

**JAMUL DULZURA
COMMUNITY PLANNING GROUP
FINAL Minutes**

Tuesday March 25, 2014

Approved: Tuesday, April 8, 2014

Oak Grove Middle School Library

7:30 p.m.

1. CALL TO ORDER - Dan Neirinckx called the meeting to order at 7:35 p.m.

2. ROLL CALL

Present: Earl Katzer, Judy Bohlen, Janet Mulder, Jean Strouf, Dan Neirinckx, Bill Herde, George Novinger, Steve Wragg, Randy White, Eliz Kelly.

Excused: Joan Kouns, Preston Brown, Michael Casinelli,

Absent: Ray Deitchman

Vacant Seat #12: Dan Kjonegaard

3. APPROVAL OF AGENDA for March 25, 2014 and minutes of March 11, 2014 regular meeting and reconsideration of minutes for Feb. 25, 2014. After discussing the revised minutes, the Motion carried unanimously.

4. OPEN FORUM: Opportunity for public comment on any item not on the agenda – 3 minute time limit

A. Randy White announced that the Kiwanis Chili Cookoff and Antique Car Show will be held at Pio Pico Thousand Trails on Saturday, April 12, and all are invited to attend. Last year there were over 1000 parked cars so come early for a parking place.

B. 700 Forms due in – Be sure and list any gift over \$50 including food or beverage you have received.

C. Earl Katzer and Preston Brown will not be at the next meeting.

George Novinger recused himself at this point and left the table as he has a vested interest in the next item.

5. VINEYARD HACIENDA SMALL WINERY PERMIT application AD-14-012 12685 Campo Road, Spring Valley. Steve Wragg and Liz Kelly reporting. They introduced Gladys Jones and George Novinger who presented the history via a revised description of the project which is attached. It was started as a small vineyard and George started helping in 2012. They worked together and want to legally sell and serve their wine and have special events which would allow people to come onto their property and enjoy the area. Their description follows:

VINEYARD HACIENDA

12685 CAMPO ROAD, JAMUL, CA 91978

DESCRIPTION OF PROPOSED USE:

THIS APPLICATION IS FOR A SMALL WINERY PERMIT. WE HAVE GROWN AND HARVESTED OUR OWN GRAPES FOR WINE FOR 16 YEARS AND HOPE TO EVENTUALLY PROCESS AND BOTTLE IT ONSITE, TOO. WE WANT A SMALL WINERY PERMIT SO THAT WE CAN LEGALLY SELL & SERVE OUR WINE. THE EXISTING SITE IS 8.25 ACRES, ZONED A-72. THERE IS AN EXISTING SPANISH HACIENDA-STYLE HOME OF 12,280 SF WITH 9 BEDROOMS, AS WELL AS A 1295 SF CABANA WITH RESTROOMS. THE SITE ALSO HAS A SWIMMING POOL, SAUNA, JACUZZI, BUILT-IN BBQ AND FIRE PIT, GAZEBO, KOI POND WITH FOUNTAINS, A WELL, A NEWLY-INSTALLED SOLAR ARRAY AND A 2779 SF WORKSHOP BUILDING.

- THE PROPERTY HAS APPROXIMATELY TWO ACRES OF MATURE GRAPE VINES, PLANTED IN 1998. THE GROUNDS ARE WELL KEPT, AND INCLUDE TWO FRUIT ORCHARDS, MULTIPLE FLOWER BEDS AND RAISED VEGETABLE GARDENS, MANY PALM, OAK, AND OTHER MATURE TREES, WALKING PATHS AND EXTENSIVE LAWNS; ALL APPROPRIATE FOR THE TYPE OF GATHERINGS WE CONTEMPLATE HAVING.*
- THE PROCESSING (CRUSHING AND PRESSING OF THE GRAPES) IS CURRENTLY CARRIED OUT OFFSITE AT A NEARBY FACILITY, BUT IN THE FUTURE THIS COULD BE DONE IN THE EXISTING CABANA BUILDING.*
- WE ARE AIMING AT HOLDING ONE TO TWO EVENTS PER MONTH WITH EXISTING FACILITIES IF WE CAN SUCCEED IN ATTRACTING CLIENTS. WE ANTICIPATE A MAXIMUM OF 250 GUESTS FOR ANY EVENT. ANY FOOD SERVED AT THESE EVENTS WILL BE PREPARED OFF PREMISES AND BROUGHT TO THE PROPERTY FOR CONSUMPTION. WE WILL APPLY TO TTB AND ABC FOR THE REQUIRED ALCOHOL PERMITS.*
- WE HAVE SPOKEN TO OUR NEIGHBORS AND NONE OF THEM HAVE EXPRESSED OPPOSITION TO OUR PLANS.*
- OUR HOME HAS 13 BATHROOMS. WE HAVE RECENTLY HAD SD DEPARTMENT OF ENVIRONMENTAL HEALTH REPRESENTATIVES VISIT OUR PROPERTY TWICE, AND THEY HAVE APPROVED OUR EXISTING SEPTIC SYSTEM FOR OUR SMALL WINERY APPLICATION. THEY ALSO MENTIONED THAT WHEN AND IF WE ADD ADDITIONAL RESTROOMS, WE'LL NEED TO APPLY FOR A PERMIT, BUT DIDN'T SEE ANY FUTURE PERMITTING ISSUES. WE PLAN ON RENTING PORTABLE BATHROOMS FOR LARGE EVENTS IF/AS NEEDED.*
- SAN MIGUEL FIRE PROTECTION DISTRICT OFFICIALS HAVE VISITED OUR SITE AND GIVEN US A LETTER OF AVAILABILITY (APPROVAL LETTER) FOR FIRE SERVICES.*
- THE HOURS OF OPERATION FOR ANY EVENTS WE HOST WILL BE WITHIN THE HOURS ALLOWED BY SD COUNTY ORDINANCE 6312, I.E., 7 AM – 10 PM. WE NOTE THAT WE DON'T ANTICIPATE HAVING ANY EVENTS START BEFORE NOON.*
- OUR CURRENT PLANS SHOW 31 VEHICLE PARKING SPACES, WHICH SHOULD PROVIDE ADEQUATE PARKING FOR MOST SMALLER EVENTS OF UP TO 60 OR SO GUESTS. WE PLAN ON HAVING ONSITE VALET PARKING FOR LARGER EVENTS. WE CALCULATE THAT WE HAVE ROOM TO PARK AT LEAST AN ADDITIONAL 80 CARS ON OUR PROPERTY FOR LARGER EVENTS. WITH A TOTAL OF 111 AVAILABLE SPACES AND FIGURING 2.3 GUESTS PER VEHICLE, THERE SHOULD BE ENOUGH PARKING TO ACCOMMODATE ALL GUESTS.*

THE PROJECT WILL BE PHASED AS FOLLOWS:

- PHASE 1 OBTAIN AN ADMINISTRATIVE PERMIT FOR A SMALL WINERY AND CREATE THE PARKING SPACES SHOWN ON THE PLAN.*
- PHASE 2 BUILD A NEW SET OF ADA-COMPLIANT BATHROOMS FOR EVENT GUESTS. THE STRUCTURE WILL BE APPROXIMATELY 400 SF AND WILL MATCH THE ARCHITECTURAL STYLE OF THE EXISTING ADOBE STRUCTURES.*

Steve and Liz visited the large site and met with some of the neighbors, and all they spoke to supported the Vineyard Hacienda and the small winery permit and they presented four letters of support. Neighbor, **Cathy Lomas**, was present and was not in favor of the permit. **Steve Wragg** also stated that his concern was the proposed events that could have up to 250 guests two times a month. This would take a lot of parking and they have proposed valet parking if they have more than the approximately 60 guests that would fit into the 30 formal parking spaces on their property. He also felt they need to speak with the fire department as to access as they have a bridge that is narrow. Amplified music and possible increase in number of bathrooms proposed would mean that they will need septic approval to increase the number of bathrooms. The owner pointed out that they could use porta-potties. Since they have three out of five neighbors in agreement, **Dan Neirinckx** asked about the County's response to the scoping plan. **Steve** said he had not received the scoping letter and had asked the Planner for it as we usually have the letter before we make a recommendation. **Randy White** asked about the adjacent buildings and asked about the set-backs – they are not showing on the map and it looks like there is insufficient setback allowed. Second, he questioned that they have thirteen existing bathrooms in the house and Gladys told him they had thirteen bathrooms on the property. Existing road easement is straight and the driveway meanders around – his question was would they have to change the driveway to follow the easement. **George** pointed out that there are two easements and **Randy** suggested they should look at the easement as a private road and you need 100% of the people to agree for other than private use. He also questioned if they are under San Miguel or Rural Fire and they need to know. **Judy Bohlen** gave a bit of a background – the land was owned by the Rouse Family and the house now owned by Cathy Lomas was a guest house and probably should have never been split off. **Steve** brought up that they use well water and have two 10,000 gallon tanks and the existing well is used by the neighbor, their house and the vineyard. **Juan Loza**, the neighbor who shares the well with the vineyard, has concerns about water. The phase two proposed bathroom located along western property line may be too close to the oak woodland. **Liz** pointed out that the beautiful bridge that is about 15 foot wide constructed out of rock could be a problem for ingress and egress for fire trucks or a large number of cars. **George** asked what was the basis for our concerns as they really were not planning to build a different structure. **Steve** pointed out that they are suggesting a change in use from single residence to commercial use. **Dan Neirinckx** said they will need to meet the county's requirements and so we do not have to worry about that, however the possible lights of cars might be disturbing. **Liz** was concerned about maintaining the privacy of the neighbors sharing the driveway. The way the easement flows you can accidentally turn into Juan Loza's property. The properties need to be clearly marked. **Cathy** said that the placement of their solar was a problem as it was within their view shed. They also have a concern regarding ingress and egress and their property is for sale and they have to disclose the possibility of this proposed commercial venture in their sale which will be a problem. They are most concerned about traffic and resale value for their home. **Bill Herde** would reiterate the concerns of access and narrowness of the road and nearness to the neighbors. **Dan Neirinckx** asked about the easements whether it was written or a prescriptive? **Gladys** told him that both easements have been written and recorded. His concern also is for the neighbors and would suggest a wall or something that would attenuate sound and reduce the light problem for the neighbors. These are recommendations we feel

need to be addressed. **Judy Bohlen** asked if the shed was permitted and recommends that it be permitted before they go any farther. She also asked how far from the neighbor's houses is the lot line? Important to locate where the leach lines are now existing. The proposal calls for 8.5 x 19' parking spaces, and most are 9 x18'. **Judy** recommends that you make sure that the water agreement is made with the neighbor in the event that the well should go dry. **George** stated that they have had their water meter pulled as they do not see it ever happening that they would need to go with Otay. **Preston Brown** asked how many people are part of the well water use agreement and was told only one. **Earl Katzer** said that neighbors can have parties that are later than necessary and be a problem. **Tony Baker (business associate of Cathy Lomas)** stated that their concern is that the lay of the land is such that all of the existing buildings are clustered together and today when they have guests the noise level is already high. **Preston Brown** asked if the other neighbors would be impacted and was told no due to topography of the land. **Dan Neirinckx** pointed out that Administrative Permit will define the areas including, hours of operation, driveway and parking, amplified sound, eating areas, and tour buses. Small winery would allow up to 120,000 gallons a year, but the objections seem to be regarding the events. The potential size of the gatherings is the concern. This is the preliminary hearing and **Cole Mackelprang**, neighbor, borders about $\frac{3}{4}$ of the lot, but not really next door and is in favor.

Steve Wragg moved that we hold our comments until we receive the scoping letter, and that we send these minutes voicing our concerns urging they be taken into consideration by the applicant to address in a revised plan as well as in the scoping letter prepared by County Planner Donald Kraft. Motion carried: Yes, 10; 0, No; 1 Abstained (Novinger)

George Novinger rejoined the Planning Group at the table at this point.

5. BEEKEEPING ORDINANCE CHANGES – Postponed until next meeting.

6. VACANCY SEAT 12 -- Dan Neirinckx

Dan Neirinckx introduced **Mr. Richard Marzec** the applicant who was certified as a resident by the Registrar of Voters. Rich moved to Proctor Valley Estates in 2002, and has lived in San Diego since 1992. He has completed the 700 Form and will go through the training when elected. He has been a Border Patrol Agent and now works in Campo with development construction projects. He worked on the casino sub-committee and helped draft our JDCPG letters, and has worked with several members on other community events and concerns. Asked what his feelings were about growth and he said he feels it needs to be logical and have the support of the community. He has had experience working with wells in East County and has worked on mitigation for use of ground water. **Dan moved we recommend Richard Marzec to the San Diego County Board of Supervisors to fill seat #12. Motion passed unanimously.**

7. JAMUL INDIAN VILLAGE UP-DATE
Nothing to report.

8. JDCPG OFFICER'S ANNOUNCEMENTS AND REPORTS

Dan Neirinckx announced that **Ray Deitchman** has resigned from Seat #7 due to time constraints of his job. We will send the information to the County and post on the bulletin board at Dulzura and Jamul Post Offices and hopefully put in the Jamul Shopper. Applications can be picked up from **Dan Neirinckx**. Email him at danenkx@sbcglobal.net and he will send you the application which needs to be filled out and returned to him.

Adjournment: Dan Neirinckx, Chair, adjourned the meeting at 9:15 pm.

Respectfully submitted,

Janet Mulder, Secretary

NOTICE OF NEXT REGULAR MEETING:

**7:30 P.M. TUESDAY, April 5, 2014
OAK GROVE MIDDLE SCHOOL LIBRARY**

Meeting minutes and agendas can be accessed at
<http://www.sdcounty.ca.gov/pds/CommunityGroups.html>