June 23, 2020

Dear Chairman Barnhart and Commissioners:

I am writing to you today regarding Item 1: Trevi Hills Winery Expansion and Private Park to be heard on June 26, 2020. Thank you for continuing to be flexible and meeting during these unique times. We also appreciate the diligence staff has shown working with us on this item and look forward to implementing the best project we possibly can.

Trevi Hills is a 250 home subdivision originally approved in 1973. The project was acquired by Pacifica Companies in 2006. Since the acquisition, Pacifica Companies has made significant commitment to and progress in the development of the project, including completing all the required infrastructure and connecting the County’s Trails Master Plan through the entire property. The current development is centered around a winery/agriculture lifestyle concept. A winery was approved and developed in 2016 as part of the County’s Winery Ordinance. Each homeowner also has the option to have vineyards planted on their lot and participate in the winemaking process, and a majority have done so.

The current Major User Permit Modification seeks to change the use of the winery from a Boutique Winery to a Winery. The winery has become a gathering place for residents of historic Muth Valley and members of the Lakeside Community, not just residents of Trevi Hills. The change in classification to a Winery will allow for events and food service at the winery, which has been a frequent request by guests. The proposed building changes include additional processing area and kitchen space in order to serve the demand exhibited. The project will also expand the current vineyards on the winery site and at two other locations within the Trevi Hills subdivision. The MUP also proposes a HOA maintained parking and storage lot to provide residents of the community with the option of storing recreational or personal vehicles.

In addition to the change to Winery designation, the application includes the addition of event use on what is identified as the Recreation Lot. The MUP proposes active use on the Rec Lot for events and gatherings, such as weddings, in addition to its everyday role as a park. By allowing for events, the Rec Lot becomes an expanded amenity for the community and Muth Valley as a whole, rather than being restricted to private residents.

As a result of the extended period between initial approval and development, the property has had a lengthy history of a variety of previous entitlements and use permits. The County of San Diego and Pacifica Companies have collaborated in order to process a single Major Use Permit on several properties with will allow the project to be developed in an orderly manner.
This project provides a unique opportunity to implement amenities and recreational uses for both the residents of Trevi Hills and the Community of Lakeside. We ask for your support and look forward to working with the County and Commission. Thank you.

Ryley Webb
Land Development Manager
High Meadow Ranch, LP

Matt Deal
Trevi Hills Project Manager
High Meadow Ranch, LP

cc:
Mark Wardlaw- Director, Planning & Development Services
Sean Oberbauer- Project Manager, Planning & Development Services
June 20, 2020

Lorri and Gail Bordeaux
12054 Via Trevi
Lakeside, CA 92040

To Whom It May Concern:

Fifteen months ago, my husband and I moved to Trevi Hills from La Mesa. In a million years, I never would have thought that I would be living in Lakeside, as I always dreamed of being closer to the ocean, and in a cooler part of San Diego...neither of which exist here! But let me tell you the “draw”:

- We have our own vineyard;
- We have a winery right outside of our gates;
- We have a community of neighbors that love our winery and the time we can share there together;
- We have an outstanding sommelier who not only educates us, but provides constant support and brings everyone together;
- We have insane sunsets, beautiful mountains, and views to the ocean!

Why do I tell you this? I strongly believe that given a few upgrades here (such as a winery that can serve the community in a bigger way, our “park” completed, and possibly providing space for larger events), Trevi Hills can become a greater draw to the outside communities, and bring services and income to our area. We have all the necessary components, we simply need them enhanced. I know for a fact that many people inquire about holding special events at the winery (as I did), but at this time, Michael is unable to accommodate these requests. Again, a more expanded winery, including a kitchen, would not only better serve our Trevi Hills community and surrounding neighbors, but it would be a huge draw from the East county area in general. To my knowledge, there are very few “event” places in East county; I believe we would all benefit!

Last but not least, I would love to address the issue of RV storage. Ironically, this was one of the main reasons we moved. We own a large motorhome, and we were looking for a place to park it, either at, or near our new home. We noticed that many of the residents here had some type of recreational vehicle, and we were told that an RV storage area was in the planning. Many people own RV's, and space to store them is always a big issue. Although most of us here have room to park one, it would greatly enhance the community to have them in one common area, hopefully with a security fence and a covered area. I strongly believe that this would be a draw for many future residents.

Thank you for your time and consideration in these matters,

Lorri and Gail Bordeaux
To The San Diego County Board:

My name is Chelsea Burcham and I am a resident of the Trevi Hills Community, notably associated with the Trevi Hills Winery. I am writing to you today in full support of the petition for permits regarding the addition of a Recreation Lot, Banquet Area, expansion of the winery including a kitchen and food permit, and finally storage for Recreational Vehicles. As a member of this community, I feel strongly that this would not only build on our strong sense of community, but also allows us to share our beautiful winery with more of the surrounding neighborhoods. I am entirely confident that these improvements will be executed on well and that the additional revenue will continue to be reinvested in our beautiful community.

Best Regards,
Chelsea & Nathan Burcham
June 21, 2020

To: The San Diego County Board

We wish to express our support for Michael Larrañaga’s development plan for our community Trevi Hills. We feel as current residents of Trevi Hills that there are many benefits to the projects listed below.

- Recreation Lot and Banquet Area
- Extension of Trevi Hills Winery building
- Approval to build a food kitchen at Tevi Hills Winery
- Start construction of our Recreation Vehicle Storage Area

One of the many reasons we purchased our home in Trevi Hills was the planned growth of this amazing community. The proposed enhancements to our community will not only benefit the current residents but strengthen the market and interest for new buyers to the Trevi Hills community.

We ask that you give positive consideration to these notable additions to the Trevi Hills Development.

Sincerely,

[Signature]

Eric and Yesenia Foster: Owners in Trevi Hills

12057 Via Trevi, Lakeside CA 92040
To Whom it May Concern

My wife and I moved into Trevi Hills one year ago and were excited about being a part of a Community with a Winery, a new Rec Center with Vineyard Picnic area and center piece for Social gatherings within the Community. Neighbors were also discussing a recreational vehicle storage area in a remote area of the property so that residents would not have to park these larger vehicle, boats, etc in the front yards of their property. Based on our observation, the Winery needs to be expanded and include a kitchen area which would enhance the social experience most neighbors are looking for. The Rec Center needs to be completed and become a true Recreation, walking and hiking area for our Community.

We moved to Trevi Hills from Fairbanks Ranch in Rancho Santa Fe where we had beautiful common areas that really enhanced the property values. All RV storage was out of sight of other neighbors, and barbeque areas and miles of hiking trails were the focal point of the Community. Between the Winery and the Rec Center in Trevi Hills we can all enjoy the enhanced amenities that we are proposing for our Trevi Hills Community.

Please contact us with any comments, questions, etc regarding the proposed enhancements for our community. We can be reached at 760-427-7263.

Sincerely,

Ray and Daran Grimm
To whom it may concern,

We have lived in the area of Muth Valley Road for over twenty-one years and have seen many improvements made to our area, but the Trevi Hills project has been the best so far. We are in complete support for the proposal of a recreation lot that will include hiking and picnicking areas for the neighbors of the area. Along with that, we believe the winery and proposed banquet venue is exactly the kind of facility to make our hill a destination place and if the existing management will be overseeing the project then we are assured to have a first-rate facility.

The winery is a welcoming addition to the neighborhood and we feel fortunate to have it in our own backyard. If any additional comments are required, please feel free to contact me.

Regards,

Brandon & Maria Hartwell
Buena Vista Drive
Lakeside, CA 92040
June 19, 2020

To whom it may concern:

My husband and I have been residents of the Trevi Hills Community for nearly three years now. We absolutely love the neighborhood, the many neighbors that have become our friends and the social gatherings at the local neighborhood winery.

It would be a great improvement to our neighborhood to have a recreation lot and banquet facility for larger gatherings, special occasions and events and an additional place for neighbors to gather, as well as an expansion of the winery with the ability to serve food. Many neighbors gather at the winery and a kitchen would facilitate a greater number of patrons and even allow for social events. In the past three years we have seen more home development and a larger number of patrons at the winery.

Many people have asked when is our boutique winery going to expand to meet our growing needs. Michael Larrañaga has been a strong advocate for these improvements and has been our voice in expressing the desires of the Trevi Hills community.

One additional improvement to our community would be the construction of a vehicle storage area. Some of our neighbors have recreational vehicles and we are anxiously awaiting the prospect of having this facility which will serve many purposes. It will allow for vehicle storage off of our property, it will keep the neighborhood in compliance with the HOA, and it will be an added incentive for prospective buyers into the community.

Thank you in advance for considering these improvements to the Trevi Hills community.

Sincerely,

Sue McGilvray
June 20, 2020

To: San Diego County Board of Supervisors

As a resident of the Trevi Hills community, I am writing to you to express my support and to request your approval for proposed improvements to the Trevi Hills Winery and Community areas. The improvements include:

- Expansion of the winery building, including the addition of a kitchen area
- Ability to prepare and serve food at the winery
- Operation of a new recreation lot and banquet area for events, including serving food and alcohol
- Construction and operation of a new Recreational Vehicle parking area

The winery is an integral part of our community, and these additional facilities and services will be a significant enhancement for all of us that reside here.

Thank you for your support.

Regards,

Scott Papineau

12884 Vineyard Crest Pl
Lakeside, CA 92040
San Diego County Board

To Whom It May Concern:

We are writing this letter regarding our community of Trevi Hills, located in the hills above Lakeside. We are asking you to consider and approve our requests to improve our winery, enhance our public recreational lot and overall value of our gated community located in San Diego County.

My wife and I moved to Trevi Hills in December 2017 and have watched the area develop slowly into a wonderful community. The Winery at Trevi Hills has developed into a local gathering spot for residents from the Muth Valley area, Poway, Lakeside, Ramona, Alpine, and El Cajon, as well as many wine club members from San Diego. This has been accomplished by the dedication, hard work, and unlimited knowledge of our somalier, Mike Larranaga. Also to enhance the growth of the winery and area through the guidance of our somalier, Mike, the owners have overwhelmingly participated in the growing and harvesting of grapes. All necessitating the need to enlarge the winery, storage, and production facility.

The improvements we are requesting will only serve to enhance the recreation facilities to better serve the citizens of San Diego County and beyond.

Respectively Submitted:

Bradford L. Woods
12021 Via Trevi
Lakeside, Ca. 92040

Natalie D. Woods