

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held February 4, 2016, 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)

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| In Attendance: | Torry Brean | Jim Cooper | Scotty Ensign |
| | Eb Hogervorst | Frank Lucio | Kristi Mansolf |
| | Donna Myers | Elio Noyas | Jim Piva |
| | David Ross | Dan Scherer | Paul Stykel |
| | Rick Terrazas | Richard Tomlinson | |

Excused Absence: Barbara Jensen

Jim Piva, RCPG Chair, acted as Chair of the meeting, Dan Scherer, 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 1-7-16

MOTION: TO APPROVE THE MINUTES OF THE MEETING JANUARY 7, 2016, AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Frank Lucio, the motion **passed 13-0-1-0-1**, with Donna Myers abstaining and Barbara Jensen absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that Supervisor Jacob's Coffee with the Constituents would coming up at the end of the month.

Ms. Mansolf asked the County if they would consider including the Property Specific Requests from Ramona in the most recent General Plan Amendment and Rezone sent out by the County. She was told that none of the Ramona Property Specific Requests were on the table for consideration.

Regarding a 4-way stop at D Street and 5th, the item has not yet gone to the Traffic Advisory Committee but has been sent back to Traffic Engineering for their review.

The Draft Winery Ordinance Amendment would be going to the Planning Commission on the following day – February 5.

Mr. Stykel stated that he did not think the County would accept bringing in bulk wine from outside of the County. Right now there is not enough wine to support local wineries.

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.

Speaker: Bob Romeo, Ramona Resident

Mr. Romeo spoke about the needed paving on Creelman. Right now the project is #9 on the RCPG CIP Priority List. The County is supposed to pave Creelman in the next week or two from San Vicente to Casteel. He asked the RCPG to put this item on a future agenda to make it a higher priority on the list.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action) – *No Changes Were Brought Forward*

ITEM 7: ACTION ITEMS:

7-A: Presentation by Mike Helms, Sheriff's Department, on the regulations governing medical marijuana growing facilities and dispensaries. Discussion on these facilities operating in Ramona

Mike Helms of the Sheriff's Department was in attendance to discuss the medical marijuana industry. The County ordinance for medical marijuana went into effect in 2009. There is currently one licensee in the County by Gillespie Field. In Ramona, 3 medical marijuana facilities are in the build out phase – on Pine, Olive and Montecito. The facilities have to be completely signed off to get an operating license. The last one proposed for Ramona is working on a boundary adjustment so they can meet the 1000 foot distance requirement from another facility. One facility is proposed for Julian, another is proposed for Vernon Way in El Cajon, and a third is proposed for Nelson Way in Valley Center.

Applicants are given zoning maps and other information when they start to move forward as there is also a 1000 foot distance requirement from residential zoning.

The Chair said that the RCPG as a board has been consistently against medical marijuana facilities going into Ramona. He feels Ramona is getting too many and these facilities should be more spread out throughout the County. It is a safety issue.

Mr. Helms said quarterly inspections are conducted. There have been no problems with the facility in El Cajon.

Mr. Terrazas had provided a copy of the Cole Memorandum to the RCPG. This document details the Federal position on the medical marijuana issue, as marijuana is not recognized as a legal substance at the Federal level. The Federal government will refer to the States and local governments to regulate the industry, but if laws get broken, the Federal government will step in.

Mr. Helms said the Santa Ysabel Casino is being used for medical marijuana cultivation. Other reservations are looking into this.

Mr. Ross said Ramona is small and law enforcement in Ramona is small. Unless specific complaints are made, it is hard to know what is going on. What types of activity should we be looking out for?

Mr. Helms said there are concerns with medical marijuana getting into the hands of minors. Smoking is not allowed on collective property. The hours of operation are 8 a.m. to 8 a.m. People have to be 18 to purchase plus they are required to have a doctor's recommendation.

Mr. Terrazas asked about testing of individuals.

Mr. Ross said there are some tests, but drivers have to be impaired to be tested. If driving impaired, drivers are arrested and subjected to a urine or blood test.

Mr. Helms said AB 266 was signed into law in January. It will not be in effect until 2018. AB 266 allows cities and counties to ban or abide by State rules. One of the rules is people can't cultivate medical marijuana if they are selling it. Eleven different licenses were created. It looks as though it is going to be more commercial than non profit. Everyone will be bound by the new rules. People will have to go back to their doctors to get a new prescription because the old one will expire.

Regarding grow facilities – the site has to be a secure facility. Marijuana can't be outside or in a greenhouse.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini asked how many marijuana collectives, marijuana dispensaries and marijuana grow facilities can we expect in Ramona? There are 19 potential sites. If they don't operate for profit, why are they doing it? If a city can say no to these types of facilities, why can't the County? He thinks all CPG's should request a ban on medical marijuana facilities to the Board of Supervisors. Why doesn't the County say no?

The Chair heard that the Julian Community Planning Group will be asking for a ban.

Speaker: Mike Hughes, Ramona Resident

Mr. Hughes was with someone who wanted to open a child care center near where the Pine Street collective would be going in. If the collective goes in, they will not be able to get a day care license by the dispensary.

Mr. Helms said that since the Pine Street facility has a building permit, the day care would be secondary so it won't prevent the collective from going in.

Speaker: Paul Fisher, Ramona Resident

Mr. Fisher put together a zoning map and he feels agricultural zoning is causing a problem as regards restrictions with putting medical marijuana facilities in.

Mr. Helms talked a moment on the history of collectives. In the 1970's, there were coops where people grew marijuana. These coops were called licensed collectives. They cultivated the marijuana to share amongst themselves. People would have to join a collective to be a member or they would not be able to participate. Then they all became illegal and were shut down.

Now, if people meet the requirements, the Sheriff's Department will issue a permit. There could be a reason to deny issuing the permit. First the property has to be zoned right, and the review continues from there.

Mr. Noyas asked how many violations are needed to shut a facility down?

Mr. Helms inspects the properties and if he sees something out of scope, action is taken.

Mr. Ross said the dispensaries preclude good businesses being in those spaces. He has talked to a lot of kids who became heroin addicts, and they all started with marijuana. Chemicals are used on the marijuana plants that are dumped on the ground. The County is making accommodations to put dispensaries in. They are allowing the adjustment of boundary and property lines to accommodate medical marijuana facilities.

Mr. Tomlinson said the County has set up a system similar to the lottery system. Once the sites are gone, they are gone. The first ones to get their foot in the door get to go ahead with their collective. He is concerned with saturation.

The Chair said he doesn't see communities wanting this. If these facilities were legitimate, it would be okay. All the cities said no. Now there are 4 proposed for Ramona. Ramona is testing the ground for the whole County. He wants to see it more evenly distributed throughout the County.

Mr. Cooper said he appreciates the Cole Memorandum. He wants to see County guidelines that comply with Federal law.

The Chair said he would like to send a message to the County that is based on law. He asked when the first facility would be opening in Ramona?

Mr. Helms said it will probably be 3 weeks before they receive their Certificate of Occupancy.

Mr. Tomlinson said the facility on Pine Street looks ready to open.

The Chair suggested setting up an ad hoc committee to come up with a message to send the County. He would like to see Dave Ross, Rick Terrazas and Jim Cooper be on the ad hoc committee.

Ms. Mansolf requested to attend the ad hoc committee meeting.

MOTION: TO FORM AN AD HOC COMMITTEE TO COME UP WITH A MOTION THAT THE BOARD CAN VOTE ON FOR RATIFICATION REGARDING MEDICAL MARIJUANA. DAVE ROSS WILL CHAIR THE COMMITTEE, AND JIM COOPER, RICK TERRAZAS AND KRISTI MANSOLF WILL SIT ON THE COMMITTEE.

Upon motion made by Jim Piva and seconded by Dan Scherer, the motion **passed 14-0-0-1**, with Barbara Jensen absent.

7-B: (East Subcommittee Project) AD 15-046, Cebe Ag Barn, 1785 Rancho Villa Rd and Washington St. Application for an oversized barn 50 by 100 200 sq ft for the sole use of hay, feed and animal storage. The property is Ag-70 and is used for personal ag uses.

Ms. Mansolf announced that there was a mistake in the agenda description, and the barn is 50 by 200 square feet, and not 50 by 100 square feet.

The applicant had gone to the East Subcommittee meeting, but was not in attendance at the RCPG meeting.

Mr. Scherer gave the East Subcommittee report. The East Subcommittee did not feel they had enough information to approve the project.

Mr. Cooper attended the meeting and said the set of plans didn't answer the questions of the subcommittee. There were concerns about the color and size of the building in a scenic area.

MOTION: TO TABLE UNTIL NEXT MONTH AND SEND THE PROJECT BACK TO THE EAST SUBCOMMITTEE.

Upon motion made by Richard Tomlinson and seconded by Donna Myers, the motion **passed 14-0-0-0-1**, with Barbara Jensen absent.

7-C: (West Subcommittee Project) AD 16-001, Fenton Ranch, Proximity of Bandy Canyon and Hwy 78 to Abandoned School House. Ag-72. Existing 9 Residential Lot Subdivision, Final Map Recorded. Administrative Permit is for encroachment into designated open space to re-vegetate cleared areas with non-native grass mixture as approved by the re-vegetation plan.

John Carter was at the meeting representing the project. Mr. Carter missed the West Subcommittee meeting as he thought it was at the Ramona Community Library.

The Chair said that he is allowing the applicant to bypass the subcommittee and come directly to the RCPG.

Mr. Carter said the project has a 9-lot final map that was approved by the County. For marketing purposes, they had wanted to clear the weeds. There was a miscommunication and 20,000 square feet was cleared. The requested Administrative Permit is to mitigate for the error.

Mr. Ensign looked at the revegetation plan and questioned that Stipa Grass is included in the mix. Stipa grass is non-native and invasive.

Speaker: Don Wendt, Ramona Resident

Mr. Wendt said the Ramona Trails Association has an interest in the trails that will be going across the property. Trails on this property could connect with the Coast to Crest Trail and the Santa Maria Greenway. The plan provided by the applicant does not appear to include trails.

MOTION: TO RECOMMEND NATIVE GRASSES BE USED RATHER THAN THE INVASIVE GRASSES PROPOSED.

Upon motion made by Scotty Ensign and seconded by Kristi Mansolf, the **passed 14-0-0-0-1**, with Barbara Jensen absent.

7-D: Parks Subcommittee

7-D1: Discussion of Santa Maria Greenway Project

Mr. Brean said a presentation was made by the Iron Mountain Conservancy on the status of the Santa Maria Greenway project.

7-D2: Discussion of PLDO Priority List and Parks Projects

Mr. Brean gave a report on PLDO projects in process from the subcommittee meeting.

Denise Drum said the docket date of February 3 was set for the Board of Supervisors to approve the funds for the Barnett playground. The RUSD is funding the purchase to avoid a price increase due to time delays. The County will pay back the RUSD once PLDO is approved.

Jeff Moody reported the Ramona Girls Softball scoreboards are ready to go and are waiting on the remaining projects.

Dawn Perfect announced the Wellfield Park projects are moving along slowly. A minor deviation was approved for everything but the Outdoor Active Recreation area. There may be a possible docket date for funding approval within 6 months.

Mr. Cooper reported that approval for the Outdoor Active Recreation area, minor deviation, is still being worked on.

Ms. Perfect said the Skatepark initiative has an active committee working on the project. Their 501c3 has been approved and they are actively engaged in fundraising.

The Chair said that the Skatepark group is the fifth group to take over the project.

The Chair said we need to get money released for parks for our kids. The Chair would prefer to not give money to County Parks for maintenance fees.

7-D-3: Discussion of PLDO language and suggested changes

PLDO language and suggested changes was discussed, although not extensively.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Appointment of Subcommittee Chairs (CUDA, West, South, East, Parks, T&T) for 2016 and Design Review Board Representative

The Chair appointed subcommittee chairs for 2016:

CUDA: Paul Stykel
East: Frank Lucio
South: Elio Noyas
West: Kristi Mansolf
Transportation/Trails: Jim Cooper
Parks: Dan Scherer
Design Review Board Representative: Scotty Ensign

MOTION: TO ACCEPT THE APPOINTMENTS FOR 2016 SUBCOMMITTEE CHAIRS.

Upon motion made by Jim Piva and seconded by Scotty Ensign, the motion **passed 14-0-0-0-1**, with Barbara Jensen absent.

8-B: Mandatory Annual Planning Group Member Training Dates: 1-30-16, 2-27-16 – Reminder

The Chair reminded RCPG members about the mandatory annual Planning Group Member training dates. Training is available to do online. He asked Ms. Mansolf to resend the information from the County with the link to the required training.

Ms. Mansolf reminded RCPG members that they are required to take the Ethics training on the FPPC website every 2 years. There is also the annual Form 700 filing requirement for members. The next deadline to file Form 700 is March, 30, 2016.

Mr. Cooper found a link to the Ethics training log in page, and he will send the link to Ms. Mansolf to distribute to RCPG members.

8-C: Next Deadline to File Form 700 is 3-31-16 – Covered under Item 8-B

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

Mr. Ensign gave the Design Review report. Eric Guenther was seated and Carol Close resigned. The Mountain View Church made a presentation. They are doing phase changes. They were asked to go to Transportation/Trails because there is a trails plan that is part of the project. Changes are proposed to the pathway along Ash. Grace Community Church made a presentation on a new monument sign at San Vicente Road and Barger. The size is not yet known yet and they will be back next month. The Lindberg mural that was at Lindberg Field is coming to Ramona. It is 35 feet tall and will be going on the Masonic Temple. The mural will have to be shortened to fit. The colors of the building are not the best for the mural and the building will be painted blue. Lindberg was a Mason.

8-E: Discussion Items (Possible Action)

8-E-1: Concerns from Members

A concern was brought forward on the loss of Eucalyptus trees along Day and La Brea, behind the Feghali Center and the Spirit of Joy Lutheran Church.

8-E-2: Future Agenda Item Requests

Ms. Mansolf said a large housing project by Pala and Robertson would be on the agenda for next month. It will go to the Transportation/Trails and CUDA Subcommittees.

8-E-3: Addition and Confirmation of New Subcommittee Members

The Chair asked all subcommittee chairs to confirm with the subcommittee members whether or not they want to remain on the subcommittees for 2016.

8-E-4: Process of Subcommittee Meeting Scheduling

The Chair said he plans to have a meeting with subcommittee chairs to discuss such things as meeting scheduling and other related topics.

8-F: Meeting Updates

8-F-1: Board of Supervisor and Planning Commission Meetings -- County Zoning Ordinance Amendment related to Limited Wholesale, Boutique And Small Wineries (POD 14-005) Draft Winery Ordinance. Planning Commission is scheduled to hear the item 2-5-16

The Chair said he would be unable to attend the Planning Commission meeting to represent Ramona on the winery ordinance item.

8-F-2: Future Group Meeting Dates – Next RCPG Meeting to be 3-5-16 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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