, and discretionary review would continue to be required where triggered by the winery tier or extent of proposed ground disturbance. Operational amendments would not materially increase the potential for disturbance of biological resources, and the revised outdoor amplified music provisions would maintain applicable noise performance standards.

Therefore, the project would not cause new or more severe impacts to biological resources, including (a) a substantial adverse effect on any species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; (b) substantial adverse effects on any sensitive natural community (including riparian habitat); (c) adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; (d) the interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; (e) a conflict with any local policies or ordinances protecting biological resources; and/or (f) a conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan. Accordingly, the project would not result in a new significant environmental effect related to biological resources or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that would cause one or more effects related to biological resources. Project implementation would not result in impacts (direct or indirect) related to biological resources beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to biological resources would be consistent with those previously identified in the 2010 Tiered Winery EIR.

VI. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to cultural resources, including (a) causing a change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5; (b) causing a change in the significance of an archaeological resource as defined in State CEQA Guidelines Section 15064.5; (c) disturbing any human remains, including those interred outside of formal cemeteries; and/or (d) directly or indirectly destroying a unique paleontological resource or site?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have a significant and unmitigated impact associated with historical resources and archaeological resources. Impacts to human remains were found to be less than significant in compliance with Section 87.429 of the County’s Grading Ordinance, which requires all grading activities to be suspended and the County Official to be notified if human remains or Native American artifacts are discovered during grading operations. Impacts to paleontological resources were found to be less than significant in compliance with Section 87.430 of the Grading Ordinance, which requires monitoring and notification to avoid paleontological resources. Mitigation measures were found to be infeasible as the 2010 Tiered Winery EIR addressed impacts associated with the approved Tiered Winery Ordinance and not an individual development project. Furthermore, because certain types of winery tiers were permitted by-right, and therefore, would not be subject to discretionary review or project specific mitigation measures, impacts were found to remain significant and unmitigated because there would be no enforcement mechanism to guarantee resource avoidance beyond compliance with environmental regulations. As such, a Statement of Overriding Considerations was adopted for cultural resources pursuant to CEQA Guidelines Sections 15091 and 15093.

The project would update Zoning Ordinance regulations to streamline implementation of winery uses, expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones, and provide additional operational flexibility. As discussed below, the amendments would not substantially increase the potential for impacts for disturbance of historical, archaeological, paleontological resources, or human remains beyond those evaluated in the 2010 Tiered Winery EIR.

Component 2 (Expand Allowance for By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries

into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand opportunities for Wholesale Limited, Boutique, and Small Wineries within qualifying Rural Residential (RR) zones. Although these amendments could result in winery development on properties not previously eligible for these smaller winery tiers, they would not expand winery uses into areas where they were previously prohibited because large-tier wineries are currently allowed in Rural Residential (RR) zones with approval of a Major Use Permit. Agricultural uses, including vineyards and fruit production, are already permitted in Rural Residential (RR) zones, and larger wineries may currently be permitted in Rural Residential (RR) zones with approval of a Major Use Permit. Agricultural grading and clearing would remain subject to the County Code of Regulatory Ordinances, Division 7, Chapter 9 (Agricultural Grading and Clearing). Small Wineries in Rural Residential (RR) zones would be subject to discretionary review, which would allow for project-level consideration of potential impacts to cultural resources.

The proposed amendments also would not substantially increase the scale or type of ground-disturbing activity associated with winery development. Wholesale Limited, Boutique, and Small Wineries would continue to be subject to the existing development standards applicable to each winery tier and County requirements governing agricultural grading and clearing. Grading involving more than 200 cubic yards would continue to require a discretionary permit, allowing potential effects to cultural resources to be considered where such review is triggered. Small Wineries established in Rural Residential (RR) zones under Component 3 would also require an Administrative Permit and would therefore remain subject to discretionary County review.

The County of San Diego Tiered Winery Expansion Feasibility Analysis provides additional context regarding the type of physical development that has occurred under the existing Tiered Winery Ordinance. Based on development over the approximately 15 years since adoption of the ordinance, Boutique Winery operations frequently utilize existing structures converted to winery uses rather than requiring construction of entirely new facilities (RICK Engineering, Inc. 2024). Although future winery development in Rural Residential (RR) zones could require new ground disturbance, the proposed amendments would not increase the allowable scale of winery facilities or eliminate existing requirements governing grading and clearing. In addition, the expanded winery allowances would be associated with qualifying properties containing active agricultural operations and on-site winegrape production. Accordingly, Component 2 and Component 3 would not substantially increase the potential for ground disturbance or associated effects to historical or archaeological resources beyond the types and severity of impacts evaluated in the 2010 Tiered Winery EIR.

The existing requirements of the County Grading Ordinance applicable to inadvertent discoveries would also remain unchanged. Future grading activities would remain subject

to the requirements applicable to the discovery of human remains, Native American artifacts, and paleontological resources. The proposed amendments would not alter these requirements or otherwise increase the potential for impacts to human remains or paleontological resources beyond those evaluated in the 2010 Tiered Winery EIR.

Component 4 (Tasting, Retail, and Seating Area Standards), Component 5 (Outdoor Amplified Music Setbacks), Component 6 (Large-Capacity Vehicle Allowances), and Component 7 (Pick-up Allowance for Wholesale Limited Wineries) primarily modify operational standards and would not authorize additional ground disturbance or substantially expand the physical development envelope of winery uses. Specifically, the revised tasting and retail sales area calculations and dispersed seating provisions would affect how existing visitor-serving areas are calculated and used; the amplified music amendments would modify applicable setback and performance standards; the large-capacity vehicle provisions would modify transportation options for private activities without increasing allowable occupancy; and preordered wine pickup would provide a limited additional activity at Wholesale Limited Wineries. None of these operational changes would increase the allowable scale of winery development or create a new mechanism for ground disturbance that could affect historical or archaeological resources, human remains, or paleontological resources.

Together, the proposed amendments would expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones and provide additional operational flexibility but would not substantially increase the scale or type of ground disturbance associated with winery development compared with that contemplated by the Tiered Winery Ordinance. Existing County requirements governing grading and clearing and the discovery of cultural and paleontological resources and human remains would continue to apply, and discretionary review would continue to be required where triggered by the winery tier or extent of proposed grading. These amendments would not change the operational allowances beyond what was evaluated in the 2010 Tiered Winery EIR, and as a result would not increase the potential for impacts to cultural resources.

Therefore, the project would not cause new or more severe impacts to cultural resources, including (a) causing a change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5; (b) causing a change in the significance of an archaeological resource as defined in State CEQA Guidelines Section 15064.5; (c) disturbing any human remains, including those interred outside of formal cemeteries; and/or (d) directly or indirectly destroying a unique paleontological resource or site. Thus, the project would not result in a new significant environmental effect or substantial increase in the severity of previously identified significant effects relative to cultural resources. Accordingly, the project would not result in a new significant environmental effect related to cultural resources or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to cultural resources. Project implementation would not result in impacts (direct or indirect) related to cultural resources beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to cultural resources would be consistent with those previously identified in the 2010 Tiered Winery EIR.

VII. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from geology and soils, including (a) exposing of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; (b) resulting in substantial soil erosion or the loss of topsoil; (c) producing unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; (d) being located on expansive soil creating substantial risks to life or property; and/or (e) having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have a less than significant impact associated with geologic hazards and unstable geologic conditions, with this section of the 2010 Tiered Winery EIR addressing the criteria for geology and soils, referenced above.

The project would not increase impacts related to Geology and Soils because all new structures would be required to conform to the Seismic Requirements as outlined within the California Building Code, including a geotechnical report before the issuance of a building permit. Additionally, compliance with Watershed Protection Ordinance, the California Building Code, and the County Building Code would ensure that the project would not cause new or more severe impacts related to geology and soils, including (a) exposing of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides; (b) resulting in substantial soil erosion or the loss of topsoil; (c) producing unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; (d) being located on expansive soil creating

substantial risks to life or property; and/or (e) having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater. Impacts would remain less than significant. Accordingly, the project would not result in a new significant environmental effect associated with geology and soils or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to geology and soils. Project implementation would not result in impacts (direct or indirect) related to geology and soils beyond those analyzed in the 2010 Tiered Winery EIR. Additionally, consistent with the 2010 Tiered Winery EIR, future projects would be subject to project-specific development review for building permits (in accordance with Zoning Ordinance allowances for structures and square footage that were in place prior to initiation of this project), including adherence to standards for the protection against geological hazards as deemed applicable. Therefore, project impacts related to geology and soils would be consistent with those previously identified in the 2010 Tiered Winery EIR.

VIII. GLOBAL CLIMATE CHANGE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects associated with greenhouse gas (GHG) emissions, including (a) the generation of GHG emissions that may have a significant impact on the environment; and/or (b) a conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions?

YES

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NO

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The 2010 Tiered Winery EIR included the analysis of impacts associated with GHG emissions under the Air Quality section; refer to Section IV, Air Quality, above for the discussion of the analysis of GHG emissions included in the 2010 Tiered Winery EIR. The EIR concluded that implementation of the Tiered Winery Ordinance could result in GHG emission impacts that were found to be cumulatively significant. Mitigation measures to reduce GHG impacts were found to be infeasible, similar to air quality measures, and the 2010 Tiered Winery EIR did not include a project-level assessment of individual development projects. Furthermore, winery uses permitted by-right would not require subsequent discretionary approval or additional CEQA review, and therefore, there would be no mechanism to ensure implementation of project-specific mitigation measures beyond applicable regulatory requirements. Therefore, a Statement of Overriding

Considerations for the significant and unavoidable air quality and GHG impacts was adopted pursuant to CEQA Guidelines Sections 15091 and 15093.

The project would update Zoning Ordinance regulations to streamline the approval process for wineries, expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones, and provide additional operational flexibility. Since certification of the 2010 Tiered Winery EIR, the County adopted its Climate Action Plan (CAP) in 2024 (County of San Diego 2024). The CAP includes the following GHG reduction measures related to agriculture:

- A-1: Acquire and manage conservation lands to preserve natural lands and maximize carbon storage potential in the unincorporated area.
- A-2: Develop a tree planting program that expands canopy across the unincorporated area and prioritizes underserved communities. A-2.1: Expand the County's existing tree planting initiative and implement an Equity Driven Tree Planting Program to plant 70,560 trees by 2030 and 6,650 trees per year thereafter on County property and in the unincorporated area.
- A-3: Preserve agricultural lands to prioritize carbon storage and balance economic and development goals.
- A-4: Incentivize carbon farming to expand carbon storage capacity on agricultural land and support climate-friendly farming practices in the unincorporated area.
- A-5: Reduce greenhouse gas emissions from agricultural operations.

Winery projects subject to the proposed amendments would be consistent with the growth projections utilized in the CAP. Winery projects requiring discretionary approval would be subject to applicable CAP requirements, including project-level evaluation using the CAP Consistency Review Checklist. The CAP therefore provides an additional regulatory framework for addressing GHG emissions from future discretionary winery development. The proposed amendments would also expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones and provide additional operational flexibility. As discussed below, these amendments would not substantially increase construction- or operational-related GHG emissions beyond those associated with winery development evaluated in the 2010 Tiered Winery EIR.

Construction Emissions

Component 2 (Expand Allowance for By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative

Permit) could result in construction of new winery facilities within Rural Residential (RR) zones. However, the amendments would not increase the allowable scale of winery development compared with the winery facilities contemplated under the existing Tiered Winery Ordinance. The proposed amendments would modify the locations and permitting pathways under which qualifying smaller winery tiers may be established but would not authorize substantially larger winery buildings or otherwise expand the physical development envelope of individual winery uses. Construction-related GHG emissions associated with individual winery development would therefore be similar in nature and scale to those associated with winery development evaluated in the 2010 Tiered Winery EIR.

The County of San Diego Tiered Winery Expansion Feasibility Analysis also indicates that rising labor, material, and land costs have constrained winery development and expansion over the approximately 15 years since adoption of the Tiered Winery Ordinance (RICK Engineering, Inc. 2024). While these economic conditions provide additional context regarding the anticipated rate of future winery development, the GHG conclusion does not depend on those conditions. Rather, the proposed amendments would not materially increase the scale of individual winery development or the associated construction activity compared with that contemplated under the existing ordinance.

Operational Emissions

Operational GHG emissions would primarily result from energy use associated with winery operations and vehicle trips associated with employees, deliveries, customers, and winery activities. Component 2 and Component 3 would expand the circumstances under which smaller winery tiers may operate in Rural Residential (RR) zones but would not introduce winery uses into an area where winery development was previously prohibited. Agricultural uses, including vineyards and fruit production, are currently permitted in Rural Residential (RR) zones, and larger wineries may currently be permitted in Rural Residential (RR) zones with approval of a Major Use Permit. The proposed amendments would therefore allow smaller winery tiers to operate within an existing agricultural and winery land-use context, subject to the development and operational limitations applicable to each tier.

For Wholesale Limited Wineries, the potential increase in operational GHG emissions would be limited. These wineries would remain primarily production-oriented facilities without tasting, special events, or other visitor-serving activities. Allowing grapes or other qualifying fruit grown on-site to be processed into wine would add wine-production activities to an agricultural operation but would not introduce the visitor traffic associated with Boutique or Small Wineries. Component 7 (Pick-up Allowance for Wholesale Limited Wineries) would allow by-appointment pickup of pre-purchased wine from Wholesale Limited Wineries in Rural Residential (RR) zones, limited to two pickup times per week.

Although this activity could generate limited customer vehicle trips, it would not convert Wholesale Limited Wineries into visitor-serving facilities or authorize tasting, events, or other activities that could generate substantial concentrations of vehicle trips. Accordingly, Component 7 would not substantially increase the operational GHG emissions associated with Wholesale Limited Wineries compared with the agricultural and winery activities contemplated under the Tiered Winery Ordinance.

For Boutique Wineries, Component 3 would allow qualifying wineries by-right on parcels of two or more acres within a VMT-efficient area. Boutique Wineries within VMT-efficient areas would minimize GHG emissions associated with vehicle trips because wineries, specifically the tasting rooms, are considered commercial and can be considered locally serving land uses because they may attract local residents to visit a winery closer to home. These trips would fall under the County's 2026 Transportation Study Guide (TSG; County of San Diego 2026) VMT significance criteria and would have a less than significant VMT-related impact. Wineries located outside VMT-efficient areas would require the approval of a discretionary Administrative Permit, and would also be subject to applicable requirements of the County's CAP, including project-level CAP consistency review, which would require a project-level GHG impact assessment. These provisions would limit the potential for the expanded RR-zone allowances to result in substantially greater transportation-related GHG emissions than the winery uses evaluated in the 2010 Tiered Winery EIR.

Component 4 (Tasting, Retail, and Seating Area Standards) would provide greater flexibility in how visitor-serving areas at Boutique Wineries are calculated and configured but would not substantially increase the overall intensity of winery operations. Tasting and retail sales areas would remain tied to the maximum wine production area established by the ordinance, with a limited additional allowance of up to 100 square feet based on available parking. The amendment would also clarify that dispersed outdoor seating areas may accommodate up to 20 additional occupants, consistent with the intent of the original ordinance. These revisions would refine how visitor-serving areas are calculated and used rather than authorize a substantially larger-scale winery operation. Accordingly, Component 4 would not substantially increase energy use, vehicle trips, or associated operational GHG emissions beyond the winery activities contemplated in the 2010 Tiered Winery EIR.

Component 6 (Large-Capacity Vehicle Allowances) would allow high-capacity vehicles for 15 or more passengers at private activities at Boutique Wineries when the winery is closed to the general public for private activities and total site occupancy is not exceeded. Because the amendment would not increase allowable occupancy and could consolidate attendees into fewer vehicles, it would not increase, and could reduce, VMT and associated GHG emissions during qualifying private activities.

Small Wineries allowed in Rural Residential (RR) zones under Component 3 would remain subject to an Administrative Permit requiring discretionary review and all existing development and operational standards applicable to that winery tier. Component 3 would expand the geographic availability of Small Wineries but would not increase the scale or intensity of operations otherwise allowed for Small Wineries under the Tiered Winery Ordinance. Such projects would also be subject to applicable CAP requirements as part of the discretionary review process. Therefore, the amendments allowing Small Wineries in Rural Residential (RR) zones would not create a new or substantially greater source of operational GHG emissions than previously contemplated.

Together, the proposed amendments would modify the locations, permitting pathways, and operational flexibility applicable to existing winery tiers but would not materially increase the GHG emissions-generating potential of winery development compared with the activities evaluated in the 2010 Tiered Winery EIR. The 2010 Tiered Winery EIR concluded that there would be significant cumulative impacts from the incremental increase of GHG emissions resulting from operation of the addition of as few as four additional Boutique Wineries that could result from the previously analyzed project. The proposed amendments would not substantially increase the maximum scale of winery construction or the intensity of winery operations. The expanded by-right Boutique Winery allowance would be limited by VMT-efficiency criteria, while winery development requiring discretionary approval would be subject to the County's current CAP requirements. Implementation of the CAP results in County-wide GHG reductions beyond those envisioned at the time the 2010 Tiered Winery EIR was prepared. Other operational amendments would provide limited flexibility in tasting and retail sales areas, dispersed seating, preordered wine pickup, and transportation without substantially increasing allowable occupancy or operational intensity.

Therefore, the project would not cause new or more severe impacts related to global climate change, including (a) the generation of GHG emissions that may have a significant impact on the environment; and/or (b) a conflict with applicable plans, policies or regulations adopted for the purpose of reducing GHG emissions. Accordingly, the project would not result in a new significant environmental effect associated with GHG emissions or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that would cause one or more effects related to global climate change or GHG emissions. Project implementation would not result in impacts (direct or indirect) related to global climate change and GHG emissions beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to global climate change and

GHG emissions would be consistent with those previously identified in the 2010 Tiered Winery EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from hazards and hazardous materials, including (a) creating a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; (b) creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; (c) emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; (d) being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; (e) being located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport resulting in a safety hazard or excessive noise for people residing or working in the project area; (f) impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan; (g) being exposed to vectors; and/or (h) exposing people or structures to a significant risk of loss, injury or death involving wildland fires?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have less than significant impacts associated with an increase in the transportation, storage, use, and disposal of hazardous materials; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; development in the vicinity or on hazardous materials sites or within the vicinity of public or private airports; location of hazardous materials within a one-quarter mile of an existing or proposed school or daycare; impairment of emergency response and evacuation plans; vector exposure; and wildland fires.

The proposed ordinance amendments would not introduce winery activities involving new types or substantially greater quantities of hazardous materials than those evaluated in the 2010 Tiered Winery EIR. Although Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject

to Administrative Permit) would expand the circumstances under which Wholesale Limited, Boutique, and Small Wineries may be established in Rural Residential (RR) zones, these components would change the applicable permitting requirements and development standards rather than the fundamental nature of winery operations. Future wineries would remain subject to applicable County requirements governing hazardous materials disclosure, storage, handling, and emergency response, including completion of a Hazardous Materials Questionnaire and preparation of a hazardous materials management plan when required.

Components 1 (On-Site Fruit Sourcing Flexibility), 4 (Tasting, Retail, and Seating Area Standards), 5 (Outdoor Amplified Music Setbacks), 6 (Large-Capacity Vehicle Allowances), and 7 (Pick-up Allowance for Wholesale Limited Wineries) would provide operational flexibility or modify specific development and operational standards but would not authorize new hazardous materials uses or otherwise increase the potential for an accidental release.

Future winery development would also remain subject to the County's Consolidated Fire Code and the County's Consolidated Wildland-Urban Interface Code, including the preparation of a fire protection plan for either a ministerial building permit project or a discretionary building permit project as described in Section 96.2.602 of the Wildland-Urban Interface Code. Additionally, compliance with the County Department of Public Work's Public Roads Standards and Private Road Standards, the California Building Code, and the County Building Code would ensure future development would not result in building or access design hazards. Accordingly, the project would not result in a new significant hazards or hazardous materials impact or a substantial increase in the severity of an impact previously identified in the 2010 Tiered Winery EIR.

Therefore, the project would not cause new or more severe impacts associated with hazards and hazardous materials, including (a) creating a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; (b) creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; (c) emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; (d) being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; (e) being located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport resulting in a safety hazard or excessive noise for people residing or working in the project area; (f) impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan; (g) being

exposed to vectors; and/or (h) exposing people or structures to a significant risk of loss, injury or death involving wildland fires. Impacts would remain less than significant.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to hazards and hazardous materials. Project implementation would not result in impacts (direct or indirect) related to hazards and hazardous materials beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to hazardous materials would be consistent with those previously identified in the 2010 Tiered Winery EIR.

X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more effects to hydrology and water quality, including (a) violating any waste discharge requirements; (b) increasing any listed pollutant in an impaired water body listed under section 303(d) of the Clean Water Act; (c) causing or contributing to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; (d) substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; (e) substantially altering the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; (f) creating or contributing runoff water, which would exceed the capacity of existing or planned storm water drainage systems; (g) providing substantial additional sources of polluted runoff; placing housing or other structures, which would impede or redirect flood flows, within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; (h) exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam and/or inundation by seiche, tsunami, or mudflow; and/or (i) conflicting with or obstructing the implementation of a water quality plan or sustainable groundwater management plan?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have significant and unmitigated impacts associated with surface water quality and erosion/siltation. Impacts were less than significant related to drainage, flooding, and groundwater quality. The 2010 Tiered Winery EIR determined there was no impact regarding groundwater recharge. Mitigation measures were found to

be infeasible as the 2010 Tiered Winery EIR addressed impacts associated with the approved Tiered Winery Ordinance and not an individual development project. Furthermore, because large-scale wineries were permitted by-right, and therefore, would not be subject to subsequent discretionary approval, no project-level environmental review would be conducted. Therefore, impacts were found to be significant and unmitigated because there would be no enforcement mechanism to guarantee resource avoidance beyond compliance with environmental regulations. As such, a Statement of Overriding Considerations was adopted for hydrology and water quality pursuant to CEQA Guidelines Sections 15091 and 15093.

Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand the circumstances under which Wholesale Limited, Boutique, and Small Wineries may be established in Rural Residential (RR) zones, including allowing certain wineries through ministerial approval. Future winery development could involve grading, construction, new or expanded impervious surfaces, and changes to drainage patterns that could generate erosion, sedimentation, or polluted stormwater runoff. These are the same types of activities and hydrology and water quality effects evaluated in the 2010 Tiered Winery EIR. The proposed amendments would not exempt winery development from applicable requirements governing grading, drainage, flood hazards, or stormwater quality, nor would they modify the substantive standards used to regulate these effects.

All future winery development would remain subject to applicable provisions of the County's County Watershed Protection Ordinance, Flood Damage Prevention Ordinance, grading regulations, and Public and Private Road Standards, as well as applicable requirements of the Regional Water Quality Control Board's municipal separate storm sewer systems (MS4) permit, and Federal Emergency Management Act (FEMA) regulations. The County's BMP Design Manual would continue to require applicable projects to incorporate site design, source-control, and structural stormwater best management practices, and the preparation of stormwater quality management plans for both public and private projects. Compliance with the County of San Diego BMP Design Manual would ensure compliance with the MS4 permit and the Statewide Construction General Permit No. 2022-0057-DWQ. These regulations and requirements would address potential changes in runoff, erosion, sedimentation, pollutants, drainage capacity, and flood hazards at the time individual wineries are designed and developed.

Components 1 (On-Site Fruit Sourcing Flexibility), 4 (Tasting, Retail, and Seating Area Standards), 5 (Outdoor Amplified Music Setbacks), and 6 (Large-Capacity Vehicle Allowances) would modify fruit-sourcing requirements or specific operational and development standards related to tasting and retail areas, amplified music, and large

passenger vehicles. These components would not authorize activities that would materially increase grading, impervious surfaces, groundwater use, wastewater generation, or stormwater pollutant loading beyond the types of winery activities evaluated in the 2010 Tiered Winery EIR. Nor would any component alter the regulatory requirements applicable to development within flood hazard areas or substantially interfere with groundwater recharge.

Overall, while the previously identified significant and unavoidable impacts related to surface water quality and erosion or siltation would remain, the project would not result in a new significant hydrology or water quality impact or substantially increase the severity of an impact identified in the 2010 Tiered Winery EIR.

Therefore, the project components would not result in new or more severe impacts associated with hydrology and water quality, including (a) violating any waste discharge requirements; (b) increasing any listed pollutant in an impaired water body listed under section 303(d) of the Clean Water Act; (c) causing or contributing to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; (d) substantially depleting groundwater supplies or substantially interfering with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; (e) substantially altering the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; (f) creating or contributing runoff water, which would exceed the capacity of existing or planned storm water drainage systems; (g) providing substantial additional sources of polluted runoff; placing housing or other structures, which would impede or redirect flood flows, within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; (h) exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam and/or inundation by seiche, tsunami, or mudflow; and/or (i) conflicting with or obstructing the implementation of a water quality plan or sustainable groundwater management plan. Accordingly, the project would not result in a new significant environmental effect associated with hydrology and water quality or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to hydrology and water quality. Project implementation would not result in impacts (direct or indirect) related to hydrology and water quality beyond those analyzed in the 2010 Tiered Winery EIR. Additionally, consistent with the 2010 Tiered Winery EIR, future projects would be subject to project-specific development review for building permits and grading permits, including

adherence to standards for the protection of hydrology and water quality as deemed applicable. Therefore, project impacts relative to hydrology and water quality would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XI. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause one or more impacts associated with land use and planning including: physically dividing an established community; conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; and/or conflict with any applicable habitat conservation plan (HCP) or natural community conservation plan (NCCP)?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have no impacts associated with conflicting with applicable land use plans, policies, and regulations, or the division of an established community.

Expanding by-right Wholesale Limited and Boutique Wineries into Rural Residential (RR) zones would remain consistent with the County's General Plan and zoning framework. Both RR and agricultural zones are compatible with Semi-Rural and Rural Lands General Plan designations. As described in Zoning Ordinance Section 2180, the Rural Residential (RR) zone is intended for rural and semi-rural areas characterized by large lots and may accommodate buffers between residential and agricultural uses, family or small farms, and large-lot residential development. Section 6157(b) also allows certain agricultural tourism activities in Rural Residential (RR) zones as accessory uses to primary agricultural operations, further demonstrating that visitor-serving agricultural activities are contemplated in the zone. Requiring Boutique Wineries to be located on parcels of at least two acres within qualifying VMT-efficient, visitor-serving areas would further support compatibility with the rural and semi-rural character anticipated in Rural Residential (RR) zones.

County community plans do not discourage agricultural uses in Rural Residential (RR) zones, and several, including the Ramona, Valley Center, and Bonsall community plans, expressly support agriculture. Therefore, the proposed amendments would not conflict with an applicable community plan or other land use policy.

Further, future wineries remain subject to applicable General Plan Policies, including N 1.1 and N-1.2. Policy N-1.1 requires consideration of the County's Noise Compatibility

Guidelines and Noise Standards and promotes separation between noise-generating and noise-sensitive uses. Consistent with these policies, Component 5 (Outdoor Amplified Music Setbacks) would establish setbacks for outdoor amplified music based on the sound level measured 10 feet from the source. These standards would reduce potential conflicts between Boutique Wineries and surrounding noise-sensitive uses. Additional analysis of applicable General Plan policies and County noise regulations are provided in Section XIII, Noise.

The project's components would not cause new or more severe impacts associated with land use and planning, including physically dividing an established community; conflicting with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect; and/or conflicting with any applicable HCP or NCCP (see Section V, Biological Resources). Accordingly, the project would not result in a new significant environmental effect associated with land use and planning or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR. Similarly to the conclusions of the 2010 Tiered Winery EIR, no impacts would occur.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that would cause one or more effects related to land use and planning. Project implementation would not result in impacts (direct or indirect) related to land use and planning beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, project impacts related to land use and planning would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XII. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources, including (a) the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or (b) the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have a less than significant impact related to mineral resources because of the nature of vineyard and winery uses being located within a small footprint and because wineries would not involve extractive operations.

Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand the circumstances under which wineries may be established in Rural Residential (RR) zones. However, these components would not authorize extractive activities or development with a footprint that would substantially restrict access to or preclude the future recovery of mineral resources.

Components 1 (On-Site Fruit Sourcing Flexibility), 4 (Tasting, Retail, and Seating Area Standards), 5 (Outdoor Amplified Music Setbacks), and 6 (Large-Capacity Vehicle Allowances) would modify fruit-sourcing requirements or operational standards related to tasting and retail areas, outdoor amplified music, and large passenger vehicles. These changes would not increase the amount of land disturbed or otherwise affect the availability of mineral resources. These amendments would not change the operational allowances beyond what was evaluated in the 2010 Tiered Winery EIR and as a result would not increase the potential for impacts to mineral resources. Therefore, the project would not cause new or more severe impacts associated with mineral resources, including (a) the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or (b) the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Impacts would remain less than significant.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to mineral resources. Project implementation would not result in impacts (direct or indirect) related to mineral resources beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, project impacts related to mineral resources would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XIII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing

without the project; for projects located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have significant and unmitigated impacts associated with exposure of persons to noise levels in excess of noise ordinance standards and permanent increases in ambient noise levels due to additional traffic on area roadways. On-site generated noise impacts were found to be less than significant. Temporary or periodic increase in ambient noise levels and impacts regarding excessive groundborne vibration or groundborne noise generation were also found to be less than significant. Because the 2010 Tiered Winery EIR addressed impacts associated with the approved Tiered Winery Ordinance, project level mitigation measures were determined to be infeasible. In addition, certain winery tiers could be established by-right and would not undergo subsequent discretionary environmental review through which site-specific mitigation could be imposed. Therefore, traffic-related noise impacts related to were found to be significant and unmitigated. As such, a Statement of Overriding Considerations was adopted for noise pursuant to CEQA Guidelines Sections 15091 and 15093.

Component 1 (On-Site Fruit Sourcing Flexibility), Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones), Component 4 (Tasting, Retail, and Seating Area Standards), and Component 6 (Large-Capacity Vehicle Allowances) would not substantially increase traffic or on-site operational noise. Component 1 would provide temporary flexibility from on-site fruit-sourcing requirements under limited circumstances. Although this flexibility could result in additional fruit deliveries, it would be temporary and would not increase a winery's permitted production or operating capacity. Component 2 would allow Wholesale Limited Wineries by-right in Rural Residential (RR) zones but would not materially change the limited operational characteristics of that winery tier. Component 4 would revise the calculation of tasting and retail areas but would not independently authorize new noise-generating activities or increase applicable operating limits. Component 6 would restrict large passenger vehicles carrying more than 15 passengers to periods when the winery is closed to other patrons and therefore would not increase winery operating capacity or traffic-noise exposure.

The key project components that pertain to potential noise impacts include Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small

Wineries Subject to Administrative Permit), Component 5 (Outdoor Amplified Music Setbacks), and Component 7 (Pick-up Allowance for Wholesale Limited Wineries).

Component 3 would allow Boutique Wineries, including outdoor amplified music, in Rural Residential (RR) zones subject to specific ordinance limitations. As described in Zoning Ordinance Section 2180, the Rural Residential (RR) zone is intended for rural and semi-rural areas characterized by large lots and may accommodate buffers between residential and agricultural uses, family or small farms, and large-lot residential development. Section 6157(b) also allows certain agricultural tourism activities in Rural Residential (RR) zones as accessory uses to primary agricultural operations.

Boutique Wineries in Rural Residential (RR) zones would be required to maintain on-site agricultural production, be located on parcels of at least two acres, and be located within qualifying VMT-efficient visitor-serving areas. These requirements would help locate Boutique Wineries on properties that support agricultural uses and provide sufficient area to comply with applicable property-line noise limits. The County Noise Ordinance establishes the same property-line noise limits for RR, A70, and A72 zones. Accordingly, Boutique Wineries established in Rural Residential (RR) zones would be subject to the same property-line noise standards as Boutique Wineries in agricultural zones.

Component 5 would revise the property-line setbacks applicable to outdoor amplified music at Boutique Wineries. As evaluated in the technical memorandum (see Appendix B), the adopted setbacks are conservative in nature and proposed revisions to the setback distances could be accommodated while ensuring property line noise limits consistent with the County Noise Ordinance would be met. The setbacks in the existing Tiered Winery Ordinance incorporated several conservative assumptions and rounded measurements to 25-foot intervals that resulted in the existing buffer distances. Following Board direction to consider whether the buffers were overly-conservative, changes to the buffer distances were incorporated to still conservatively round up, but at 5-foot increments rather than at 25-foot increments. This adjustment maintains a conservative analysis because the modeling assumes a flat site with no noise attenuation and hard site conditions. Hard site conditions reduce natural sound absorption and increase reflectivity, meaning sound travels farther and attenuates less than it would on a purely soft site like an open field or undeveloped vineyard. The modeling for hard site conditions assumes the site has 100 percent impervious surfaces such as concrete, gravel, and buildings. While Boutique Wineries in the San Diego region would have hard site components (such as concrete patios and walkways, gravel driveways, parking areas, and buildings), typical wineries also have soft site components such as vegetated and vineyard areas. Additionally, topography, intervening structures, fencing, and other site-specific conditions can affect noise levels by providing buffering between the noise source and the measurement location (e.g., property line). Since a static model cannot account for the variability of sites, the Tiered Winery Ordinance incorporates a method to demonstrate

alternative compliance with the Noise Ordinance. This would allow for site-specific conditions (e.g., terrain, buildings, walls, number of speakers, and speaker placement) to be considered when demonstrating compliance with Noise Ordinance standards at the property line. This option allows for amplified outdoor music to be located within the standard setbacks if the following additional performance measures are met:

- a) Speakers must be oriented away from property lines and sensitive receptors.
- b) Noise attenuation such as berms, fences, or orientation of the sound in relation to structures must be considered to minimize noise.
- c) Active noise monitoring must be conducted during music events to ensure property line noise limits are not exceeded. All sound measurements shall be conducted in accordance with guidelines provided in the San Diego County Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section 36.403, Sound Level Measurement.
- d) A noise log documenting hourly average noise levels at the property line must be maintained on-site at all times. All records shall be provided within 14 days of request by County staff.
- e) If any instance of non-compliance is documented, based on an investigation by the PDS Code Compliance Division, the operator may be required to cease outdoor amplified music activities, comply with standard setbacks defined in Table 6910.6, and submit and obtain approval of a Zoning Verification Permit.

Component 7 would result in limited intermittent vehicle activity associated with appointment-only pickup of pre-purchased wine; however, because pickups would be limited to two times per week and would not involve tasting, events, or other visitor-serving activities, the amendment would not substantially increase transportation-related or operational noise.

As demonstrated within Appendix B, the revised standard noise buffers would ensure noise levels comply with property line standards in the Noise Ordinance. Additionally, alternative performance standards for noise are identified to ensure site-specific conditions and adjustments can be factored into the compliance requirement as defined by the County Noise Ordinance. Accordingly, the project would not result in a new significant environmental effect associated with noise or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to noise. Project implementation would not result in impacts (direct or indirect) related to noise beyond

those analyzed in the 2010 Tiered Winery EIR. Therefore, project impacts related to noise would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XIV. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more effects associated with population and housing, including (a) inducing substantial unplanned population growth either directly or indirectly; and/or (b) displacing substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The Initial Study prepared for the 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have no impact associated with population growth, displacement of housing, and displacement of people.

Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand allowances for Wholesale Limited and Boutique Wineries in Rural Residential (RR) zones. Although these components could support additional winery development and employment, the relatively small scale of these winery tiers would not generate substantial employment or induce substantial unplanned population growth. Winery and agricultural uses in the unincorporated County also commonly occur on properties containing existing residences. The proposed amendments would not prohibit residential uses in conjunction with wineries or require the removal of existing housing. Therefore, expanding winery allowances in Rural Residential (RR) zones would not displace substantial numbers of people or housing.

Components 1 (On-Site Fruit Sourcing Flexibility), 4 (Tasting, Retail, and Seating Area Standards), 5 (Outdoor Amplified Music Setbacks), and 6 (Large-Capacity Vehicle Allowances) would provide limited flexibility related to fruit-sourcing requirements, tasting and retail area calculations, outdoor amplified-music setbacks, and large passenger vehicles. These components would not authorize residential development, increase residential density, require substantial new infrastructure, or otherwise induce population growth. They also would not require the removal of existing residences. Accordingly, the project would not cause new or more severe impacts associated with population and housing, including (a) inducing substantial unplanned population growth either directly or indirectly; (b) displacing substantial numbers of existing people or housing, necessitating

the construction of replacement housing elsewhere; and/or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR. Impacts would remain less than significant.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to population and housing. Project implementation would not result in impacts (direct or indirect) related to population and housing beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to population and housing would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in one or more substantial adverse physical impacts associated public services, including the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, and/or other public facilities?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would result in less than significant impacts with regard to fire protection services, police protection services, schools, parks, and other public services.

Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand allowances for Wholesale Limited and Boutique Wineries in qualifying Rural Residential (RR) zones. However, wineries are not a new use in the Rural Residential (RR) zone because Large Wineries are currently allowed with approval of a Major Use Permit. The amendments would not increase the maximum building or patio areas, site occupancy, or overall development envelope applicable to the affected winery tiers. Although additional wineries could incrementally increase demand for fire protection and law enforcement services, the limited scale and occupancy of these uses would not require the construction or expansion of public facilities to maintain acceptable service levels or

response times. Future winery development would also remain subject to applicable building, fire, emergency-access, and water-supply requirements through the building-permit process.

Components 1 (On-Site Fruit Sourcing Flexibility), 4 (Tasting, Retail, and Seating Area Standards), 5 (Outdoor Amplified Music Setbacks), 6 (Large-Capacity Vehicle Allowances), and 7 (Pick-up Allowance for Wholesale Limited Wineries) would provide limited operational flexibility related to fruit-sourcing requirements, tasting and retail area calculations, outdoor amplified-music setbacks, and large passenger vehicles. These components would not increase permitted winery capacity or generate substantial additional demand for fire protection, police protection, or other public services. Component 6 (Large-Capacity Vehicle Allowances) would restrict large passenger vehicles to periods when a winery is closed to other patrons, thereby limiting concurrent occupancy and associated emergency-service demand.

Accordingly, the project would not cause new or more severe impacts associated with public services, including the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, and/or other public facilities. Impacts would remain less than significant.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to public services. Project implementation would not result in impacts (direct or indirect) related to public services beyond those analyzed in the 2010 Tiered Winery EIR. Additionally, consistent with the 2010 Tiered Winery EIR, future implementing projects would be subject to project-specific review as part of the building permit process, including adherence to standards relative to public services as deemed applicable. Therefore, project impacts related to public services would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XVI. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to recreation, including (a) an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; and/or (b) the inclusion of recreational facilities or require the construction or

expansion of recreational facilities, which might have an adverse physical effect on the environment?

YES

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NO

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The Initial Study prepared for the 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would have no impact on recreational facilities because the project does not include any residential use that would increase the use of existing neighborhood and regional parks or other recreational facilities.

Like the original project, the proposed amendments to the Tiered Winery Ordinance would not include any residential use that would increase the use of existing neighborhood or regional parks.

The project would not cause new or more severe impacts to recreation, including (a) an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; and/or (b) the inclusion of recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Impacts would remain less than significant. Accordingly, the project would not result in a new significant environmental effect associated with recreation or a substantial increase in the severity of an effect previously identified in the 2010 Tiered Winery EIR.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to recreation. Project implementation would not result in impacts (direct or indirect) related to recreation beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, impacts related to recreation would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XVII. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to transportation/traffic, including (a) a conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; (b) an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or

highways; (c) a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; (d) a substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); (e) inadequate emergency access; (f) inadequate parking capacity; and/or (g) a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would result in significant and unmitigated impacts with regard to road segment operations, level of service (LOS), and congestion. Impacts regarding parking capacity were found to be less than significant. Because the EIR evaluated an ordinance rather than individual winery projects, project-specific mitigation measures were found to be infeasible. In addition, certain winery tiers could be established by-right and would not be subject to discretionary review through which project-specific mitigation measures could be imposed. that could reduce transportation and traffic impacts to as such, a Statement of Overriding Considerations was adopted for transportation pursuant to CEQA Guidelines Sections 15091 and 15093.

The proposed amendments most relevant to transportation are Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit), which would allow Boutique Wineries by-right in qualifying Rural Residential (RR) zones, and Component 7 (Pick-up Allowance for Wholesale Limited Wineries), which would allow limited, by-appointment pick-up of pre-purchased wine at Wholesale Limited Wineries. Component 7 would be limited to two pickup times per week and would not authorize tasting, events, sales of other products, or other visitor-serving activities. Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) would allow Wholesale Limited Wineries by-right in Rural Residential (RR) zones; however, this winery tier does not include visitor-serving uses and would not generate substantial customer traffic. Small Wineries would continue to require an Administrative Permit, allowing transportation impacts to be evaluated during project-specific discretionary review.

Components 1 (On-Site Fruit Sourcing Flexibility), 4 (Tasting, Retail, and Seating Area Standards), and 5 (Outdoor Amplified Music Setbacks) would modify fruit-sourcing requirements, tasting and retail area calculations, and setbacks for outdoor amplified music, respectively. These components would not increase permitted winery capacity or materially alter the trip-generating characteristics evaluated in the 2010 Tiered Winery EIR. Component 6 (Large-Capacity Vehicle Allowances) would restrict large passenger

vehicles carrying more than 15 passengers to periods when the winery is closed to other patrons. This limitation would avoid concurrent patron and passenger-vehicle activity and would not increase permitted winery occupancy or overall operating capacity.

The 2010 Tiered Winery EIR did not evaluate VMT because LOS was the CEQA transportation metric when the EIR was prepared. Following enactment of California Senate Bill 743 and adoption of CEQA Guidelines Section 15064.3, automobile delay and LOS are no longer treated as significant environmental impacts under CEQA. VMT is now the primary metric for evaluating transportation impacts. As a result of these changes to the regulatory framework for the analysis of potentially significant transportation impacts, the project was evaluated for its potential impacts to result in a new significant VMT impact.

Component 3 would require a Boutique Winery in a Rural Residential (RR) zone to be located within a VMT-efficient area to qualify for by-right approval. A VMT analysis memorandum was prepared for the project, County of San Diego Screening Criteria for Vehicle Miles Traveled Related Impacts—Wineries (see Appendix C), to identify locations where a winery may reasonably be considered locally serving and presumed to have a less-than-significant VMT impact. The memorandum supplements, but does not modify, the screening framework established in the County's 2026 TSG (County of San Diego 2026).

Of the eight screening criteria outlined in the County's TSG, the following screening criteria would be most applicable to wineries:

- Locally Serving Retail/Service Projects – Following guidance provided by the Governor's Office of Planning and Research, locally serving retail/service projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail/service generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel.

Wineries, specifically the tasting rooms, are considered commercial and can be considered locally serving as they may attract local residents to visit a winery closer to home. These trips would generally fall under the "Locally Serving Retail/Service Projects" criteria and would have a less than significant VMT-related impact; however, wineries that are located in rural areas of the County may not qualify as locally serving. Whether the location of a winery within the County would be considered locally serving is based on the following additional criteria: clusters or population.

Clusters

A winery/agricultural cluster can become transportation-efficient when it includes enough complementary uses functioning as part of a single visitor destination, allowing patrons to visit multiple businesses in one trip. Based on destination clustering and trip-chaining principles, a cluster of three visitor-serving wineries and/or agricultural uses is considered the minimum size needed to provide enough variety for a multi-stop visit. Locally serving agricultural uses are defined as activities that allow the public to visit a working agricultural operation for recreation, education, direct sales, or agricultural experiences, including but not limited to farm stands, u-pick operations, farm tours, and seasonal agricultural events. It is assumed that adding wineries to the existing clusters may increase the number of stops visitors make during existing trips, rather than significantly increasing the number of independent, new trips and thus regional VMT. Based on this rationale, a cluster can be defined as three or more visitor-serving wineries and/or agricultural uses located within a three-mile radius. This threshold reflects the assumption that a three-mile travel distance represents a reasonable local trip, and that residents within this area comprise the businesses' primary nearby market or local community. As such, three miles is generally considered a rule of thumb market capture distance for locally serving projects.

It is further surmised that by creating more winery options within the County may reduce trips to the Temecula Wine Country from the San Diego Region. Therefore, the project's effect of adding wineries in the County near other existing visitor-serving wineries and/or agricultural uses would not generate additional VMT and may reduce VMT within the County by providing closer winery options than would the Temecula Wine Country.

Population

The population-based, locally serving VMT efficiency screening criterion is intended to identify winery locations that are likely to primarily serve nearby residents rather than generate substantial regional vehicle travel. An analysis of winery-dense areas throughout the County found that the average population density within a three-mile radius of existing winery/agricultural clusters is approximately 2,200 people per square mile. This observed condition provides a reasonable benchmark for identifying areas where a winery could function as a locally serving use. Accordingly, a proposed winery located in an area with an average population density of 2,200 or more people per square mile within a three-mile radius may be considered potentially locally serving.

Identification of VMT Efficient Areas

Using the criteria for clustering and population, areas may reasonably be considered locally serving and therefore eligible for screening from further VMT analysis. A winery that meets either criterion—clustering or population—would be expected to primarily capture existing local or destination-based travel patterns rather than create substantial new regional vehicle travel. Component 3 would allow Boutique Wineries in Rural

Residential (RR) zones by-right only within areas satisfying at least one of these criteria. A proposed Boutique Winery in a Rural Residential (RR) zone that does not satisfy the VMT-efficient-area requirement would not qualify for by-right approval and would require discretionary review, including project-specific VMT analysis as applicable. Component 3 would allow Boutique Wineries in Rural Residential (RR) zones by-right only within areas satisfying at least one of the required criteria. A proposed Boutique Winery in a Rural Residential (RR) zone that does not satisfy the VMT-efficient-area requirement would not qualify for by-right approval and would require discretionary review, including project-specific VMT analysis as applicable. Component 3 therefore would not result in a significant VMT impact.

Component 7 (Pick-up Allowance for Wholesale Limited Wineries)

Component 7 would allow customers to pick up pre-purchased wine from Wholesale Limited Wineries by appointment only, limited to two pickup times per week. The amendment would not authorize wine tasting, on-site purchase of wine or other products, events, or other visitor-serving activities, all of which would remain prohibited at Wholesale Limited Wineries. Accordingly, the amendment would not convert Wholesale Limited Wineries into retail destinations or otherwise result in the level of customer activity associated with Boutique or Small Wineries.

Component 7 could result in a limited number of additional customer vehicle trips associated with scheduled pickups. However, the frequency of such activity would be expressly constrained by the ordinance to two appointment-only pickup times per week. The amendment would not increase winery production capacity, establish tasting or retail sales areas, increase permitted occupancy, or authorize other activities that could generate recurring customer trips. Pickup transactions would also be brief and limited to wine that was purchased prior to arrival at the winery.

Given the limited frequency and nature of the permitted activity, Component 7 would not materially change the trip-generating characteristics of Wholesale Limited Wineries or generate substantial new regional vehicle travel. Accordingly, Component 7 would not result in a new significant VMT impact or substantially increase transportation impacts beyond those evaluated in the 2010 Tiered Winery EIR.

Other Transportation Impacts

The project would regulate winery uses on individual properties and would not construct or alter public roadways, intersections, transit facilities, bicycle facilities, or pedestrian facilities. Future winery development would remain subject to applicable County requirements governing parking, driveway design, sight distance, emergency access, and public and private roads. Component 6 would further limit potential circulation conflicts

involving large passenger vehicles by prohibiting their use while a winery is open to other patrons. Therefore, the project would not create a transportation hazard, impair emergency access, result in inadequate parking, or conflict with an applicable transportation plan, ordinance, or policy.

The significant and unavoidable roadway operations, LOS, and congestion impacts identified in the 2010 Tiered Winery EIR would remain.

Accordingly, the project would not cause one or more effects to transportation/traffic, including (a) a conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; (b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision; (c) Substantially increase hazards due to a geometric design feature; or (d) Result in inadequate emergency access. Therefore, the project would not result in a new significant environmental effect related to transportation or traffic or a substantial increase in the severity of previously identified significant effects identified in the 2010 Tiered Winery EIR and would result in a less than significant impact related to VMT.

Since the 2010 Tiered Winery EIR was certified, there have been no changes in the project, changes in circumstances under which the project is undertaken, and/or “new information of substantial importance” that would cause one or more effects related to transportation/traffic. Project implementation would not result in impacts (direct or indirect) related to transportation/traffic beyond those analyzed in the 2010 Tiered Winery EIR. Therefore, project impacts related to transportation/traffic would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XVIII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that cause effects to utilities and service systems, including (a) requiring or resulting in the relocation or construction of new or expanded water, wastewater treatment for storm water drainage, electrical power, natural gas or telecommunication facilities; (b) having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; (c) resulting in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; (d) generating solid waste in excess of state or local standards, in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals; and/or (e) complying with federal, state, and local management and reduction statutes and regulations related to solid waste?

YES

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NO

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The 2010 Tiered Winery EIR determined that implementation of the approved Tiered Winery Ordinance would result in less than significant impacts regarding wastewater treatment, storm water drainage, and landfill capacity and solid waste. Impacts regarding sufficient water supplies/the need for new or expanded water entitlements, groundwater supply, and cumulative water supply were found to be significant and unmitigated. Because the 2010 Tiered Winery EIR evaluated an ordinance rather than individual winery projects, project-specific mitigation measures were found to be infeasible. Furthermore, certain winery tiers could be established by-right and would not undergo subsequent discretionary review through which project-specific water-supply mitigation measures could be imposed. As such, a Statement of Overriding Considerations was adopted for utilities and service systems pursuant to CEQA Guidelines Sections 15091 and 15093.

The CEQA thresholds in effect when the 2010 Tiered Winery EIR was prepared did not require analysis of whether a project would necessitate the relocation or construction of new or expanded electrical, natural gas, or telecommunications facilities. These issues are therefore addressed below as part of the analysis of the proposed amendments. Component 2 (By-Right Wholesale Limited Winery Allowances into Rural Residential [RR] Zones) and Component 3 (Expansion of Expansion of Wineries into Rural Residential [RR] zones: Boutique Wineries By-Right Subject to Limitations and/or Wholesale Limited, Boutique, and Small Wineries Subject to Administrative Permit) would expand allowances for Wholesale Limited and Boutique Wineries in Rural Residential (RR) zones. Agricultural uses, including vineyards, are already permitted in Rural Residential (RR) zones, and Boutique Wineries established in Rural Residential (RR) zones would be required to maintain on-site agricultural production. Therefore, water demand associated with agricultural production is considered part of the existing condition. Where a vineyard is already present, the incremental water demand attributable to the amendments would primarily consist of water used for wine production and visitor-serving activities. On properties not currently in agricultural production, the entire demand associated with the future vineyard and winery would be evaluated as part of the implementing project.

As detailed in the 2010 Tiered Winery Ordinance EIR, “based on the estimate that 6-10 gallons of water used for every gallon of wine produced, a Boutique Winery producing 12,000 gallons of wine per year could use an additional 72,000-120,000 gallons of water per year for wine production.” Expanding the allowance for wine production into additional areas in Rural Residential (RR) zones would be associated with additional water demand; however, based on the documented challenges facing the local wine industry, the proposed project is not expected to result in substantial winery growth beyond what was anticipated in the 2010 Tiered Winery Ordinance EIR.

Based on feedback shared from local wineries and the Farm Bureau during stakeholder engagement related to the County's Tiered Winery Ordinance over the past several years, the Winery Industry is experiencing economic challenges due to market changes affecting economic viability of visitor-serving wineries. According to a report prepared by the San Diego County Vitner's Association documenting the State of the San Diego Wine Industry (2026), the report findings "reinforce broader industry trends observed at the state and national levels, where softening demand, changing consumer preferences, and increased competition are placing downward pressure on sales. For San Diego County wineries, the data suggest a transition from a growth-oriented environment to one defined by stabilization, uneven performance, and more downside risk for some wineries." The project is intended to provide greater flexibility and support the continued viability of local wineries rather than facilitate a substantial expansion of winery production. Accordingly, although the amendments could redistribute winery development into qualifying Rural Residential (RR) zones, they are not expected to substantially increase overall winery growth or water demand beyond the levels evaluated in the 2010 Tiered Winery EIR. As a result, the project changes would not substantially affect demand for imported water, groundwater, wastewater treatment, stormwater drainage facilities, or landfill capacity.

Components 1 (On-Site Fruit Sourcing Flexibility), 4 (Tasting, Retail, and Seating Area Standards), 5 (Outdoor Amplified Music Setbacks), 6 (Large-Capacity Vehicle Allowances), and 7 (Pick-up Allowance for Wholesale Limited Wineries) would modify fruit-sourcing requirements or operational standards related to tasting and retail areas, outdoor amplified music, large passenger vehicles, and scheduled pickup of previously ordered retail goods. Component 1 could temporarily reduce the amount of fruit required to be grown on-site and therefore would not increase agricultural irrigation demand. Components 4 through 7 would not increase permitted wine-production capacity, maximum occupancy, or the overall development potential and would not materially increase demand for water, wastewater treatment, stormwater drainage, electricity, natural gas, telecommunications, or solid-waste services. Scheduled retail pickup under Component 7 (Pick-up Allowance for Wholesale Limited Wineries) would involve brief transactions using existing winery facilities and would not require new utility infrastructure.

Future wineries would remain subject to applicable requirements governing proof of adequate water supply, wells, wastewater disposal, stormwater management, solid-waste collection, and utility connections through the applicable permit-review process. Given the limited scale of the affected winery tiers, the proposed amendments would not require the construction or relocation of major water, wastewater, stormwater, electrical, natural gas, or telecommunications facilities. They also would not generate solid waste exceeding applicable standards or available landfill capacity or interfere with solid-waste reduction requirements. Accordingly, the project would not cause new or more severe impacts associated with utilities and service systems, including (a) requiring or resulting in the

relocation or construction of new or expanded water, wastewater treatment for storm water drainage, electrical power, natural gas or telecommunication facilities; (b) having sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years; (c) resulting in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; (d) generating solid waste in excess of state or local standards, in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals; and/or (e) complying with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts related to water supply and groundwater would remain significant and unmitigated with other issues being less than significant.

Since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that would cause one or more effects related to utilities and service systems. Project implementation would not result in impacts (direct or indirect) related to utilities and service systems beyond those analyzed in the 2010 Tiered Winery EIR. Additionally, consistent with the 2010 Tiered Winery EIR, future implementing projects would be subject to project-specific building permit review, including adherence to standards relative to utilities and service systems as deemed applicable. Therefore, impacts related to utilities and service systems would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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The project would update the Tiered Winery Ordinance to provide additional clarity and flexibility for Boutique Winery operations and allow Wholesale Limited, Boutique, and Small Wineries in Rural Residential (RR) zones. The project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because grading and clearing associated with any new vineyards or buildings for winery operations would be subject to the provisions of the County's Grading, Clearing and Watercourses ordinance which requires discretionary review and consideration of resources present.

As described in the individual topic sections, the project would not expand the intensity of winery operations including winery buildings and anticipated use areas beyond what was originally anticipated. The project would not have cumulatively considerable impacts because the changes are not expected to result in substantial winery growth beyond what was anticipated in the 2010 Tiered Winery Ordinance EIR. Based on feedback shared from local wineries and the Farm Bureau during stakeholder engagement related to the County's Tiered Winery Ordinance over the past several years, the Winery Industry is experiencing economic challenges due to market changes affecting economic viability of visitor serving wineries. According to a report prepared by the San Diego County Vitner's Association documenting the State of the San Diego Wine Industry (2026), the report findings "reinforce broader industry trends observed at the state and national levels, where softening demand, changing consumer preferences, and increased competition are placing downward pressure on sales. For San Diego County wineries, the data suggest a transition from a growth-oriented environment to one defined by stabilization, uneven performance, and more downside risk for some wineries." While the project would allow additional areas the opportunity to consider winery uses, impacts associated with future winery growth would be consistent with what was conservatively envisioned in the 2010 Tiered Winery Ordinance EIR.

The changes to the property line setback requirements for outdoor amplified noise and alternative compliance allowances would not have a substantial adverse effect on human beings because the ordinance requires compliance with the County's Noise Ordinance property line limits and provides a conservative analysis to define the standard setback requirements.

As described throughout this addendum, since the 2010 Tiered Winery EIR was certified, there are no changes in the project, changes in circumstances under which the project is

undertaken, and/or “new information of substantial importance” that would result in any new or more severe impacts related to biological resources, cultural resources, or adverse effects on human beings. As described in Section IV, Biological Resources, and Section V, Cultural Resources, above, the project would not result in any new or more severe impacts to biological resources or cultural/historic resources, nor would the project result in any previously unidentified impact that would be cumulatively considerable. Furthermore, as described throughout this addendum, the project would not result in any new or more severe direct or indirect environmental impacts to human beings. All impacts associated with the project would be consistent with those previously identified in the 2010 Tiered Winery EIR.

XX. APPENDICIES

- A. An Ordinance Amending the San Diego County Zoning Ordinance Related to Tiered Wineries (Changes Shown)
- B. County of San Diego Process Improvements, Zoning Ordinance Amendment: Alternative Setback Evaluation Memorandum
- C. County of San Diego Screening Criteria for Vehicle Miles Traveled and Related impacts – Wineries Memorandum

XXI. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Association of Environmental Professionals

California Environmental Quality Act Guidelines. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Department of Fish and Wildlife

California Fish and Wildlife Code, Section 1600 *et. seq.*

County of San Diego

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3.

County of San Diego General Plan, 2011.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, approved March 19, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality, approved March 19, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved September 15, 2010.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources: Archaeological and Historical Resources, approved December 5, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved July 30, 2007.

County of San Diego Guidelines for Determining Significance Hydrology and Water Quality, approved August 18, 2021.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources, approved July 30, 2008.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Vectors, approved January 15, 2009.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Visual Resources, approved July 30, 2007.

County of San Diego Fire Protection Plan Guidelines for Staff, approved 2024.

County of San Diego Guidelines for Determining Significance Climate Change, approved February 2018.

County of San Diego Guidelines for Determining Significance Noise, approved January 27, 2009.

County of San Diego Transportation Study Guidelines, adopted January 2026.

County of San Diego Zoning Ordinance.

County of San Diego, Code of Regulatory, County of San Diego Zoning Ordinances, Administrative: Current through Ord. No. 10923 (N.S.), effective 11-21-24 | Regulatory: Current through Ord. No. 10924 (N.S.), effective 11-22-24.

County of San Diego, San Diego County General Plan Environmental Impact Report, August 2011.

County of San Diego, San Diego County General Plan, August 3, 2011.

County of San Diego, Tiered Winery Zoning Ordinance Amendment Final Environmental Impact Report, July 14, 2010.

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991 Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region.

Michael Baker International

County of San Diego Process Improvements, Zoning Ordinance Amendment: Amplified Music at Wineries – Noise Impact Best Practices and Zoning Ordinance Recommendations, December 27, 2024.

RICK Engineering, Inc.

County of San Diego Tiered Winery Expansion Feasibility Analysis, February 9, 2024.

San Diego County Vintners Association

State of the San Diego Wine Industry, 2026.

APPENDIX A:

An Ordinance Amending the San Diego County
Zoning Ordinance Related to Tiered Wineries
(Changes Shown)

Section 6910: *DRAFT* – 6910 Wholesale Limited, Boutique, and Small Wineries

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO TIERED WINERIES

Section 1. The Board of Supervisors finds and determines that the following amendments to the San Diego County Zoning Ordinance to amend the regulations with Wholesale Limited, Boutique, and Small Tiered Wineries are reasonable and necessary for public health, safety, convenience, and welfare.

Section 2. Section 6910 WHOLESALE LIMITED, BOUTIQUE, AND SMALL WINERIES is amended to read as follows:

6910 WHOLESALE LIMITED, BOUTIQUE, AND SMALL WINERIES

The provisions of Section 6910 shall be known as the Wholesale Limited, Boutique, and Small Wineries Regulations. The purpose of these regulations is to promote production of wine from fruit grown in San Diego County, to support local agriculture and to prescribe reasonable standards and procedures for the operation of wineries.

In the event of crop failure due to a natural disaster or other circumstances beyond operator's control (including but not limited to fire, drought, or pest infestation), the fruit-source percentage requirements as described in each winery tier (Wholesale Limited, Boutique, Small) may be temporarily waived by the Director of Planning and Development Services or their designee. Upon request, records providing evidence supporting the need for a temporary waiver shall be provided. The granted waiver must be consistent with the County Code of Regulatory Ordinances, Division 7, Chapter 9, Section 87.902 County Agricultural Grading and Clearing. On-site records shall include documentation demonstrating and justifying the reduced on-site production, such as photos documenting the natural disaster, pest infestation, or other circumstances, crop yield records, insurance claims, or other documentation at the request of the Director of Planning and Development Services or their designee.

Commercial activities not expressly allowed pursuant to the provisions of Section 6910 are prohibited except for permitted uses consistent with the Zoning Ordinance and Agricultural Tourism as defined in Section [6157.b](#) if all qualifying criteria are met.

- a. Wholesale Limited Winery. A Wholesale Limited Winery shall comply with the following provisions:
 1. Prior to occupancy of the permitted winery structures and the production of wine, a Wholesale Limited Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current 02 Winegrowers license issued by the California

Department of Alcoholic Beverage Control (ABC). Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.

2. Allowable Zones: Wholesale Limited Wineries are permitted by-right subject to limitations of Section 6910.a. in the following zones: A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations, and RR – Rural Residential Use Regulations. Refer to the Agricultural Use Types in Section 2990 Use & Enclosure Matrix for allowed uses by zone. Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.
3. ~~2. Direct-to-consumer wine sales are restricted to internet, phone and mail-order sales. Purchased wine may be mailed to the customer or made available for on-site pick up by-appointment only. On-site pick up is limited to no more than two (2) designated pick-up times per week. No other on-site activities are permitted including on-site tasting. On-site sales to the public of wine and other goods from the winery, tasting rooms, and/or special events, including but not limited to weddings and parties, are prohibited. Internet sales, phone sales and mail-order sales are allowed.~~
4. ~~3.~~ The maximum floor area of a production facility (non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices) is limited as follows:

Table 6910.1 - Wholesale Limited Winery Production Facility Size Limitations

<i>Lot Size (gross)</i>	<i>Production Facility Size (cumulative maximum-)</i>
<u>0 to under <1 acre</u>	<u>1,000 square feet</u>
<u>1 acre to <2 acres</u>	<u>1,500 square feet</u>
<u>2 acres to <4 acre</u>	<u>2,000 square feet</u>
For each acre over 4 acres	<u>Add 200 square feet additional per acre, not to exceed 5,000 square feet</u>

Table Summary: This table describes the maximum allowable production facility size based on gross lot size. This table contains two columns. The first column lists ranges of gross lot sizes. The second column shows the corresponding maximum cumulative production facility size allowed for each lot size. For lots between 0 and under 1 acre, the maximum size is 1,000 square feet. For lots 1 to under 2 acres, the maximum is 1,500 square feet. For lots 2 to under 4 acres, the maximum is 2,000 square feet. For lots larger than 4 acres, an additional 200 square feet is allowed per acre over 4 acres, up to the maximum permitted limit.

No existing barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 shall be used as a production facility for the

Wholesale Limited Winery Use. However, these structure types may be converted to winery production structures if they are permitted and constructed in compliance with the applicable California building code.

5. ~~4.~~ Wine production shall be less than 12,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. ~~Up to A~~ maximum of 75% of the winery's production may be from sourced fruit/juice from inside or outside San Diego County.

Table 6910.2 – Annual Wholesale Limited Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% {minimum-}	Required	N/A <u>Not Applicable</u>
Within/Outside San Diego County	75% {maximum-}	Permitted	Prohibited
TOTAL	100%		

Table Summary: This table describes the production requirements on-site and within or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

A new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to 3-years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall keep records detailing the amount of fruit grown on the premises and the amount of fruit and/or juice imported from off the premises, to demonstrate compliance with this Section.
 - ii. The records shall indicate the dates of receipt and quantities of all imported fruit and/or juice and shall indicate the off-site growers name, address and location of the growing operation from which the fruit is imported.
 - i. All records shall be provided within 14 days of request by County staff.
- ~~6.~~ ~~5.~~ Wine production shall be less than 12,000 gallons annually.
7. ~~6.~~ All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control.

8. ~~7.~~ A Wholesale Limited Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.
- b. Boutique Winery. A Boutique Winery shall comply with the following provisions:
 1. Prior to the occupancy of the permitted winery structures and the production of wine, a Boutique Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current Type 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control (ABC). Licenses issued by the California Department of Alcoholic Beverage Control that allow other types of alcohol sales are prohibited.
 2. Allowable Zones: Boutique wineries are permitted by-right in A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations subject to the limitations of Section 6910b.

Within the RR - Rural Residential Use Regulations, Boutique Wineries are permitted by-right subject to the limitations of Section 6910b only if the following criteria are met:
 - i. The Boutique winery is located on parcel size of three (3) acres or greater.
 - ii. The Boutique Winery is located within a three-mile radius of a winery/agricultural cluster (three (3) or more visitor-serving wineries or agricultural uses), or within an area where the average population density within a three-mile radius is at least 2,200 people per square mile. A Boutique Winery that does not meet this objective criterion may submit a Zoning Verification Permit with a Vehicle Miles Traveled (VMT) analysis consistent with the County's Transportation Study Guide demonstrating the proposed winery would be VMT efficient.
 - iii. A Boutique Winery in the RR Use Regulation that does not meet the above criteria may be approved in accordance with the Administrative Permit Procedure commencing at Section 7050.

Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific Plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.

3. ~~2.~~ Wine production shall be less than 12,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. A minimum of 50% of the winery's production shall be from fruit grown in San Diego County or from sourced juice and/or wine produced in San Diego County with San Diego County grown grapes. ~~No more than~~ A maximum of 25% of the winery's production

may consist of fruit, juice or ~~non-bottled~~ bulk wine sourced from outside San Diego County.

Table 6910.3 – Annual Boutique Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% (minimum -)	Required	N/A Not Applicable
Within San Diego County	50% (min <u>minimum</u> -)	Permitted	Permitted
Outside San Diego County	25% (maximum -)	Permitted	Permitted
TOTAL	100%		

Table Summary: This table describes the allowed percentage of grapes that can be sourced from on-site, within San Diego County, and/or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

For new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to three (3) years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall maintain records detailing the total annual production amount of fruit grown on the premises and the amount of fruit, juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
 - ii. The records shall indicate the dates of receipt and quantities of all imported fruit, juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
 - iii. All records shall be provided within 14 days of request by County staff.
4. The maximum floor area of the production facility (non-residential structure(s)) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking, including shipping, receiving, laboratory, maintenance and offices, is limited as follows:

Table 6910.4 - Boutique Winery Production Facility Size

<i>Lot Size (gross)</i>	<i>Production Facility Size (cumulative maximum-)</i>
<u>0 to under <1 acre</u>	<u>1,000 square feet</u>
<u>1 acre to <2 acres</u>	<u>1,500 square feet</u>
<u>2 acres to <4 acre</u>	<u>2,000 square feet</u>
For each acre over 4 acres	<u>Add 200 square feet additional per acre, not to exceed 5,000 square feet</u>

Table Summary: This table describes the maximum allowable production facility size based on gross lot size. This table contains two columns. The first column lists ranges of gross lot sizes. The second column shows the corresponding maximum cumulative production facility size allowed for each lot size. For lots between 0 and under 1 acre, the maximum size is 1,000 square feet. For lots 1 to under 2 acres, the maximum is 1,500 square feet. For lots 2 to under 4 acres, the maximum is 2,000 square feet. For lots larger than 4 acres, an additional 200 square feet is allowed per acre over 4 acres, up to the maximum permitted limit.

No existing barns, agricultural storage buildings and/or other accessory structures permitted pursuant to Section 6156 shall be used as a production facility, tasting/retail sales area, or live music area for the Boutique Winery. However, these structure types may be converted to winery production or tasting structures if they are permitted and constructed in compliance with the applicable California building code.

5. The Boutique Winery ~~structures permitted in Section 6910.b.4~~ may contain one designated tasting/retail sales area in addition to the Boutique Winery structures permitted in 6910.b.4. ~~Live music at Boutique Wineries must be accessory to winery sales and tasting activities, and no additional square footage shall be allowed for the live music use, beyond the tasting/retail sales area maximum square footage noted in this Section. The designated tasting/retail sales area shall be accessory to wine production, shall not exceed 30% of the total square footage of all permitted Boutique Winery production facility structures, and shall comply with the following:~~
- ~~Sales and tasting activities shall not exceed 30% of the maximum allowable Production Facility total square footage as specified in Section 6910.b.4 and specified in the following table. For each parking space provided above the minimum requirement in Section 6910.b.12, an additional 25 square feet of tasting/retail sales area is allowed up to the cumulative maximum allowance detailed in Table 6910.5:~~

Table 6910.5 - Boutique Winery Allowed Tasting/Retail Sales Area

<i><u>Lot Size (gross)</u></i>	<i><u>Baseline Allowable Tasting /Retail Sales Area</u></i>	<i><u>Cumulative Maximum Tasting /Retail Sales Area</u></i>
<u>0 to under 1 acre</u>	<u>300 square feet</u>	<u>400 square feet</u>
<u>1 acre to 2 acres</u>	<u>450 square feet</u>	<u>550</u>

<u>2 acres to 4 acres</u>	<u>600 square feet</u>	<u>700</u>
<u>For each acre over 4 acres</u>	<u>30% of allowed production facility size square feet (see 6910.b.4)</u>	<u>30% of allowed production facility size square feet (see 6910.b.4) + 100 square feet</u>

Table Summary: This table describes the allowed tasting and retail sales area for production facilities based on gross lot size, as well as how much additional area may be added for extra parking spaces. The first column lists gross lot size ranges. The second column shows the base allowable tasting/retail sales area for each lot size. The final column lists the maximum cumulative tasting/retail area allowed after applying all additions. For lots 0 to under 1 acre, the allowable area is 300 square feet, with a cumulative maximum of 400 square feet. For lots 1 to 2 acres, the allowable area increases to 450 square feet, with a cumulative maximum of 550 square feet. For lots 2 to 4 acres, 600 square feet is allowed, with a cumulative maximum of 700 square feet. For each acre over 4 acres, the allowable area equals 30% of the permitted production facility size (per Section 6910.b.4), and the cumulative maximum equals that same 30% plus an additional 100 square feet.

- ii. Total site occupancy for a Boutique Winery shall not exceed the cumulative occupant load established by the California Building Code for all permitted winery structures and patios open to the public. Beyond the allowable occupancy limits within the defined Tasting and Retail Sales areas, up to 20 additional people are allowed within informal outdoor seating areas, such as grassy areas or dispersed picnic tables;
- iii. The tasting/retail sales area shall include areas accessible to patrons and dedicated to wine tasting, wine sales, food-related sales, and amplified music activities, including rooms, caves, trellises, covered or uncovered patios. Areas such as storage rooms, mechanical rooms, utility rooms, and employee-only areas, shall be counted towards production facility area;
- iv. ~~i.~~ All Boutique Winery structures and areas accessed by the public must be permitted and constructed in compliance with the applicable California commercial-building code, including the requirements of the Americans with Disabilities Act, the Consolidated Fire Code, and the Wildland-Urban Interface Code in effect at the time building permits are issued;
- v. ~~ii.~~ Barns and agricultural storage buildings on the premises which are not permitted as part of the Boutique Winery production facility shall not be included for purposes of calculating the allowed area of the tasting/retail sales area;
- vi. ~~iii.~~ For the purposes of this Section, a tasting/retail sales area is defined as a room, cave, trellis and/or outdoor patio area (covered or uncovered) that is dedicated for wine tasting and sales of wines produced on-site, food-related items, and live music;
- vii. ~~iv.~~ The California Retail Food Code and the food provisions of the County Code apply as provided in those codes; and

viii. ~~✓~~ Internet, phone and mail-order sales are allowed.

6. Events, including but not limited to weddings and parties, are prohibited except as provided in this Section. An event, for purposes of this Section, is defined as the use of the site for organized activities or gatherings, associated with wine sales, wine tasting, wine production, agricultural instruction, and educational tours. ~~including~~ Any activities or gatherings that ~~are~~ may be advertised, ticketed, or promoted as incidental to the promotion of the winery, provided all other performance standards are met. Allowed winery activities may be open to the public or may be limited to wine club members or other ticketed participants, and the winery may be closed to the public for private activities in order to limit entry. ~~The following types of activities and gatherings are allowed and can be advertised, ticketed and promoted as incidental promotion of the winery:~~

- ~~Wine production~~
- ~~Wine sales~~
- ~~Wine tasting~~
- ~~Agricultural instruction~~
- ~~Educational tours~~

Live music, as allowed subject to additional criteria in this Section, does not constitute a prohibited event provided it is incidental to the primary activities listed above, and does not require a separate paid ticket or entry fee. Allowed winery activities may be open to the public or limited to wine club members or other ticketed participants. For private activities, the winery may close in order to limit entry.

Pursuant to Section [6106](#) of the Zoning Ordinance, Community Events as defined in and as limited by [Chapter 2 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.201](#) – [21.208](#)) may be allowed and subject to all applicable licenses required by the Sheriff pursuant to [Chapter 1 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.101](#) – [21.117](#)).

7. Amplified, live, and mechanical music, ~~both indoor and outdoor~~, is allowed pursuant to the following requirements:
- i. Winery operators facilitating the performance of live music entertainment by entertainers ~~shall be~~ are subject to the San Diego County Code of Regulatory Ordinances, Title 2, Division 1, [Chapter 21](#) requirements regulating Entertainment Establishments (i.e., Entertainment Establishment License). An Entertainment Establishment License does not exempt a winery operator from any Zoning Ordinance requirements.
 - 1) Mechanical music produced only by a jukebox, radio, stereo system, hi-fi system, CD player, tape player or other similar device,

not accompanied by a disc jockey or other announcer, is allowed pursuant to all applicable standards, criteria, and regulations and is not subject to an Entertainment License.

- 2) A musical performance is not an Agricultural Tourism activity pursuant to Section [6157.b](#), private event, or concert.
- 3) A Boutique Winery and any accompanying live music shall not be considered a Section [1535](#) Spectator Sports and Entertainment use.
- 4) Live amplified music shall only be allowed during tasting room hours of operation, from 10:00 a.m. to legal sunset (until 6 p.m. from November 1 to March 1).
- 5) Musical performances can be advertised incidental to promoting a winery.
- 6) Karaoke is prohibited.
- 7) Prior to providing live amplified music, all necessary building permits must be obtained, and all outstanding code violations must be resolved.
- 8) Total site occupancy limits as provided in Section ~~b.465~~.ii shall not be exceeded in order to accommodate live music.

~~8. Outdoor amplified music levels~~ All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control. Noise levels shall comply with the sound level limits at property lines as provided in the County of San Diego Code of Regulatory Ordinance, [Title 3, Division 6, Chapter 4](#), Section [36.404](#), General Sound Level Limits. (50 dBA at the property line). All sound measurements shall be conducted in accordance with guidelines provided in the San Diego County Code of Regulatory Ordinances [Title 3, Division 6, Chapter 4](#), Section [36.403](#), Sound Level Measurement. ~~For the purposes of this Section, outdoor is defined as any location that is not within a fully enclosed structure.~~

8. ~~Outdoor amplified live music shall adhere to~~ is allowed in the A-70, A72, S-92 Use regulations subject to the rules in Section 6910.b.7 in addition to the following requirements:
 - i. ~~Outdoor amplified music shall comply with the setback requirements and decibel levels provided in Table [6910.1](#) 6910.6, Sound Levels and Attenuating Setback Distances, to ensure compliance with the County of San Diego Code of Regulatory Ordinances, [Title 3, Division 6, Chapter 4](#), Section [36.404](#), General Sound Level Limits. for the purposes of this~~

Section, outdoor is defined as any location that is not within a fully enclosed structure

- ii. ~~Amplifiers, speakers, and other music amplification devices shall adhere to a minimum 200-foot setback from all property lines. In accordance with Table 6910.1, additional setback distance will be required for sound levels greater than 75 dBA as measured 10 feet from the source.~~

iii. (ii) Outdoor amplified music ~~A Boutique Winery that cannot meet the Table 6910.1 6910.6 setback requirements for sound levels as measured 10 feet from the source, due to site-specific constraints, or intends to provide outdoor amplified music louder than 92 dBA, as measured 10 feet from the source, shall submit a Zoning Verification Permit application, which shall include a site-specific noise study prepared by a County-approved California Environmental Quality Act consultant for acoustics. The site-specific noise study shall show how the decibel level at the property line complies with sound level limits as provided in the can be located within a reduced setback if the following additional standards and requirements are met and sound level limits at property lines as provided in the County of San Diego Code of Regulatory Ordinance, Title 3, Division 6, Chapter 4, Section 36.404, General Sound Level Limits. In addition, the site-specific noise study shall identify any required noise attenuating site design features that may be required to meet the property line noise limits. are maintained as follows:~~

- 1) Speakers must be oriented away from property lines and sensitive receptors.
- 2) Noise attenuation such as berms, fences, or orientation of the sound in relation to structures must be considered to minimize noise.
- 3) Active noise monitoring must be conducted during music events to ensure property line noise limits are not exceeded. All sound measurements shall be conducted in accordance with guidelines provided in the San Diego County Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section 36.403, Sound Level Measurement.
- 4) A noise log documenting hourly average noise levels at the property line must be maintained on-site at all times during live and amplified music activities. All records shall be provided within 14 days of request by County staff.
- 5) If any instance of non-compliance is documented, based on an investigation by the PDS Code Compliance Division, the operator may be required to cease outdoor amplified music activities, comply

with standard setbacks defined in Table 6910.6, and submit and obtain approval of a Zoning Verification Permit.

- iii. Within RR Use Regulation, outdoor amplified music is only allowed upon the issuance of a Zoning Verification Permit described in Section 6910.b.8.iv.
- iv. ~~A Boutique Winery that is found to be providing live music in excess of property line sound level limits as provided in the County of San Diego Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section 36.404, General Sound Level Limits, based on an investigation by the PDS Code Compliance Division, can be required to submit~~ When required, a Zoning Verification Permit application for outdoor amplified music, which shall include a site-specific noise study prepared by a County-approved California Environmental Quality Act consultant for acoustics. The site-specific noise study shall show how the decibel level at the property line complies with sound level limits as provided in the County of San Diego Code of Regulatory Ordinances Title 3, Division 6, Chapter 4, Section 36.404, General Sound Level Limits. In addition, the site-specific noise study shall identify any required noise attenuating site design features that may be required to meet the property line noise limits.

Table 6910.46 Sound Levels and Attenuating Setback Distances

Music Volume Level	Sound Level 10 feet from source (dBA ¹)	Required Setback from Property line (Feet) ²
Quieter ↓ Louder	75	200 178
	76	225 200
	77	250 224
	78	275 252
	79	300 282
	80	350 317
	81	400 355
	82	450 399
	83	500 447
	84	550 502
	85	600 563
	86	650 631
	87	700 708
	88	800 795
	89	900 892
	90	1,000
	91	1,200 1,122
	92	1,400 1,256
1. A-Weighted Sound Level (dBA): The sound level in decibels as measured on a sound level meter using the A-weighted network.		

The A-weighted network measures sound that most closely resembles what the human ear hears. Sound measured using the A-weighted network is designated dBA.

2. Setback distances are calculated to ensure a sound level of less than 50 dBA at the property line.

Table Summary: This table has three columns. The first column, titled "Music Volume Level," uses a visual arrow to show that the values increase from quieter levels at the top to louder levels at the bottom. The second column, titled "Sound Level 10 feet from source (dBA)," lists increasing sound levels in decibels as the rows progress downward. The third column, titled "Required Setback from Property Line (Feet)," lists the minimum setback distance required for each corresponding sound level. Higher sound levels require larger setback distances. Footnotes below the table explain how A weighted decibel levels are measured and describe the purpose of the setback distances.

9. All operations shall comply with the provisions of Section 36.401 et seq. of the San Diego County Code relating to Noise Abatement and Control.
10. The sales and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health and Quality (DEHQ). Catered food service is allowed by a DEHQ-permitted caterer, but no food preparation is allowed at a Boutique Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Boutique Winery premises.
 - i. One mobile food facility may be allowed on the Boutique Winery premises to serve the patrons of the tasting room during the approved hours of operation as specified in 6910.b.11;
 - ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from DEHQ and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
11. A tasting/retail sales area in conjunction with a Boutique Winery may be open to the public seven (7) days a week from 10 a.m. until legal sunset, or until 6 p.m. from November 1 through March 1.
12. A minimum of six (6) standard parking spaces shall be provided for patrons using the Boutique Winery, and a minimum of three (3) standard spaces shall be provided for Boutique Winery operations and employees. No parking for a Boutique Winery is allowed off the premises.
13. The on-site driveway and parking area used to access the Boutique Winery shall not be dirt. ~~The on-site driveway and parking area may be surfaced with chip seal, gravel, or an alternative surfacing material such as recycled asphalt suitable for lower traffic volumes.~~ Driveway and parking area surface requirements are subject

to the Consolidated Fire Code and will be determined by the applicable fire service provider. Any disabled access parking stalls, access aisles, and accessible routes provided for compliance with California Building Code chapter 11B shall be stable, firm, and slip-resistant.

14. Vehicles with a capacity in excess of 15 passengers are not allowed to serve the Boutique Winery. Vehicles with a capacity in excess of 15 passengers are not allowed to serve the Boutique Winery except where the winery is closed to the public for private activities and total site occupancy as defined by the California Building Code is not exceeded.

15. A Boutique Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

~~16. Total site occupancy for a Boutique Winery shall be limited to the combined sum of the maximum occupancy for all permitted winery structures and patios (covered and uncovered patios) open to the public. During building permit review and as part of PDS input for Entertainment Establishment licensing (for wineries seeking an Entertainment Establishment license to host live music), the PDS Building and Zoning Division will set maximum occupancy for all commercial winery structures and patios open to the public, to inform the maximum site occupancy.~~

c. Small Winery. A Small Winery shall comply with the following provisions:

1. Prior to the occupancy of the permitted winery structures and the production of wine, a Small Winery shall have a valid permit and bond issued by the U.S. Department of the Treasury Alcohol and Tobacco Tax and Trade Bureau, if required by the Bureau, and a current Type 02 Winegrowers license issued by the California Department of Alcoholic Beverage Control (ABC). The applicant shall disclose if any other licenses issued by ABC will be relied upon for operations at the Small Winery.

2. Allowable Zones: Small wineries are permitted in accordance with the Administrative Permit Procedure commencing at Section 7050 in the following zones: A70 – Limited Agricultural Use Regulations, A72 – General Agricultural Use Regulations, S92 – General Rural Use Regulations subject to the limitations of Section 6910.c. Within the RR – Rural Residential Use Regulations, Small Wineries are permitted subject to the limitations of Section 6910.c.

i. Refer to the Section 2990 Use & Enclosure Matrix: Properties subject to an adopted Specific Plan shall be regulated in accordance with the provisions of that Specific Plan. Where the Specific Plan is silent on a particular matter, the provisions of this Zoning Ordinance shall apply. Where the Specific plan expressly references or applies zoning established in this Zoning Ordinance, the regulations applicable to that zone shall apply.

3. 2. Wine production shall be less than 120,000 gallons annually. A minimum of 25% of the winery's production shall be from fruit grown on the premises. An additional minimum of 25% of the winery's production shall be from fruit grown or juice/wine produced in San Diego County with San Diego County grown grapes. A maximum of 50% of the winery's production may consist of sourced fruit, juice or wine from outside San Diego County.

Table 6910.7 Annual Small Winery Fruit Source Requirements

SOURCE	PRODUCTION AMOUNT	GRAPES (FRUIT/JUICE)	WINE
On-site	25% (minimum -)	Required	N/A-Not Applicable
Within San Diego County	25% (min <u>minimum</u> -)	Permitted	Permitted
Outside San Diego County	50%-(<u>maximum</u> -)	Permitted	Permitted
TOTAL	100%		

Table Summary: This table describes the allowed percentage of grapes that can be sourced from on-site, within San Diego County, and/or outside of San Diego County. This table contains four columns. The first column, titled "Source," identifies whether production materials come from on site or from locations within or outside San Diego County. The second column, titled "Production Amount," shows the percentage of total production that may come from each source, including minimum and maximum allowable percentages. The third and fourth columns, titled "Grapes (Fruit/Juice)" and "Wine," indicate whether using grapes or wine from each source is required, permitted, or prohibited. The final row summarizes that total production equals 100 percent.

Should a certified custom crush winery be contracted for processing fruit grown on-site, the production must be located within San Diego County.

For new winery with planted vineyards that are not yet producing may produce wine from fruit sourced off-site for up to three (3) years, provided that at least 75 percent of the fruit is grown within San Diego County.

- i. The owner of the winery shall maintain records detailing the amount of fruit grown on the premises (including properties pursuant to subsection iv) and the amount of fruit/juice and/or wine imported from off the premises, to demonstrate compliance with this Section.
- ii. The records shall indicate the dates of receipt and quantities of all imported fruit/juice and/or wine and shall indicate the off-site growers name, address and location of the growing operation from which the fruit/juice and/or wine is imported.
- iii. All records shall be provided within 14 days of request by County.
- iv. "Fruit grown on the premises," as that phrase is used above in c.3, may include fruit grown on a separate property or properties under the same ownership or lease as the Small Winery, provided all of the following criteria are met:

- 1) "Separate property" or "properties" shall mean parcels located within the County that are not contiguous to one another, are under the same ownership or lease as the Small Winery, and are part of the same Small Winery operation;
 - 2) All properties shall be clearly delineated and included as part of the Small Winery Administrative Permit and shall be subject to all conditions of approval;
 - 3) Only one of the parcels shall have the wine production facilities, tasting area and/or event areas. That parcel shall be a minimum of 4 acres in size;
 - 4) For wineries smaller than eight (8) acres in size, at least 50% of the "fruit grown on the premises" shall be grown on the parcel which contains the wine production facilities and tasting area. For wineries eight (8) acres or larger in size, at least 25% of the "fruit grown on the premises" shall be grown on the parcel which contains the wine production facilities and tasting area;
 - 5) Events of any kind are permitted only on the parcel which contains the production facility, tasting area, and approved event areas. No events shall be permitted on any of the other properties included as part of the Small Winery.
4. The California Retail Food Code and the food provisions of the County Code apply as provided in those codes. The sale and consumption of pre-packaged food is allowed on the premises. Refrigeration shall be permitted by the County of San Diego Department of Environmental Health (DEH). Catered food service is allowed by a DEH-permitted caterer, but no food preparation is allowed at a Small Winery, except as described below in this Section. Catered food service includes the provision of food that is ready to eat and that has been prepared off the Small Winery premises.
- i. One mobile food facility may be allowed on the Small Winery premises to serve the patrons during the approved hours of operation;
 - ii. The mobile food facility shall not be parked in the required parking spaces for winery patrons or employees, nor shall it interfere with the safe ingress or egress to and from the premises;
 - iii. The mobile food facility shall have a valid Mobile Food Facility Health Permit from the Department of Environmental Health and shall conform to all requirements applicable to a mobile food facility, including access to a permitted commercial restroom.
5. Events, including but not limited to weddings and parties, may be allowed as specified in the Administrative Permit upon the making of the findings in Section

6910.c.6. Events shall comply with the requirements of Section [21.201](#) et seq. of the County Code.

Pursuant to Section [6106](#) of the Zoning Ordinance, Community Events as defined in and as limited by [Chapter 2 of Division 1 of Title 2](#) of the San Diego County Code (sections [21.201](#) – [21.208](#)) are allowed and subject to all applicable licenses required by the Sheriff pursuant to Chapter 1 of Division 1 of Title 2 of the San Diego County Code (sections [21.201](#) – [21.117](#)).

6. An Administrative Permit for a Small Winery is required and may be approved in accordance with the Administrative Permit Procedure commencing at Section [7050](#) if it is found:
 - i. 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:
 - 1) Harmony in scale, bulk, coverage and density.
 - 2) The availability of public facilities, services, and utilities
 - 3) The harmful effect, if any, upon desirable neighborhood character.
 - 4) The generation of traffic and capacity and physical character of surrounding streets.
 - 5) The suitability of the site for the type of intensity of use or development which is proposed.
 - 6) Any other relevant impact of the proposed use.
 - ii. That the impacts, as described in the paragraph “i” of this section, and the location of the proposed use will be consistent with the San Diego County General Plan.
 - iii. That the requirements of the California Environmental Quality Act have been compiled with.
 - iv. Notice shall be provided pursuant to Section [7060](#).c. No hearing is required unless requested by the applicant or other affected person pursuant to Section [7060](#).d.
7. A Small Winery shall demonstrate compliance with the adopted standards of the applicable fire service provider.

(Added by Ord. No. 9940 (N.S.) adopted 6-18-08)

(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10425 (N.S.) adopted 4-27-16)

(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

(Amended by Ord. No. 10653 (N.S.) adopted 1-29-20)
(Amended by Ord. No. 10974 (N.S.) adopted 2-11-26)

Section 2183: Permitted Uses Subject to Limitations

(Underline indicates addition)

(~~Strikeout~~ indicates deletion)

2183 Permitted Uses Subject to Limitations

The following use types are permitted by the RR 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.

Recycling Collection Facility, Small "2"

c. Agricultural Use Types.

Packing and Processing: Wholesale Limited Winery "22" (See Section [6910](#))

Packaging and Processing: Boutique Winery "22" (See Section [6910](#))

Package and Processing: Small Winery "22" (See Section [6910](#))

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

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

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

Section 2980 Limitations on Permitted Uses

(No Changes are proposed to this section. This is being included for definition purposes only)

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. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.

"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 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" Eating and Drinking Establishments. Allowed upon issuance of a Minor Use Permit, except when accessory to a Brewery or Microbrewery, then allowed upon issuance of an Administrative Permit subject to the provisions of Section [6158.j](#).

Eating and Drinking Establishments in M56 Use Regulations. Notwithstanding Section [2566](#), the provisions of "10" apply, however for additional area see Section [6158.j](#).

"22" Small, Boutique and Wholesale Limited Wineries. Allowed subject to the provisions of Section [6910](#).

"23" Packing and Processing: General. Allowed as an accessory use to Commercial Agriculture subject to the provisions of Section [6157.g](#). Allowed as a primary use of a property upon issuance of a Major Use Permit.

"24" Organic Materials Processing. Allowed subject to the provisions of Section [6977](#).

"25" Low Barrier Navigation Centers: Allowed by-right subject to the provisions of Section [6915](#)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)
(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)
(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 5840 (N.S.) adopted 7-30-80)
(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)
(Amended by Ord. No. 6743 (N.S.) effective 1-11-85)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 6983 (N.S.) adopted 07-03-85)
(Amended by Ord. No. 7649 (N.S.) adopted 07-17-89)
(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 9469 (N.S.) adopted 6-12-02)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)
(Amended by Ord. No. 10067 (N.S.) adopted 8-4-10)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)
(Amended by Ord. No. 10807 (N.S.) adopted 9-14-22)
(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

Section 2990: Use & Enclosure Matrix

(BLUE indicates addition)

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USE & ENCLOSURE MATRIX														
SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816														
NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.														
USE TYPES														
AGRICULTURAL														
Enclosed														
Semi-Enclosed														
Open														
Horticulture														
(a) Cultivation														
(b) Storage														
Tree Crops														
Row & Field Crops														
Animal Raising														
Large Commercial Organic Processing (see Section 6816)														
Packing and Processing														
a) Limited														
b) General														
c) Support														
d) Winery														
e) Small Winery (see Section 6810)														
f) Boutique Winery (see Section 6910)														
g) Wholesale Limited Winery (see Section 6910)														
Agricultural Equipment Storage														
Farm Labor Camp														
Organic Materials Processing (see Section 91)														
EXTRACTIVE														
Mining and Processing (see Section 6550)														
Site Preparation														
Use Regulations														
RESIDENTIAL														
RS Single-Family Residential														
RD Duplex/Two-Family Residential														
RM Multi-Family Residential														
RV Variable Family Residential														
RU Urban Residential														
RMH Mobilehome Residential														
RR Rural Residential														
RRO* Recreation-Oriented Residential														
RC Residential-Commercial														
COMMERCIAL														
C30 Office-Professional														
C31 Residential/Office Professional														
C32 Convenience Commercial														
C34* Gen. Commercial/Residential														
C35 Gen. Comm./Ltd. Residential														
C36 General Commercial														
C37 Heavy Commercial														
C38 Service Commercial														
C40 Rural Commercial														
C42* Visitor Serving Commercial														
C44 Freeway Commercial														
C46* Medical Center														
INDUSTRIAL														
M50 Basic Industrial														
M52 Limited Impact Industrial														
M54 General Impact Industrial														
M56+ Mixed Industrial														
M58 High Impact Industrial														
AGRICULTURAL														
A70 Limited Agriculture														
A72 General Agriculture														
SPECIAL PURPOSE														
S80* Open Space														
S81 Ecological Resource Area														
S82 Extractive														
S86 Parking														
S88+ Specific Plan Area														
S90+ Holding Area														
S92 General Rural														
S94+ Transportation & Utility Corridor														
SWF Solid Waste Facility														
MATRIX LEGEND														
● Permitted														
A Permitted by Administrative Permit														
S Permitted by Site Plan														
m Permitted by Minor Use Permit														
M Permitted by Major Use Permit														
P Permitted Only Within Planned Developments of 20 Acres or Larger														
1-25 Subject to Limitations (See Section 2980)														
* May Be Subject to Site Plan Approval														
+ Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)														
O Subject to Limitations (See Sections 2812 and 2818)														
E Exceptions to Enclosure Matrix (See Section 6814)														

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DPLUFORMS\ZONING ORDINANCE MTRX-6

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DPLUFORMS\ZONING ORDINANCE MTRX-6

APPENDIX B:

County of San Diego Process Improvements,
Zoning Ordinance Amendment: Alternative
Setback Evaluation Memorandum

M E M O R A N D U M

To: County of San Diego
Attn: Kevin Johnston, Don Chase, Jennifer Kazmer

From: Michael Baker International
Shannon Liska, Dan Wery, Melissa Whittemore

Date: March 2, 2026
Revised March 20, 2026

Subject: County of San Diego Process Improvements, Zoning Ordinance Amendment: Alternative Setback Evaluation

This memorandum is intended to serve as an evaluation and creation of an alternative set of setbacks for live music at boutique wineries. The draft set of alternatives was created in response to Board of Supervisors (BOS) direction provided at the February 11, 2026, BOS hearing to evaluate further reductions of the minimum 200-foot setback and reassess assumptions and attenuations in the current noise study.¹ The setbacks for live music at boutique wineries are outlined in Section 6910 of the County's Zoning Ordinance and were adopted by the Board of Supervisors on February 11, 2026.

The Zoning Ordinance setback distances were calculated to ensure that there are no significant environmental impacts. They were created based on a number of considerations, including the County's noise regulations, results of the noise study conducted by Michael Baker, and best practice research.

An Addendum to the 2010 General Plan Environmental Impact Report (Addendum) was prepared to comply with the requirements of the California Environmental Quality Act (CEQA). As described in the Addendum, following compliance with the relevant state and County regulations regarding noise, implementation of the adopted Zoning Amendments would not result in either a (1) new significant environmental effect or (2) substantial increase in the severity of previously identified significant effects relating to a substantial temporary or permanent increase in ambient noise levels in excess of applicable agency or plan standards. The proposed setback distances ensure that live music would not expose sensitive receptors to exterior noise levels in excess of 50 dBA during daytime hours (7 a.m. to 10 p.m.).²

When developing setback distances for an ordinance, rounding of the precise measurement results helps ensure that the ordinance is easy to use and uniformly applicable to all properties. Rounding creates proportionately scaled setbacks based on distances and sound levels. The adopted ordinance

¹ County of San Diego Board of Supervisors – Land Use, Minute Order No. 5. February 11, 2026.

² Section 36.404, *General Sound Level Limits*, of the San Diego County Code of Regulatory Ordinances, Section 1, Title 3, Division 6, Chapter 4 (Noise Ordinance).

used setback distances at rounded intervals to result in easy-to-remember distances—e.g., 25, 50, 100, and 200 feet. These distances keep all sound levels within about 1 dBA of the 50 dBA threshold. Note that typically, humans do not perceive variations in decibel levels under a 3 dBA change. Therefore, the rounded number is well within the margin of error and accuracy for measuring sound levels. This approach helps ensure the ordinance is simple to understand, can be consistently applied, and is legally defensible. Musicians do not typically measure the decibel output of their performances, and musical performances do not always remain consistent with volume throughout a song or set of songs. The adopted setbacks help ensure that there is consideration for fluctuating sound levels, which would therefore ensure compliance with the 50 dBA limit at residential property lines.

For example, using the inverse square law, a 75 dBA sound source measured at a distance 10 feet away would decrease to 50 dBA at approximately 176 feet away. To provide a conservative buffer and make enforcement easier, the adopted ordinance rounded this distance up to 200 feet—the nearest 25-foot interval.

In reality, site-specific features (like terrain, buildings, walls, number of speakers, and speaker placement) can affect how sound travels, sometimes resulting in greater reductions—up to about 7.5 dBA per doubling of distance. However, because these conditions vary from site to site, the analysis for this ordinance development used a 6 dBA rate to ensure all locations meet existing noise standards. Because these features are site-specific, they cannot be taken into consideration for standards that will be applied to many properties. A detailed study would be needed to determine exact sound behavior at a specific site. Thus, the County could create an alternative process that allows property owners to measure their sound based on actual site conditions. This is the intention of the Zoning Verification Permit process, which can be used to demonstrate compliance with the County's Noise Ordinance.

As stated, the analysis for this ordinance development used a 6 dBA attenuation rate per doubling of distance, which is a conservative and defensible assumption. This rate is typically applied to “hard sites”—project sites with a significant percentage of impervious surfaces such as concrete, gravel, and buildings. Most boutique wineries in the San Diego region exceed the <10% impervious surface threshold, which defines a “soft site.” These properties often include concrete patios and walkways, gravel driveways and parking areas, tasting rooms, storage buildings, and other structures. These features reduce natural sound absorption and increase reflectivity, meaning sound travels farther and attenuates less than it would on a purely soft site like an open field or undeveloped vineyard. The noise impact analysis did not take into account any intervening topography, vegetation, or structures; thus, the resulting setback recommendations were conservative, aligning with CEQA best practices. The ordinance was designed to be both protective and practical.

By using the 6 dBA rate, the analysis ensured that setback recommendations would be protective of nearby sensitive receptors. This approach is conservative by avoiding underestimating sound levels at property boundaries; defensible by aligning with CEQA thresholds and real-world site conditions; and flexible as wineries can conduct site-specific studies to demonstrate compliance with smaller setbacks based on site-specific conditions.

Table 1, Comparison of Setback Options, provides a comparison of different setback calculations and rounding methods by decibel levels ranging from 75 to 92 decibels. The unrounded value that results in exactly 50 decibels is provided. There are two sets of setbacks shown in the table: the adopted ordinance setbacks and Alternative Setback 2 (5-foot rounding). The last row provides the average variability from the unrounded and precise calculation. The adopted ordinance has an average variability of 35 feet as a result of the difference between the precise and rounded-up setback intervals.

The adopted setback levels could be reduced and live music sound levels would not exceed the County's threshold provided by the CEQA documentation prepared for the project. This results in an average variability from the unrounded calculated setback of 2.27 feet, which is considerably reduced from the average variability of the adopted setbacks. Alternative Setback 2 provides an option that reduces setbacks while still ensuring all setbacks are still measured above the unrounded calculation that results in 50 dBA. Should the County pursue reducing setbacks, this is the alternative set we recommend utilizing.

TABLE 1: COMPARISON OF SETBACK OPTIONS

Decibel Level (dBA)	Unrounded Result (ft)	Rounded Result (ft)	Adopted Ordinance Distance (ft)	Adopted Ordinance Difference vs. Unrounded	Alternative Setback 2 (rounded up to nearest 5-foot increment)	Difference Between Alternative Setback 2 Distance Difference and Unrounded Result
75	177.83	178	200	22.17	180	2.17
76	199.53	200	225	25.47	200	0.47
77	223.87	224	250	26.13	225	1.13
78	251.19	252	275	23.81	255	3.81
79	281.84	282	300	18.16	285	3.16
80	316.23	317	350	33.77	320	3.77
81	354.81	355	400	45.19	355	0.19
82	398.11	399	450	51.89	400	1.89
83	446.68	447	500	53.32	450	3.32
84	501.19	502	550	48.81	505	3.81
85	562.34	563	600	37.66	565	2.66
86	630.96	631	650	19.04	635	4.04
87	707.95	708	700	-7.95	710	2.05
88	794.33	795	800	5.67	795	0.67
89	891.25	892	900	8.75	895	3.75
90	1000	1000	1000	0	1000	0
91	1122.02	1122	1200	77.98	1125	2.98
92	1258.93	1259	1400	141.07	1260	1.07
Average Variability Across All Levels:			35.05		2.27	

APPENDIX C:

County of San Diego Screening Criteria for Vehicle
Miles Traveled and Related impacts – Wineries
Memorandum



To: Ashley Rivero, County of San Diego

From: Shannon Baer, AICP, RICK

Date: September 16, 2026

Subject: **COUNTY OF SAN DIEGO SCREENING CRITERIA FOR VEHICLE MILES TRAVELED RELATED IMPACTS – WINERIES**

1. Background and Purpose

This memorandum (memo) was prepared to refine the previously identified characteristics for wineries located within unincorporated San Diego County which may be screened out from conducting vehicle miles traveled (VMT) analysis under the California Environmental Quality Act (CEQA). In December 2022, Fehr & Peers prepared a technical memorandum¹ providing substantial evidence to supplement the VMT thresholds contained in the County of San Diego Transportation Study Guidelines, September 2022 (TSG). However, in 2025, the Cleveland National Forest Foundation v. the County of San Diego appellate court case found that the small project screening threshold lacked substantial evidence that the screening assumption was valid and therefore rejected the County's unsupported application of that screening criteria. This memorandum, in turn, is intended to reflect this change and substantiate the remaining VMT criteria applicable to By-Right Boutique wineries in unincorporated San Diego County.

Current Transportation Study Guidelines

Following the Court of Appeal's decision and the subsequent writ of mandate, the County of San Diego Board of Supervisors adopted a revised Transportation Study Guide (TSG) in January 2026². The County's TSG establishes SB-743 compliant VMT based significance thresholds for transportation related impacts under CEQA, within the unincorporated portions of San Diego County. Section 2.2 of the County's TSG identifies five screening thresholds for land use projects, listed in Table 1, CEQA VMT Screening. Land Use projects that meet at least one of the five screening criteria outlined in the TSG can be assumed to have a less than significant VMT-related impact. Out of the five VMT screening criteria in the TSG, the following screening criterion would be most applicable to winery use:

- *Locally Serving Retail/Service Projects* – Following guidance provided by OPR, locally serving retail/service projects less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail/service generally improves the convenience of shopping close to home and has the

¹ County of San Diego Planning & Development Services. *County of San Diego VMT Winery Exemption Memo – Final Draft*. Prepared by Fehr & Peers. Dec. 2022.
<https://www.sandiegocounty.gov/content/dam/sdc/pds/SB743/County%20of%20San%20Diego%20VMT%20Winery%20Exemption%20Memo%20-%20Final%20Draft.pdf>

² County of San Diego Planning & Development Services. *Transportation Study Guide*. County of San Diego, Jan. 2026. <https://www.sandiegocounty.gov/content/dam/sdc/pds/SB743/2026%20TSG%20-%20Final.pdf>

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effect of reducing vehicle travel.

Wineries, specifically the tasting rooms, are considered commercial and can be considered locally serving as they may attract local residents to visit a winery closer to home. These trips would fall under the “Locally Serving Retail/Service Projects” criteria and would have a less than significant VMT related impact. Wineries that are located in more rural areas of the County may not qualify as locally serving absent further substantial evidence. The determination of the locations within the County where a winery location would be considered locally serving is described in the subsequent section.

Locally Serving Winery Criteria: Clusters

The County of San Diego has many existing visitor-serving wineries that offer tasting rooms and small events space; as well as visitor-serving agricultural uses that offer experiences such as farm tours, pick your own fruit, or “u-pick” experiences, and seasonal events. Many of these visitor-serving wineries or agricultural uses are clustered together and as a result, patrons may visit multiple in one trip. Adding additional wineries within locations that already have visitor-serving wineries and/or agricultural uses are not expected to generate new independent trips; rather, these wineries would become additional stops or perhaps a new stop/diverted stop for patrons that would have been visiting other winery or agricultural destinations in the area.

A visitor-serving winery/agriculture cluster can become transportation-efficient when it includes enough complementary uses to operate as a single visitor destination. Once that occurs, new wineries are more likely to be added to existing visitor itineraries through trip chaining rather than creating new regional vehicle trips. Based on destination clustering and trip-chaining principles, a cluster of three visitor-serving wineries and/or agricultural uses is considered the minimum size needed to provide enough variety for a multi-stop visit. Therefore, it is assumed that adding wineries to existing clusters may increase the number of stops visitors make during existing trips, rather than significantly increasing the number of independent, new trips and thus increasing regional VMT. As such, a visitor-serving winery/agriculture cluster can be defined as three or more visitor-serving winery and/or agriculture uses located within a three-mile radius of each other. This threshold reflects the assumption that a three-mile travel distance represents a reasonable local trip, and that residents within this area comprise the winery’s primary nearby market or local community. Thus, three miles is generally considered a rule of thumb market capture distance for locally serving projects.

For this analysis, locally serving wineries within San Diego County, or within three miles of the County boundary, that hold an active Alcoholic Beverage Control (ABC) Type 02 Winegrowers license and are assumed to have a tasting room based on available data were classified as visitor-serving uses and evaluated based on their proximity to one another. Locally serving agricultural uses are defined as activities that allow the public to visit a working agricultural operation for recreation, education, direct sales, or agricultural experiences, including but not limited to farm stands, ‘u-pick’ operations, farm tours, and seasonal agricultural events. Clusters may be identified when three or more visitor-serving winery/agriculture uses were within three miles of each other, and within three miles of the unincorporated County boundary. Meaning, VMT efficient

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areas based on visitor-serving winery/agriculture clusters may extend into incorporated areas or Riverside County provided they are within a three mile radius of the County boundary.

Creating more winery options in San Diego County may reduce winery trips to the Temecula Wine Country from the San Diego Region. Based on these factors, we can qualitatively conclude that additional wineries in San Diego County near other existing visitor-serving winery/agriculture uses would not generate additional VMT and may reduce VMT within San Diego County by providing closer winery options to the Temecula Wine Country.

Locally Serving Winery Criteria: Population

The population-based locally serving VMT efficiency screening criterion is intended to identify winery locations that are likely to primarily serve nearby residents rather than generate substantial regional vehicle travel. An analysis of winery-dense areas in San Pasqual Valley, Ramona, and Fallbrook found that the average population density within a three-mile radius of winery clusters is approximately 2,200 people per square mile. This observed condition provides a reasonable benchmark for identifying areas where a winery could function as a locally serving use.

Accordingly, a proposed winery located in an area with an average population density of 2,200 or more people per square mile within a three-mile radius may be considered potentially locally serving. Trips between wineries and residents within this three-mile area are more likely to represent short, local-serving travel rather than longer regional trips that contribute disproportionately to vehicle miles traveled (VMT).

This screening approach is intended to provide a data-driven method for identifying winery locations that are likely to serve an established nearby population base.

Conclusions

Based on the analysis presented in this memorandum, a winery with a tasting room and/or event space may be presumed to have a less than significant transportation VMT impact if it meets either of the following criteria:

- The winery is located within a three-mile buffer of a visitor-serving winery/agriculture cluster, where visitor trips are more likely to be shared among multiple wineries/agricultural uses through trip chaining rather than generate new regional vehicle trips.
- The winery is in an area with an average population density of at least 2,200 people per square mile within a three-mile radius. This criterion identifies locations that are likely to serve a nearby population base, with residents within three miles representing the winery's local community. Trips to these wineries are therefore expected to be more local in nature and less likely to result in substantial regional vehicle miles traveled (VMT).

These screening criteria are intended to identify locations that are either integrated into established visitor-serving winery/agriculture destinations or positioned to serve a nearby community. A winery that meets either criterion would be expected to primarily capture existing local or destination-based travel patterns rather than create substantial new regional vehicle

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travel. Therefore, additional project-level VMT analysis may not be necessary unless site-specific conditions indicate that the winery is likely to generate travel patterns inconsistent with these assumptions.