



County of San Diego, Planning & Development Services  
**AMPLIFIED LIVE MUSIC AT BOUTIQUE  
WINERIES NOISE SETBACK REDUCTION  
APPLICATION CHECKLIST**  
ZONING DIVISION

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**NOTE: APPLICATIONS FOR THIS TYPE OF ZONING VERIFICATION PERMIT CAN ONLY BE APPROVED FOR FULLY PERMITTED BOUTIQUE WINERIES WITHOUT ACTIVE CODE COMPLIANCE CASES, EXCEPT WHEN SUBMITTAL OF THE APPLICATION IS REQUIRED BY THE COUNTY AS PART OF A CODE COMPLIANCE ACTION.**

**ALL ZONING VERIFICATION PERMIT APPLICATIONS SEEKING A REDUCED NOISE SETBACK (in comparison to Zoning Ordinance Table 6910.1) SHALL INCLUDE A NOISE ANALYSIS TO DEMONSTRATE NOISE ORDINANCE COMPLIANCE WITH THE PROPOSED REDUCED SETBACK**

- With this application submittal, provide proof of permitted status for all structures and other components of the Boutique Winery operations that require building permits. In addition, provide evidence that you have a legally established vineyard (e.g., agricultural clearing permit if required). See this link to [PDS Form 216](#) for information on when an agricultural clearing permit is required. Scanned copies of permits will be sufficient. Note: A Boutique Winery structure will need to be permitted with an applicable commercial building permit. Permits for residential structures that have been illegally converted to winery structures are not sufficient.
- Though not required with the application submittal, Evidence of Legal Parcel ([PDS Form 320 - Evidence of Legal Parcel](#)) may be required upon initial application review by the assigned Planner, depending on the review of evidence of building permits required with the application.
- The noise analysis submittal shall adhere to guidance in the [Zoning Verification Permit Noise Analysis Guide for Boutique Wineries](#)
- The primary author of the noise analysis accompanying this Zoning Verification Permit submittal shall be on the list of County-approved consultants for noise analysis found at this [link](#) (see PDF p. 41 for approved noise consultants).
- For the plot plan submittal referenced below, only existing permitted features of the built environment can be included, not proposed future features. If additional noise attenuation features are needed, those must be permitted, built and in place prior to submitting the Zoning Verification Permit application and corresponding noise analysis, which requires noise level measurements.
- Regarding the Storm Water Intake Form for All Permit Applications in the Zoning Verification Permit application checklist, applicants can reference separate permitting through the PDS Building Division of all components of the built environment, including referencing permit numbers.

**ELIGIBILITY LIMITATIONS**

- In accordance with Zoning Ordinance Section 6910.b.7.i.g. prior to any Boutique Winery providing amplified live music, all necessary building permits must be obtained, and all outstanding code violations must be resolved. If the Boutique Winery has not yet obtained permits for any structures (or other components requiring building permits), or has any unresolved code violations, then the Boutique Winery is not eligible for this type of Zoning Verification Permit process (to seek a reduction in the noise setback for outdoor amplified live music), the Boutique Winery is not allowed

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For any questions, please email us at: [PDSZoningPermitCounter@sdcounty.ca.gov](mailto:PDSZoningPermitCounter@sdcounty.ca.gov)  
<http://www.sdcounty.ca.gov/pds>



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to host live music, and the application will not be approved. The only exception to this is when submittal of this application is required by the County as part of a Code Compliance action.

**ALL ITEMS LISTED BELOW MUST BE SHOWN TO SCALE, INCLUDED AS ATTACHMENTS OR PROPERLY NOTED ON THE PLANS. IF NOT SHOWN OR NOTED, PLANS MAY BE REJECTED.**

- Complete set of plot plans, to scale (See [PDS # 090](#) for minimum plot plan requirements). Plot plans must include distances between noise amplification device(s) (speakers or location of musicians for non-amplified acoustic music) and the closest portion of each adjacent property line, as referenced in the [Zoning Verification Permit Noise Analysis Guide for Boutique Wineries](#).
- Minimum sheet size for a Zoning Verification Permit is 18" x 24".

**The following must be shown/indicated on the plans:**

**Plan Notes and Tables**

- Note parcel size in acres.
- Note stating events, including but not limited to weddings and parties, shall be prohibited except as provided in ZO sections 6910(b)(5) and 6157(d)(1).
- Note the use and square footage of all permitted structures and legally established vineyards on property.
- Note speaker locations and distances from property lines.

**Zoning Ordinance (ZO) Compliance** Link to: [Zoning Ordinance](#)

- Note compliance with Boutique Winery Zoning Ordinance requirements pursuant to ZO sec. 6910(b).
- Note compliance with Noise Abatement and Control pursuant to the [County Noise Ordinance](#).
- Note compliance with Particulate Matter and Air Contaminants pursuant to ZO sec. 6316.
- Note compliance with Odors pursuant to ZO sec. 6318.
- Note compliance with Lighting standards pursuant to ZO sections 6322-6326.



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**THE AGREEMENT BELOW MUST BE SIGNED FOR THIS APPLICATION TO BE CONSIDERED COMPLETE:**

I, the property owner, understand that the Boutique Winery existing at \_\_\_\_\_ must comply with the requirements of the County of San Diego Grading Ordinance; the Watershed Protection, Stormwater Management, and Discharge Control Ordinance; the Zoning Ordinance; and regulations related to Noise Abatement and Control of the San Diego County Code of Regulatory Ordinances.

If the Boutique Winery permitted and installed on my property at any time does not meet the requirements of these ordinances, I understand that the County of San Diego will take enforcement action to bring the Boutique Winery into compliance with current requirements.

Signed,

\_\_\_\_\_

Signature

Printed Name

Date