

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
August 29, 2022

1. CALL TO ORDER – meeting called to order by Lynn Hopewell at 7:01pm
2. PLEDGE OF ALLEGIANCE - led by Robin Joy Maxson
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: Tim Corley, Lynn Hopewell, Robin Joy Maxson, and Maya Phillips
Absent: Kevin Wallace
4. Corrections/Approval to the Minutes 5-31-22 – motion to approve minutes made by Tim Corley, 2nd Maya Phillips, Motion carried 3-0-1-1 (Robin abstained, Kevin absent)
5. ANNOUNCEMENTS –
Lynn Hopewell gave direction as to how the meeting would be run.
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. Review of project scoping letter.

Adam Goff and Terry Strom spoke regarding the scoping letter. Terry said he'd received letter and has had one long meeting with Code Compliance, and they've hired a biologist. Are going through the issues with the County. They have hired approved County consultants per the counties request. The biologist says it could take up to six weeks to get results. They are responding to the issues brought up in the scoping letter. Tim Corley asked if they're asking for an extension of time. Terry said they don't really have an extension. Tim noted the Sept 16th date for completion. Terry said they just have to be in process. All consultants and county are overloaded. The county knows what's happening.

Robin Joy Maxson said the scoping letter had a lot of historic information regarding the previous owner's campground, the open space easements, and purpose of being there. There's new owners and the new name is The Oaks. New owners are taking over the major use permit. There was a minor deviation approved by the County in June 2021 for increased roof coverage and rebuilding of a burned down house. Adam Goff said the previous owners after the 2009 fire requested to rebuild the house, the minor deviation was for a front gate. Robin said at the time they received the minor deviation from the County the open space easements were in place that now have code violations. The project that you're moving

forward, what are you trying to do that's in conflict? It looks like there's a business venture. Terry didn't think owner knew what was going on before. They are trying to get a handle on everything that went on and work with the experts. The owners are wanting to work within the major use permit. If they do anything outside that will request an amendment to the major use permit. Wants to work together so that the client can move forward. Robin asked about the 1.25 acres if vacation is granted, you'll move forward, if not granted the business moves forward anyway? Adam said the area they are wanting to vacate isn't part of the use. Terry said they want to go through it and see if it's the best thing to do. The Oaks will come back with further information.

Tim Corley asked a follow-up question on Robin's question regarding vineyard and boys club there's a sizeable amount of money for them to do this. What the ROI, you're talking about 1.25 acres. Why? Adam said it has been there first time doing this so they're relying on biologist as to the best thing to do. They can't come to the decision until they get reports back. Tim said so you're still making a business decision, you're paying the fees. Adam said we're making a business decision. Adam said he wants community to understand that they want to fix the issues that have been noted. Terry said when they got the code compliance letter that's when they brought Terry on. It was a surprise to all when it came out. Maya Phillips said the number of \$86,000 to fix the issues may or may not work in their favor, but you decided to move forward. Adam said his understanding is there wasn't an option to have the studies done. Maya said the other scenario is to abandon the vineyard. Terry said the county wants them to look at the impact.

Joan Babcock, a resident in the area, said the county was notified that they wanted to vacate four easements on the property a couple weeks later it became just Parcel two. Residents questioned that. The owner than told the county it was for riding, hiking, etc. They'd already planted the vineyard by this time. The open space easement states the prohibitions of uses in the open space easement area (grading, excavation, placement of any soil, sand, rock, gravel, or other material, clearing of vegetation, construction, erection, or placement of any building or structure, vehicular activities, trash dumping, or use for any purpose other than as open space). Per Joan an open space easement 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. Joan further states that the Southern part of the property that includes Open Space Easement-Parcel 2 that: all vegetation has been cleared, it's been graded, soil has been moved with no erosion control measures for storm runoff, the grading has changed the watercourse from the property creating possible flooding on Slaughterhouse Road and the only access to their home. A vineyard was planted, they created a new access roadway just for The Oaks, landscaped and planted trees along the roadway installed new irrigation for the vineyard and roadway, which has increased water usage and a small pond was dug in the middle of the vineyard. All done without any permits and violating the open space easement agreement. Per Joan Parcel 3 is being violated as well, as people are walking up there, there are chairs up there and it's on an open easement which isn't to take place. There's a large hole and Mr. Goff is on a tractor digging it which is another violation. Residents want to preserve the open space for plants and animals. The guest of The Oaks are here for a few days, we are living on this land every day.

Lynn Hopewell requested a copy of the notes Joan had. Terry also requested a copy of the notes and copy of the East Subcommittee minutes. Terry wants to see what people are thinking and deal with it. Jim Quinn shared that it has taken four public hearings to get to this point. Wants to thank County staff for putting together scoping letter. They now understand

history and pathway. It addresses the code compliance issues, the county is going to hold back in advancing the administrative fines for not permitting pathway and at a future time the Board of Supervisors may say yes to amendment, or they may need to restore the area. The scoping letter has done a good job of laying out the process. It also holds the owner to a level of compliance through Appendix H where the owner has to agree to abide by the timeline and committee procedures required. Provided the owner complies with the counties request, they'll be able to move forward so the public has a way to voice concerns. So that a decision can be made. Robin shared that as you speak tonight that's what we're listening for. We have the scoping letter that shows all the violations, and the County is coming up with remedies, up to and including not granting request on easement to approving. We're gathering the information from the proponent and residents so we can go to the County with feedback.

Essence Oyos Secretary of the Board, Mesa Grande Business Development Corporation. Stated like Robin said it's not just Parcel 2, but the other open space easements. Joan spoke about the original letter that showed vacation of 4 parcels which was concerning. But the county responded that was wrong. Essence asked when they would get a corrected copy. Also wanted to know radiance, thought it was 5500 feet. That information came from Kristi Mansolf. It's concerning now since it's one open space easement that's being asked to vacate although all 4 are being vacated. The major use permit on the scoping letter mentions several conservation issues, that are concerning for the neighbors.

Essence will speak to the concerns of the Mesa Grande Band and its Golden Eagle Farm lands; the biological and environmental impacts on threatened species including the water usage for the vineyard 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. The coastal sage scrub habitat is the most rapidly depleting habitat in the U.S. which is why the County places importance on Open Space Easements in the region. Page 57 of the MUP 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 Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq). 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 US Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property". Land environmental impact was the reason the open space easement was placed in the first place by the county. Environmental concerns are the water usage, which is affecting the habitat across the road, the decimation of the coastal sage habitat, and the golden eagle. The coastal sage habitat is the most depleted even more so than the rain forests. We may not know that information. Essence knows that the Dept. of Fish and Wildlife has been contacted regarding this. The cultural and archeological 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. Roadway and erosion pacts 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. The Oaks continues daily unauthorized activity on APN 246-160-39-00 (Parcel 2) using the rerouted road as its primary roadway and for tractor and trail rides, and for utility vehicles and personnel to tend to the vineyard plants: and Parcel 3 for hiking, loitering near The Oaks water tank, and for all terrain vehicle activities. The county Code Compliance manager confirmed that human, equestrian, and vehicular activities are all unauthorized uses of the OSE. The work continues, they had a tractor working last Monday, August 22nd. If the

county had spoken to them before it was issued to us, they are aware. It's concerning that they aren't following the requests. Additionally, the major use permit mentions the requirements of what the previous owner was to do to maintain the road. The traffic has tripled, if the major use permit is redone the road needs to be addressed.

Robin asked applicant about the cease-and-desist action, have they stopped the activity on the 1.25 acres. Adam said they are in communication with code compliance, the reality is it's hard to maintain the vineyard without doing the work. Robin let them know that part of what we evaluate is the good neighbor policy. What we take into consideration is how likely this project going forward is likely to abide by the rules. Terry thinks the MUP is the law of that parcel. What is the law for that parcel, what is the plan. Lynn Hopewell said she went out to the site on Monday, August 22, 2022 to see the site for herself. While there she saw a tractor grading a road and work being done in the vineyard. Maya Phillips went to the site yesterday and she saw signs for people to drive through the vineyard. Essence said she's spoken with the manager of the Code Compliance division just a couple of weeks ago. If The Oaks had followed that directive they wouldn't be here now. Mr. Goff was approached in February 2021 by the organic farming consultant for the Mesa Grande Indian farming project. He's also the President of the Mission Resource Conservation District in Fallbrook. The consultant informed Mr. Goff that he was in a major violation because of the tractor work they were doing on the open space easement. He offered his card so that he could put Mr. Goff in touch with the USDA Natural Resource Conservation Service (NRCS) to assist him with conservation efforts, Mr. Goff waved his hand at him saying, he had good people working on the vineyard.

Terry said regarding the comment about the due date made by Tim Corley. The submittal due date is September 26, 2022, all information is to be submitted by that date. If they are unable to meet that date, they are to contact their PDS Project Manager for consideration of a due date extension request. Tim said while they have had a lot of interactions with the County, don't understand why they can't make the due date. Terry said they'll be making a formal request for an extension. They want the residents to know that they're working on it and they're doing the best they can do with limited resources.

Corey Wagner spoke and said ignorance is no excuse for this happening in their neighborhood. First issue is the vacating of the property, is that the heavy grading and alterations were done without professional engineering and planning that would need to be reviewed, approved, and permitted by the County before starting the project. No culverts, brow/drainage ditches, silt fences, fire truck turnouts, or other necessary precautions were taken to ensure their neighborhood road stays functional and safe. In doing the grading they have created a source for major road damage that will impede traffic on the only road some of the residents have to access their properties which are both OSE areas in violation, in turn will most certainly ruin their access road when heavy rains occur. Corey's second concern is the major increase in traffic from events happening. The easement roads (Golden Eagle, aka Slaughterhouse Road and Rancho Ballena Lane) are being destroyed, which in turn is destroying their vehicles. In the MUP dated December 4, 2002, on Page 7 it states, that The Oaks will provide maintenance of the off-site private easement roads that serve the property (Slaughterhouse Road and Rancho Ballena Lane) through maintenance agreements with the DPW. On page 12 #9 of that document it states, once a month during the summer months (May through August) Slaughterhouse Road and Ballena Drive from the main camp entrance to the paved surface shall be watered down to minimize dust emission from increased traffic.

This maintenance is not being done. They don't approve or support this in their area. They'd like to see the parcels restored to protect the wildlife in the area.

Jimmie Rahman said his property is adjacent to The Oaks and intersects at the northeast corner. He's fascinated by the attitude of people going into the property and not asking for any permission to do it. He's sure that the owner is fully aware of things that need to be permitted. His primary concern is the overall water use in the area since groundwater is very limited with our drought conditions. The property on which The Oaks is located has many documented water wells, some with questionable condition. The Ramona Community Planning Group has noted as many as 6 wells located on the property with a seventh well planned. The County has noted there are reportedly 4 wells on the property; Well A (inactive, located near gated entrance), Well B, barn well (maintenance), and Block well (located near southeast corner of property). Only the last 3 of these wells are monitored. The wells carry different names on different reporting documents. Consistent naming would remove any confusion as to well location and use. Are the two wells not included in the reports capped and sealed? Is the seventh proposed well being permitted? Jimmie states he's concerned about the addition of a vineyard and a tree lined road over OPE #2 & 3 and irrigated trees on OPE #4. This will add a significant amount of water use then what was needed previously.

The fact that they put the vineyard on an open space easement isn't a reason for them to vacate the parcel since they didn't get authorization to do the work. Think all water usage should be mandated that the water usage is monitored. Tim Corley asked Terry how many projects they've done. Adam Goff said it's their first property. Bob Goff has been a San Diego resident for a long time and is a construction attorney.

Tim said they do talk about parcel 2, 3, and 4 being affected and they need to return information on each of those parcels, by Sept 26, 2022. Essence asked Terry regarding that they must submit to the County and what they're using the facility for which is different from the original major use. Her concern is the narrative coming from the consultant or owners. When they sat in the first meeting and were asked about any tractor work being done and they said no. She's personally concerned about the validity of what's being said. Maya asked is the 1.25 acres one parcel or whole vineyard. Adam said it's a portion of the vineyard. Maya said but the vineyard and roadway were put in without any permit whatsoever. Maya asked what part of the parcel is in question. "The vineyard part of the parcel". Tim said Parcel 2. Cory, touching on water issue all are using the same aqueduct. A neighbor across the street wanted to put in a vineyard but was denied due to water usage. Each plant takes 5-7 gallons of water per day. We are in a drought, and they'll be in trouble if the aqueduct dries up. Jim Quinn asked has the applicant agreed to the scoping letter and signed letter of consent that they're going to follow the letter. Terry said their evaluating and once they have the evaluation, they can't speak to that. Tim asked did that answer question. Quinn's question was, did they sign and we're moving forward. Quinn if I'm the County we'll hold these and the owner says we're still looking at and haven't made any agreements. Tim stated that they did pay the \$20,000 already to get it rolling. Terry said were taking about a vacation, then they make a payment. If they ask more questions, they're charged for it. They want to totally understand everything. Once they understand they can move forward. Maya asked have they decided to proceed or not. Terry they can't decide. Now they're going through the process of giving the County the tech reports. They give the County information by hiring technicians. Essence, her question is in the email from Robert Highens there was a group of people copied which alerted her to the groups doing the studies but didn't see any archeological person listed. At what point will an archeologist come forward. Terry if the County requests

it, they'll do it. Looking at the scoping document issues they're responding to them. If county requested a cultural report, they'd do that. Essence, the archeological resource report is mentioned on Page 9 and goes into further detail on Page 26. Terry thinks at this point they're evaluating. The scoping document is looking at issue and handling them. Essence it's part of what's required before the September 26, 2022, deadline. Terry with things he's been involved with it wouldn't be done by September 26, 2022. It looks like if they're going through full process all will be required. Now they're looking at the 12 impacts in the scoping letter. Joan said because Parcel 2 was violated and it was graded and cleared and under open space, they have great concerns. They violate and then request vacation. What's stopping them from vacating Parcel 3 where people are hiking, etc. If it's vacated this will greatly impact the habitat. Terry said the estimated hearing date is late Summer of 2023. The county takes a long time. Their understanding is this is a major project. The decision date is a year from now. Maya asked if they paid the deposit or not, the \$20,000. Terry they wouldn't have started the project until the County got the money. Maya asked question again. Adam Goff said they have gotten receipt for payment.

Motion made by Robin Joy Maxson that the East Subcommittee recommends to not grant the vacation of Parcel 2 of the onsite open space easement dedicated to the recorded document number APN 246-160-39-00 based on reported information by applicant and community members, and that it be returned to its original state, 2nd by Tim Corley. Motion carried 4-0-0-1. (Kevin Wallace absent)

8. Adjournment – motion to adjourn made by Tim Corley, 2nd by Maya Phillips. Motion carried 4-0-0-1 (Kevin Wallace absent).

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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