

County of San Diego
Ramona Community Planning Group
FINAL MEETING MINUTES
February 4, 2021
ZOOM MEETING
(DETAILS)

~~7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona~~

Meeting shall be a Zoom Meeting held at 7:00 P.M

<https://zoom.us/j/6969450019?pwd=VkM2d2FmeTlaSE54aWVQd0Roc2oxQT09>

Dial In Numbers: (669) 900-6833 or (346) 248-7799

Meeting ID: 696 945 0019

Passcode: 9YPsyb

A Temporary email address has been created to request agenda item information via email.

Please send an email to: rcpgcovid19meetinginfo@gmail.com to request documents for each item to follow along with during the teleconference.

Requests for documents will be responded to before and during the meeting as possible to accommodate any member of the public wishing to participate during the meeting.

Members of the public are requested to make a speaker request via email prior to the meeting as well. This request is to ensure everyone is heard and has an equal opportunity to speak during the meeting as well as providing the RCPG a chance to organize our speakers ahead of the meeting to ensure we have ample time for each item. Please indicate if you are speaking as PUBLIC COMMUNICATION or as an AGENDA ITEM and note the agenda item you wish to respond to and please limit your written response to 3 minutes or less.

Written comments to be read into the record will also be accepted via email prior to the meeting. Please indicate the item number you wish to respond to and please limit your written response to 3 minutes or less.

ITEM 1: PLEDGE OF ALLEGIANCE

ITEM 2: ROLL CALL (Maxson, Chair)

In Attendance:	Torry Brean (<i>late</i>)	Scotty Ensign	Debbie Foster
	Lynn Hopewell	Casey Lynch	Kristi Mansolf
	Robin Joy Maxson	Elio Noyas	Dawn Perfect
	Matt Rains	Michelle Rains	Andrew Simmons
	Paul Stykel (<i>late</i>)	Dan Summers	Kevin Wallace

Robin Joy Maxson, 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 MINUTES 1-14-20 (Action)

MOTION: TO ACCEPT THE JANUARY 14, 2021, MINUTES AS PRESENTED.

Upon motion made by Kevin Wallace and seconded by Lynn Hopewell, the motion **passed 13-0-0-0-2**, with Torry Brean and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

The Chair said the County is working on updating the Climate Action Plan. There will be a comment period later this year for this project. The County is also working on the General Plan Update to update the following elements: housing, safety and environmental justice. There is a new needle exchange program being considered, and also a new cannabis ordinance. For the cannabis ordinance the County will be sunsetting the ordinance that is in place for the dispensaries in Ramona. The current ordinance went into place 5 years ago.

Ms. Mansolf announced the Mt. Woodson ad hoc Committee met on February 2, and this item will be on the March 4 agenda rather than the current agenda.

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: Becky Rapp, Ramona Resident

The speaker voiced concerns about new possible types of allowable marijuana use and about marijuana edibles coming to the dispensaries in Ramona under a new cannabis ordinance. These edibles will be 95 percent THC. She has concerns about crime and impacts to adolescents as a result of the changes. The County will be updating Tier 1-A for the order of receiving vaccinations and will put cannabis dispensary workers into this tier, ahead of some levels of health care workers. The new ordinance will add crime and other negative impacts to the community. She said the Board of Supervisors just discussed this item January 27 and they will be discussing it again in the near future.

CALL FOR ANY ADDITIONAL SPEAKERS

CO-CHAIR SHALL ANNOUNCE EACH SPEAKER REQUEST BY NAME, THE SPEAKER SHALL STATE THEY ARE ON THE CALL AND BEGIN. THE TIME LIMIT IS 3 MINUTES AND THE CHAIR SHALL CALL TIME AT THE END OF 3 MINUTES AND THE SPEAKER WILL STOP ON THE CALL.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Dawn Perfect and seconded by Casey Lynch, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

ITEM 7: ACTION ITEMS:

7-A: VAC 21-001, Montecito Ranch Open Space Easement Vacation. 1080 Montecito Way and Sonora Way. Request to vacate a redundant 215 Acre open space easement held by the County of San Diego in favor of a Conservation Easement held by Naval Facilities Southwest for the Protection of Steven’s Kangaroo rat and other sensitive species. The

Property was purchased by the Endangered Habitats Conservancy in 2020

Michael Beck, with the Endangered Habitat Conservancy (EHC), presented the project. The EHC purchased the Montecito Ranch property 6 months ago with funding provided by the Navy – Section 6, Federal Funding Source. The property is Steven’s Kangaroo Rat (SKR) habitat, habitat for other sensitive habitat and vernal pools. About 251 acres are held by the County in an open space easement imposed by the Fish and Wildlife Service years ago. The property is 890 acres.

Montecito Ranch was purchased by EHC in 2020 using Federal funding sources, and the County easement still resides with the land. In the past year an 890 acre conservation easement was placed over the property. So now the property is 100 percent conserved and can be restored as habitat for SKR, sensitive species and vernal pools. The military cannot apply for management funding for the 251 acres if the County easement is on the property.

MOTION: TO RECOMMEND THE VACATION OF THE 251 ACRE OPEN SPACE EASEMENT HELD BY THE COUNTY IN FAVOR OF A CONSERVATION EASEMENT HELD BY NAVAL FACILITIES SOUTHWEST.

(Discussion on the motion)

Mr. Summers asked if tax money was used to purchase the property? The land is not by a base.

Mr. Beck said tax money was used. It was done by Congressional action and State funding court bonds for the purpose of sensitive species conservation. Navy operations have impacts. They negotiated an agreement for the use of the funding. Mr. Beck said the military is not exempt from following the Endangered Species Act. There is a legal nexus and desire to preserve the land for the purpose of conservation.

Ms. Perfect asked if there would be any public access?

Mr. Beck said the Ramona Grasslands is 80 percent preserved and the County owns the land. The agencies have been negotiating with the County for a while on public access for Montecito Ranch. The grasslands portion of the property are all conserved, and a trail connection has been reserved on the west side of the property. There is no timeline now for the property. A trail on the west side of the property could go from Montecito Way to the San Pasqual Valley. A trail would also need to be coordinated with neighboring property owners.

Ms. Perfect said that previously there had been trails proposed for Montecito Ranch.

Mr. Beck said the development rights were bought and the trails went away with the rooftops.

Ms. Perfect asked if we recommend vacation of the open space easement, do we not get trails?

Mr. Beck said these 2 issues are unrelated.

Mr. Brean is concerned with the loss of open space connectivity.

Mr. Lynch asked how the military will use this land?

Mr. Beck said the land won't be directly used by the military. They bought the land to compensate for their impacts at Camp Pendleton. It is not called "mitigation" in the military but "compensation." The land will be restored for SKR. They can't do restoration work for the 251 acres until the redundancy of the conservation is eliminated. Pendleton, Miramar and Coronado are good conservation partners. They have training operations and in doing so use the terrain. The military is subject to the Endangered Species Act and has to compensate for their impacts on the land. This is one of them.

Mr. Wallace lives off of Summerglenn by Cedar. There is plenty of open space by him that is all open and unused. He feels there is access in case of an emergency. He doesn't feel it is a big concern to vacate the easement.

Mr. Summers said that 95 percent of America is owned by the government due to reasons like this. He is concerned with the black hole.

The Chair said it is disappointing that trails will not be included as passive use activities such as hiking are part of our community and people visit Ramona to use our wonderful trail system. It would be better if trail connectivity was included

(Voting on the motion)

Upon motion made by Kristi Mansolf and seconded by Lynn Hopewell, the motion **passed 10-4-0-0-1**, with Elio Noyas, Dawn Perfect, Andrew Simmons and Dan Summers voting no, and Paul Stykel absent.

7-B: Discussion on Kelly Avenue paving carried over from the 11-5-20 meeting, to include discussion on enforcement, signage, speed bumps and consideration of possible additional options for improving the current situation on Kelly Avenue

Mr. Lynch reported no one was in attendance from the public to speak on this item at the Transportation/Trails meeting on February 2. He will keep this item on the Transportation/Trails meeting agenda for a little longer.

7-C: Discussion on road safety and traffic calming measures on the roads in the San Diego County Estates, to include discussion on enforcement, signage, speed bumps, sidewalks and other tools to make the roads safer for pedestrians and non-motorized traffic and to slow drivers down.

Mr. Lynch said there have been a couple of emails between the people at SDCE interested in traffic calming and himself. They are meeting with the HOA at SDCE and working with them. They have requested a meeting with the RUSD. By next month they should have met with the RUSD, and the item will probably come up again. They are seeing if the Safe Routes to School Program would apply here since James Dukes Elementary School is in the area.

7-D: Reconsideration of motion to approve Mahogany Mountain Winery, AD 20-020, at 12-17-29 RCPG meeting. Motion was, "To approve the project as presented," and it passed 12-0-0-0-3, with 3 members absent (Jim Cooper, Donna Myers, Kevin Wallace). The reconsideration request is from Mark Hutton who feels that the South Subcommittee and RCPG voted without

complete information when considering the project: the County had not answered his questions prior to voting on the project; the applicant said the code compliance violation on the property had been resolved; and members of the community have subsequently expressed an interest in commenting on the project. The motion for reconsideration needs to be made from someone who voted “yes” on the original motion. Should the motion for reconsideration pass, the project will be reviewed again by the South Subcommittee and the RCPG.

Ms. Mansolf said Mr. Hutton is waiting to get more information from the County on the Mahogany Mountain Vineyard project before he makes his presentation in favor of reconsideration of the Mahogany Mountain vote of December 17, 2020. It is anticipated that he will be coming to the March 4, 2021, RCPG meeting instead.

7-E: Update on status of requests for meetings with SANDAG Board members

Mr. Summers said 21 letters have been sent out to mayors and local governing officials regarding discussing the SR-67 Improvement Project. Two responses have been received. He said the letters were sent out at election time, and there have been many changes in many of our regional, local governments. New governing officials have been seated in many areas.

7-F: Reports on the Caltrans virtual scoping meeting on 1/27/21.

Mr. Summers said he took very good notes of the meeting. He has to do a little more work before the notes can be distributed.

7-G: Report on promoting community involvement in the 1/14 through 2/19 Caltrans scoping effort.

Mr. Summers said the SR-67 Improvement Project is in the scoping phase. It is an opportunity for the public to send their comments to Caltrans on the project. The Chair has written a letter and so has Mr. Summers. The Ramona Chamber of Commerce sent information on the project document to their members and made a request for comments. Mr. Canton will start assessing comments the next day. Mr. Canton is on the February 24, 2021, RSRS agenda for an update.

The Chair said Caltrans is looking forward to getting feedback. This is the formal period for comments to be made.

Mr. Summers said Caltrans is especially looking forward to RCPG comments on the scoping document.

The Chair said Caltrans is asking for comments regarding scope as they are seeking to include feedback from anyone and everyone who may be impacted by changes to this highway.

7-H: Review of outstanding letters, report from Transportation/Trails Subcommittee

Mr. Lynch said the Transportation/Trails Subcommittee looked at the Old Business letter status at their meeting. A lot of the Old Business had been tackled by the ad hoc. Mr. Brennecke asked

that the GPA study request to the County for Equestrian Trail be followed up on. The rest of the items have been tabled, for now, until the issues come up again. Mr. Lynch said that if an Old Business matter is important to someone, please bring it up to him.

7-I: Review of Parks Land Dedication Ordinance (PLDO) Project List from County Parks and Recreation to provide a recommendation

Mr. Wallace said he had a brief Parks and Recreation Subcommittee meeting. They are exploring the following items on the list that are being worked on follows:

1. **Skate Park Development: Approved up to \$250,000 from previous priority list**
2. **Development of a 5k course**
3. **BMX Park**

Mr. Webster introduced the group to new meeting technology that they may use for their next meeting on April 5.

7-J: Wellfield Park Update

Ms. Perfect gave an update on Wellfield Park. Many PLDO projects are complete or almost complete. The RMWD is working with a contractor and the County is providing the funding. The horseshoe pits are open and ready to use. The scoreboards look great. Disc golf is open and ready to use.. The lights are next.

The Chair asked when an opening day ceremony may occur?

Ms. Perfect said they will need to see how to do this during the pandemic.

7-K: County Draft Guidelines for Determining Significance for Hydrology and Water Quality. The Guidelines allow for streamlining options during discretionary review to conduct a preliminary hydrology and/or water quality analysis. Final engineering will still be required during the final engineering project phase. Distributed by the County 1-21-21. Possible discussion and action – *No Comments brought forward*

7-L: Warnock Solar Project Landscaping

Mr. Ensign said the landscaping maintenance at the Warnock Solar facility is ongoing. The landscape contractor called him to say there is a new owner again. He is not paying the contractor. He is now 60 days out on getting paid. The property has been sold 4 times now. He is not asking for any action but to put it on a future agenda.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Appointment of Subcommittee Chairs for 2021

Subcommittee Chairs for 2021, Standing Subcommittees:

Andrew Simmons – CUDA Subcommittee

Matt Rains – East Subcommittee

Kevin Wallace – RCPG Parks and Recreation Subcommittee

Dan Summers – RSRS Subcommittee

Elio Noyas – South Subcommittee

Casey Lynch – Transportation/Trails Subcommittee
Kristi Mansolf – West Subcommittee

Ad Hoc Committee:
Kristi Mansolf – Mt. Woodson Ad Hoc Committee

MOTION: TO APPOINT/CONFIRM SUBCOMMITTEE/COMMITTEE CHAIRS FOR 2021.

Upon motion made by Lynn Hopewell and seconded by Dawn Perfect, the motion **passed 15-0-0-0-1.**

8-B: Annual County Training for Planning Group Members, and Biennial Ethics Training. Form 700 due 4-1-21

The Chair announced that the last virtual training offered by the County would be February 6, 2021, if anyone was interested in attending. She also reminded members to complete their Biennial Ethics Training if it is due, and to complete their Form 700's. The due date for Form 700 completion is April 1, 2021.

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

Mr. Ensign gave the Design Review Board (DRB) report. A new smoothie place is going in by Jersey Mike's. Peter San Nicolas presented the project. The DRB looked at and approved the signage. The Ramona Valley Inn is getting the Kenilworth mural temporarily until a new place for it is found. Samba's Liquor store signage has been improved by the owner as per a recommendation by the DRB. There are still 2 open seats on the DRB. If someone is interested in a seat, they will be interviewed. They should be able to read and understand plans quickly. The area of the Form Based Code, which is their purview, is Main Street, Etcheverry to Third, and B Street to D Street. The DRB looks at the visual part of development.

Ms. Perfect suggested announcing it in the Ramona Sentinel.

Ms. Gallant, of the Ramona Sentinel said the agendas with the vacancy information posted on them have been published. Qualifications have not been elaborated on.

8-D: Discussion Items (Possible Action)

8-D-1: Concerns from Members

The Chair brought up the item relating to the RCPG having a facebook page. She has asked the County for guidelines for the RCPG having a facebook page. The County said they will develop guidelines for social media pages for CPG's. The Chair said that once the guidelines are received, the item will be put on the agenda.

Mr. Rains said he would like to see the RCPG have a facebook page. It could be maintained by volunteers. It would be a place for people to follow the RCPG as members come and go. A facebook page would visualize for the community what we are doing.

8-D-2: Future Agenda Item Requests

The Chair said the following items will be on the next agenda: The General Plan Update that includes Housing, Safety and Environmental Justice; the Needle Exchange program; the Cannabis Ordinance; the Mt. Woodson parking lot issue; and the GPA study for Equestrian Trail (Transportation/Trails).

Mr. Rains said he has a friend out at SDCE on Barona Mesa Road who is concerned with speed on the roads out there, and Mr. Rains wanted to know how to get involved with the people doing the traffic calming efforts out at SDCE?

The Chair suggested Mr. Rains attend the Transportation/Trails Subcommittee meeting.

Mr. Lynch said Mr. Rains could send an email to the people who are organizing the efforts.

8-D-3: Addition and Confirmation of New/Continuing Subcommittee Members

The following RCPG members requested to sit on subcommittees as shown:

Torry Brean – RCPG Parks and Recreation Subcommittee

Andrew Simmons – RCPG Parks and Recreation Subcommittee

Debbie Foster – RSRS Subcommittee

Lynn Hopewell – South Subcommittee
West Subcommittee

Matt Rains – Transportation/Trails Subcommittee

MOTION: TO CONFIRM NEW SUBCOMMITTEE MEMBERS.

Upon motion made by Casey Lynch and seconded by Lynn Hopewell, the motion **passed 15-0-0-0-0.**

8-E: Meeting Updates

8-E-1: Board of Supervisors, Planning Commission and TAC Meetings – *No additional information presented*

8-E-2: Future Group Meeting Dates – Next RCPG Meeting to be 3-4-21, Format to be Determined

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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