

GREATER RAMONA SUBCOMMITTEE - FINAL MEETING MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065

Meeting Location
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
October 30, 2023, 6:30 P.M.

1. CALL TO ORDER: 6:32 pm

2. PLEDGE OF ALLEGIANCE: Led by Elio Noyas

3. ROLL CALL

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, Robin Joy Maxson, Elio Noyas and Kevin Wallace (arrival 6:58pm).

Absent: Thomas Levin and Maya Phillips.

4. APPROVAL OF MINUTES

Corrections/Approval of the Minutes of the Greater Ramona Subcommittee Meeting 4-24-23 and 5-30-23 and 10-3-2023.

Motion to Approve as presented the Meeting Minutes for 10-3-2023.

Motion made by: Lynn Hopewell, Second by: Tim Corley

Discussion: Meetings of the Greater Ramona Subcommittee for 4-24-2023 and 5-30-2023 were not available for review by the subcommittee. Subcommittee reviewed and voted on the available meeting minutes.

Vote: 4 Ayes, Corley, Hopewell, Maxson, Noyas; 0 Nays; 3 Absent, Levin, Phillips, Wallace; 0 Abstain.

Motion Passed

5. PUBLIC COMMUNICATION: None.

Opportunity for members of the public to provide comment on non-agendized items which are within the purview of the Subcommittee. Speakers have 3 minutes.

6. ACTION ITEMS:

A. PDS2023-AD-23-014 Administrative Permit - Agricultural Building, Oversized Accessory Structure. Request for Ramona Community Planning Group to review and provide comments, an advisory vote and to list any recommended conditions for the project based on completeness and adequacy of project description; compatibility of project design with the character of local

community, consistency with the community plan and zoning; and environmental effects. Project Location: 1650 Warnock Drive. APN: 283-083-07. Total Project Acreage: 110,56. Project Size: 8,300 sq. ft. building for rabbits. Owner: Mark A. Bousema.

Presenter:

Jordan Bousema, owner and resident. Premier BioSource provides pigs for the biomedical industry. Mark Bousema is my father. We are hog farmers in Ramona. This will be a two-story building made of greenhouse materials - plastics and sheet metal. It is a prefab building. This building will house rabbits.

Public Comment:

Jerry Meyer, Neighbor - How far will the building be from the hog farm? Will you come in from Ramona Street? Will the rabbits be sold? How will you clean out from under cages?

Jordan Bousema - South of the hog farm and not using Ramona Street. Yes, sold for biomedical research. Will hire someone with a rake - all manual.

Donna Meyer, Neighbor - Will you buy young rabbits? Has the ground been altered for the natural drainage? We are concerned about runoff to the creek.

Jordan Bousema - No, this is a closed breeding colony. No change to ground. Inside a covered building.

Motion to Approve the project as presented.

Motion made by: Tim Corley, Second by: Elio Noyas

Discussion:

Lynn Hopewell - How many rabbits will there be? How will they be housed? What will be the cage spacing? How much manure? How high off the ground will the cages be? Will there be cooling?

Jordan Bousema - 500 rabbits in commercial housing. The USDA determines cage space. Manure produced is comparable to 4 to 5 horses in manure volume. Manure will be composted. Cages will be 3 to 4 feet off the ground. Will have hepa filtered a/c and heat. Residential unit sized compressors for cooling/heating. Will be about 4 to 5 units.

Tim Corley - There must be a governing body for bio research. The nursery there has changed the ground grade.

Jordan Bousema - The facility is inspected one to two times a year - unannounced. The nursery is a separate business not connected to this project.

Vote: 4 Ayes, Corley, Hopewell, Maxson, Noyas; 0 Nays; 3 Absent, Levin, Phillips, Wallace; 0 Abstain.

Motion Passed

B. PDS2023-AD-23-012 Administrative Deviation - Open Space Encroachment. Request for Ramona Community Planning Group to review and provide comments, an advisory vote and to list any recommended conditions for the project based on completeness and adequacy of project description; compatibility of project design with the character of local community, consistency with the community plan and zoning; and environmental effects. Project Location: 27224 CA-78, Ramona. APN: 246-160-2400. Total Project Acreage: 78.29. Project Size: Encroachment over a 1.25 acre portion of Open Space. Owner: The Oaks Venture, LLC.

Presenter: Terry Strom - presenting for owner, Adam Goff

We have chosen to abandon our application to vacate the Open Space Easement and have coordinated with code enforcement to remove the vines that were planted within the Open Space area. Per San Diego County Development Services request we are applying for a retroactive permit and paying all applicable fees related to having encroached into this open space easement to remove the vines. We are complying with this request. For further clarification, this is a retroactive encroachment for the removal of vines that San Diego County has inspected and approved of. This is not for future work that needs to take place. We have agreed with the County to abandon a portion of one access road, shown in blue on the below graphic, in exchange for the continued maintenance of an equal sized access road shown in green. This encroachment is equivalent to approximately .2% of the property's Open Space Easement and will be mitigated for with abandonment and revegetation of the exchanged access road. We have offered to ensure this remaining road is in compliance with fire access requirements for better fire truck access to all properties further down Golden Eagle Road. We are requesting permission for continued maintenance, in coordination with Development Services, of a preexisting desilting basin and access roads that were present at the time of the December 2005 Open Space Dedication approval. According to satellite imagery, this desilting basin appears to have been constructed between 1975 - 1985. The open space easement was placed over this area in 2005 with no plan for how the siltation basin would be maintained. Over time, this area silted in. Following the 2008 fires and subsequent mud runoff from the barren hills, this area almost entirely filled in and was no longer catching storm water. We are asking for permission to continue maintaining this basin exclusively for the benefit of siltation and storm-water management. There will continue to be no access allowed for recreational use or any other use of this area and no maintenance is anticipated for many years. We are working with the County to plan ahead and expect maintenance to be needed approximately once every decade. This maintenance directly prevents road wash-outs down stream, allows our aquifer to slowly recharge, and safely catches storm water runoff like we saw in the heavy rain storms this year.

Public Comment:

Jimmy Rahman, Neighbor - First, the desilting basin was put in by the Oaks. The removal of previous grape vines - such removal has already taken place. The Oaks was in violation of planting without permits. This concern was never addressed. Second item, continued use of access road through a portion of open space - my comment is that this access road was allowed without a permit in lieu of using Golden Eagle Road which was already in existence. There is no vehicle access allowed on OSE. Third comment, continued maintenance of desilting - there was no preexisting desilting basin. - as a reminder the easement shall not

allow any member of the public to enter according to the OSE.

Joan Rahman, Neighbor - The open space easement with the purpose to conserve prohibits grading and excavation. Also, no vehicle activities. The Oaks has wiped out native vegetation and planted grapes. Drainage is changed due to a new pond. All done without permits. February and March of 2021 there were grading violations. May 7th County issued violation for grading. The owner decided to vacate for violation and County wanted CEQA. August 22nd because of so many violations - County issued a Scoping Letter. PDS was to make recommendations on May 29 2023. Was to go to the Board of Supervisors in September 2023. It must be minor in nature - I believe it is not minor in nature. The Oaks is in violation and did damage the environment. They want all of their traffic to go around Golden Eagle Road and using their own encroachment road.

Michael Baksh, Neighbor - Code violations - how to address each of the OSE or encroachment issues? Applicant should address CEQA, Army Corp of Engineers, Fish and Wildlife. County staff should indicate if application is considered to be adequate.

Essence Oyos, Secretary of Mesa Grande Business Development Corporation - Biological, archaeological, and wildlife considerations are part of the Major Use Permit of 2005. Issues have been followed by the current new owner since 2019. There are videos of the current owner grading a lake, grading a road and grading the southern section. The Golden Eagle hunting ground is in the OSE and this is a sacred animal in our culture. Is the County following its own processes? Owner is asking for forgiveness instead of complying with regulations that everyone else has to. Vacation application is not following the encroachment application. Open Space has been graded again to remove the overgrown mustard weeds. The MUP is in violation as the owner is using pesticide in the vineyard. This could harm our organic farm designation. There is also light pollution and they need to maintain Slaughterhouse Road. There are vast numbers of issues other than the encroachment on our road.

Motion to Not Approve the request for an Administrative Deviation - Open Space Encroachment.
Motion made by: Lynn Hopewell, Second by: Kevin Wallace
Discussion:

Kevin Wallace - The owner is trying to find a different way to address the same issues. This person is willing to pay retroactive permit fees. You have to keep the County's attention on this. They look at this as paperwork. Because the County hasn't gone forward to find out what is really going on out there. It will take the people following up.

Tim Corley - My statement is the present owner is not working with the surrounding neighbors. It would be better if they included the neighbors. I would ask the owner why are you paying all of these fees to keep it the way it was. Why are we not vacating when the fees were paid to vacate. Why is it not being vacated now? What changed?

Elio Noyas - It seems that the owner created a mess and is trying to see how they can move

through all of the violations. We are going back retroactively to fix what was done. The map doesn't seem to have the pond in question. What is the Oaks? Is there public knowledge about this activity? Code enforcement needs to follow up on all of these violations.

Terry Strom - The Oaks is a resort.

Lynn Hopewell - It is the same story - different day for the Oaks. They are trying to find a way around for doing something they should do in order to maneuver around the land. The owner tries to fix things or make things work for himself without taking the ecological damage into consideration.

Vote: 5 Ayes, Corley, Hopewell, Maxson, Noyas, Wallace; 0 Nays; 2 Absent, Levin, Phillips; 0 Abstain.

Motion Passed

7. Member Concerns: None.

8. Future Agenda Items: None.

9. Adjournment: 7:52pm