

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held July 2, 2015, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Piva, Chair)

In Attendance: Torry Brean Scotty Ensign Barbara Jensen
 Kristi Mansolf Donna Myers Elio Noyas
 Jim Piva Dan Scherer Paul Stykel
 Richard Tomlinson

Excused Absences: Jim Cooper, Eb Hogervorst, Frank Lucio, David Ross, Rick Terrazas

Jim Piva, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING 6-4-15

MOTION: TO APPROVE THE MINUTES OF THE JUNE 4, 2015, MEETING AS PRESENTED.

Upon motion made by Dan Scherer and seconded by Paul Stykel, the motion **passed 9-0-1-0-5**, with Scotty Ensign abstaining, and Jim Cooper, Eb Hogervorst, Frank Lucio, David Ross and Rick Terrazas absent.

ITEM 4: Announcements and Correspondence Received

The Chair announced that he received a call from Caltrans before the meeting regarding the Highland Valley/Dye/SR-67 intersection. All funds will be dedicated to the intersection at a SANDAG meeting August 25, 2015. We were told 6 years ago this project would be done in 2035. Caltrans offered guidance in giving us direction in moving the project forward now. After the funding is dedicated to the intersection, bids will go out. Construction will start late 2015/early 2016. The County, SANDAG and Caltrans were all involved with the project. The RCPG had the SR-67 ad hoc subcommittee that attended meetings – on the committee were the Chair, Carl Hickman, another committee member (rotating position) and Ms. Mansolf.

ITEM 5: 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 posted agenda – None

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA WITH NO CHANGES.

Upon motion made by Paul Stykel and seconded by Richard Tomlinson, the motion **passed 10-0-0-0-5**, with Jim Cooper, Eb Hogervorst, Frank Lucio, David Ross and Rick Terrazas absent.

ITEM 7: ACTION ITEMS:

7-A: Presentation on the SR 67 – Dye Road Improvement Project by Caltrans To Provide the RCPG Information on the Project and Planned Improvements to the Intersection

Lou Melendez from Caltrans presented the intersection improvement project. When the work is completed, delays will be reduced by 80 percent during high peak hours. Once the work is completed, the intersection will be monitored to fine tune any problems. The project will cost approximately \$13.4 million. It is a small segment of the SR-67 road improvement project which is identified in the Regional Transportation Plan. The remainder of the entire road improvement project will occur in the future.

The plan is to expand the intersection to 4 lanes. On Highland Valley Road, there will be one 12 foot left turn lane, two 12 foot lanes, a 16 foot through lane to allow for bicycles, and an 8 foot shoulder. The right turn lane will be 250 feet longer. Going southerly, the right turn lane will be 800 feet long. On Dye Road there will be two 12 foot lanes and a 12 foot right turn lane. The left turn pocket will be 250 feet on Dye. Capacity of the left turn lanes will triple. There will be an 8 to 10 feet equestrian pathway on the south side of Dye that will transition to Highland Valley Road. There will also be an 8 foot shoulder. Three corners of the intersection will have a pedestrian activated crossing – only the southeast corner will not.

Box culverts will be added to improve drainage. There will also be a bioswale. The project will be done through SANDAG with Caltrans providing \$11 million through the State Highway Operation and Protection Program, and the County will be contributing \$3 million through the TIF Program.

The ad for construction will go out in September and the bid will be awarded in November or December. It is a 1-year construction project. Landscape planting will also be done. The project will occur in 6 stages over 2 years. The north side of the intersection will be worked on first – this will be Stage 1. Workers will be behind k-rails. All lane closures will be done on the weekend. Stage 2 will transition to the southbound part of the project. Stage 3 will be the left side of Dye and the left side of Highland. Stage 4 will impact the right side. In Stage 5 they will cold plane the road surface. In Stage 6 they will apply a rubberized hot mix asphalt – a quieter road surface.

Mr. Stykel asked if the monument sign area of the project will be impacted?

Mr. Melendez said that it would not be impacted.

Mr. Brean said he was glad to see the intersection will be improved. He asked if there would be changes to the traffic signals?

Mr. Melendez said the current LOS for the intersection is LOS D. The improvements will bring the intersection up to an LOS C. The traffic signal timing will change, but storage will be much bigger.

Mr. Ensign asked about what will happen to Mussey Grade Road residents when the intersection is improved and traffic is flowing? Now, as people wait on SR-67, they let Mussey Grade Road residents go through.

Mr. Melendez said that possibly other operational improvements may be needed in the future. Caltrans will be monitoring the intersection after the improvements are made to see where there are problems.

Speaker: Larry Axelrod, Ramona Resident

Mr. Axelrod said water flows off the road and into a neighbor's yards when it rains. The culvert under SR-67 sometimes gets clogged. He asked if any diversion for the water is planned? When the fire station was remodeled, the flooding got worse.

Mr. Melendez said there are 3 culverts north of the intersection. The plan is to keep the water off of the private properties.

Speaker: Dave Halverson, Ramona Resident

Mr. Halverson said he is concerned with southbound SR-67 and the entry pocket off of Mussey Grade Road. He is concerned with the angle of traffic and the people entering SR-67 off of Mussey Grade Road.

The Chair said that Caltrans is aware of the issue. They will monitor and make additional improvements as feasible and as necessary.

7-B: Informational Presentation by San Diego County Water Authority on a preliminary permit (City of San Diego is co-permittee) issued by the Federal Energy Regulatory Commission for a potential project near Ramona that could involve developing a pumped storage hydroelectric facility near San Vicente Reservoir in the next decade

Kelly Rogers of the County Water Authority (CWA) made the presentation. The CWA is working on a preliminary permit for a potential hydroelectric project. If deemed viable, it will not be done until 2023. They are in the second part of the process. The San Vicente dam raise project is complete. The CWA has to secure a site for development. Then they have 3 years to come up with a plan. Pumping is not considered to be green, but it will curtail renewables. Water will be pumped to the upper reservoir when energy costs are low. The electricity will be used during peak times. There is a similar operation at Lake Hodges. They are in the preliminary stages of the project.

Mr. Brean said the project is buy cheap and sell expensive renewables.

Ms. Myers asked about the Foster Canyon Reservoir being the selected site?

Ms. Rogers said it is all public land.

The Chair said the land is open to the public. He asked if there will be an environmental document for the project?

Ms. Rogers said the site is secure and remotely monitored. For this type of project, there is normally an environmental document that will go out for public review.

Mr. Stykel asked about the Mussey Grade Road Alliance (MGRA) concerns?

Ms. Rogers said the CWA met with the MGRA. Their concern is that the land is preserved and if something gets messed up, they want mitigation.

Mr. Brean said he would like for the CWA to follow up with a presentation next year after the study is done.

Ms. Mansolf thanked Ms. Rogers for the presentation and for letting Ramona that the project was being considered. The MGRA saw the item on the agenda, and shared the following information on the project with the RCPG:

1) The proposed project site is on protected land the MGRA fought to protect against an off road vehicle park. 2) The CA Fish & Game Dept. (now the CA Dept of Fish & Wildlife) bought the land next to the Boulder Oaks parcel, now owned by the County. 3) All of this is in MSCP land areas and is held by the state or county. Not the place to put transmission lines, 5 dams, pipes to and from the San Vicente Reservoir to pump water during cheap electric times and then charge higher rates on electricity generated. 4) There will also be a 100-acre lake, roads, maintenance areas included in the industrial site all on either the F&W or County (Boulder Oaks) protected land.

Speaker: Mischa Dobrotin, Ramona Resident

Mr. Dobrotin came to hear the presentation on the project, and he also has concerns about using the preserved land for an industrial use.

7-C. (South and Transportation/Trails Subcommittee Projects) MUP 14-013, Solar Energy Project proposed for the northwest corner of Creelman Ln and Ashley Rd. Mitigated Negative Declaration. Project is a Major Use Permit to construct a 4.0 MW solar energy facility on 18.3 acres. Solar modules will be mounted on a fixed tilt system with a maximum height of 11.5 feet. Public comment period is 6-4-15 through 7-6-15 at 4 p.m.. Available at: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html

Joe Frani represented the project and said he was available for questions..

Mr. Ensign said some of the advice given to SDG&E by the community was included in the project. There are still some problems. As far as the drain on Ashley – County CIP staff will investigate and explore. Creelman Lane is on the RCPG's top 10 CIP list. The County will pave to the entrance of the project. SDG&E will contribute funds toward the road improvements.

Mr. Tomlinson reviewed the documents and said nothing stuck out. Construction water will be trucked in and used. Reports in the project MND were inconsistent, especially when discussing impervious surfaces and stormwater.

The Chair thanked Mr. Tomlinson for reviewing the project environmental information.

Mr. Frani said there will be 2 wells on site for landscaping. The project will use 15 acre feet per year. Water usage will taper off as the landscaping begins to take hold. Truck traffic is included in the construction statement.

Speaker: Bob Romeo, Ramona Resident

Mr. Romeo said there are still concerns. There is a serious dust problem on Creelman, which the neighbors still feel should be paved by SDG&E. Use of potable water for dust control is a big problem, especially in a drought. It may be wise to postpone constructing the project until the drought is over. Drainage on Ashley Road is still a problem that needs to be addressed by SDG&E. He wanted to see the fence that keeps getting clogged on Ashley removed as it causes flooding. Mr. Romeo asked the RCPG to add to the CIP list the total paving and straightening of Creelman. Where are construction workers going to park when the site is under construction. He would also like to see the paving of the road to Castele as was agreed to with the County.

Mr. Frani said water usage will taper off. Coal plants use much more water than solar facilities. Referring to page 17 of the MND, Mr. Frani said SDG&E is making a fair share contribution of \$34,000 to improve Creelman Lane. Adequate fire access will be put in. As far as drainage, at this point it seems taking out the section of the chain link fence that is a problem and causes flooding would be a good solution.

Ms. Myers said she doesn't believe the project is suitable for the area, with the water, dust and noise issues. Even if SDG&E owns the land, it doesn't seem appropriate to have an industrial plant in a residential area.

The Chair says he feels this project is different than the Sol Orchard project. There will be much more landscape on Creelman Lane. There still needs to be standards for siting these industrial complexes.

MOTION: THE PROJECT MITIGATED NEGATIVE DECLARATION BE ACCEPTED AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Dan Scherer, the motion **passed 8-2-0-0-5**, with Donna Myers and Paul Stykel voting no, and Jim Cooper, Eb Hogervorst, Frank Lucio, David Ross and Rick Terrazas absent.

7-D: AD 15-019, Administrative Permit for Brushing/Clearing for 8,200 Sq Ft, Pre-Fabricated, Non-Habitable Agricultural Storage Building at 15635 Paseo Penasco. Seward, Representative

Ms. Mansolf gave the West Subcommittee report. The paperwork from the County described the project as an Administrative Permit for Brushing/Clearing. It was learned at the meeting that the Administrative Permit was for a non-habitable agricultural storage building (stable) and not brushing/clearing. It was learned afterward that there would also be a Zoning Verification for the stable. An Administrative Permit is required because the stable will be the first building on a vacant piece of land. The owner has his house on an adjoining piece of land. The West Subcommittee took a vote but agreed to see the project in August if, after talking to the County planner, it turned out that all information was not available at the meeting. The applicant is planning to attend the August 6 RCPG meeting and August 3 West Subcommittee meeting.

7-E: Sol Orchard Landscape Maintenance for the Pathways, Warnock Dr and Dye Rd

Mr. Ensign did not have an opportunity to contact Mr. Kuhn to arrange a tour of the Warnock solar project to look at the landscaping, but will do so in the near future.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Ramona Design Review Board report. Two murals were on the agenda. The Turkey Queen Mural on the Ramona Business Barn was approved. The mural at the Ramona Food & Clothes Closet was tabled due to lack of presentation. The waiver for the Catt Farm Supply utility meter, for an electric gate on the rear of the building, was approved. The winery industry made a presentation on wine signs.

8-B: Discussion Items

8-B-1: Concerns from Members

Mr. Brean said cell sites are a huge topic, and he feels the RCPG needs to consider their position.

The Chair said there has been no opposition in the past to the cell sites. The companies are not mitigating with the neighbors. The neighbors to the proposed cell sites are giving us negative feedback on having cell sites in their neighborhoods. We usually side with the neighbors.

Mr. Tomlinson said in some cases cell site installations are being pushed closer to the neighbors.

Mr. Brean also has a concern with a cell site being called a commercial use in a residential area – is this now the RCPG position?

Mr. Stykel said that the little industrial pockets are creating industrial zones.

Ms. Mansolf asked that this item be placed on the next agenda.

Mr. Ensign invited another RCPG member to chair the Transportation/Trails Subcommittee. He will continue chairing the subcommittee until someone else can chair it.

8-B-2: Future Agenda Item Requests -- None

8-B-3: Addition and Confirmation of New Subcommittee Members – None brought forward

8-C: Meeting Updates – None

8-C-1: Report on CPG/SPG Chair Meeting at County PDS 6-20-15, Includes Ag Promotion Program and Stormwater Regulations

The Chair was unable to attend the meeting, and no one else was available to go.

8-C-2: Report on Tiered Winery Ordinance Amendment Meeting at County PDS 7-1-15

The Chair said he got a request for a letter of support from people in the Ramona winery industry. They wanted to bring the letter to the meeting at the County as part of the public testimony. He hasn't heard of any lack of support from the RCPG for the growing Ramona winery industry, so he

authorized sending a letter prior to the July 2 RCPG meeting, which he would like the RCPG to consider supporting.

Ms. Mansolf attended the workshop at County offices on the Tiered Winery Ordinance Amendment. The County is currently taking input on future changes to the ordinance, and the workshop was well attended by people involved in the Ramona winery industry. Many people from Ramona spoke. The public was given an unlimited time to speak. The public felt there were too many restrictions on both the operational end of the business and at the event end. Some of the concerns were regarding the food requirements. Another was the entertainment requirement. At some levels winery owners can not have someone play music, or have music be amplified, or publicize that someone will be performing. As both food and music contribute to the ambiance of the wine tasting experience, some winery owners wanted to provide food and/or music while their business is growing. Another concern was the percentage of grapes that must be grown in Ramona for the wines.

MOTION: TO APPROVE THE LETTER OF SUPPORT FOR THE RAMONA WINERY INDUSTRY SENT TO THE COUNTY PRIOR TO THE TIERED WINERY ORDINANCE AMENDMENT WORKSHOP JULY 1, 2015.

Upon motion made by Torry Brean and seconded by Kristi Mansolf, the motion **passed 10-0-0-5**, with Jim Cooper, Eb Hogervorst, Frank Lucio, David Ross and Rick Terrazas absent.

8-C-3: Board of Supervisor and Planning Commission Meetings – *No information brought forward*

8-C-4: Future Group Meeting Dates – Next RCPG Meeting to be 8-6-15 at the Ramona Community Library, 7 p.m.

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #5: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

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