

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
January 3, 2012, 6:30 P.M.

1. CALL TO ORDER – 6:35
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership

Members Present: Kristi Mansolf, Chair; Kareen Madden, Robin Joy Maxson
Members Absent (Excused): George Boggs

3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. TPM 21176, 53.11 acre, 4 Lot Subdivision at the Northeast Corner of Highland Valley Rd. and Highland Trails. Gildred Building Co., Owner; J. Whalen, Applicant

Conor McGehee presented the project. A large portion of the Gildred property was sold to the County for open space – approximately 1300 acres. The 53 acres where the development is proposed is an avocado orchard, and the County said it had no biological value so they did not buy it with the remainder of the property. There are some wetlands onsite. Highland Valley Road goes through a wetland. Forty percent of the avocado orchard burned in 2007. They are proposing to build 4 lots. The property has a split land use designation. It is 1 dwelling unit per 10 acres and also 1 dwelling unit per 8 acres. The middle part of parcel 1 has biological open space on it, and this area will be fenced in perpetuity. Parcel 1 also has high groundwater, and the Department of Environmental Health said that when they have been adopted in this area, an alternative septic system can be used for this parcel. There will be new standards at the State level in the near future, and these will filter down to the County level. Alternative systems use filters and technology. The RMWD will serve the project with water. There is an existing water system on the property, however, they can't get the required fire flow, and so they will have to rebuild. Two wells on site will be abandoned and covered. The parcel is hilly, and parcel 1 has large boulders on it.

They have completed a fire protection plan for the project, and will be required to keep the avocado grove there in the future. Parcels 1 and 2 will take access off an old, existing agricultural road from Highland Trails Road. Parcels 3 and 4 will take access off an old,

existing agricultural road from Highland Valley Road. The applicant and the neighbor recently blasted out a large rock to get adequate site distance at the Highland Trails and Highland Valley Road intersection. TIF fees will be paid when the grading permit is pulled.

Ms. Mansolf said this project is one of the few property specific referrals that was approved with the GP Update.

Motion by Kareen Madden and seconded by Robin Joy Maxson, to approve the split of the 53.11 acre parcel into 4 parcels as indicated on the map. Motion carries 3-0-0-0-1 (Boggs absent).

6. Corrections/Approval to the Minutes 11-1-11

Motion by Robin Joy Maxson and seconded by Kareen Madden, to approve the minutes as is. Motion carries 3-0-0-0-1 (Boggs absent).

7. Adjournment – 7 p.m.

Respectfully submitted,

Kristi Mansolf

Transportation & Trails Subcommittee Meeting
Tuesday, January 3, 2012
Ramona Community Center

Meeting called to order at 7:10pm by committee chair Dennis Sprong. A quorum was established, with Michelle Miller having an excused absence. Frank Guasti's absence is unknown.

Approval of minutes from 10-4-11: 1st Cheryl Wegner; 2nd Frank Coakley; unanimous

Announcements: Hwy 67 Adhoc Cmte: SHOPP Funding-money for exploration of Dye Rd/Highland Vly intersection, for improvement and build out. Meeting with Dianne Jacob soon.

#6. We have a student in attendance for his civics class assignment (didn't get his name, nor his father's).

#7. TPM 21176 Gildred property. 4 lot split. Proponent representative on hand with maps. There will be two separate driveways off of two separate access points. One is off of Highland Valley Rd; one of Highland Trails. Highland Trails to be repaved (24'), but not to have any additional improvements. Constraints along both sides. No pathway or trails. Line of sight on improved after removal of large boulder along Highland Valley Rd. Motion to approve: 1st: Frank Coakley 2nd: Carl Higgins; Unanimous

#8. Equine Ordinance: John Degenfelder provided an overview of how this came about; how it is modeled after the winery ordinance, which is tiered; provided some history. The proposed ordinance can be reviewed at the DPLU website. Discussion, no action taken.

#9. Discussion about solar farm; cleared area instead of pathway; less of a burden on proponent. Scotty proposed the possibility of moving the T&T meetings to the library. Carl agrees. Dennis will check into it.

Motion to adjourn: 1st Karen Carlson 2nd Scotty Ensign; Unanimous.