

**County of San Diego**  
**Descanso Community Planning Group**  
**Regular Meeting Minutes**  
**July15, 2021 @ 7:00PM**  
**Descanso Town Hall, 24536 Viejas Grade, Descanso, CA 91916**

Archived Agendas & Minutes go to: <http://www.sandiegocounty.gov/content/pds/Groups/descanso.html>  
County Planning & Sponsor Groups – <http://www.sdcounty.ca.gov/pds/Communitygroups.html>

**1. Roll Call**

- |                        |                    |                   |
|------------------------|--------------------|-------------------|
| 1. Kerry Forrest P     | 4. John Elliott P  | 7. Terry Gibson P |
| 2. Jo Ellen Quinting P | 5. Mark Gassert P  |                   |
| 3. Wayne Hay P         | 6. William Bauer P |                   |

**2. Pledge of Allegiance**

**3. Approval of the Minutes / Correspondence/Announcements**

1. Approval of Minutes: Meeting of June17, 2021 **unanimous approval**
2. DCPG Statement: The Descanso Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Descanso Community Planning Group is an advisory body only.

**4. Public Communication:** Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on the posted agenda. Group action is not permitted on items not on the agenda in accordance with the Brown Act.

- **Maureen Phillips, resident, brought up the pending solar array farm planned for Jacumba. This impact to the community of Jacumba will not just affect them but could make way for more such projects to other areas in the back county. Group members discussed showing support for Jacumba by writing a letter of support for the community to the Board of Supervisors before they hear the project in August. Kerry agreed to write a letter to Supervisor Joel Anderson and send it out before the DCPG next meeting as the BOS meeting was to be before our next meeting. Kerry to send draft out to group for comment before sending it to the BOS.**
- **Kerry shared that she had been interviewed by SANDAG as "Digital Equity Stakeholder" for community input regarding the need for high quality Broadband and the disparities which currently exist within our community. Items discussed were lack of reliable internet, resulting in the lack of public input on County, State and Federal projects, No Zoom or other Wi fi meeting capability, lack of school virtual classroom options. The community safety emergency response capabilities impact due to lack of land lines, reliable cell service and lack of internet to track fires and communicate fire responses. The currently available services are very expensive and limited which also excludes some who live in our community.**
- **Advised those in attendance that the Planning Group had visited the site on July 12, of the proposed winery to view the areas of the proposed operation**

**5. Action Items**

- **Administrative Permit PDS2021-AD-21-017, HC Vineyards, 7177Horsethief Canyon Road, Alpine CA 91901 (Japatul Valley Road)**
  - **Completeness and adequacy of the Project Description**
  - **Compatibility of the project design with the character of the community**
  - **Consistency of the proposal with the Community Plan and applicable zoning regulations**
  - **Specific concerns regarding the environmental effects of the project**
- **John Elliott excused himself from this item, he left the Hall due to possible conflict of interest concerns**
- **Kerry shared a letter from the Farm Bureau San Diego County in support of the project and the expansion of agriculture within the County**
- **Kerry Shared a letter received from Kim Kossyta a neighboring property owner to the project. Concerns regarding traffic congestion, dust, emergency evacuations and access were brought up for the road access to the property and adjacent neighboring residents. Concerns regarding night lighting impacts,**

noise impacts from the late hours of Friday and Saturday special events were identified. Water availability during the ongoing drought and the impacts on neighbors wells from the winery operations was of concern. The question of Liability insurance was brought up, impacts from the winery that could damage neighboring properties and affect property values.

- The 3 neighboring property owners were present for the meeting. The concerns brought up are reflected in the letter from Kim Kossyta as well as concerns about customers drinking and driving after a wine tasting event or a special event.
- The applicant Del Hanson spoke regarding his project, assured those in attendance he would work with the neighbors to mitigate some of their concerns. He addressed the water use as being minimal for the type of winery he was applying for; a small winery as defined in the current Zoning Ordinance.
- Discussion among the DCPG regarding section 3. Section 6910 C Small Winery of the San Diego County Zoning Ordinance:
  - 6 . Administrative Permit
    - c) The harmful effect, if any, upon desirable neighborhood character
    - d) the generation of traffic and the capacity and physical character of the surrounding streets
    - f) Any other relevant impact of the proposed use

Comments made by the group on the proposed project:

The DCPG identified the late hours of Friday and Saturday until 12Pm would generate unwelcome noise, light and traffic, the intensity of use is not suitable for neighborhood character, impacts to the water table and road conditions as they currently exist

Recommended conditions of approval:

- Ensure that the access road for all residents and winery is sufficiently sized and surfaced for safe entry and exit especially for emergencies
- Evaluate the water availability / use to ensure there is no impact on water sources (well) of the residents nearby
- Mitigate noise and light impacts generated by exploring alternative time of closure on Friday and Saturday events or other means of noise and light reduction so as not to disturb the nearby residents

Advisory vote to Approve with the recommended conditions: Terry motioned for approval with identified conditions Mark second the motion Vote was 6 yes 1 abstain

- Department of Public Works Capital Improvement Projects, Jim Bolz, of DPW will be present for the meeting
  - Develop a prioritized list of transportation projects on the county-maintained road network
    - i. Road Construction/Reconfigurations/New Roads
    - ii. Bridges Repair/Reconstruction
    - iii. Sidewalks/Pathways/Pedestrian Access Ramps
    - iv. Drainage
    - v. Traffic Signals
    - vi. Intersections

Break to allow John Elliot to rejoin the group and set up for the next topic

Jim Bolz DPW Capital Improvement Program \*\*\* John continue please with your notes

## 6. Group Business

### A. Discussion Items Delayed until next meeting due to time constraints

#### 1. County of San Diego Actions

- Partnership to move the region to ZERO Carbon
- Climate Action Plan
- Socially equitable Cannabis Program
- Housing, Safety and Environmental Justice Element General Plan Update
- Clearing, Grading and Water Course Ordinance

- Regional Digital Equity Strategy and Action Plan -SANDAG

2. Request for Agenda Items on Upcoming Agendas

B. Meeting Updates

1. Next Meeting: August 19, 2021 @ 7:00PM.

7. **ADJOURNMENT**

Any Questions or Comments; Please contact Kerry Forrest, Chair: [descansocpg@gmail.com](mailto:descansocpg@gmail.com)

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