

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES**

September 1, 2022

Meeting was In Person

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

ITEM 1: Call to Order

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Maxson, Chair)

In Attendance:	Torry Brean	Debbie Foster	Lynn Hopewell
	Casey Lynch	Kristi Mansolf	Robin Joy Maxson
	Elio Noyas	Dawn Perfect	Michelle Rains
	Matt Rains	Andrew Simmons	Paul Stykel (Arr 7:10)
	Dan Summers	Kevin Wallace	

Members Absent: Scotty Ensign

ITEM 4: APPROVAL OF MINUTES 8-4-22 (Action)

MOTION: TO APPROVE THE MINUTES OF THE AUGUST 4, 2022, MEETING, AS PRESENTED.

Upon motion made by Lynn Hopewell and seconded by Dan Summers, the motion **passed 13-0-0-0-2**, with Scotty Ensign and Paul Stykel absent.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to Group on any subject matter within the Group's jurisdiction that is not on posted agenda. (Speakers will be limited to 3 minutes) (No Speakers)

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 Andrew Simmons, the motion **passed 13-0-0-0-2**, with Scotty Ensign and Paul Stykel absent.

ITEM 7: Consent Calendar:

7-A: Ratification and Continuance of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e).

In order to continue the teleconferencing meeting option, when needed, the following motion was made:

MOTION: TO APPROVE THE RATIFICATION AND CONTINUANCE OF THE TELECONFERENCING MEETING OPTION PURSUANT TO GOVERNMENT CODE SECTION 54953(e).

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

ITEM 8: ACTION ITEMS:

8-A: Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona

Mr. Rains asked Lieutenant Vengler about the current number of fentanyl overdoses and fentanyl deaths in Ramona.

Lieutenant Vengler said Narcan is typically used to revive people who overdose on fentanyl. A fentanyl overdose that does not end in death is not counted in with the statistics. There is a task force that investigates these cases. Often people who overdose go to the hospital for treatment. If they are revived, they can leave. Lieutenant Vengler said to not give up on family members.

Ms. Hopewell asked how many incidents per month are there in Ramona? She saw in the Ramona Sentinel that there were 3 one month.

Lieutenant Vengler said he could bring that information to the meeting next month.

**8-B: STP 18-037M1, D Street Mixed Use Project Minor Deviation, 327 D Street and 329 D Street. The project was approved 4-10-20 for 2 mixed-use (residential and commercial) units on 2 separate contiguous legal lots. A Time Extension was granted for the project on 5-25-22. A Minor Deviation is being proposed that will develop each parcel with 1 mixed use building with a primary residence, an ADU and a commercial unit. The first floor of each building will have 453 sq ft of commercial space. The primary structure and ADU will each have a 700 sq ft 2 car garage and an 854 sq ft 2 bedroom, 1 bath residence with 142 sq ft private outdoor balcony (2nd floor).
Woodcrest Rev
CUDA, Simmons**

Mr. Brean chaired the CUDA meeting for Mr. Simmons who was out of town.

Steve Powell and Jonas Dyer presented the project. Mr. Powell said the project was the first mixed use project proposed under the newly created Form Based Code. It was originally approved in 2018 by the RCPG. There was a 1-1/2 year site plan process, and then a primary partner (financing arm) passed away. The property/project was put on the market for 1-1/2 years. The original project as proposed was not marketable to be built.

Jonas Dyer continued the presentation. The project is the same concept as what was originally approved, with the primary and secondary units at the back of the project. The commercial component adds the mixed use portion of the project. There will be the 6 required parking

spaces, with 12 plus additional parking spaces in the back. There is water, power and sewer available at the site. The project was well received at the County level. It appeals to young professionals.

Mr. Brean gave the CUDA Subcommittee meeting report. CUDA had a quorum, but with 2 members stepping down, there was no quorum. However, there were no issues reported with the project.

Ms. Hopewell said the Design Review Board approved the project.

Ms. Foster asked if the project would be up for sale?

Mr. Powell said it would be up for rent.

MOTION: TO APPROVE THE MINOR DEVIATION FOR THIS PROJECT (327 D STREET AND 329 D STREET) AS PRESENTED.

Upon motion made by Torry Brean and seconded by Andrew Simmons, the motion **passed 13-0-0-1-1**, with Casey Lynch stepping down and Scotty Ensign absent.

**8-C: STP 16-030M1. McDonald's Restaurant, 1550 Main St. Proposed site changes under the Minor Deviation request include a small building lobby expansion of the front of the building; adding a circulation lane in front of the building for better site navigation; relocate accessible parking stalls and ramp due to new entry location (necessary to meet accessibility code). Proposed building changes under the Minor Deviation include lobby expansion; exterior image will remain the same except for a slight modification based on the new entrance location; building will receive all new interior due to fire damage. Design UA Inc
CUDA, Simmons**

Robert Preece and Gary Le were in attendance to present the project. Mr. Preece said that there had been an electrical fire in the basement of McDonald's that went up the shaft and into the kitchen. The building was gutted and needs to be redesigned and rebuilt. Some modifications have been made. The kitchen footprint has grown and it is larger. This will impact the building overall, and seating inside the building has been lost. A small expansion has to be done on the front of the building. There have been a couple of modifications on site, like the circulation recipient access across the front of the building.

Gary Le said they met with CUDA. There is an existing drive off Main Street. Layouts are similar to what was there before. They are making the driveway entrance only.

Mr. Brean said some of the CUDA members did not like the front access. CUDA approved the minor deviation as presented at the meeting. After the CUDA meeting, some new information was sent out by the proponent.

Mr. Brean made the following motion:

MOTION: TO APPROVE WHAT WAS PRESENTED TO THE RCPG TONIGHT (PLANS SENT OUT SEPTEMBER 1, 2022, BY THE DEVELOPER).

The motion was seconded by Paul Stykel.

(Discussion on the motion)

Ms. Hopewell gave the Design Review Report. She said the new access was a great concern to the Design Review Board.

Mr. Lynch asked the proponents if they are not going to force people to exit out of the back of the property?

Ms. Perfect asked if all traffic will move out onto 16th Street?

Mr. Lynch said he thought this was the case.

Mr. Preece said prior to making the existing driveway, there was just one way in. McDonald's had their own ingress. If they close to the right, people will be blocked.

Mr. Lynch asked if people will be turning in at a single entrance?

Mr. Preece said the ingress will be ingress only.

Mr. Lynch said when McDonald's had the double entrance, they were able to relieve some of the congestion. Then it got worse as people come in off of 16th. They are trying to find circulation to the property that works. Better striping will also help.

Mr. Brean said when the project was at CUDA, there was a discussion on 2 way traffic on the entrance closest to 16th Street staying 2 ways. Jack in the Box has the same thing. One way in will make the intersection more dangerous because people would ignore the change, resulting in increased risk. Why would we change it? The only change with the new plans is adding the access road across the front of the property. People can still exit onto Main Street next to the Verizon building as they have in the past, or they can turn left and drive along the front of the building to access the other side, and then use the right turn onto Main or go out of the back to 16th Street.

Mr. Stykel said not much can be done. A lot of people come into town. It is hard to get in and out of certain places. If we like it, we should go with it.

Ms. Hopewell said that with the driveway in the front, there will be more chance of more accidents. People will use the one way entrance as an exit, too. She would go out the back. She does not see the benefit of the driveway in the front.

Mr. Preece said they are happy to get opinions on this – they want the feedback. It is an existing site and there is only so much that can be done.

Mr. Summers said he agreed with Mr. Stykel. McDonald’s is doing the best they can with a postage stamp lot.

Ms. Foster said if people make a left turn into McDonald’s, people will be lining up in the street to turn. There is a lot of movement at that intersection. Pedestrians cross there. It sounds like a potential disaster.

Mr. Brean said he would like to withdraw his motion. He asked why the Design Review Board is looking at traffic issues?

Mr. Lynch said the original motion made belongs to the body and cannot be withdrawn.

Mr. Brean said he would like to modify his motion then to what was voted on at CUDA. The entrance being close to 16th Street won’t change.

Mr. Preece said CUDA approved the driveway being in the front. Striping was the only change.

The Chair said people have to pull over to wait and pick up their items. The addition of the front space will be helpful in this circumstance.

MOTION: TO APPROVE THE MCDONALD’S PLANS (MINOR DEVIATION) AS PRESENTED AT THE CUDA SUBCOMMITTEE AUGUST 22, 2022.

Upon motion made by Torry Brean and seconded by Paul Stykel, the motion **passed 13-1-0-0-1**, with Lynn Hopewell voting no and Scotty Ensign absent.

**8-D: 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.. Carried over from 8-4-22 RCPG meeting
Noyas, South Subcommittee**

Mr. Noyas said the item was tabled at the South Subcommittee as they are waiting for the County comments. A new project planner has been assigned to the project at the County.

There were members of the public in attendance to speak on this item.

Speaker: Bob Romeo, Ramona Resident (Trudy Romero gave her time speaking to Mr. Romeo)

Mr. Romeo said the project is in a floodzone, and the battery storage facility will be right in the middle of it. He has fire concerns and would like to see an evacuation plan for the project and a place for emergency vehicle access. The water line there would not support fire suppression efforts. The battery project is on the fast track. Utilities are exempt from CEQA. Projects 500 MW or below don't have to follow the same guidelines. The permitting for this project is being fast tracked. It's the politics of the PUC. SDG&E doesn't have to purchase power as they have the ability to store it.

Speaker: Jeff Lachine, Ramona Resident

The RMWD has property that SDG&E can use in the proposed project area. These discussions need to be made public. Mr. Lachine asked that the RCPG help to make them public.

Mr. Lynch said these projects are not going to go away. The Mitigated Negative Declaration (MND) that will be required will mitigate impacts and public comment will be taken. There will be more and more of these types of facilities in communities.

Mr. Noyas said we don't have the project details yet. If we deny the project now, we won't have any say in the project that will be implemented.

Mr. Stykel said that we have lived with the solar plant. He thinks we should vote 'no' on it now.

Mr. Summers said that the idea of the RMWD having it on their land may be a possible solution

MOTION: TO DENY THE PROJECT AT THAT LOCATION AND TO RECOMMEND ANOTHER LOCATION.

Upon motion made by Michelle Rains and seconded by Kevin Wallace, the motion **failed 1-12-1-0-1**, with Torry Brean, Debbie Foster, Lynn Hopewell, Casey Lynch, Kristi Mansolf, Robin Joy Maxson, Dawn Perfect, Matt Rains, Michelle Rains, Andrew Simmons, Dan Summers and Kevin Wallace voting no, Elio Noyas abstaining and Scott Ensign absent.

8-E: VAC-22-001 proposes the vacation of a 1.25-acre open space easement that was dedicated for the protection of biological resources. The open space easement is at the south end of a 78-acre property operated by the Young Life Oakbridge Camp under Major Use Permit 77-005W1 at 27224 Golden Eagle Road, Ramona, CA 92065 (APN 246-160-39-00). The open space

easement has been converted to a vineyard and this action is also the subject of case number PDS2021- ENFGCO-000088 by Planning & Development Services' Codes Compliance Division. Owner/Applicant: Oaks Venture, LLC and Coffey Engineering, Inc. Review of project scoping letter. Hopewell, East Subcommittee

Ms. Hopewell gave the East Subcommittee report. The scoping letter for the project was discussed. Several neighbors came out to speak on the project and the scoping letter. It is expected that the biological studies for the project will take 5 weeks or more, so they are not completed yet. The estimated hearing date for the project is Summer of 2023. The Chair attended the subcommittee meeting and made a motion which Ms. Hopewell will present later. The project consultant is new and was flipping through the scoping letter at the meeting. It is hard to understand why the violations occurred when the Major Use Permit contains 4 Open Space Easements and indicates that all 4 are clearly protected in the document. We have gotten no answers. A Major Use Permit is the law of the land for parcels.

Speaker: Essence Oyos, Secretary of the Board of Directors, Mesa Grande Business Development Corporation, of the Mesa Grande Band of Mission Indians
(Comments provided by Ms. Oyos)

While the topic presented today pertains to the vacation of the 1.25 acre Parcel 2 Open Space Easement (OSE), there are other OSE on the property which also are being violated daily. The original letter received from the County in May was a notice of application to vacate 4 OSE at the Oaks, presumably because the Oaks was already in violation of all 4 OSE's on APN 246-160-39-00. County PDS, upon requesting more information, responded that the first letter was a mistake, and that the corrected notice listing only 1 OSE would be issued to concerned citizens via email and only to those who requested more information. The Major Use Permit included in the scoping letter refers to several conservation and management issues. While the concern is obviously great for the many neighbors along Golden Eagle Road and in the Ballena Valley, I will speak to the concerns of the Mesa Grande Band and its Golden Eagle Farm lands: Biological and environmental impacts on threatened species: including the water usage for the vineyards and the decimation of coastal sage scrub habitat which is home to the threatened and protected California gnatcatcher, California Golden Eagle, mountain lion and many others. Coastal sage scrub habitat is most rapidly depleting habitat in the U.S., which is why the County places importance on OSE in the region. On page 25 of the MUP it states, "This subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government listed the gnatcatcher as a threatened species under the Endangered Species Act of 1973. The listing may result in an applicant's inability to proceed with his/her project without a permit from the Federal Government if the species or its habitat are present on the project site. It is advisable to contact the USFWS to determine applicability of the prohibitions under the Act to each applicant's property. Roadway and erosion impacts of the continued grading and tractoring, and human/equestrian manipulations and activities on the OSE (now vineyard), as well as the other OSE's owned by the Oaks. Cultural and/or Archaeological impacts, as the entire Ballena Valley has been identified as a traditional Kumeyaay village site with many outcroppings and artifacts throughout the valley needing protection.

Speaker: Jim Quinn, Ramona Resident (Comments provided by Mr. Quinn)

My name is Jim Quinn and this is the 5th time I have spoken at a public hearing on the subject project. My main reason for attending these hearings has been to obtain information on the proposed easement vacation. I have reviewed the scoping letter dated August 12, 2022 and I want to thank county staff for their synopsis of the project background, code violations, proposed open space easement vacation, and administrative processes. The scoping letter discusses the code enforcement case, but does not clearly articulate the code enforcement action to be taken at this time. Will the code enforcement case be held in abeyance until the discretionary action has been completed? Will the County enforce the conditions of the open space easements at this time? These questions should be clearly addressed in the scoping letter so the owners and neighbors know what to expect. Are the owners' in agreement with the scoping letter? Will they authorize the Compliance Agreement (appendix B).

Speaker: Jimmy Rahman, Ramona Resident

Mr. Rahman said the owners are different than what is shown on the agenda. The property is no longer owned by Oakbridge but the Oaks. One of the biggest concerns is groundwater. There is no good description of how the water is being used. There are 6 wells proposed on the property and the owners were told they need to report the usage of 3 wells. He doesn't feel that this will fairly represent water usage. Of 4 existing wells 1 is inactive, 1 is a primary water source, there are 2 wells located elsewhere, but are they capped? And what does inactive mean? A vineyard will use a lot of water.

Speaker: Joan Babcock, Ramona Resident (Comments provided by Ms. Babcock)

The Oaks is the new owner of the property it has (4) Open Space Easements. They are not Younglife Oakbridge Camp. No longer non-profit business. The Open Space Easement is to preserve biological resources and steep slopes. It states: It does not authorize any member of the public to use or enter upon the land. The purpose is solely to restrict the use of said land. County issued an Open Space Easement Violation to the owner and the County said because the owner was issued a violation he wants to vacate now. When the property owner submitted the application to Vacate on April 21 2022 - the land was already cleared of vegetation, graded and vineyard planted and irrigation added. Grading ordinance: Sec. 87.112 - It shall be unlawful for any person to grade or clear on property contrary to the express terms of an open space easement granted to County of San Diego. Open Space Easement agreement prohibits: grading, excavation, placement of soil, rock, gravel or other material, clearing of vegetation, vehicle activities. The Southern part of property which includes Open Space Easement - Parcel 2:

- Was cleared of all native vegetation
- Area graded
- Soil moved - no erosion control measures implemented

- Created a new access roadway just for The Oaks
- Landscaped and planted trees along roadway
- Planted a vineyard
- New irrigation system installed for the vineyard and roadway - increased water usage
- The watercourse has been changed
- A small pond made in the middle of the Vineyard
- Possible flooding on Golden Eagle Road to our home

THEY VIOLATED THE OPEN SPACE AGREEMENT AND ALL THE WORK WAS DONE WITHOUT PERMITS - NOT ONE PERMIT!

The owner is on a video using an excavator- digging a big hole at the bottom of a steep slope on Open Space Easement 3. Cleared all of the vegetation!

The owner says: - "At the Oaks today we are putting in a lake."

The excavation remains as one big hole-

Violation of the Open Space Easement

The major use permit Page 9 - States:

After installation of the western and south leach fields in which vegetation is removed, the affected area shall be reseeded with native grassland species to prevent erosion and maintain foraging habitat for the resident golden eagles.

I have reviewed the Vacate Map and MUP Plot Plan map and it appears that the Vineyard and trees have been planted on leach fields.

My concern is it proper to plant a vineyard and trees on a leach field.

Could there be a risk of bacteria in the grapes, not to mention roots of the grapes and trees growing into the leach fields?

We want the (4) Open Space Easements to continue to preserve the habitat, threatened and rare species.

Vacating Open Space Easements for a business venture should not happen

Speaker: John Thompson, Ramona Resident

Mr. Thompson lives on a property adjacent to the Oaks. The easement requesting to be vacated is a biological Open Space Easement. On the agenda, the property should be called the Oaks Ventura, LLC, and not Oakbridge. The property is under a MUP. The property is being converted to a vineyard. The Open Space Easement has been violated. Mr. Thompson asked the RCPG to vote no on vacating the 1.25 acre Open Space Easement.

Ms. Hopewell made a motion:

MOTION: TO NOT GRANT THE VACATION ON PARCEL 2 OF THE ONSITE OPEN SPACE EASEMENT DEDICATED TO THE RECORDED DOCUMENT NUMBER APN 246-160-39-00 BASED ON REPORT INFORMATION BY THE APPLICANT.

(Discussion on the motion)

Mr. Stykel asked if we could add to the motion to return the property to its natural state?

Mr. Lynch said he would like to see in the motion that the County monitor the restoration of the Open Space Easement. We need to do our due diligence and not let this go. The issue may resolve over time. Maybe the tribe will buy it. We were lied to. If we vote to deny the project we won't see it again.

Mr. Stykel said if we approve the vacation, the property won't be restored back to its original condition. The County will expect us to monitor the property if and when it is restored.

The Chair said there is a cease and desist order over the property they are not following.

Ms. Rains said before the Oaks took over the property, the previous owner didn't touch the Open Space Easements. These areas may grow back if restoring the open space to its natural condition is put into the motion.

Mr. Summers asked for clarification. If we vote against the motion and someone has planted a vineyard, will they have to pull it out of the ground?

The Chair said the property has a MUP over it. There were 4 small areas on the property that were identified as sensitive and Open Space Easements were put on these areas. They have been in place for decades. The native vegetation was pulled out and the ground was planted.

Mr. Lynch said what they are doing violates the winery ordinance.

Ms. Hopewell amended the motion to add the actions talked about during discussion.

MOTION: TO NOT GRANT THE VACATION ON PARCEL 2 OF THE ONSITE OPEN SPACE EASEMENT DEDICATED TO THE RECORDED DOCUMENT NUMBER APN 246-160-39-00 BASED ON REPORT INFORMATION BY THE APPLICANT AND COMMUNITY MEMBERS, AND THAT IT BE RETURNED TO ITS ORIGINAL STATE, AND BE MONITORED BY THE COUNTY.

Upon motion made by Lynn Hopewell and seconded by Debbie Foster, the motion **passed 14-0-0-0-1**, with Scotty Ensign absent.

**8-F: Updates on concerns and traffic calming for Zone 1
Rains, Transportation/Trails Subcommittee**

Mr. Rains said there has been some discussion about contacting the CHP for more patrols in the area and getting clarification on enforcement in the Estates.

The Chair suggested that someone reach out to the CHP for this information.

**8-G: Continuation on Zone 3 - (Median Closure and Stop Signs)
Stop signs and median closure are required to be delivered together. The county has provided feedback and detailed reasons for median closure**

including county standards. We need to bring it to the public and see if there is any additional feedback.
Rains, Transportation/Trails Subcommittee

Mr. Rains said there is strong opposition to putting in a median and blocking off the left turn lane at San Vicente and Arena Drive. As it stands now, it violates public road standards. He has concerns that this will be a hot topic of discussion.

8-H: Zone 2, Ramona Oaks, and San Vicente Rd. (Jackie Sedler)
Rains, Transportation/Trails Subcommittee

Mr. Rains said Ms. Sedler was not in attendance at the Transportation/Trails Subcommittee meeting, so this item was not discussed.

8-I: SB 743 & VMT - Working session to plan and understand how Ramona needs to handle this going forward.
<https://www.sandiegocounty.gov/content/sdc/pds/SB743.html>
Rains, Transportation/Trails Subcommittee

Mr. Rains said no one showed up to speak on the VMT issue, and it was not discussed.

8-J: Where the County budget stands and how it affects our PLDO projects going forward
Wallace, Parks and Recreation Subcommittee

Mr. Wallace said the County is requesting our input on PLDO funding. Projects will be aligned as they are moving forward.

8-K: Skatepark still a priority, but more clarity from the County is necessary on site and funding.
Wallace, Parks and Recreation Subcommittee

Mr. Wallace said the skatepark is still a priority at the location behind the Library. There has been a little push back now regarding the Library location. We need to see if we can get clarification from the County on this project. There has also been talk of breaking off from the County and using private land. Mr. Wallace asked Ms. Perfect to bring up anything she was aware of relating to PLDO and the Ramona Parks projects.

8-L: Funding for the lights for the Girls' Softball Field is in jeopardy due to the lack of action on the bidding for the work.
Wallace, Parks and Recreation Subcommittee

Ms. Perfect said the lighting for the Girls' Softball Field is moving forward. The RMWD will be going out to bid with this project in a couple of months.

Mr. Lynch asked Ms. Perfect to give us some numbers?

Ms. Perfect said there is no PLDO balance update yet. The County has funding other than PLDO for parks facilities. For the skatepark, the Department of General Services is also involved. She would like to see all requests put on a wish list and an update given.

Mr. Stykel said there could be a private skatepark under the umbrella of a 501(c)3.

Ms. Rains said the skatepark could be built on school property.

8-M: Monthly update from Caltrans on SR 67 projects.

8-M-a: Update on EIR report/legal plan if any

Mr. Summers said the EIR will take 4 years to get done. Some of the property owners in the affected area are not cooperating and giving permission for their land to be used for studies. These properties may be turned over to the legal section.

8-M-b: Update on repaving SR 67 project

The repaving project is underway. Last week an email was sent out with the update.

8-M-c: Update on Mina De Oro project, boulder removal

Mr. Summers said planning for the boulder removal project on Mina De Oro is underway.

8-M-d: Update on SR 67 and Mussey Grade Road Intersection. Seeking appointment with Sam Amen or Marcello Peinado

For the Mussey Grade Road and SR 67 intersection, there have been complaints about the condition of the broken up pavement on the road. Recently there was a fatal accident. Caltrans looked at the condition of the pavement at that time and said it was fine. Mr. Summers has asked for a meeting at the site. About 200 feet of the asphalt is torn up. Mr. Peinado is doing an investigation.

8-M-e: Letters in Response to CMCP Draft Supervisor Joel Anderson, State Senator Brian Jones Assemblyman Randy Voepel, The RCPG, Ramona Sentinel Column, Congressman Darrell Issa Assembly Woman Marie Waldron, Ramona Chamber of Commerce, Barona Reservation Summers, RSRS Subcommittee

Mr. Summers said the RCPG sent a letter to several entities and individuals thanking them for their hard work on the SR 67 CMCP. Now the CMCP is done, and it doesn't include the 2 lanes we asked for to be added to SR 67 that will help with congestion but also with emergency evacuations. Mr. Summers has met with the individuals listed above and let them know we did not get the 2 lanes we had requested.

**8-N: Update on communication with communities working to improve highway safety
Summers, RSRS Subcommittee**

Mr. Summers said Carmen Cifuentes of Valley Center was invited to attend the RSRS meeting. She was invited to share the issues that Valley Center has and see how they are managing their issues with CalTrans and SANDAG. Ms. Cifuentes ended up not attending the RSRS meeting.

**8-O: Consideration for writing a letter to government officials addressing the blighted property at 1703 Main Street.
Brean**

Mr. Brean said the blighted property at 1703 Main Street has sat vacant for years and has not been able to be redeveloped. Woodcrest Rev would like to take on redevelopment of the property and Mr. Brean would hate to pass this opportunity up. A boundary adjustment is being done for the sensitive habitat portion of the property. The California State Water Resources Control Board has issued a 19 page document identifying damage to the vernal pools onsite. Mr. Brean prepared a letter that the RCPG could send regarding this issue, and he presented it.

Speaker: Steve Powell, Woodcrest Rev

Mr. Powell said the Jamal Habib Trust has owned the property for 20 years. He feels that habitat that would support the fairy shrimp is no longer present. The required mitigation for the area identified to have sensitive habitat is 2.25 acres. Clean up orders have been issued. It is nearly impossible to develop the property as there are no mitigation credits available. The property was evaluated last year and now they are trying to rectify the damage by doing a boundary adjustment. Mr. Powell said the usability of the property is at stake. These are water quality issues. Comments are due on the order that was recently issued by September 5.

MOTION: TO SEND MR. BREAN'S LETTER, AS PRESENTED, TO THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD.

Upon motion made by Torry Brean and seconded by Dan Summers, the motion **passed 13-0-0-1-1**, with Casey Lynch stepping down and Scotty Ensign absent.

ITEM 9: OTHER BUSINESS (Possible Action)

9-A: Announcements and Correspondence Received (*None were brought forward*)

9-B: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Ms. Hopewell gave the Design Review Board report. Bob Krysak presented the interactive mural concept that is proposed for the Ramona Food and Clothes Closet at the meeting and it was approved. The Design Review Board will be writing their own VMT letter. Barb Robeson handed out new code compliance information. Officers were elected. Mr. Lewallen stepped down as chair. Mr. Ensign will be Design Review Board chair. Migell Acosta was voted to be

the vice chair. He has to check with his employee to make sure he won't have a conflict of interest if he accepts this position. The Design Review Board reviewed the D Street Mixed Use project, which was approved, and the McDonald's project, which was tabled.

9-C: Discussion Items (Possible Action)

9-C-1: Concerns from Members

Ms. Rains said she has concerns about the brush clearing work being done along Highway 78 because it is being done during fire season.

The Chair said that Caltrans has taken adequate precautions for doing the work during fire season.

9-C-2: Future Agenda Item Requests

The Chair said the Parks PLDO project list for Ramona will be on the next agenda. County Parks need the information from us on our PLDO list by November 30. A presentation on the RICC will also be on the October agenda.

9-C-3: Addition and Confirmation of New/Continuing Subcommittee Members (*None brought forward*)

9-D. Meeting Updates

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

The Chair said the VMT issue will be going to the Board of Supervisors on September 28.

9-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 10-6-22, Location/Format to be Determined

ITEM 10: 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