

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held May 2, 2019, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Lynch, Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Lawrence Graham	Chris Holloway	Lynn Hopewell
	Casey Lynch	Kristi Mansolf	Robin Joy Maxson
	Donna Myers	Elio Noyas	Dan Summers
	Richard Tomlinson	Kevin Wallace	

Absent: Paul Stykel

Casey Lynch, RCPG Chair, acted as Chair of the meeting. Torry Brean, 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 OF 4-4-19.

The Chair said the question of conflict of interest was brought up at the last meeting. Findings of a conflict of interest are based on evidence and facts. There was some behavior at the last meeting that he should have used the gavel for. Should this issue come up the same way again in the future, he will use the gavel.

The Chair said he had a correction on page 3:

“Mr. Cooper said the Ramona Street Extension will not be stopped but ~~delayed~~ *postponed for 2 years.*”

MOTION: TO APPROVE THE MINUTES OF THE APRIL 4, 2019, MEETING WITH THE CORRECTION ON PAGE 3.

Upon motion made by Lynn Hopewell and seconded by Robin Joy Maxson, the motion **passed 14-0-0-1**, with Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that the RCPG has not yet received the scoping letter from the County for the Cumming Ranch project. The Demler Egg Ranch, Manure Processing Plant project, has been received by the RCPG and will be on the next agenda (June 6, 2019).

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: Richard Whittlesey, Ramona Resident

Mr. Whittlesey owns the house on Highway 67 before Etcheverry, on the east side of the road, that floods every year in the rains. He tried to get a permit from the County to put a wall in to protect the house, but the permit was denied. A study would be required and a modification of the floodplain map. Right now he is at a standstill. He doesn't know what other avenues to pursue. The County says it is a State maintenance problem because they maintain the property by the channel. The channel is full of debris.

The chair said he brought this topic up at the Revitalization meeting and talked to a DPW representative who was there. He said the issue is private maintenance. DPW maintains the floodplain for FEMA.

Ms. Maxson suggested possibly writing a letter of support. She asked who maintained the channel?

Mr. Whittlesey said the State maintains the channel.

The Chair said there are California drainage laws. He suggested getting the name of the contact who helped Supervisor Jacob's office do a creek clean-out in the past.

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

MOTION: TO MOVE ITEM 8-C-7 TO 8-C-1, AND TO MOVE 8-C-6 TO 8-C-2.

Upon motion made by Jim Cooper and seconded by Chris Holloway, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

ITEM 7: ACTION ITEMS:

- 7-A: Scenic Waiver Request, Highway 78 near Rancho Santa Teresa Rd. Owner is proposing a manufactured home on a private lot with a detached garage, 3 sea cargo containers, and a storage building on APN 286-030-02-00 & 246-131-06-00. The property is abutting Highway 78 and is subject to the Scenic Area Regulations. All structures are exempt from a site plan except for the storage building. The storage building is 24 feet in height and 1,600 sq footage, which exceeds the 12 feet in height and 1,000 sq footage exemption requirements. The project is being proposed across two parcels.**

Myles Cooper presented the Starwood II project. He has presented the project to the Design Review Board. The project is on 2 properties – 1 property is 7 acres and the other is 6 acres. There will be a driveway coming in off the main road. Trees will be added. The storage building will be tan, and is 156 feet back from Highway 78. The Design Review Board asked that the water tank be shown on the plans.

Mr. Graham asked why the building was going to be placed where it was?

Mr. Cooper said more grading would need to be done if the building were placed elsewhere. The back part of the property is lower in elevation than the top part, they want to be able to see the top of the building and it will be closer to a power source.

Ms. Hopewell asked about the size of the trees?

Mr. Cooper said the trees would be in 24 inch by 24 inch boxes and will be 12 feet tall. Native plants will be used.

Ms. Myers said she voted no at the last meeting when a scenic waiver request was discussed. The scenic corridors include officially designated highways established in 1963. The goal is to protect scenic vistas and rural open space. Development should not negatively impact scenic vistas and rural open space. She supports the scenic corridor because it was designated as such.

Ms. Maxson asked if the building for Starwood II is identical to the building for Starwood I the RCPG saw last month?

Mr. Cooper said it was identical.

The Chair said the elevation on the property is 30 to 35 higher at the back of the property and will be taller than the roofline.

MOTION: TO APPROVE THE STARWOOD II SCENIC WAIVER REQUEST AS PRESENTED.

Upon motion made by Dan Summers and seconded by Lynn Hopewell, the motion **passed 11-1-1-1-1**, with Donna Myers voting no, Kevin Wallace abstaining, Lawrence Graham stepping down and Paul Stykel absent.

7-B: Waiver Request for D8 Special Area Regulation, APN 277-160-21-00, Sundance Dr, for Homes for Our Troops. Proposal to build a 2,830 sq ft single family dwelling, with a 788 sq ft attached garage, 277 sq ft covered porch and a 225 sq ft covered patio. In keeping with the D8 Special Area Regulation criteria, grading is limited to the pad and driveway, no structures/grading are proposed in the 100-year flood zone, and the majority of the vegetation is outside of the pad and will remain on the site.

Kevin Bresnahan, representing Homes for Our Troops, presented the project. There is a 4 acre lot off Traylor Road that Homes for Our Troops wants to build a home on for a disabled veteran (double amputee). The home will be 3,200 square feet and the garage will be 800 square feet. The house will be placed in the center of the lot, with the septic in the front. Homes for Our Troops provides this service in other area

Ms. Mansolf gave the West Subcommittee report. The subcommittee reviewed, with the applicant, each of the D8 criteria. Certain subdivisions in the Highland Valley area have the D8 waiver over each property of the subdivision. If the D8 waiver request is not recommended, a site plan is required.

MOTION: TO APPROVE THE D8 WAIVER REQUEST AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Richard Tomlinson, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

7-C: Informational Presentation. Applicant is in the process of submitting a Major Use Permit application for a winery, with a phased approach beginning with a tasting room with casual dining and a processing facility. Future plans include wedding facilities, cottage style hotel, small music venue, and other conceptual

thoughts. Property is 52 acres on the corner of Old Julian Highway and Little Page Road. The nearest major intersection is the 78. Name has yet to be determined. Currently calling the project Ballena Vista Winery. Requesting comments/input

Karen Sumek from the Ballena Vista Winery presented the project. She said the name will change in the future as the project starts to move forward. The plans are to make the project a bed and breakfast and a winery, and to remove it from the ag preserve. Twenty three acres are in wine grapes. The bed and breakfast will go to the Board of Supervisors for approval.

Mr. Ensign said he had a concern with parking off the main road and lighting.

Mr. Tomlinson said a music venue is included as part of the project. Sound really rumbles through the valley.

Mr. Brean and Ms. Hopewell also voiced concerns about noise.

Mr. Graham said he thought traffic should be analyzed at Highway 78 and the Old Julian Highway.

Mr. Cooper used to work by the camels in that area. The water table is sensitive. A well may go dry. A nearby horse farm had problems in the past with the water table. More usage of the water table makes the water table level go down.

The Chair said most comments are vetted out during the Major Use Permit process. The project would probably go to the Transportation/Trails Subcommittee and the East Subcommittee.

7-D: Consideration of the RCPG Appealing the decision of the Planning Commission on 4-5-19 to Approve the Washington Street Cell Site Project. (PDS2018-MUP-18-005) (AT&T site NS0676)

Mr. Ensign said that when he went to the Planning Commission to speak on the Washington Street Cell site issue, they had a light agenda. Thirteen residents from the project area came to the meeting and 8 spoke against the project. No one spoke for the project. The project proponent chose not to speak. The vote to approve the project was unanimous. There was a small meeting with the neighbors after the Planning Commission meeting.

Speaker: Jim Adams, Ramona Resident

Mr. Adams is a neighbor to the proposed project. He was speaking for the neighbors in the project area. No one wants the project but the person who will be having the project on her property. The area has AT&T, and with good coverage. They have a private road they maintain at their expense. Fire concerns and water availability are also considerations and concerns in this area. He asked for the RCPG's support, and that the appeal be filed.

Mr. Tomlinson said that the site is a bad choice.

Mr. Ensign said the area has a hill for the cell tower, and it is not the highest point, but the cheapest route.

Ms. Mansolf said the appeal was filed within the 10 day filing requirement, and all that needs to be done is to uphold it if RCPG members agree with it. If the County accepts the appeal, a hearing date will be determined for the Board of Supervisors meeting in the future.

MOTION: TO UPHOLD/AFFIRM THE APPEAL OF THE WASHINGTON STREET CELL SITE PROJECT TO THE BOARD OF SUPERVISORS.

Upon motion made by Scotty Ensign and seconded by Robin Joy Maxson, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

**7-E: Ramona Community Protection and Evacuation Plan (CPEP)
Discussion on concerns from members, Section E.**

Mr. Cooper said that the RCPG was still awaiting a response from the County on this issue, so it would remain on the next agenda.

7-F: Update on appearances before SANDAG. Consideration of a request to approve a letter from the RCPG to SANDAG altering our original proposal to include the Caltrans recommended extension of four lanes from Poway Road to Scripps Poway Parkway, the addition of MTS, and a request that when the SR 67 project begins by the San Diego Forward Regional Plan it should begin in Ramona where it will do the "most good for the largest population".

Mr. Summers reported SANDAG is going to build and design a transit hub by the San Diego Airport. Money designated for highway improvements will be paying for this project (Transnet). Money for past transit project has also come from Transnet funds.

On March 2 the Board of Supervisors sent a letter to SANDAG to leave the funding alone and find new funding. Ms. Maxson, Mr. Cooper and Mr. Summers made a case for this at the Board of Supervisors when this issue was discussed.

May 3 there was going to be a SANDAG meeting and Mr. Summers was planning to go and speak on a non-agenda item.

The Chair suggested making the same motion this month as last month for this item, but changing the month referenced in the motion to be May rather than April.

Mr. Cooper said there are life safety issues and evacuation issues in Ramona and the backcountry.

Mr. Summers said the transit hub is not a bad idea, but he opposed to funding the project with highway contributions.

Ms. Maxson said they aren't postponing projects, but cancelling them.

The Chair said he feels SANDAG is not representing the entire County.

Mr. Wallace said transit in Ramona is so minimal. Many people have transportation issues up here.

MOTION: MEMBERS OF THE HIGHWAY 67 AD HOC COMMITTEE WILL BE AUTHORIZED TO SPEAK ON BEHALF OF THE RCPG BEFORE THE SANDAG BOARD AND THE SANDAG TRANSPORTATION COMMITTEE IN MAY.

Upon motion made by Chris Holloway and seconded by Scotty Ensign, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

7-G: Disposition of letter Ramona Community Trails Master Plan, regarding Obstructions of Trails

Mr. Cooper reported that there was no response from the County yet on this issue, and it will stay on the agenda.

7-H: Review of Additional Cost of Musco Lighting for Soccer Field

Mr. Graham said he held a Parks Subcommittee meeting. The number of projects in Wellfield Park and PLDO were reviewed. There was an expectation that the soccer lighting project would cost \$403,000, but it came back as \$500,000 more than that, or about \$900,000. The PLDO is a fixed budget, so it would be hard to deal with a shortfall. The project is dependent on the RMWD. They are also waiting for information for the horseshoe pit project and waiting to determine the overall shortfall.

The Chair said we are dependent on the RMWD. He thinks a better bid will come out of this process as the project proceeds.

Mr. Cooper talked about the horseshoe pit project. There will be a concourse area for the horseshoe pits. They want it to be a certifiable horseshoe pit so it can be used for tournaments.

The Chair said we are custodians of the PLDO as RCPG members, as is the Parks Subcommittee.

Mr. Summers said if there is no movement on these items, would it be a good idea to write a letter to the RMWD?

The Chair said that finally the RMWD is moving forward. The County handled the stormwater issues which is remarkable since they don't own the land. \$100,000 was needed for the stormwater study which was paid for by the County

7-I: Review recent MW Peltz Letter – Not discussed.

7-J: Warnock Solar Project Landscaping Update

The Chair said the last letter sent to the County by the RCPG on this issue got the County's attention. There has been a meeting discussing the project. Mr. Kahler of the County sent out a letter with what needed to be done. The cease and desist order will not be removed, and we have been asked to continue to monitor the site.

7-K: Creelman Solar Project Landscaping

The Creelmans solar project landscaping was looked at after the Sol Orchard project. There has been some weed whipping done and some plant replacement. Irrigation has not necessarily been done.

7-L: The County is undergoing the 2019 General Plan Clean-up and is asking for information/submissions from Planning and Sponsor Groups for

consideration. Submissions are due to the County by Wednesday, May 22, 2019.

The Chair made a determination to have a GP Update ad hoc that would consist of RCPG members Mr. Brean, Mr. Tomlinson and the Chair, to review information on/for the General Plan Clean-up issue.

ITEM 8: GROUP BUSINESS (Possible Action)

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

Mr. Ensign said the chicken ranch manure processing plant was reviewed. Odor is a concern. The Chevron project was tabled until next month. There was discussion on changing the column lights on a dispensary – they would like them dimmed down. Mr. Ensign said to look for an ad hoc committee in the near future for landscaping for the Form Based Code Area.

8-B: Training Reminder

Some RCPG members have not yet completed their training. The Chair requested those members complete their training in the very near future.

8-C: Discussion Items (Possible Action)

8-C-7: T&T Subcommittee size/membership (Taken out of Order)

Mr. Cooper said the subcommittee had capped the membership for the T&T Subcommittee at 5. They would like that cap to be moved to 7 to broaden membership

MOTION: TO MOVE THE CAP ON THE TRANSPORTATION/TRAILS SUBCOMMITTEE MEMBERSHIP FROM 5 TO 7.

Upon motion made by Jim Cooper and seconded by Kevin Wallace, the motion **passed 14-0-0-1**, with Paul Stykel absent.

8-C-6: Consideration of changing the Standing Rules to identify/establish a procedure for subcommittee members who wish to continue serving on a subcommittee each year (Taken out of Order)

Mr. Cooper said he felt there should be something in the Standing Rules about membership. Right now there is nothing in the Standing Rules about membership carrying over from year to year or people having to complete a brief letter stating their intent to serve on a subcommittee one more year.

The Chair said that we have to be as inclusive as possible.

Mr. Cooper said if members continue year after year, all members are members for life, so no confirmation is necessary. If there are 7 life members of T&T, then no one else gets a chance to serve.

Mr. Graham asked what was the difference between rolling membership over year to year or having to complete a letter of intent to serve?

Ms. Hopewell said she felt it was a courtesy to the chair to send a letter so the chair would know of the continuing interest of members.

Ms. Maxson said there is a mechanism in place – if members don't attend meetings to remove them from a subcommittee.

Mr. Brean said it is the subcommittee chair's job to maintain the membership of subcommittees.

Mr. Wallace said that he wanted to serve on T&T in the past, but membership was closed.

Ms. Myers said she wants to see diversity on subcommittees and not a small group all with the same thinking.

The Chair said that the letters of intent to serve can be on the table by the door, filled out and passed to the chair. A letter is not a bad idea, but chairs need to follow up with their members each year to see if they want to continue to serve on the subcommittee. Subcommittees have to be inclusive.

Ms. Maxson said she felt that the letter set a higher standard for intent for subcommittee membership

MOTION: TO ADD A SENTENCE TO SECTION 5, ITEM 3, MEMBERSHIP OF THE RCPG STANDING RULES: "MEMBERS OF A SUBCOMMITTEE SUBMIT A WRITTEN REQUEST TO THE SUBCOMMITTEE CHAIR IN FEBRUARY TO CONFIRM THEIR MEMBERSHIP ON THE SUBCOMMITTEE FOR THAT CALENDAR YEAR – TO BE CONFIRMED IN MARCH BY THE RCPG."

Upon motion made by Lynn Hopewell and seconded by Richard Tomlinson, the motion **failed 6-7-0-0-2**, with Torry Brean, Chris Holloway, Casey Lynch, Kristi Mansolf, Robin Joy Maxson, Donna Myers and Dan Summers voting no, and Paul Stykel and Kevin Wallace absent.

8-C-1: Concerns from Members – *None*

8-C-2: Future Agenda Item Requests

Future agenda items: Demler Egg Ranch and Cumming Ranch.

Ms. Mansolf said she is planning to have a Mt. Woodson ad hoc meeting to discuss questions on how they plan to develop the Mt. Woodson parking area now that it is purchased.

8-C-3.: Alternate meeting day announced and discussed for subcommittees who meet Monday, 5-27 (Memorial Day)

The Parks and West Subcommittees would be impacted by Memorial Day falling on Monday, 5-27. Mr. Graham said he did not think Parks would be meeting. The Chair suggested an alternate day for West to meet, if needed to 5-20-19.

8-C-4: Alternate meeting day announced and discussed for July 4th RCPG meeting

Ms. Mansolf said the 4th of July falls on the first Thursday of the month. The Library meeting room is not available for July 11, so she made arrangements at the Community Center to use the Auditorium on July 11.

8-C-5: Addition and Confirmation of New/Continuing Subcommittee Members

MOTION: TO CONFIRM DAWN PERFECT'S MEMBERSHIP ON THE TRANSPORTATION/TRAILS SUBCOMMITTEE.

Upon motion made by Jim Cooper and seconded by Robin Maxson, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

8-C-6: Consideration of changing the Standing Rules to identify/establish a procedure for subcommittee members who wish to continue serving on a subcommittee each year (Taken out of Order under 8-C-2)

8-C-7: T&T Subcommittee size/membership (Taken out of Order under 8-C-1)

8-C-8: Old Business: Review of spread sheet categories and discuss and identify possible projects to include on the spread sheet

The Chair said he was putting the old business list together with the help of Mr. Cooper.

8-D: Meeting Updates

8-D-1: Board of Supervisors, Planning Commission and TAC Meetings

8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 6-6-19 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.

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information: You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.