

SOUTH SUBCOMMITTEE AGENDA  
RAMONA COMMUNITY PLANNING GROUP  
15873 HWY 67, RAMONA, CA 92065  
RAMONA COMMUNITY CENTER  
434 AQUA LANE, RAMONA  
FINAL Meeting Minutes for  
November 1, 2022  
Approved September 5, 2023

1. CALL TO ORDER – meeting called to order by Elio Noyas at 7pm
2. PLEDGE OF ALLEGIANCE – led by Elio Noyas
3. 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.  
Attendees: Ken Brennecke, George Eastwood, Deb Foster, Lynn Hopewell, Elio Noyas, and Mike Workman  
Absent: Thomas Levin
4. Corrections/Approval to South Subcommittee Minutes 8-30-22 – motion to approve minutes as presented made by Elio Noyas, 2<sup>nd</sup> by Deb Foster. Motion carried 5-0-1-1 (George Eastwood abstained and Thomas Levin absent).
5. ANNOUNCEMENTS - None
6. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY - None

ACTION ITEM:

7. ZAP 22-006. The proposed project would be a request for a Minor Use Permit to construct 39 megawatts (MW) / 78 megawatt hours (MWH) of battery energy storage located on approximately 1.70 acres at the southwest corner of an 11-acre property on the north side of Creelman Ln between Ashley and Keyes. The property has a single-family residence. The proposed project would include 32.2-foot long, 5.6-foot wide, and 8.7-foot-tall battery storage containers on individual concrete equipment pads, approximately 5-feet apart, and would connect to the substation on the south side of Creelman Lane via underground lines. Review of the Scoping Letter  
Elio said county has scoping letter if anyone has anything new. County will ask if there are any questions.  
Skylar Tennis doesn't have an updated presentation. They're working on the scoping letter. Elio Noyas asked where they're at. Skylar said it took them 180 days to get the scoping letter, asked County if it could be expedited. If they expedited, it would cost more. County requested studies and they have provided most of them. Big ticket items, they want asphalt in front of project, bike lane, the undergrounding of existing utilities was identified. They have a path forward and are updating the plans now. They're seeing who would be affected during the undergrounding of utilities. They don't have a problem with the asphalt or bike lane. Hope to have it resubmitted to County within the next 35 days. Meeting with County next Monday to see about expediting schedule and have CPU approval by Jan 2024.

Bob Romeo asked if the fire department has contacted them. Skylar said yes, they're wanting to get back up for a line that's 25psi. Bob, no talk about roadway, it's a dead end. They'll have hazardous material. Concerned about an evacuation plan if there's a fire. Bob shared about a fire in Monterey that involved battery storage. Skylar said it was a Tesla system and they don't have a way to suppress the fire. It has to be restrained so it is contained in one battery storage area. They are working on

where the fire department will come in to suppress a fire. Needs to speak to County about having the dead end brought back. Bob said he doesn't want a dead end. Skylar said other people have other ideas. They'll do what's required by the County. Bob said his second issue is the flood zone, if you look at the site map there's three 24" culverts that dump water into that area. Could possibly have a lake there. Have they gotten into that yet. Skylar said they did have a conversation with the County, if you're facing East you can see where water drains, they've been asked to take a look at that. A section is elevated, they're going to raise the back end of the site. Bob said there's quite a bit of water that runs through that area when we have heavy rains. If a retaining wall is put up it'll create a lake. Sissy Paredez shared that when it rains it comes down hill into her front yard and floods that area, and goes across driveway and up into yard, then goes across driveway to Ashley. If it gets blocked up it needs to be addressed. Skylar said so where the drainage is where it becomes a stream, they have to improve the flood zones. Are comparing to 50-100-year flood plan. There will be a place for extra water to be stored and slowly release. Sissy shared that their well is at back of property. John Haus asked where the drainage is. Skylar said on north side. How big is the basin. Skylar said it's large, doesn't allow water to seep in. Elio asked what the time frame for basin to drain. Skylar will get us that information. Elio there's a requirement for how soon it has to be drained to keep mosquitos away. Ken Brennecke mentioned that at the last meeting the water district offered them a site 1/2 mile away, did they call. Skylar did call and there's only one circuit, the sites are chosen based on number of circuits. It's based on what the circuit can handle. Ken said previous statement said 2 to 2 1/2 miles is allowable. **Skylar said the 2 1/2 miles is...** Ken said is it correct to assume if you're 1/2 mile away profit would be reduced by 25%. Skylar said, not necessarily, if they're 1/2 mile away they won't have a reduced number of circuits. Skylar shared that they have seven different permits they have to get. Deb Foster showed the system in Valley Center and asked if it's similar to what is done in Ramona. Skylar said similar but not as big. It changes consistently, it may change by the time the project starts. Elio asked so is the technology advancing as fast as cell phones. Skylar it's accelerating as fast as the cell phone does. Elio asked so the possibility could be they would have the same capacity in a smaller footprint, they could have more containers. Skylar said they would have 1/2 the footprint, but there's space savers with better technology. Deb said she thinks it was the last meeting there was discussion about the wall, there was the height question. The wall came around 1/2 of it and then fencing, is that still the case. Skylar said the east side is now wall, there's only one area that will be chain link fencing. The wall height is based on the sound, so it'll remain 12'. Deb said there was discussion about landscape. Skylar shared that they did increase landscaping and the County wants to see landscape plan and call out what plants will be used. And they'll screen the left side. We'll see the updates after this Thursday's meeting. Sissy shared the other concern is health issues, if the system leaks it'll leak down into their property. Skylar said the storage containers are solid so the only thing that would leak is coolant. John asked what is the coolant. Elio shared that coolant 4-10A, is being phased out in 2023. Skylar some type of refrigerant that's ok. Bob shared that in the scoping letter per Table 2.B of the Public road Standards, 40' of roadway width is required, thinks they have to pave the road. Skylar said the County wants them to pave in front of property. Bob mentioned that according to the scoping letter the project will be required to construct half-width asphalt roadway public improvements 20' wide directly fronting the site. Bob doesn't have section 4.5 of standard, can ask on Thursday. Skylar shared they had a meeting with the County, and they want them to pave 20' wide in front of property. Deb asked from the beginning or just in front of site, with a 14' width interim public road width on the other side of the roadway centerline. Skylar said just in front of site. Elio reminded us about when SDG&E solar went in, we wanted Creelman Lane paved from San Vicente to the site. It's something we can ask the County about. It's something that we'll be sticklers on like the landscaping at the solar farm. Deb is concerned about asphalt and the drainage issue. Bob shared that the road is a mess when it rains. Elio will ask the question. Bob asked if they'll be able to ask

questions during the RCPG meeting, since they only have 3 minutes to discuss. Elio shared that he's been asked to bring questions to the Thursday meeting. Will ask these questions for sure. Deb said that we need to know questions so we can share those with the County, since they only have 3 minutes. Sissy said they know the paving of road as neighbor know about it since it's part of property. John brought up how Creelman Lane is a dead end, and people from Keyes use it to get to their homes and it's not a dead end. Elio asked so residents from Keyes and Ashley are the ones cutting across. Bob said it's mostly people coming from San Vicente, they will cut down Creelman Lane to get to their homes. Creelman Lane gets bad after a couple weeks due to the cars going down to get to Keyes or Ashley. Elio said we can address that as well. John Haus said so they're only paving in front of battery site. Deb asked if Creelman Lane is a County maintained road. Elio asked if residents have any idea of the look of the area. Now is the time to discuss, once we say yes/no, our chance to ask for other things will be gone. Bob said as long as it isn't an eyesore. Bob asked Skylar if he's in contact with Enersmart. Skylar said he is part of Enersmart. Elio said if something comes to Kristi Mansolf, she forwards to him. Bob said what about the County are they communicating with Kristi. Elio has only gotten the scoping letter and the request for questions. Bob believes that the chair has a right to know. Elio said as a community member we all have a right to know. Bob believes we should know what's happening. Elio believes they should take what we as a community want but it doesn't always happen. Deb said in scoping letter it talks about the ecological study. Skylar said they found some grind stone, looks like it was placed. Deb said it must have included runoff. Skylar said it included runoff. As far as landscaping do we require a 20-year contract. Elio learning from past mistakes we can request that from him there will be an actual landscaping contract which is easy evidence about what's required. The landscaping contract shows burden of proof of what the proponent has to do. Deb said they found a grinding stone. Bob said there was one left. When road was put in, they removed one. Skylar said it wasn't in its natural location, it was cut out and moved. Elio said he has a pretty good list of questions, and there will be 15 members at the meeting. Is sure that others will have questions.

Elio doesn't believe making a motion would make sense. IF a motion is made the only thing we could do is make a new motion.

8. Concerns from Members – George, asked how does a member of the community get an item on the planning group agenda. Elio said he can help with that. Knows that at the meeting with Joel Anderson no one got the time they were promised. George said he believes that the county failed to do their job. The problem is we're unincorporated. George provided us with the Transient Habitation document that defines what it is. George said on the other side of the document is the Use & Enclosure Matrix. George sees a column for section A, B, and C but none for D, they forgot to put in that column. George said ok the problem is no home, an Air BnB can be setup next to their home and **their should be**. There was the intention to do that, and the next-door neighbor isn't able to do anything about it. George no home is protected by County zoning about an Air BnB. Tried to bring this up to Joel Anderson and he said have to get the community involved. What George wants to do is make the planning group aware that this is a problem, and their homes aren't protected due to zoning laws. Elio asked for clarification that "D" from front wasn't included on the matrix. George said that's correct.
9. Agenda Item Requests - None.
10. Adjournment – motion to adjourn made by Lynn Hopewell, 2<sup>nd</sup> by Deb Foster. Motion carried 6-0-0-1 (Thomas Levin absent). Meeting adjourned at 8:11pm.

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