



PROPERTY REPORT

ORRIN VINEYARDS and WINERY

ADDRESS: 35288 Highway 79, Warner Springs, CA 92086

DESCRIPTION: The turn-key 20 acre **ORRIN VINEYARDS and WINERY** is situated along San Diego County's emerging wine corridor in the quaint community of Sunshine Summit, Warner Springs, California. This meticulously maintained vineyard, winery, and home site is located approximately 30 minutes south of the renowned Temecula Wine Region and an hour and one half north of the San Diego metropolitan area in the heart of San Diego's beautiful backcountry. **ORRIN VINEYARDS and WINERY** is one of the pioneering vineyards and wineries involved in the creation of the **North Mountain Wine Trail**. This rare and special property is shown by appointment only.

PRICE: \$1,100,000

APN: 114-120-4700

MLS: *Exclusive*

CONTACT: *Donn Bree*

Donn@Donn.com

800-371-6669 office

Maya Streamer

Mayasproperties@gmail.com

760-668-2825 cell

Orrin Vineyards and Winery



\$1,100,000



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ORRIN VINEYARDS and WINERY is a family owned and operated vineyard and boutique winery specializing in Northern Rhone reds, whites and Zinfandel. The winery is **bonded and licensed** to produce and sell wine. The new owner will take ownership of all vineyard and wine making equipment. All artwork for labels, business cards, and other aspects of marketing conveys with the sale. The branding and marketing of the Orrin Winery label is an ongoing effort and the new owner will benefit from all past and present marketing efforts. **ORRIN VINEYARDS and WINERY** is truly a turnkey opportunity and positioned to fulfill the vision of new ownership.



MAYA
 RANCHES • HOMES
 LOTS • LOANS
760-668-2825

BRE#01868333

RED HAWK REALTY

JCT HWY 79 & 78

SANTA YSABEL, CA 92070

WWW.DONN.COM

Mayasproperties@gmail.com /Donn@Donn.com

WE KNOW THE BACK COUNTRY!

DONN BREE
 RANCHES • HOMES
 LAND • LOANS
800-371-6669

CREB# 01109566



APN# 114-120-47-00



The **ORRIN VINEYARDS and WINERY** site was selected on the basis of convenient highway exposure and access, soil and terrain, exceptional climate for the varieties currently under cultivation, beautiful scenery, and ample ground water. The site features an unobstructed panoramic view of southern California's largest mountain ranges, including the Palomar Range, the Aguanga Range, and the San Bernardino and San Jacinto Ranges to the north. The 20 acre parcel is fully fenced. Presently, the vineyard has approximately 8 acres under cultivation. Varietals include *Voignier* (1170 vines), *Syrah* (1560 vines), *Merlot* (294 vines), *Zinfandel* (390 vines), *Mourvedre* (405 vines), *Sangiovese* (109 vines), *Riesling* (83 vines), and *Muscat* (107 vines). The most mature vines are approximately 16 years old and are in full production. Also on site are 24 mature Tuscan olive trees, a fruit orchard, and garden/nursery. Ample room for vineyard expansion is available on the entirely usable terrain.

On-site improvements feature an attractive, multifunctional 4,000 square foot tasting and processing facility. The building was permitted with an office/studio, a washroom/bathroom, laundry room, and an approximate 1,000 square foot tasting area with a Bonaire climate-controlled evaporative cooler barrel storage room. The processing/tasting facility has room to expand production and event venues.

The vineyard infrastructure was thoughtfully designed for operational ease and efficiency. The irrigation system begins with strong producing, fully enclosed water well pumping station. The water is pre-filtered and pumped into two 5,400 gallon water storage tanks, from where the irrigation water is gravity distributed to the vineyard. The water distribution system is then zoned and irrigation regulated by electronic *Dig* computer valves controlling the automatic drip system.

All vineyard and winery equipment conveys with the transfer of ownership. Current ownership is offering consultation for obtaining licenses, proprietary labels and branding, retaining the notoriety associated with the award-winning wine, maintaining vineyards, and crafting wines. The current owners will also provide introductions to local winery owners, service providers and local agencies affiliated with the promotion of San Diego's Vintner Association.

"We Know The Back Country!"

Donn Bree, Ph.D.
Mineral King Ranch
POB 188
Santa Ysabel, CA 92070
800-371-6669
donn@donn.com

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There are many **recreational activities** available in the area: the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is less than 30 minutes away.

Of great importance are the various directions from which the ranch can be accessed across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short drive to this undiscovered equestrian paradise.

This is a rare opportunity to own a turnkey winery and vineyard located in one of the most beautiful settings in California.



PLANNING & DEVELOPMENT SERVICES

Preliminary Review of Resources for IS/EA Preparation

Disclaimer: This report is completed on a regional level with conservative data. The information provided is to be used as screening criteria only. All data is subject to review and may be verified through project site visits. This report may also include user generated static output from an internet mapping site. The information in this preliminary report may or may not be accurate, current, or reliable and may need to be changed on the basis of a more specific review.

Report Run Date/Time:	4/2/2015 8:16:28 PM
Project Record ID:	
Project Name:	Orrin Vineyards and Winery
Assessor's Parcel Number(s):	1141204700

	1141204700
General Information	
USGS Quad Name/County Quad Number:	WARNER SPRINGS/84
Section/Township/Range:	35/09S/02E
Tax Rate Area:	98000
Thomas Guide:	1034/0
Site Address:	35288 HIGHWAY 79 WARNER SPRINGS 92086-9712

Public Service and Utility Districts	
Water/Irrigation District:	None
Sewer District:	None
Fire Agency:	None
School District:	UNIFIED WARNER

General Plan Information	
General Plan Regional Category:	Rural
General Plan Land Use Designation:	RURAL LANDS (RL-80) 1 DU/80 AC
Community Plan:	North Mountain
Rural Village Boundary:	None
Village Boundary:	None
Special Study Area :	None

	1141204700
Zoning Information	
Use Regulation:	A70
Animal Regulation:	O
Density:	-
Minimum Lot Size:	8AC
Maximum Floor Area Ratio:	-
Floor Area Ratio:	-
Building Type:	C
Height:	G
Setback:	C
Lot Coverage:	-
Open Space:	-
Special Area Regulations:	-

Aesthetic	
The site is located within one mile of a State Scenic Highway.	NO
The site contains steep slopes > 25%.	NO
The site is located within Dark Skies "Zone A".	YES

Agricultural Resources	
The site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland.	YES
The site contains Prime Soils.	NO
There is evidence of active agriculture on the project site.	Please refer to aerial imagery
Sunset Zone:	3
The site is located within an Agricultural Preserve.	NO
The site is in a Williamson Act Contract.	NO

	1141204700
Biological Resources	
Eco-Region:	NORTHERN MOUNTAINS
Vegetation Map	18320 Row Crops; 37200 Chamise Chaparral
The site may contain rare/listed plants and animals found in the Sensitive Species matrix.	YES
The site is located within a Quino Checkerspot Butterfly Survey Area.	YES
The site contains Wetlands.	NO
The site is within one mile of Open Space Easements.	YES
The site is within one mile of Multiple Species Conservation Program (MSCP) Pre-Approved Mitigation Area (PAMA).	NO (DRAFT: EAST)
The site is within MSCP Boundaries.	NO (DRAFT: EAST)
The site is outside of MSCP and within 500 feet of:	
Coastal Sage Scrub	NO
Maritime Succulent Scrub	NO
Diegan Coastal Sage Scrub	NO
Inland Form (>1,000 ft. elevation)	NO
Coastal Sage - Chaparral Scrub	NO
Flat-Topped Buckwheat/Montane Buckwheat Scrub	NO
None of the above	YES
The site is located within the North County Habitat Evaluation Map. If yes, list the Habitat Value.	NO
The site is located within the Ramona Grassland area.	NO
The site is located within three miles of a National Wildlife Refuge. If yes, list the name of the Refuge.	NO

Cultural and Paleontological Resources (*always confirm with Cultural and Paleontology Specialists)	
Geological Formation:	QUATERNARY ALLUVIUM
Paleo Sensitivity:	LOW
Paleo Monitoring:	Monitoring by Grading/Excavation Contractor

Geology	
Alquist-Priolo Zone:	NO
County Special Study Zone:	NO
Quaternary/Pre-Quaternary Fault:	NO
Potential Liquefaction Area:	YES
The site is located in a Landslide Susceptibility Area. If yes, list the Landslide Category.	NO
The site is located within a High Shrink Swell Zone (Expansive Soil).	NO
The site is located within an area categorized as high or moderate potential for unique geologic features. If yes, name	NO

	1141204700
Mineral Resources	
The site is located within a Mineral Resource Category.	NO MRZ (YES alluvium/NO mines)

Hazard Flooding	
The site is located within a FEMA flood area.	NO
The site is located within a County Flood Plain area.	NO
The site is located within a County Floodway.	NO
The site is located within a Dam Inundation Zone.	NO

Hazardous Materials	
Schools are located within 1/4 mile of the project.	NO
The site is located on or within 250 feet of the boundary of a parcel containing a historic waste disposal/burn site.	NO
The site is located within one mile of a property that may contain military munitions (UXO-Unexploded Ordnance).	NO
The site is located within 1000 feet of buried waste in a landfill.	NO
The site is listed in the Hazardous Material Establishment Listing. If yes, list name, establishment number, and permit number.	NO
The site is located within 2000 feet of a listing in DTSC's Site Mitigation and Brownfields Reuse Program Database ("CalSites" EnviroStor Database).	NO
The site is listed on the Geotracker listing.	NO
The site is listed on the Resource Conservation and Recovery Act Information (RCRAInfo) listing for hazardous waste handlers.	NO
The site is listed in the EPA's Superfund CERCLIS database.	NO
The site shows evidence that prior agriculture, industrial use, or a gas station or vehicle repair shop existed onsite.	Please refer to aerial imagery
The site contains existing homes or other buildings constructed prior to 1980.	Please refer to aerial imagery

Airport Hazards	
The site is located in a FAA Notification Zone. If yes, list the height restrictions.	NO
The site (or portion of the site) is located within an Airport Influence Area. If yes, list the name of the airport.	NO
The site is located within an airport safety zone. If yes, list the zone number.	NO
The site is located within an Airport Land Use Compatibility Plan Area (Z.O. Section 5250, "C" Designation).	NO
The site is within one mile of a private airport. If yes, list the name of the airport.	NO

1141204700

Hydrology and Water Quality

Hydrologic Unit:

SANTA MARGARITA

Sub-basin:

902.93/Dodge

The site is tributary to an already impaired waterbody, as listed on the Clean Water Act Section 303(d) list? If yes, list the impaired waterbody.

YES: Santa Margarita Lagoon;
Santa Margarita River (Lower);
Santa Margarita River (Upper);
Temecula Creek; Redhawk Channel

The site is tributary to an Environmentally Sensitive Area.

YES

The site is located in a Source Water Protection Area.

NO

Water Supply/Groundwater

The site is located outside (east) of the County Water Authority boundary.

YES

The site is in Borrego Valley.

NO

The project is groundwater dependent.

YES

Annual rainfall:

21 to 24 inches

Noise

The site is within noise contours.

NO

Fire Services

The site is located in an Urban-Wildland Interface Zone.

YES

FRA/LRA/SRA:

SRA

Additional Information

The site is located within 150 feet of Mexican Border.

NO

The site is located within a Resource Conservation Area.

NO

The site is located in a Special Area.

NO

There are existing or proposed trails on site or adjacent properties.

NO

The site is located in an urbanized area as defined by the U.S. Census Bureau.

NO

The population has a density of 1,000 per square mile or greater.

NO

The site APN is listed in the GP Housing Element inventory.

NO

CEQA-Public Review Distribution Matrix

The site is located in the Desert.

NO

The site is located east of the County Water Authority boundary.

YES

All or a portion of the site is east of the Tecate Watershed Divide.

NO

The site is located immediately adjacent to a State Highway or Freeway.

NO

The site is located south of State Highway 78.

NO

The site is located in the Coastal Zone requiring a Coastal Development Permit.

NO

The site is located in the Sweetwater Basin.

NO

The site is located within 2640 feet (1/2 mile) of the Cleveland National Forest.

YES

There are State Parks that are located within 1/2 mile of the site, or may be substantially affected by the project. If yes, list the name of State Park(s).

NO

5 of 5

LUEGGIS

LAND USE EVALUATION & GEOSPATIAL INFORMATION GROUP

Geographic Information Services

Orrin Vineyards and Winery 2012 ORTHOPHOTO



Legend:

PROJECT AREA

Notes:

0

0.06

0.12

0.18

0.24

Miles

NAD 1983 StatePlane California VI FIPS 0406 Feet

Planning and Development Services

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AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

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

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

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

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

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

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

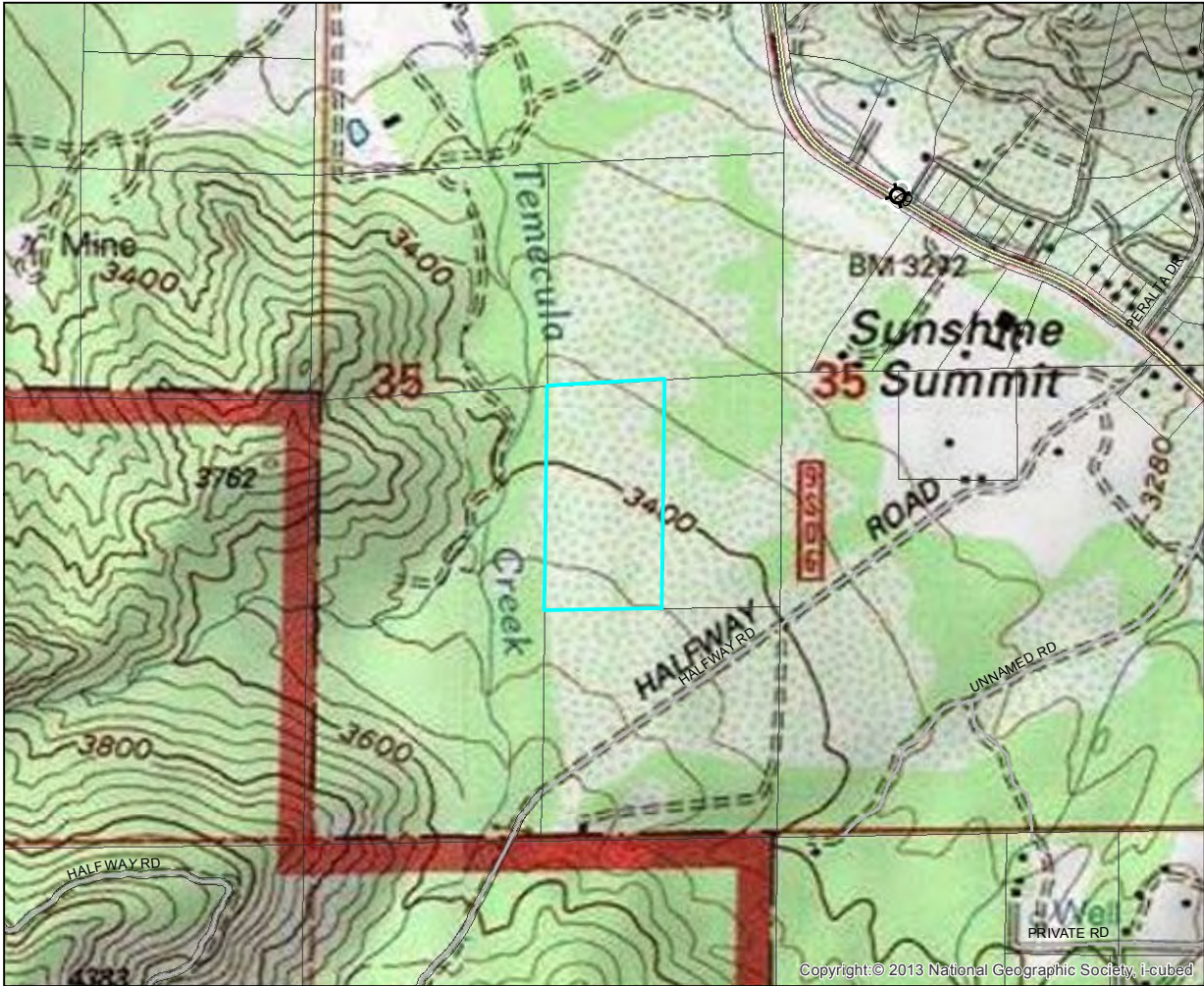
Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

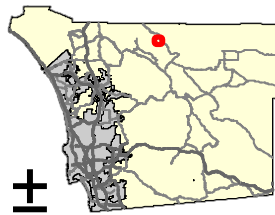
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(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)



0 0.1 0.2 0.3 0.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



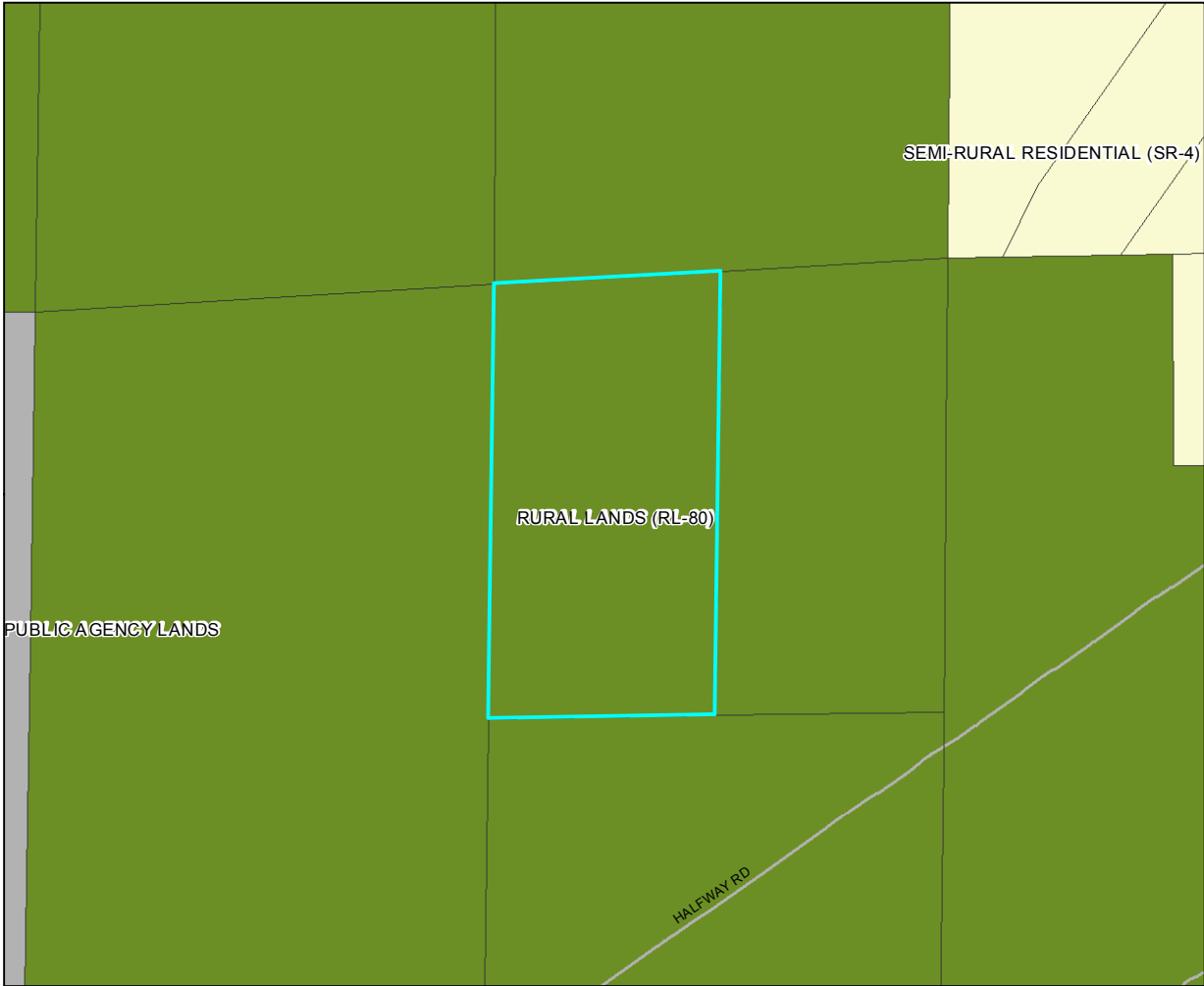
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Legend:

PROJECT AREA

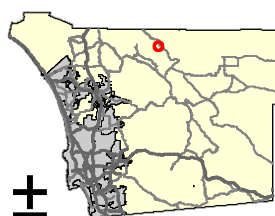
Notes:



0 0.06 0.12 0.18 0.24 Miles
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Legend:

PROJECT AREA
GENERAL PLAN (AUGUST 2011)
Village Residential (VR-30)
Village Residential (VR-24)
Village Residential (VR-20)
Village Residential (VR-15)
Village Residential (VR-10.9)
Village Residential (VR-7.3)
Village Residential (VR-4.3)
Village Residential (VR-2.9)
Village Residential (VR-2)
Semi-Rural Residential (SR-5)
Semi-Rural Residential (SR-1)
Semi-Rural Residential (SR-2)
Semi-Rural Residential (SR-4)
Semi-Rural Residential (SR-10)
Rural Lands (RL-20)
Rural Lands (RL-40)
Rural Lands (RL-80)
Specific Plan Area*
Office Professional
Neighborhood Commercial
General Commercial
Rural Commercial
Limited Impact Industrial
Medium Impact Industrial
High Impact Industrial
Village Core Mixed Use
Public/Semi-Public Facilities
Public/Semi-Public Lands (Solid)
Waste Facility
Public Agency Lands
Tribal Lands
Open Space (Recreation)
Open Space (Conservation)

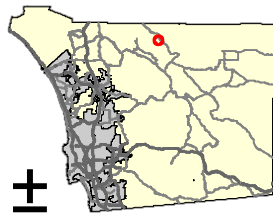
Notes:

*Residential densities in italics

Orrin Vineyards and Winery FMMP



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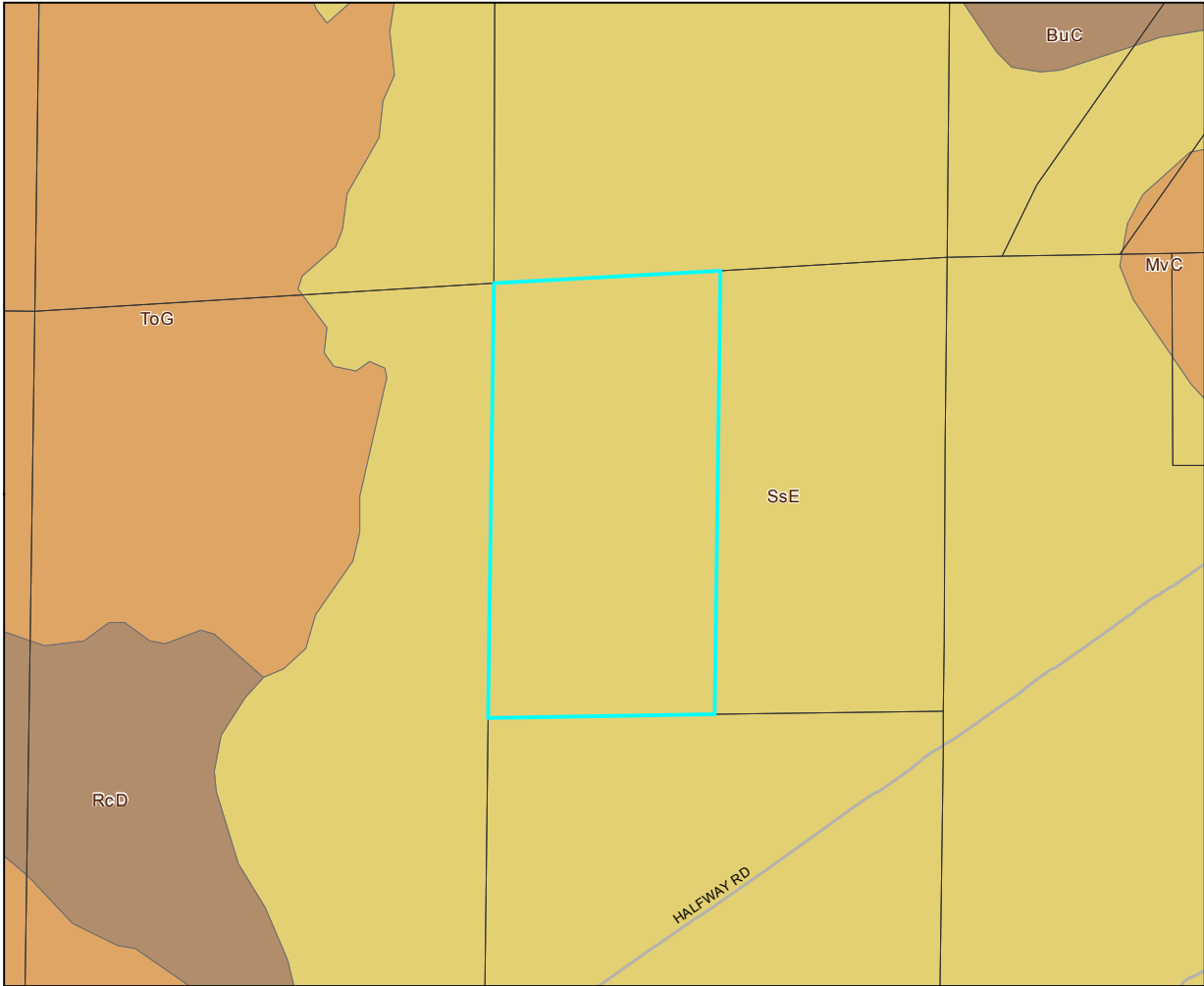
Legend:

- PROJECT AREA
- FMMP
- Farmland of Local Importance
 - Farmland of Statewide Importance
 - Prime Farmland
 - Unique Farmland
 - Grazing Land
 - Other Land
 - Urban Land
 - Water
 - Area Not Mapped

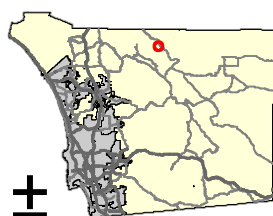
Notes:

FMMP = Farmland Mapping and Monitoring Program

Orrin Vineyards and Winery SOIL



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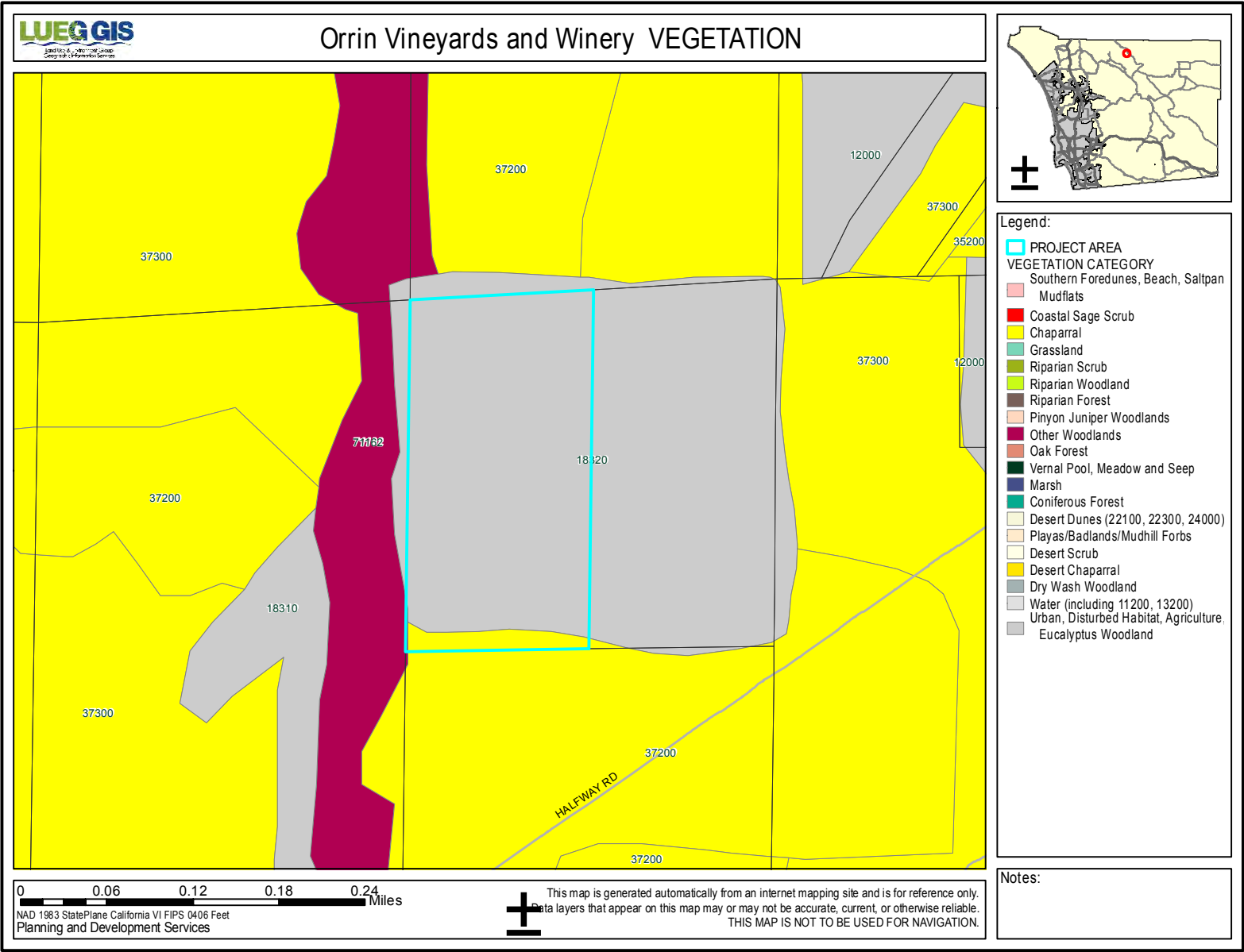


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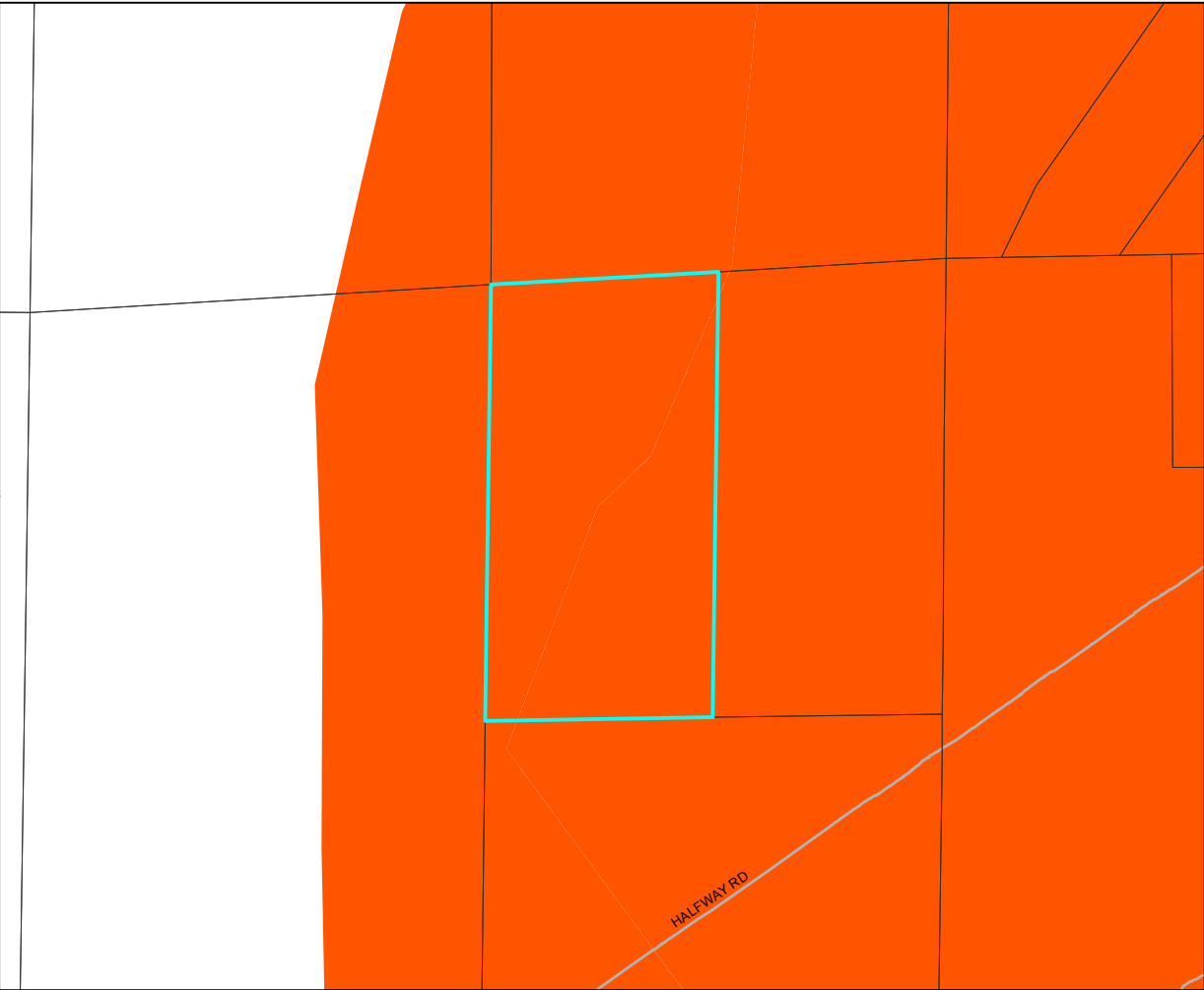
- PROJECT AREA
- SOILS
- Alfisols
 - Entisols
 - Inceptisols
 - Mollisols
 - Vertisols
 - Other
 - Urban
 - Water
 - Unknown

Notes:

SOIL	DESCRIPTION	CAP CLASS	STORIE INDEX	SHRINK/SWELL	EROSION INDEX
SsE	Soboba stony loamy sand, 9 to 30 percent slopes	6e-7(20)	24	Low	Severe 2



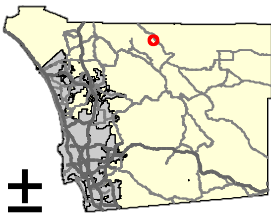
Orrin Vineyards and Winery POTENTIAL LIQUEFACTION



NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



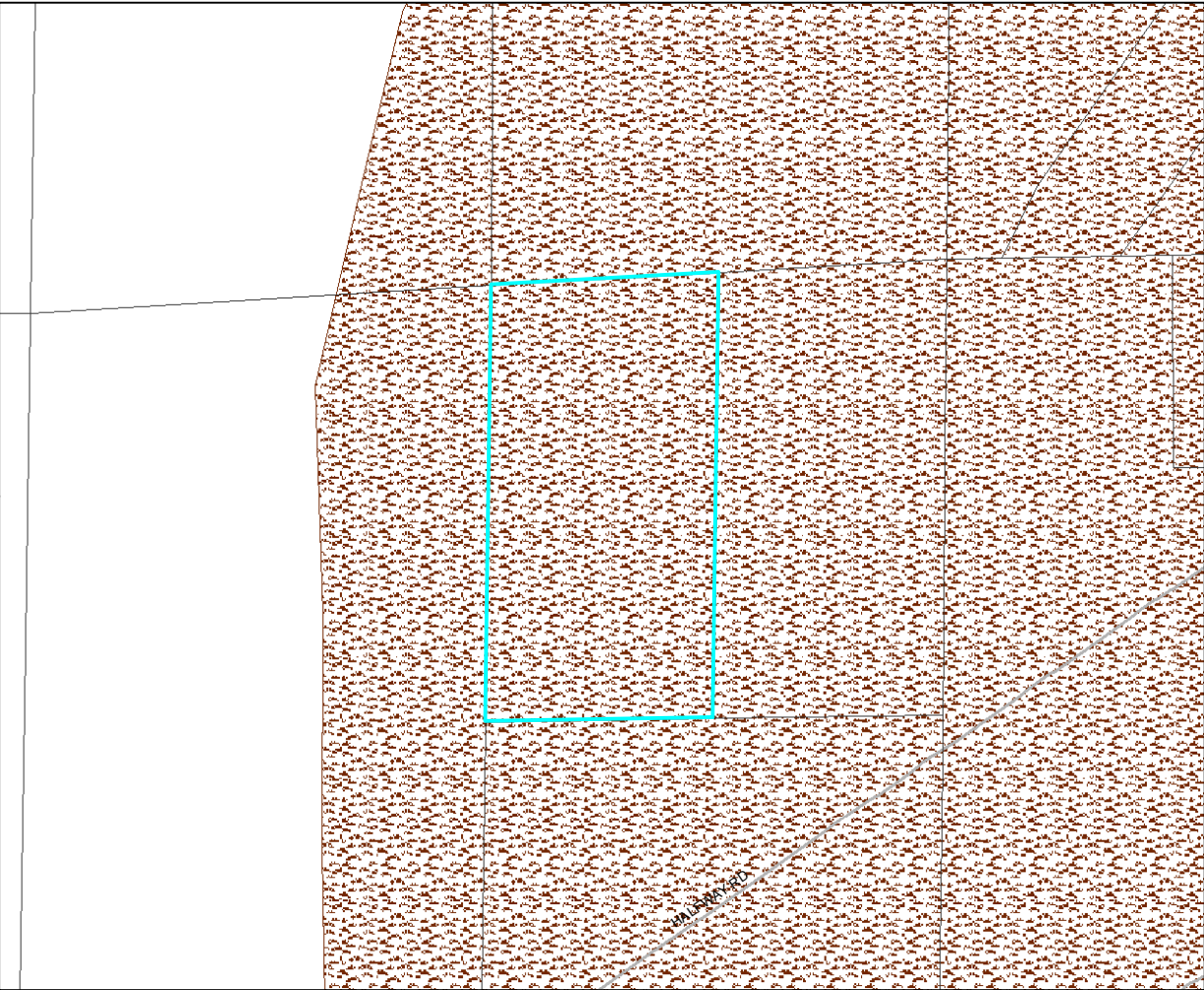
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Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.



- Legend:
- PROJECT AREA
 - POTENTIAL LIQUEFACTION AREA

Notes:

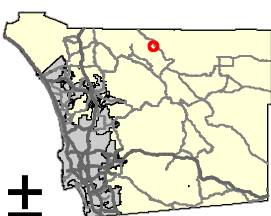
Orrin Vineyards and Winery MINERAL RESOURCES



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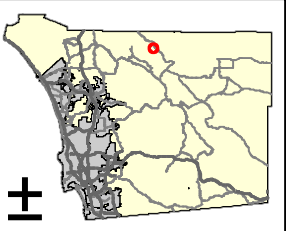


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- Legend:
- PROJECT AREA
 - ALLUVIUM
 - MINE
 - MINE
 - MINERAL RESOURCE ZONES
 - Inconclusive
 - Resource Not Present
 - Resource Potentially Present
 - Resource Present

Notes:



- Legend:
- PROJECT AREA
 - URBAN-WILDLAND INTERFACE ZONE



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Notes: