

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
March 2, 2023**

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

ITEM 1: Call to Order, Casey Lynch, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Lynch, Chair)

In Attendance:	Torry Brean	Jonas Dyer	Debbie Foster
	Holly Hamilton-Bleakley	Casey Lynch	Kristi Mansolf
	Robin Joy Maxson	Dawn Perfect	Michelle Rains
	Lauren Schulte	Paul Stykel	Dan Summers

Members absent: Janelle Clark, Matt Rains, Andrew Simmons

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Schulte, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary acted as Secretary of the meeting.

ITEM 4: APPROVAL OF MINUTES 1-12-23 AND 2-2-23 (Action)

MOTION: TO APPROVE THE JANUARY 12, 2023, MINUTES, AS PRESENTED.

Upon motion made by Torry Brean and seconded by Debbie Foster, the motion **passed 11-0-1-0-3**, with Michelle Rains abstaining, and Janelle Clark, Matt Rains and Andrew Simmons absent.

Ms. Perfect made a motion to approve the minutes of February 2, 2023, and Ms. Foster seconded the motion.

Ms. Rains had a correction to the minutes for February 2, 2023, on page 4, under 8-E: Ms. Rains is shown as saying that ‘fences can’t wait.’ She believed she asked ‘ if it was possible for the HOA to build a fence?’

Ms. Perfect amended her motion as follows, and Ms. Foster agreed to the change.

MOTION: TO APPROVE THE FEBRUARY 2, 2023, MINUTES AS CORRECTED.

Upon motion made by Dawn Perfect and seconded by Debbie Foster, the motion **passed 12-0-0-0-3**, with Janelle Clark, Matt Rains and Andrew Simmons 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 submit speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond.

Speaker: Mischa Dobrotin, Ramona Resident

Mr. Dobrotin lives on the east side of Ramona. For the County intergenerational housing, there is not much for the kids to do in town. What about the skatepark? There is a school on Montecito. A skatepark could go there. It is a low cost product and can be established quickly. He had concerns about having a housing project built in Ramona with nothing for the kids to do.

Speaker: Jim Hagey, Ramona Property Owner

Mr. Hagey owns 18 acres in Ramona behind Stater Bros. He wanted to let community members know of an upcoming meeting, March, 16, at 7 pm at the Ramona Senior Center, on the topic of a senior, cohousing project coming to Ramona. There will be a neighborhood dining hall where residents can eat with their neighbors. This housing project will provide a sustainable, social way for people to live in Ramona. To learn more about the project, he asked that people attend the meeting.

Speaker: Kathleen Lippitt

Ms. Lippitt said that she is a health care professional and she speaks at Planning and Sponsor Group meetings. She said the department that funds the cannabis industry is more of a partner to the industry than a regulatory agency. If people are exposed to drugs as a child, they are more likely to do drugs as adults. The products now are of a high THC content. The County Board of Supervisors has recently addressed taxing the cannabis businesses. Their proposal is written in such a way that future taxation can be reduced. They don't want people to be incarcerated for it. There is an organization, Getting it Right From the Start. They want to see that children are not hurt by the industry. Taxes for the cannabis industry keep getting reduced.

Speaker: Arthur DeSantis, Ramona Resident

Mr. DeSantis said there are very few ADA sidewalks in Ramona and they would really be useful. if constructed in well used pedestrian areas.

The Chair said if Mr. DeSantis wanted to stay until the meeting was over, he would be happy to talk with him on this issue.

Speaker: Susan Thygeson, Ramona Resident

Ms. Thygeson asked that an agenda item be placed on the agenda when the former Kmart property will be used again. The company owning Kmart requested to become a California LLC in July of 2022. She would like to see the use of this property be discussed when there is a plan for the property.

She also requested that a footer be added to the RCPG minutes on how to contact the RCPG and how to get an item placed on the agenda.

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 Robin Joy Maxson, the motion **passed 12-0-0-3**, with Janelle Clark, Matt Rains and Andrew Simmons absent.

ITEM 7: ACTION ITEMS:

- 7-A. Presentation by Ramona Cannabis Company on the plans for their new building at 736 Montecito Way. The County Board of Supervisors have asked the applicant to receive feedback from the local planning groups and they are presenting the plan for feedback.**

Greg McCluskey presented the project. There is a new ordinance in place regarding cannabis industries. He is planning on expanding his facility and he was asked to get feedback from the RCPG on his plans. His plans were with the County (at the time of the meeting). He referred to a map of the property. He is adding a 10,000 square foot building to what is already in place for his business. He would prefer to not have the new building be attached. According to the new ordinance, he is allowed a 2,500 stand alone structure, without additional environmental review, and the 10,000 foot structure has to be attached to a building to not require an environmental review. He will use 6,000 square feet for growing, and 4,000 square for manufacturing. The existing building is 1,400 square feet.

The parking lot has been moved to the front of the building. Right now there is security on site for 12 hours a day. When the building is complete, there will be security 24 hours a day. They will use growing lights – he is not sure how many amps per day will be used. Right now his biggest problem is storage. He is allowed to have storage now. The new facility usage will remain close to what it is now. He will put up an opaque glass per the County rules. He is a micro business and he can distribute his products statewide. He can make edibles. He will be adding a locker room and a restroom. There are no neighbors on either side of his business now.

Ms. Rains asked if there would be any fire protection?

Mr. McCluskey said there would be fire protection.

Ms. Foster asked if he used RMWD water or is he on a well?

Mr. McCluskey said he will have to go with the RMWD water.

Mr. Brean asked how many employees Mr. McCluskey has now and how many does he anticipate having with the expansion?

Mr. McCluskey said he has about 18 now. When the building is complete, he will have about 25 employees.

Mr. Brean asked about landscaping and shielding of the new addition to the building?

Mr. McCluskey said there will be no fence around the building. He will doing whatever shielding is required by the County.

Mr. Brean asked about someone building on the neighboring properties. What will the building look like to them?

Mr. McCluskey said he may buy the land next to his property. He wants to wait to see. As far as security, there will be 35 cameras on site that will guard all operations.

Ms. Perfect asked if there would be more traffic than now?

Mr. McCluskey said not much will change as far as traffic. As far as the business expansion, he will be able to store more product related stuff.

Ms. Hamilton-Bleakley asked if the employees are local?

Mr. McCluskey said most are local.

Mr. Summers said that when Aldi was built, there were many inspections.

Mr. McCluskey said his project is exempt from CEQA.

The Chair said he was at the Board of Supervisors when the changes to the ordinance were approved. He spoke for the community. He appreciates Mr. McCloskey presenting his project to the RCPG and allowing comments.. The project is also not subject to the Form Based Code. Now there are 3 dispensaries in Ramona. The building is agricultural. We are an agricultural community. The building blends in with the surrounding area.

Mr. McCluskey said he is not putting up any signage and the building will be gray.

Mr. Summers asked if Ramona wanted a marijuana growing facility in the community? It is here now. The County gave it to us whether or not we wanted it. He is concerned that the product can go somewhere else and impact children.

Ms. Rains said this issue is related to wineries. Alcohol and marijuana are both drugs. Alcohol is produced safely. The cannabis industry is not regulated like the alcohol industry. Ramona has wineries.

Ms. Maxson said she has concerns that there is no test to check the toxicity of marijuana.

Mr. McCloskey said it is legal to consume his products.

Ms. Perfect asked how long the CEQA exemption is good on the property?

Mr. McCloskey said if he sells, use changes may trigger CEQA.

The Chair said the CEQA exemption applies for this MUP on this property.

Ms. Schulte said that new businesses starting from scratch have to do CEQA.

The Chair said recreational use of marijuana in San Diego was passed by the voters at 64 percent. He thinks the project will be a great fit for the 10,000 square feet. Cannabis business owners pay \$50,000 a year for their permit, while a bar owner pays \$750. They are regulated. It is good there will be no fencing so we can see what is going on at the property. The building

looks good and you can't tell from the outside that it is a dispensary. There isn't much industry in Ramona. This is nice to see.

Mr. McCloskey understands about parents with children having concerns. His business would never sell cannabis to children. Movement of the cannabis is tracked.

The Chair said the RCPG minutes of this meeting can be sent to the County so they can review the comments made here tonight. We can give them to Mr. McCloskey to present to the County.

7-B: INFORMATIONAL ITEM ONLY Presentation by County Staff on the Progress of the North County MSCP

Stephanie Neal, a Land Use/Environmental Planner from the Sustainability Planning Division of Planning and Development Services made a presentation of the progress of the North County MSCP. She is the lead on the North County MSCP Plan. The Board of Supervisors directed Planning and Development to move forward with the North County MSCP Plan in 2020.

The MSCP is a tool to help the County and Landowners comply with existing endangered species laws. It is a large scale habitat conservation program. The MSCP balances the protection of biological resources with development and infrastructure needs. The MSCP provides long-term regulatory assurances and streamlines access to permits for the County and landowners.

Ms. Neal presented a map of the County that showed areas in yellow that were not completed for the MSCP. Ramona was split into 3 areas for the MSCP – now it is all together in the North County Plan.

There are workshops planned for different aspects of the North County Plan in both spring and summer of 2023. Much work has been completed to date on covered species and covered activities, and the wildlife agencies will be adding more species.

The Vehicle Miles Traveled program is changing the way the unincorporated area will be building out. We want to be sure we are protecting the species that are here by doing a species level analysis. The County is on track for their deadlines and stakeholder feedback is very important. The CEQA process will start in early fall. They want to be sure to reach out to the community to encourage them to give feedback

Mr. Dyer asked if fairy shrimp are included in the review?

Ms. Neal said they are covered.

Mr. Dyer asked if there are mitigation options for Main Street for the fairy shrimp on Main Street?

Ms. Neal will look into and get back to us on that question.

Mr. Dyer said the commercial parcels on Main should be able to get an exemption or there should be some other mechanism to allow some development on the property.

Ms. Neal is very aware of the vernal pools in Ramona and recognizes the need in the community to want to get mitigation for the vernal pools. People are required to mitigate for endangered habitat, should it be disturbed, and mitigation should be designed into a larger preserve. People will have to go through the wildlife agencies to get a loss permit. And right now we are talking about plant biology and not animals. It takes forever to get something on the endangered species list that needs protection.

Ms. Perfect said private landowners don't know much about endangered habitat. With the current vernal pool situation on Main Street, the vernal pools are creating a blight on Main Street. There are not a lot of incentives for people to build on Main Street. We are surrounded by public land and the landowners don't know what to do. Why hasn't the County bought the land behind the high school to mitigate for the vernal pools on Main Street?

Ms. Schulte asked how mitigation banks are generated? Is it possible to bank mitigation credits?

Ms. Neal will have to look into that issue. Rather than a developer purchasing mitigation land, the County buys the land so it is owned by the County and not by a private entity.

Mr. Brean asked about the geographic limit where mitigation can occur?

Ms. Neal said that mitigation has to stay within the color of the map it falls into. Mitigation has to occur within the planning unit that it is in. The County has to be strategic to keep the preserve contiguous. Mitigation should be part of the summer discussion on the North County MSCP.

Ms. Foster asked about the area in white shown on the map?

Ms. Neal said there is no County land use authority on tribal and Federal lands, so those areas are shown in white..

Ms. Maxson asked about city areas and the MSCP?

Ms. Neal said the cities have their own MSCP plan.

Ms. Maxson said Camp Pendleton used 900 acres in Ramona for mitigation.

Ms. Neal said this arrangement was negotiated with the agencies. Also, some areas are split according to the watershed they fall into.

Ms. Maxson asked about how the stakeholders working group was formed?

Ms. Neal said there are a variety of perspectives and the County wants to hear from everyone. The County information on the website encourages participation from a variety of perspectives. Ms. Neal added that although the San Elijo Lagoon is not on County land, the County does manage it.

Ms. Rains asked what the criteria was for naming something a preserve?

Ms. Neal said a preserve has the highest quality of habitat. If someone is mitigating outside of a preserve, there are different rules for them to follow.

The Chair said some of Ramona is a disadvantaged community. He has a concern with how biologists overlay the zones. He did not hear the maps are based on studies.

Ms. Neal said the maps are based on the preserve design that was identified and started in early 2000. The map shows high quality habitat. All vegetation has been modified and GIS was redone recently to make the agricultural community more accurate.

The Chair said they are creating a map overlay on property. For a property owner to develop, they would have to pay someone to do environmental studies. Anything that can be done to help mitigate would be greatly appreciated.

7-C: Mt. Woodson Parking Lot (*Includes Mt. Woodson ad hoc Meeting Report and Possible Action*)

The Chair said Steve Powell requested the item be pulled from the RCPG agenda.

7-D: INFORMATIONAL ITEMS ONLY (Dan Summers, RSRS Sub-committee)

1. Monthly update from Caltrans on SR 67 and 78 projects.

Mr. Summers said Marvin Canton used to attend the RSRS meetings, but he has been promoted and now our contact is Cynthia Hoffman. We have been working with Caltrans on the SR 67 projects. Since Ms. Hoffman has been our contact, she has been invited to the meetings. She has missed 2 of 4 meetings. She did not call in to last night's meeting. He had nothing new to report on items 2, 3 and 4.

2. Update on major paving projects.

3. Update on traffic signal at the SR 67 and Mussey Grade Road.

4. Update on downtown crosswalk installations. March?

5. Update on the opportunity to make a presentation to the SR 67 Improvement Project

Mr. Summers would like to make a presentation to Caltrans on the SR 67 Improvement Project. He made a presentation to Caltrans 2 years ago, and now there are new people on the group he hasn't had a chance to address. He has put together the presentation and has asked for time to speak at their meeting. He is just waiting for a date.

6. Update on the Transportation/Trails Subcommittee's review of the Phase One South Bypass Plan

Mr. Summers said he would like the Transportation/Trails Subcommittee to review the South Bypass plan. He has nothing to report on this from RSRS.

7-E: Presentation on Community Wildfire Protection Plan (CWPP) Update

Ms. Mansolf gave a presentation/update on Community Wildfire Protection Plans (CWPP).

Community Wildfire Protection Plans, or CWPP's, came into existing prior to 2010. The original CWPP template was very minimal and in 2011 it included prioritized fuels projects and very little additional information. The bigger focus for the CWPP's were these fuels treatments projects, that included USFS projects, CAL FIRE projects and the fire safe council (whose CWPP's they were) projects.

The one project that the Fire Safe Council in Ramona has listed in the CWPP is the West End Ramona Community Protection Plan, which covers an area about 2 miles long and 100 feet wide. It runs from Rockhouse Road to Kay Dee Lane. This fuelbreak was created after the 2007 fires when people/residents were motivated. To create a neighborhood fuelbreak, all property owners in the fuelbreak area are notified of the possibility of the fuelbreak and asked to participate.

Since the beginning of CWPP's the projects section of the CWPP has been enhanced, and now Community Engagement and Education, Structural Hardening and Defensible Space projects all have their own sections.

Recently, the County eliminated the Community Protection and Evacuation Plans that were on their websites. These were developed through OES with Ramona fire and law enforcement resources, and the community. Some of the information that was in these documents was transitioned to the CWPP template. One very important component that transitioned over is evacuation.. Some of the other components that were added are a more enhanced community description, that includes topography, fire history, key infrastructure and firefighting resources. These were all in the Community Protection and Evacuation Plans.

Ms. Mansolf wanted to make the RCPG aware of this transition. In the past few years they also transitioned to a PACE map for evacuation

Primary

Alternative

Contingency routes

And Temporary Refuge Areas (or TRA's)

The map the County Fire Protection District recently gave her a map that shows RMWD facilities as TRA's, Mt. Gower Preserve and the Mt. Woodson Golf Course. The only one of those that may work is the Mt. Woodson Golf Course. She checked with the RMWD and their facilities are locked, and contain equipment, and they don't want them to be used as a TRA. I checked with County Parks and they feel that Mt. Gower is going the wrong way, and it is also locked. She did ask the SDCE and the Mt. Woodson Golf Course about using the golf course as that is the type of area that makes for a good TRA, but hasn't received a firm commitment from them. In the Ramona CPEP, the sheriff wrote the evacuation section and came up with safe areas where people could get off the road that were feasible. She has asked Lt. Vengler for his input on this topic.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received.

Ms. Mansolf said she had requested nameplates from the County after the last meeting, and she will follow up as they have not been received yet.

Ms. Mansolf said Jim Bolz called and gave her a CIP update. The Etcheverry Street paving project is moving forward. The Dye Road and the Ramona Street Extension projects are still being considered but are now being reevaluated through the lens of additional community engagement and new VMT considerations. Denise Russell was our CIP contact, but she has been promoted and is leaving the County. Her position is currently vacant.

Mr. Summers said the State Fire Marshal is updating the Fire Hazard Severity Maps. They haven't been updated for 20 years. Downtown Ramona, for the first time, is being shown as being in a High Fire Hazard Severity Area. This plan has been being worked on for awhile. Local fire jurisdictions have no control. The public comment period is open now.

Ms. Maxson said the Community and Sponsor Planning Groups of the Unincorporated Communities met with Supervisor Joel Anderson and have discussed his sponsorship of the initiative to add a new Advisory Board Member to the SANDAG Board of Directors representing the Unincorporated Communities of San Diego County. The Supervisor's Senior Policy Advisor, Michael Kulis, is going to work with the Groups to develop a plan.

8-B: Discussion Items:

1. Concerns from Members

The Chair said there was a concern at the last meeting about the recusal process and potential conflicts of interest. He met with County Counsel and Ms. Maxson to discuss this item. County Counsel said that when a person is voting on a board, they are making a personal decision about whether to step down or not. People's opinions may differ about when a person should be stepping down. One of the biggest concerns on this issue is public perception. It is documented in the minutes whether or not a person steps down. He believes it is up to the individual.

The Chair reminded RCPG members their Form 700's are due April 3, 2023.

Ms. Rains had a concern about a spot on San Vicente Road where coffee trucks park. There is a lot of traffic in that area and she feels it is not a safe place for a business on the side of the road at that location. There have been accidents. She thinks the trucks are parked on private property. They are caddy corner to the wastewater treatment plant.

The Chair suggested someone call Code Enforcement to investigate.

Mr. Brean had a concern about board members answering questions the public may have during the public comment section of the agenda. He thought we were to just give a simple response on issues the public brings up.

The Chair said this is a gray area and he feels we can give small comments back to the public on non-agenda items. Issues brought up can be referred to a future meeting and become an agenda item.

Ms. Foster said the response people get on non agenda items could be outlined on the speaker slip.

The Chair said he will work on putting together an outline for the RCPG response to public comment for the agenda for the RCPG to review.

8-2: Future Agenda Item Requests

8-3: Addition and Confirmation of New/Continuing Subcommittee Members

Mr. Summers brought Janelle Clark's name forward to serve on the RSRS Subcommittee.

Ms. Hamilton-Bleakley's name was brought forward to serve on the Parks Subcommittee and also on the Mt. Woodson ad hoc Committee.

MOTION: TO ADD JANELLE CLARK TO THE RSRS COMMITTEE, AND TO ADD HOLLY HAMILTON-BLEAKLEY'S NAME TO THE PARKS SUBCOMMITTEE AND TO THE MT. WOODSON AD HOC COMMITTEE.

Upon motion made by Kristi Mansolf and seconded by Lauren Schulte, the motion **passed 12-0-0-3**, with Janelle Clark, Matt Rains and Andrew Simmons absent.

8-C: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed

Mr. Dyer gave the Design Review Board report for the meeting February 23, 2023.

RMWD "R" on Tank ID5 off Woods Hill Rd was approved. New signage at 801 and 803 Main Street was presented as a preliminary review and tabled to the March 23 meeting for a decision to be made. For the Ramona Community Resource Center at the RICC, the Design Review Board requested landscape/signage/lighting plans and Main Street elevations. The project is not in compliance with the Form Based Code (the building is wider than 50 feet and does not break up the façade. For a time line, they plan to have groundbreaking in April, 2023; framing complete by October, 2023, the interior complete by January, 2024. All construction should be complete by June, 2024. The Design Review Board wants to see the Form Based Code update completed this year. The Design Review Board is proposing to have a joint meeting with the RCPG on this issue. The proposed hotel project in Ramona was discussed. Scotty Ensign was nominated to fill Seat 5 and was also voted to be the Design Review Board chair once this item has gone to the Board of Supervisors. The Ramona Chamber, Design Review Board, Seat 4 will be recommended by the Chamber and forwarded to the Design Review Board in the near future.

8-D: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meeting

The Chair said there will be a TAC meeting March 10, 2023. There is a radar recertification item on there for Ramona for Wildcat Canyon Road from the Barona Reservation property to San Vicente Road.

2. Future Group Meeting Dates – Next RCPG Meeting to be 4-6-23, Ramona Library, 1275 Main Street.

ITEM 9: 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 #6: 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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