

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held May 5, 2016, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Piva, Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Eb Hogervorst	Barbara Jensen	Frank Lucio
	Kristi Mansolf	Donna Myers	Elio Noyas
	Jim Piva	David Ross	Dan Scherer
	Paul Stykel	Rick Terrazas	Richard Tomlinson

Jim Piva, RCPG Chair, acted as Chair of the meeting, Dan Scherer, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING 4-7-16

MOTION: TO APPROVE THE MINUTES OF APRIL 7, 2016, WITH THE CORRECTION IN ATTENDANCE NOTED (ABSENCES).

Upon motion made by Scotty Ensign and seconded by Barbara Jensen, the motion **passed 13-0-0-2-0**, with Elio Noyas and Paul Stykel stepping down.

ITEM 4: Announcements and Correspondence Received

The Chair said he attended the Planning and Sponsor Group Training for Chairs, and he learned that if a planning and sponsor group member mixes personal emails and planning and sponsor group emails in their email account, and there is a problem, the County can confiscate their computer and all of their emails. He wanted all members to be aware of this.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on posted agenda -- None

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Donna Myers and seconded by Scotty Ensign, the motion **passed 15-0-0-0-0**.

ITEM 7: ACTION ITEMS:

7-A: (Transportation/Trails and South Subcommittee Item) San Diego Country Estates request for a parking prohibition on San Vicente Road so that parking be prohibited on eastbound San Vicente Road (on the south side) from 300 feet west of Country Villa Road to the east loop of the Green Haven Lane to enhance ability of motorists to merge on San Vicente Road.

The Chair said there is a correction to the agenda – it should say the San Vicente Country Villas II, not the SDCEA, are requesting a parking prohibition. The SDCEA is working on putting a stop light in front of the clubhouse. The CHP and Supervisor Jacob are in support of this.

Speaker: Jerry Lyness, President of the San Vicente Country Villas II Board and Ramona Resident

Mr. Lyness said traffic is crazy in this area. There are 110 units and 167 parking spaces. There is plenty of parking on the street. There has been interest to paint the curb red, but then where would people park? Right now the villas have 2 entrances, Green Haven West and Green Haven East. The HOA proposed extending the no parking, red painted curb at the east entrance 115 feet west of the center line. They would also like to construct a traffic turning movement lane for westbound San Vicente vehicles to turn left onto Green Haven Lane, then construct a left turn lane for vehicles leaving Green Haven. On the west entrance, they would like to extend the no parking curb 220 feet west and 200 feet east from the center line, and put up flashing yellow caution lights 340 feet west of the entrance, and create a westbound traffic merge lane.

The Chair said that this plan hasn't been presented to the condos next door.

Mr. Lyness doesn't know the board president of that condo, and so doesn't know who to contact.

Mr. Munsell said the red curb will force people to find a place to park. If they don't allow people to park on the road, people will drive faster on San Vicente.

Mr. Cooper went to look at each of the 3 intersections in this area, and felt all were bad. He wanted to see all shrubs be trimmed. Right now they are impacting the line of sight of drivers. Also, there is no median break mid Green Haven. All 3 intersections are equally bad.

Murali Pasumarthi is a traffic engineer and manager with the County. He agreed that site distance is a problem at all 3 driveways. He agreed that the bushes/shrubs are over 3.5 feet and they need to be 3 feet or less. He feels there needs to be a change at Country Villas II going left. He sees the need for a parking prohibition. If parking privileges are removed on the street, people will be running across the street. Big trucks should also not be parking there. There are different things to enhance. How much parking to be taken away depends on traffic speed. The Board of Supervisors have the authority to do the parking prohibition. Everyone needs to support the parking prohibition before it can occur – adjacent neighbors, the RCPG and the Board of Supervisors. If someone doesn't support the parking prohibition, it will have to go to the Traffic Advisory Committee. Mr. Pasumarthi said that regarding a possible flashing light – what attention will this bring to motorists? After a while people stop seeing the flashing light. He feels landscaping needs to be taken care of immediately.

The Chair said that all 3 bad intersections need to be done at the same time. The right thing done must be done the first time.

Mr. Pasumarthi said regarding an acceleration lane – some things can be done quickly with signs and paint. Construction and reconstruction takes time.

Mr. Ensign said there should be past information on ADT's (Average Daily Trips).

The Chair said that the other HOA needs to be brought on board. This item should be on the next agenda and both boards should be present.

Mr. Pasumarthi said numbers need to be validated, the homeowners need to be involved, and the work needs to be engineered.

Speaker: Lynn Hopewell, Ramona Resident

Ms. Hopewell said she suggested at the Transportation/Trails Subcommittee meeting that a division be included in the road divider. If there is a fire, there will be the need for 2 ways to get and out. This will also be better for emergency vehicles.

Mr. Lyness said that regarding parking in the area and for the golf course condo – many play golf daily. People can't be made to park their car in their garage.

Mr. Cooper said there is a need for parking for the condo residents.

The Chair said he doesn't want to see people running across the street. The whole other board of the other condo resigned. A representative is needed from them for this issue.

MOTION: THIS ISSUE BE TABLED FOR 30 DAYS, AND TO BE INCLUDED FOR BOTH THE SOUTH AND TRANSPORTATION/TRAILS SUBCOMMITTEE MEETING AGENDAS FOR NEXT MONTH.

Upon motion made by Jim Cooper and seconded by Torry Breaun, the motion **passed 15-0-0-0-0.**

7-B: (South Subcommittee Item) AD 16-10, 2005 Ramona St. Sustainable Farming Project on 20 Acres. In Addition, a Concrete Paved Area, about 4,800 sq. ft. Will Be Used as a Storage Lot and Parking Space.

Mr. Di Wu presented the project. He is a biologist and he wants to do sustainable agriculture on his 20 acre property at 2005 Ramona Street, with his sons in middle school and high school. It is a good site for students to come to practice farming. The property previously had a chicken ranch on it, but all the buildings have been torn down. Some of the activities he wants to do on the property are to have free range pasture animals and horticulture with organic fertilizer. Mr. Wu said many of the neighbors to the property have manure from animals on their property. He is thinking of composting the manure.

Mr. Noyas gave the South Subcommittee report. The site doesn't perc so there can't be a house on the property unless an alternative type of septic is used. Somebody may need to oversee the property and the operation, so there may be a trailer placed on the property.

Ms. Myers said the proposed Administrative Permit affects 12 families living in the area. The neighbors received a letter from the County about the Administrative Permit. They were given 10 days to respond but the deadline on the letter was 3 days from the day they received it. The property has cultural and biological resources such as grinding stones from Native Americans and vernal pools. She wants to know what Mr. Wu plans to do with the property?

Mr. Wu said he only plans to do sustainable farming.

Speaker: Jon Dahlke, Ramona Resident

Mr. Dahkle said the area in which the project is proposed is all about farming. What happens if the permit gets approved and Mr. Wu does something else with the property?

The Chair said that based on the presentation, he feels the proposal is for farming.

MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT AS PRESENTED.

Upon motion made by Torry Brean and seconded by Dan Scherer, the motion **passed 14-1-0-0-0-0**, with Donna Myers voting no.

7-C: (Parks Subcommittee Item) Discussion of PLDO Language and Suggested Changes

Mr. Scherer said he did not have a quorum, so there was no meeting. He requested having a County Parks representative attend the next Parks meeting on May 23.

7-D: Medical Marijuana – regulations governing medical marijuana growing facilities and dispensaries. Report from 4-27-16 Board of Supervisors Meeting

The Chair said that he and Ms. Mansolf had attended the Board of Supervisors' hearing on the medical marijuana issue, and he requested for an extension. The RCPG was the only planning and sponsor group represented. The moratorium was extended 10 month and 15 days. Marijuana may be on the ballot in November for recreational use.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini said that the County notified all planning and sponsor groups in March, 2010, of changes to the Zoning Ordinance for medical marijuana. He doesn't think the RCPG was on top of this issue at that time. The RCPG should have brought it up and opposed it. Where do we go from here? One facility is open and more are waiting. They will all be in place for recreational use if the ballot initiative passes. He asked the RCPG to address the medical marijuana issue. He wants to see the ad hoc committee look at this and get amoritization.

Speaker: Rex Gamma, Ramona Resident

Mr. Gamma thought there would be a 10-month waiting period for medical marijuana facilities. If lawyers are involved, things may work out differently. He has concerns for a medical marijuana facility going in, that he heard about, that will have air conditioning and be a bigger cultivation facility. He doesn't want to see it go in.

Mr. Cooper went to a symposium on medical marijuana. He learned a lot, especially about the risks and impacts to unborn children of expectant mothers who use marijuana and risks to children (under 18) who use it.

7-E: County Zoning Ordinance Amendment related to Limited Wholesale, Boutique And Small Wineries (POD 14-005) Draft Winery Ordinance. Report from Board of Supervisors Meeting 4-27-16. Consideration of Writing a Letter to the County Expressing Appreciation over Draft Winery Ordinance Process

The Chair reported that he and Ms. Mansolf had attended the Board of Supervisors' hearing on the Draft Winery Ordinance Amendment. County staff presented 2 options to the Board of Supervisors. One option was the Staff recommendation, and the second was the Planning Commission recommendation. The Planning Commission recommendation was more detailed and contained more elements that the Ramona Ad Hoc Committee had asked to be included. The Board of Supervisors ended up adopting the Planning Commission recommendation.

Ms. Mansolf asked if the RCPG could write a letter of appreciation to the Planning Commission and the Board of Supervisors for the way the Winery Ordinance Amendment changes were researched by County staff with the community, with the findings being incorporated into the final amendment.

MOTION: TO WRITE A LETTER TO THE BOARD OF SUPERVISORS AND THE PLANNING COMMISSION EXPRESSING APPRECIATION FOR THE WINERY ORDINANCE PROCESS.

Upon motion made by Paul Stykel and seconded by Jim Cooper, the motion **passed 15-0-0-0-0.**

7-F: Agriculture Promotion Program Zoning Ordinance Amendments - Start of the CEQA 45-Day Public Review of the DEIR 4-28-16 ending 6-14-16 at 4 p.m. GPA 14-001. Available at:
<http://www.sandiegocounty.gov/content/sdc/pds/advance/AgPromotionDEIR.html>

Ms. Mansolf announced that the public review period for the Agriculture Promotion Program Zoning Ordinance Amendment began April 28, 2016, and will end June 14, 2016. She asked if there was any interest in putting the item on the next agenda.

RCPG members had a basic understanding of the Agriculture Promotion Program and no interest was expressed in placing the item on the June agenda?

ITEM 8: GROUP BUSINESS (Possible Action)
8-A; DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign said the Design Review Board is waiting for the new sign violation appointee at the County to address sign violations in Ramona. A mural was reviewed that will go on the Leslie's Pool Supply building. A painting of Cedar Creek Falls is proposed. Mr. Ensign invited RCPG members to apply to fill the vacancy on the Design Review Board.

8-B: Discussion Items (Possible Action)
8-B-1: Concerns from Members

Ms. Mansolf said there were concerns from residents and RCPG members at the April meeting that required further information and/or action. One was the care facility that may go in on Ramona View Drive. Ms. Mansolf contacted the County Zoning and was told that if there are 6 or less people living in a type of residential care facility, it is licensed through the State and the County is not involved. If the owners have to get a building permit through the County to make renovations to the home, the County is only involved at the building permit level. If it is proposed to have more than 6 people, the owner/applicant would need to get a Major Use Permit and that application would go through a discretionary review process. Six or less residents is treated as a home with people living in it, like a family.

Concerns were brought up by members regarding the overgrown landscaping at the Warnock solar facility. Ms. Mansolf contacted the owner, who contacted the landscaper, and he will get to work on the weeds. The pathway was brought up, but should it be put on the agenda for next month? The pathway was not included in the final conditions of approval for the project.

Mr. Ensign said the pathway is filled with weeds, like the rest of the property, and he would like the landscape maintenance for the pathway to be put on the agenda, as it belongs to the County and they should maintain it. Regarding the solar facility landscaping – Mr. Ensign would like for himself and Mr. Cooper to get a tour of the property after the landscaping maintenance is completed

Ms. Mansolf said Kahoots filed a minor deviation, and they are not required to come back to the RCPG. The RCPG can't take action on it due to the nature of the project changes.

The Chair said work will start soon on the SR-67/Highland Valley/Dye intersection. He has seen SDG&E working at the intersection.

The Chair reported on the Planning and Sponsor Group Chair training meeting. The new stormwater runoff rules were discussed, and it has been discovered that the new rules did not account for mosquitoes. Now there is the Zika virus and there will also be ponds with the new stormwater runoff laws. A way is being looked for to kill mosquitoes. All planning and sponsor group members are bound by the Freedom of Information Act. The County will take all emails if they need to and your email accounts are blended together (personal and planning/sponsor group member). He would like to see everyone get up to speed on the Parks Master Plan.

Mr. Glassford requested to speak on a non-agenda item and the Chair asked him to fill out a speaker slip.

(Mr. Brean left at 9:25)

Speaker: David Glassford, Ramona Resident

Mr. Glassford lives near the Hagey property, and he doesn't want to see the 4.3 residential zoning replaced with multi family and commercial zoning. He is concerned because the Form Based Code update will include the Hagey property. He is afraid he and his neighbors will not be notified about this change, when it finally comes up, since they all received notification about the Form Based Code already.

The Chair said the item won't be agendaized until it is brought to the RCPG.

8-B-2: Future Agenda Item Requests – *None*

8-B-3: Addition and Confirmation of New Subcommittee Members – *None Brought Forward*

8-B-4: RCPG Subcommittee Meeting Schedule

The RCPG Subcommittee Meeting Schedule was discussed briefly. Mr. Scherer said he wanted the next Parks Subcommittee meeting to be at 6:15 on May 23 rather than at 6 to give more of his subcommittee members an opportunity to attend.

Mr. Lucio asked that the next East Subcommittee meeting be on May 23 at 6:15 due to the Memorial Day holiday falling on his normal meeting date of May 30. The 6:15 time will give his subcommittee members more of a chance to attend.

Ms. Mansolf said that the West Subcommittee meeting will be on May 23 at 7.

8-C: Meeting Updates

8-C-1: Board of Supervisor and Planning Commission Meetings – See Item 7-D and 7-E

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 6-2-16 at the Ramona Community Library, 7 p.m.

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 #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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