

EAST SUBCOMMITTEE AGENDA
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
MEETING TO BE HELD AT:
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA

FINAL Meeting Minutes for
May 31, 2022

1. CALL TO ORDER – meeting called to order by Lynn Hopewell at 6:10pm
2. PLEDGE OF ALLEGIANCE – led by Maya Phillips
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.
Present: Tim Corley, Lynn Hopewell, and Maya Phillips
Absent: Robin Joy Maxson and Kevin Wallace
4. Corrections/Approval to the Minutes 4-5-22 – motion to approve as submitted by Tim Corley, 2nd by Maya Phillips. Motion approved 3-0-0-2. Robin Joy Maxson and Kevin Wallace absent.
5. ANNOUNCEMENTS - None
6. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY - None
7. 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.

Adam and Bob Goff attended for Oaks Venture LLC. Adam stated that they intend to vacate area that's part of property. It's not related to road access. Wasn't aware that the area existed until they got a brush clearing violation order. They'd like to vacate the easement. Going back, they don't have information on brush in that area. Originally used as a cattle ranch. In 2005 just before easement was put into place. Presented photos from 2010 Fire Dept. According to Adam Fire Dept. requires that this area remain clear, and it was done from 2010-2019, Had a picture taken just before work on the area.

Tim Corley looked on Goggle earth and said there's a vineyard and matches what's going on around it. Maya Phillips had no comments.

Michelle Rains said she spent the better half of 30 years across the street from the property. She recalls there were several signs that said do not disturb the delicate area. She remembers a sign in the ground while they were clearing the property for the vineyard. She saw them ripping up a creek bed that she used to play in. Need to take into consideration that they violated an open space and destroyed the creek bed. Essence Oyos said that the property isn't owned by Young Life Oakbridge. That Oak Adventure purchased property in 2019 and it's a for profit not a non-profit. Mike Cvaksah asked were they (Adam and Bob Goff) saying they didn't know there was no open space easement. Adam didn't see anything indicated. Bob Goff spent a lot of time out there and didn't see any signs regarding the area habitat.

Jim Quinnn said they were notified about the project but no specifics, the question on the open space being a noncontiguous was why it was defined as open space originally, how was it decided and why. Michelle Rains said it was sensitive habitat. Essence Oyos asked what is the open space, concerned about run off when it rains, and as a representative of the Golden Eagle Farm how does that impact Golden Eagle. Is the vacation an after the fact due to the violation? Asked if runoff from rains would

affect the access to resident's homes. Michelle said there's a seasonal creek that crosses the easement road, a culvert runs across the road, and the overflow washes out the road.

Jimmy Rhaman, travels that road daily that goes by the property, let group know that Slaughter House Rd. is now named Golden Eagle Road, there really hasn't been any properly maintained drainage for that creek bed for it to go anywhere. Generally, the water goes across the road and damages the road. Sees that they have done some work on that. Believes that it's not something the current owners have caused. It's destroyed native plants in the area. It's plowed, graded and etc., aren't permits generally required when doing grading in a sensitive area? Essence Oyos asked what are implications with CEQA biological and environmental issue would they need to be notified.

Porter Wagner asked if we allow these actions to continue what happens next. There's a lot of land out there. Do the grading and ask for forgiveness afterwards. Believes this needs to be addressed.

Maya wondering about mitigation at this point. Michelle said the easement goes across the road of her parent's former property has similar signs. If grapevines removed, it may naturally transplant to original plants. They butchered the area with what they did. There were never any problems clearing that side. There was a fire in 2001 since they weren't able to clear the area. Maya, being cleared the water runoff would be greater. Adam Goff said no. Essence Oyos said it goes straight down. Bob Goff, Oaks Venture LLC., said many documents still show Oakbridge, and their business is for profit. What was purpose of putting grapes in. Adam said to improve the property. Maya how are they watering the grapes, drip system with a well. Adam said yes with a drip system and well. Adam said they did do quite a few mitigations, they reduced water usage from the previous year by replacing low flow toilets, etc. There's about 22.7-acre feet and before it was 27.88-acre feet, use permit allows 35-acre feet. Tim, when did they plant? Adam Goff 2020, beginning of 2021. Adam said in 2020 they had 24.7-acre feet, and 2021 used 22.7-acre feet. Maya the creek was to move the water. Michelle Rains said yes. Maya said the vines could be swept away in the next rain. Adam said that the vines wouldn't be swept away due to how they were planted. Maya asked so they saw no signs about removing the habitat. Adam said they saw no signs. Michelle said there was an officer that told them about it. Essence Oyos of the Mesa Grande Band asked a consultant to see the best place for their water and the consultant noticed grading was taking place. The consultant told whoever was doing the work that it's a violation, the individual said mind your own business they can do what they want. Maya, so they weren't aware that it was a violation to grade. Adam said no. Tim Corley asked if they hired someone to clear property. Adam said they didn't clear as there was no brush to clear. Adam presented pictures showing what it looked like in 2005. Essence Oyos said CEQA was involved. Why don't they have pictures of today. There's also a new road with pepper trees along it. Maya said they said there was no clearing down since it was already cleared. Essence said their consultant noticed that it was a violation. Adam said all they did was prepare the soil for planting. Maya asked what did it involve. Adam said he can't speak to that as he wasn't part of it. They're using vineyard posts and wire lines. Maya asked did they have to do any grading or plowing. Adam that did have to disc the area.

Tim Corley said he can see in 1994 it was chaparral. Adam said the easement was put in place in 2005. Motion made to decline moving forward at this time, 2nd by Maya Phillips. Motion approved 3-0-0-2, Robin Joy Maxson and Kevin Wallace absent.

8. Adjournment - Motion to adjourn made by Tim Corley, 2nd by Maya Phillips. Approved 3-2-0-0, Robin Joy Maxson and Kevin Wallace absent. Meeting adjourned at 7:05pm.

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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