



The Community Bid: Capistrano Vineyards for the Northwest Open Space

Dear Fellow San Juan Capistrano Neighbor:

As residents of our community for over 30 years, we (Jim Adam & Ron Schreiber) have helped champion what is now the Northwest Open Space. When the City's request for new proposals came about, we have formally decided to come forth as the Community Bid to uphold the long-standing traditions and historical character of San Juan Capistrano. We have spoken with dozens of community members and have formulated our low-impact plan which we believe will maintain and further enhance the Northwest Open Space. We have assembled a team of qualified real estate, construction and operational experts to help aid us in our vision.

The vision of this project is to create a space that our family, your family and the entire community will enjoy for generations to come. In order for this to happen, we strongly believe that this unique space needs to be preserved and further enhanced into an amenity rich property for everyone in the community to enjoy, while keeping the open space open. This includes carrying the existing theme of Putudiem Village through much of the property, adding walking & horse trails, stables, a riding coral, horseshoe courts, community gardens, lawn bowling, and other low-impact outdoor activities that allow people to safely gather and enjoy nature. The balance of the open space will preserve this gift with groves of natural plants, vineyards and beautifully crafted picnic gardens. The capstone of the project will include an iconic horse stables, wedding and event barn, and a historically restored Swanner House.

This project will relieve a large monetary burden on the City as we will be taking over the maintenance of the property going forward. In order to do this, we are intending to take over the operations of the Swanner House, as well as begin hosting additional weddings to generate revenue and allow the picturesque outdoor setting to be enjoyed by all. We strongly believe this property is unlike any other across Southern California, given its central location and expansive natural elements.

We are incredibly excited to represent the community of San Juan Capistrano for this project, because like you, we live here ourselves and cherish this wonderful, unique City. We look forward to hearing your thoughts about this project and look forward to continuing to work to incorporate the collective vision of the community. Please reach out to us at: CapistranoVineyards@yahoo.com

Thank you for your consideration and support.

Sincerely,

The Capistrano Vineyards Team
Led By:

Jim Adam

Ron Schreiber