



County of San Diego, Planning & Development Services  
**COMPLAINT INTAKE FORM**  
 CODE COMPLIANCE DIVISION

**COPY**

**PDS REFERRAL**

For internal use only	DATE REC'D 11/17/15	REC'D BY: T.VO	DATE CLOSED:	CLOSED BY:
	INSPECTION AREA: RAMONA		CEO ASSIGNED: L. SHINGARY	
	TYPE OF COMPLAINT: ZONING		CASE NO: PDS2015-ENFGEN-001199	

**ALLEGED VIOLATION INFORMATION**

ADDRESS OF COMPLAINT: 25279 CREEK HOLLOW	ZIP: 92065	APN: 287-032-037-00
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DESCRIPTION OF LOCATION (be as detailed and specific as possible, indicating north, west, east, south where appropriate):

Thomas Brother's Page/Coordinates: 1153-J5

OCCUPANT NAME: TENANT <input type="checkbox"/> PROPERTY OWNER <input checked="" type="checkbox"/>	PHONE (S):
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PROPERTY OWNER NAME: BURMAN COLLEEN & SEPARATE PROPERTY TRUST

PROPERTY OWNER'S ADDRESS: 25279 CREEK HOLLOW RAMONA CA.

Provide a detailed description of the complaint:

using property for the purpose of providing para military type training (fire arm training and first responder medical training) without major use permit.



# County of San Diego

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MARK WARDLAW  
DIRECTOR  
PHONE (619) 394-2892  
FAX (619) 394-2558

PLANNING & DEVELOPMENT SERVICES  
6610 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcounty.ca.gov/pds

DARREN GRETLER  
ASSISTANT DIRECTOR  
PHONE (619) 644-2962  
FAX (619) 394-2558

November 16, 2015

Colleen Burman  
25279 Creek Hollow Drive  
Ramona, CA 92065

RE: Shooting Range Operation at Creek Hollow Ranch

Dear Ms. Burman,

The Code Compliance Division of Planning & Development Services recently received a complaint regarding a shooting/training facility being operated at Creek Hollow Ranch. The complaint involved SIMMEC Training Solutions out of Oceanside utilizing your property for the purpose of providing paramilitary type training which includes firearm training and first responder medical training.

This type of training is classified as Major Impact Services and Utilities in Section 1350 of the San Diego County Zoning Ordinance. The Major Impact Services and Utilities use type is not allowed on your A72 zoned property without the approval and issuance of a Major Use Permit (MUP).

The County has not inspected your property and has not verified any illegal use; however, if this type of training is occurring, this correspondence serves as a Cease & Desist Order and all training must immediately stop pending the issuance of a MUP.

Penalties for violations of the San Diego County Zoning Ordinance may include the issuance of Administrative Citations up to a total of \$10,000.00; issuance of Civil Penalties up to a total of \$50,000.00 per year, per violation; referral to County Counsel to seek a Civil Injunction; or referral to the District Attorney's Office for criminal prosecution.



Should you have further questions or concerns; or if you wish to obtain additional information regarding a MUP, please feel free to call me directly at (858) 505-6697 or by e-mail at [lorena.shingary@sdcounty.ca.gov](mailto:lorena.shingary@sdcounty.ca.gov).

Sincerely,

Lorena Shingary, Code Enforcement Officer  
Code Compliance Division  
Planning & Development Services

cc: SIMMEC Training Solutions



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The Love of the Horse Connects Us

Simmec Training Solutions  
Merri Tyrrel  
PO Box 598  
Oceanside, CA 92049

November 17, 2015

Dear SIMMEC TRAINING SOLUTIONS,

Due to permitting issues brought to our attention by the County of San Diego in a letter dated 11/16/15, requiring Creek Hollow Ranch, Inc. to acquire a Major Use Permit in order for your company to lease our facility for your training activities, we must cancel our contract for facility use from this date forward. I apologize for any inconvenience.

Sincerely,

A handwritten signature in blue ink that reads 'Colleen Burman'.

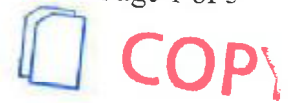
Colleen Burman  
President, Creek Hollow Ranch, Inc.

25279 Creek Hollow Dr., Ramona, CA 92065  
760-789-4875 Phone 760-896-6116 Fax

[info@creekhollowranch.com](mailto:info@creekhollowranch.com)

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[www.creekhollowranch.com](http://www.creekhollowranch.com)

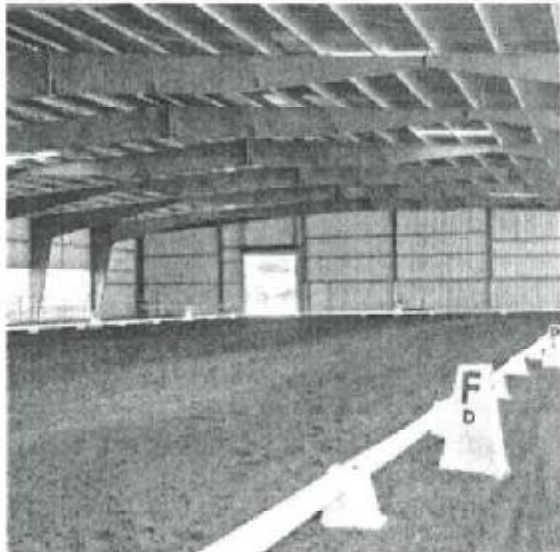


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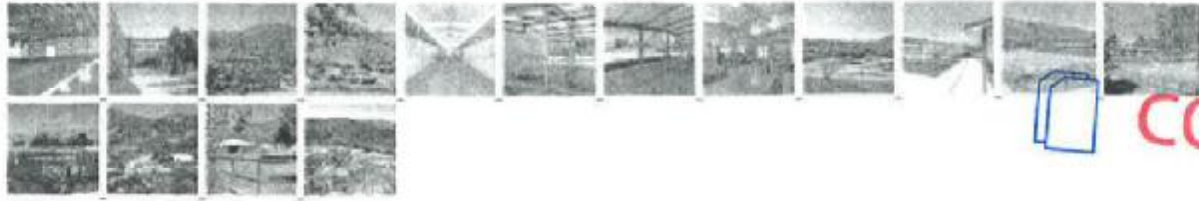
\$4,995,000

[Click image for larger view](#)

## Creek Hollow

Equestrian Complex plus 3 Residences 352.17 Acres 2 Mare Motels Barns 28 Indoor Stalls Multiple Stalls with In & Outs 9 Arenas 3 Round Pens Pastures Multiple Paddocks Feed Rooms Tack Rooms Caretaker's Facility 6 Number of Parcels Cross Ties Wash Racks Excellent Hay Storage 3 Wells

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350+ acres of pristine valley and rolling hills provide a tranquil backdrop of natural surroundings for spending time with your horse. Your playground includes a state of the art, full service, multi-discipline equestrian training and boarding center surrounded by San Diego backcountry beauty abundant with native wildlife. Extensive equestrian improvements include a covered arena, 6 slot eurocruiser, many stalls and pastures. This incredible property includes 6 legal parcels.

**Creek Hollow - 25279 Creek Hollow Dr, Ramona CA**



"We worked with Caren Kelley during the purchase of Arroyo Del Mar. She skillfully addressed the complexities and details associated with an equestrian property and I would not hesitate to recommend her services. "

-Steffen Peters

**Contact**

**Office Address:**

322 8th Street  
Suite 105

Del Mar, CA 92014  
[Driving Directions](#)



Phone: (858) 350-1018  
Fax: (858) 461-1950

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