

WEST SUBCOMMITTEE AGENDA
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
January 22, 2018, 7:00 P.M.

1. CALL TO ORDER – 7:07 P.M.
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; Robin Joy Maxson, Kevin Wallace and Jim Cooper
Guests: Lorraine Krol, Judy Ipema and Chris Brown,
3. ANNOUNCEMENTS – None
4. Corrections/Approval to the West Minutes 11-21-16 and 8-30-17 – *Moved to after Item 6*
5. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – *None*

Action Items:

6. TM 5344 TE Cummings Ranch Time Extension. PROJECT DESCRIPTION: Cummings Ranch is a residential subdivision that includes 125 single-family residential lots and a 457-acre biological open space preserve on 683 acres in Ramona. The residential lot sizes would range from 1 acre to 3.1 acres in size. The biological open space preserve would include approximately 67% of the project site and would contribute to the overall biological function of the Ramona Grasslands Preserve, which is located northwest of the project site. The site is subject to the Semi-Rural and Rural Regional Categories and General Plan Land Use Designations of Semi-Rural 2 (1du/2 acres), Semi-Rural 10 (1du/10 acres) and Rural 40 (1du/40 acres). Zoning for the entire site is Specific Planning Area (S-88). The project would take access off of Highland Valley Road.

Ms. Krol and Ms. Ipema are residents who live near the project. Ms. Krol has been a resident of this area for many years, but had never received a notice about the project before. Ms. Ipema recently bought her property, and had been unaware a large, approved project was next to her property. Both had many questions about the project in general that were answered by project consultant, Chris Brown

Mr. Brown said he and Bruce Tabb took over the project following the passing of Gene Driscoll. The project is 125 homes on 683 acres with 67 percent of the property to remain in open space. Homes will not be clustered, and lot sizes range from 1 to 3.1 acres. The map will expire in the near future, and they are asking for an extension for 6 years, which is the maximum allowed. There are 3 phases to the project: 1) the application process; 2) the tentative map process, and 3) the final map process. Six years will give them time to adequately complete the project. The 4 interior access roads of the project will be 2 lane, with trails on either side of the road. The Cumming Ranch project will be paying into the Highland Valley/Dye/Highway 67 intersection improvement.

Ms. Krol said she has concerns with the curve by El Sol Road – there will be an access road to the project in the vicinity of El Sol Road, and she feels the site distance may not be adequate between El Sol Road and the new road (Engelmann Drive). Ms. Krol also has concerns about the potential for fire impacts from the 2 knolls that will be left in open space and close to her property. She has had a hard time getting fire insurance in the past, and wondered if the new residents would have the same problem because of the knolls? There is a tree near the property that has a nest of red-tail hawks in it. She hopes they won't be disturbed by the development.

Mr. Brown said the County does traffic studies to determine site distance, and there are standards that must be met. Regarding fire issues, the local fire department has to sign off on new development, and so they review development plans and make recommendations. An environmental document was completed

for the project, and biology, traffic and fire issues were all studied and included in the document. Mr. Brown said the project is not on the table for approval, as the project is already an approved project. The time extension is what is to be considered.

Motion: To recommend an extension for 6 years be approved as requested.

Upon motion made by Jim Cooper and seconded by Robin Joy Maxson, the motion failed 2-2-0-0-0, with Ms. Maxson and Mr. Wallace voting no.

Notes from the County (Heather Steven) after the meeting:

- 1) For fire issues, the properties by the open space will have a 100 foot limited building zone, where no building can take place. Fire mitigation measures, such as cutting, clearing and mowing will need to be followed within the limited building zone.
- 2) Location of pads for houses has been determined and is shown on the map.
- 3) Traffic studies have been done that guide locations of access roads into the project and traffic controls, such as stop signs. For traffic issues, all standards have been adhered to with no exceptions.
4. Corrections/Approval to the West Minutes 11-21-16 and 8-30-17 – *Taken out of Order*

Motion to approve the minutes of 11-21-16, as presented.

Upon motion made by Robin Joy Maxson and seconded by Kevin Wallace, the motion passed 3-0-1-0-0, with Jim Cooper abstaining.

Motion to approve the minutes of 8-30-17, as submitted.

Upon motion made by Jim Cooper and seconded by Kevin Wallace, the motion passed 3-0-1-0-0, with Robin Joy Maxson abstaining.

7. Adjournment

Respectfully submitted,

Kristi Mansolf

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