SMALL WINERY PERMIT
34810 HWY 79 - WARNER SPRINGS
PLOT PLAN

SOURCE OF FRUIT
(BASED ON CURRENT FACILITY)

SOURCE	AMOUNT (TONS)	PERCENT OF TOTAL
PREMISES *	16 **	80
LOCAL GROWERS	3	15
OUT OF COUNTY	1	5
TOTAL	20	100

* THE PREMISES WILL ULTIMATELY CONSIST OF 10.6 TOTAL ACRES OF FRUIT PRODUCTION (2.8 ACRES ON APN 114-140-06-00 & 7.8 ACRES ON APN 114-140-57-00)

** BASED ON 10.6 ACRES PRODUCING 1.5 TONS OF GRAPES PER ACRE.

NOTE: ONE TON OF GRAPES CAN PRODUCE APROXIMATELY 50 CASES OF WINE. CURRENT PRODUCTION IS LIMITED TO 1000 CASES PER YEAR, THEREFORE THE FACILITY CAN ONLY PROCESS UP TO 20 TONS OF FRUIT PER YEAR.

THE WINE PRODUCTION AND TASTING FACILITIES ARE LOCATED ON APN 114-140-06-00 WHICH HAS 2.8 ACRES OF PRODUCTION, OR 4.2 TONS OF FRUIT. THIS EXCEEDS THE 1/4 OF THE 25% OF THE TOTAL 20 TONS (1.25 TONS) OF FRUIT THAT MUST BE GROWN ON THE PARCEL THAT CONTAINS THE WINE PRODUCTION AND TASTING FACILITIES.

SOURCE OF FRUIT
(BASED ON MAXIMUM PRODUCTION)

SOURCE	AMOUNT (TONS)	PERCENT OF TOTAL
PREMISES *	16 **	27
LOCAL GROWERS	15	25
OUT OF COUNTY	29	48
TOTAL	60	100

* THE PREMISES WILL ULTIMATELY CONSIST OF 10.6 TOTAL ACRES (2.8 ACRES ON APN 114-140-06-00 & 7.8 ACRES ON APN 114-140-57-00)

** BASED ON 10.6 ACRES PRODUCING 1.5 TONS OF GRAPES PER ACRE.

NOTE: ONE TON OF GRAPES CAN PRODUCE APROXIMATELY 50 CASES OF WINE. MAXIMUM PRODUCTION IS LIMITED TO 3000 CASES PER YEAR, THEREFORE THE EXPANSION FACILITY WILL NEED TO HAVE TWICE THE CAPACITY AS THE CURRENT PRODUCTION FACILITY.

THE WINE PRODUCTION AND TASTING FACILITIES ARE LOCATED ON APN 114-140-06-00 WHICH HAS 2.8 ACRES OF PRODUCTION, OR 4.2 TONS OF FRUIT. THIS EXCEEDS THE 1/4 OF THE 25% OF THE TOTAL 60 TONS (3.75 TONS) OF FRUIT THAT MUST BE GROWN ON THE PARCEL THAT CONTAINS THE WINE PRODUCTION AND TASTING FACILITIES.

PARKING TABLE

REQUIRED: BASED ON THE PROJECT DESCRIPTION THAT ANTICIPATES UP TO 100 GUESTS FOR SPECIAL EVENTS, PARKING TO ACCOMMODATE 3 PERSONS PER VEHICLE IS REQUIRED.

100 GUESTS/3 GUESTS PER VEHICLE = 33 SPACES

PROVIDED: 33 SPACES

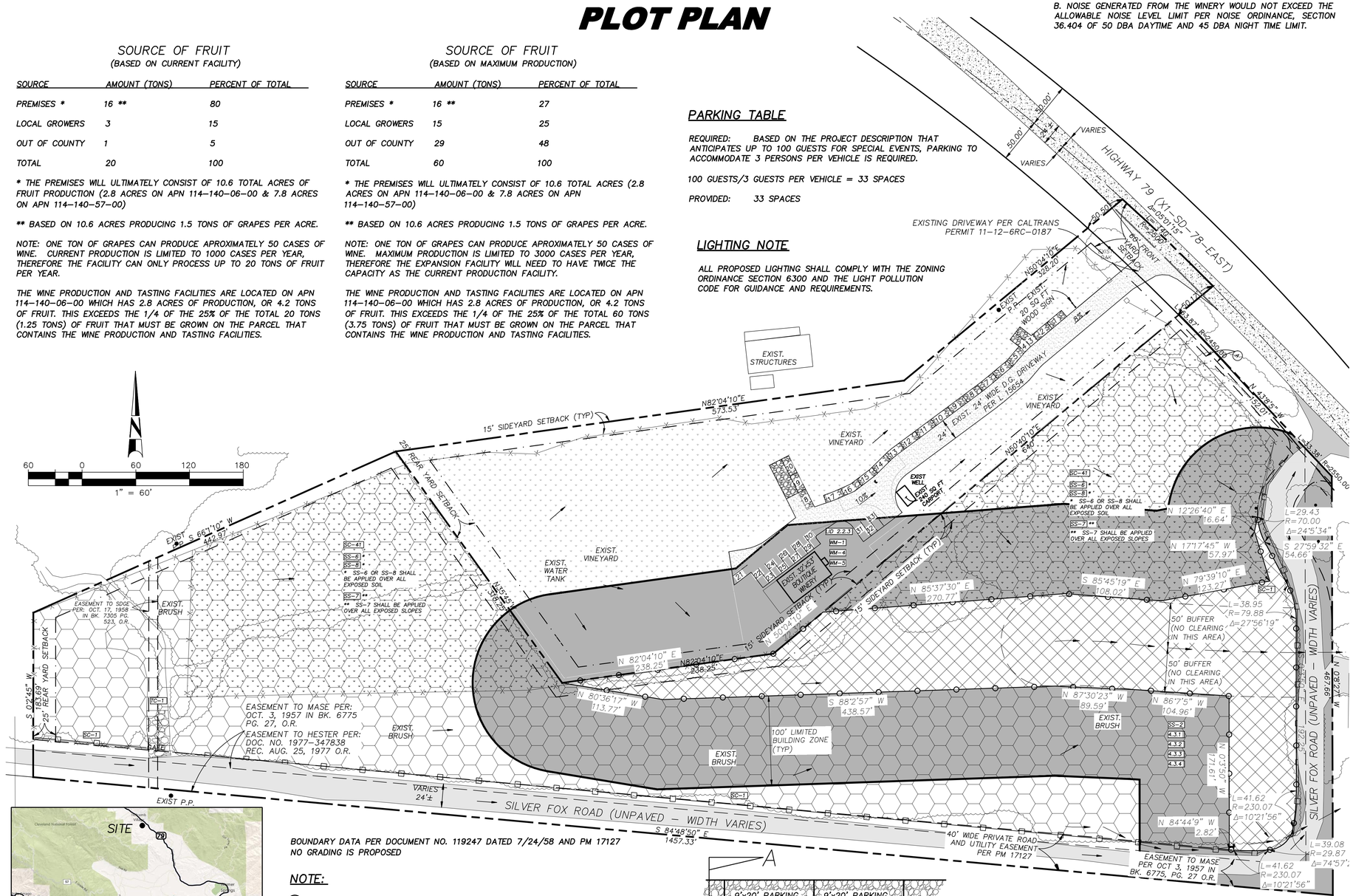
LIGHTING NOTE

ALL PROPOSED LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE SECTION 6300 AND THE LIGHT POLLUTION CODE FOR GUIDANCE AND REQUIREMENTS.

NOISE REQUIREMENT NOTES

A. HOURS OF OPERATIONS FOR THE WINE CLUB/EVENTS WOULD BE LIMITED TO 7:00 A.M. – 10:00 P.M., WHERE NO MUSIC, LIVE OR RECORDED WOULD OCCUR AFTER 10:00 P.M.

B. NOISE GENERATED FROM THE WINERY WOULD NOT EXCEED THE ALLOWABLE NOISE LEVEL LIMIT PER NOISE ORDINANCE, SECTION 36.404 OF 50 DBA DAYTIME AND 45 DBA NIGHT TIME LIMIT.



VICINITY MAP
THOS. GUIDE 409 J-6

BOUNDARY DATA PER DOCUMENT NO. 119247 DATED 7/24/58 AND PM 17127
NO GRADING IS PROPOSED

NOTE:

(A) EASEMENT FOR PUBLIC ROADWAY PURPOSES TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY

IMPERVIOUS SURFACES

BOUTIQUE WINERY	1700 SF
GRAPE CRUSHING AREA (COVERED)	610 SF
CARPORT	240 SF
WELL SHED	100 SF
TOTAL	2650 SF

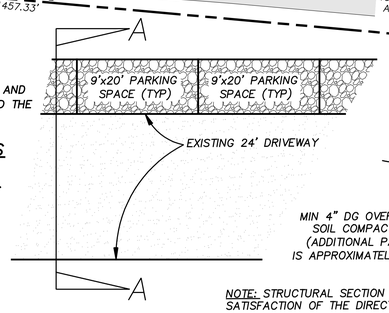
CLEARING QUANTITIES

DISTURBED AREA: 8.60 Ac.

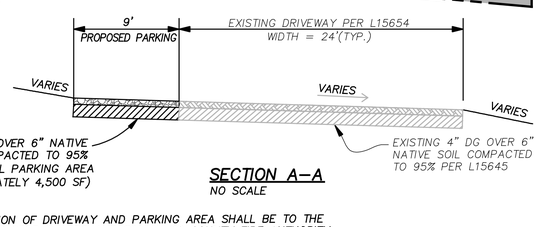
EARTHWORK VOLUME:
0 CY CUT
0 CY FILL

SUMMARY TABLE – STRUCTURES

EXISTING BOUTIQUE WINERY	1700 SF
EXISTING CARPORT	240 SF



PROPOSED PARKING/EXIST. DRIVEWAY (TYP)
NO SCALE



SECTION A-A
NO SCALE

NOTE: STRUCTURAL SECTION OF DRIVEWAY AND PARKING AREA SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PDS AND SAN DIEGO COUNTY FIRE AUTHORITY

LEGEND

DESCRIPTION	STD. DWG.	SYMBOL
PROPERTY LINE		
EXISTING EDGE OF PAVEMENT		
EXISTING DIRT ROAD		
EXISTING POWER POLE		
EXISTING 4' HIGH FENCE (CHAIN LINK OR WROUGHT IRON)		
AREA TO BE CLEARED (330,000 SF, 7.58 AC)		
EXISTING VINEYARD		
PROPOSED BIOLOGICAL OPEN SPACE EASEMENT (78,900 SF, 1.81 AC.)		
PROPOSED LIMITED BUILDING ZONE EASEMENT		
OPEN SPACE FENCING & SIGNAGE		
4" DG/ 6" NATIVE – ADDITIONAL PARKING AREA (4,500 SF)		

BMP LEGEND

SS-2	PRESERVE EXISTING VEGETATION
SS-6	STRAW MULCH – APPLY OVER EXPOSED SOIL
SS-7	EROSION CONTROL BLANKET – APPLY OVER EXPOSED SLOPES
SS-8	WOOD MULCH – APPLY OVER EXPOSED SOIL
SC-1	SILT FENCE
SC-41	BUILDING AND GROUND MAINTENANCE
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT
WM-1	MATERIAL DELIVERY
WM-4	SPILL PREVENTION AND CONTROL
WM-5	SOLID WASTE MANAGEMENT
4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS & HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS AND VEGETATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.4	MINIMIZE SOIL COMPACTION

SITE ADDRESS
34810 HWY 79 WARNER SPRINGS, CA 92086

LEGAL DESCRIPTION
PARCEL 4 OF PARCEL MAP NO. 17127, FILED IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA; ALONG WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 2 EAST, S.B.M. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL SURVEY THEREOF APROVED JANUARY 31, 1895.

SEE DOCUMENT NO. 2004-0311889, RECORDED APRIL 12, 2004
(LEGAL LOT EVIDENCE PER DOCUMENT NO. 119247 REC. 7/24/58)

APN
114-140-06-00 & 114-140-57-00

EXPECTED USE
AGRICULTURAL (VINEYARD AND SMALL WINERY)

EXISTING USE
VACANT, AGRICULTURAL (VINEYARD AND BOUTIQUE WINERY)

ZONING
A-70 LIMITED AGRICULTURE
FRONT=60', SIDE=15', EXTERIOR SIDE=35', REAR=25'

OWNERS
SIERRA ROBLE AND VINEYARD LLC
P.O. BOX 21
WARNER SPRINGS, CA 92086
(760) 473-3028

ENGINEER OF RECORD
BRISENDINE LAND SERVICES
1308 MAIN ST., SUITE 205
RAMONA, CA 92065
(760) 788-8027

PDS2016-AD-16-034

BRISENDINE LAND SERVICES
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JN: 17-19
JUNE 13, 2017
rev.: APRIL 10, 2019

SMALL WINERY PERMIT
34810 HWY 79 - WARNER SPRINGS
EXISTING BUILDING ELEVATIONS









NORTHERLY









EASTERLY









SOUTHERLY



WINERY



WINERY STORAGE



TRACTOR SHED



TOOL SHED

WESTERLY

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JN: 17-19
MAY 7, 2018