

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held October 6, 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 (Jim Piva, Chair)**

In Attendance:	Torry Brean (Arr 7:10)	Jim Cooper	Scotty Ensign
	Barbara Jenson	Frank Lucio	Kristi Mansolf
	Donna Myers	Jim Piva	Dave Ross
	Dan Scherer	Rick Terrazas	Richard Tomlinson

Absent: Eb Hogervorst, Elio Noyas, Paul Stykel

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 9-1-16**

**MOTION: TO ACCEPT THE MINUTES OF SEPTEMBER 1, 2016, AS PRESENTED.**

Upon motion made by Dan Scherer and seconded by Barbara Jensen, the motion **passed 11-0-0-0-4**, with Torry Brean, Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**ITEM 4: Announcements and Correspondence Received**

Mr. Mansolf announced the medical marijuana issue will be going before the Planning Commission on November 4, 2016. The Forest Conservation Initiative is out for public review. Comments must be received by October 14, 2016. The Ramona Oaks cell site will be going to the Planning Commission on October 7, 2016.

**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)**

Ms. Myers asked if members of the public could raise their hands if they were in attendance for the medical marijuana item, and requested that the item (7-D) move to before 7-A.

**MOTION: TO MOVE ITEM 7-D TO BEFORE 7-A.**

Upon motion made by Donna Myers and seconded by Jim Cooper, the motion **passed 8-4-0-0-3**, with Scotty Ensign, Barbara Jensen, Kristi Mansolf and Jim Piva voting no, and Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**MOTION: TO APPROVE THE ORDER OF THE AGENDA WITH THE CHANGE.**

Upon motion made by Torry Brean and seconded by Frank Lucio, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**ITEM 7: ACTION ITEMS:**

**7-D: Discussion on Reconsideration of Motion from September 1, 2016, Meeting: *The Planning Group of Ramona Send a Letter to the County Board of Supervisors to support Options 1) Require separation buffer from Residential Use rather than Residential Zone, 4) Increase sensitive land use buffer from 1000 feet to 1 mile, 6) Requirement for a Major Use Permit to be obtained prior to siting a MMCF, 7) Limit the number of Medical Marijuana Collective Facilities per supervisorial district, and also Strongly Support the Amortization Clause for Current and Future Facilities. The motion passed 8-3-0-0-4, with 3 members voting no and 4 members absent. Should the motion for reconsideration pass, a new motion may be considered. (Taken Out of Order)***

The Chair said this item has been placed on the agenda again for reconsideration because there is new information since the last time it was heard.

Mr. Cooper said the information had to be new to this meeting.

The Chair asked the medical marijuana facility owners to speak on this issue. Not all RCPG members were at the last meeting.

Speaker: Renny Bowden, Ramona Business Owner

The medical marijuana dispensary owners have vested rights. Three dispensaries now have the right to open in Ramona. It could go to 2, and there could be a limit of 4 per supervisorial district. The owners are proposing these changes – also a limit of 21 and older for the clientele that can be served. They have consulted with a lawyer on how to introduce this limitation. They do not want to discriminate against people. They have learned the 21 and over age restriction can be used.

Speaker: Chris Murray, Ramona Business Owner

Mr. Murray said he appreciates their rights being protected.

Speaker: Dino Beradino, Ramona Business Owner

Mr. Beradino is licensed to open a dispensary at 618 Pine Street. He had heard there could be as many as 20 in Ramona, but now there is still a potential for 5 to open. He supports limiting to 2 for Ramona and 4 per supervisorial district. Right now there are 3 in Ramona with vested rights. He would be okay with opening a dispensary in El Cajon and foregoing opening his dispensary in Ramona.

The Chair said the owners are okay with a separation buffer from residential use rather than residential zoning. One of the facilities would become legal nonconforming if this change is adopted.

Mr. Bowden said they do want further restrictions – limiting the age to 21 and older and limiting the number per supervisorial district. They also want to offer education in the schools about the dangers for kids of marijuana.

Mr. Cooper said he heard no new information, so he did not feel the item should be reconsidered. He said that per the Planning and Sponsor Group Coordinator – if there is no information, there can be no reconsideration.

The Chair said that the legal team confirming that sales can be limited to people 21 and over is new information.

Mr. Ross agreed with Mr. Cooper.

Mr. Cooper said the new information had to be included in the motion.

Speaker: Casey Lynch, Ramona Resident

Mr. Lynch said he met with Joe Farace at the County and discussed this issue, and also discussed marijuana facilities operating under a Major Use Permit.

**MOTION: TO RECONSIDER THE MOTION MADE ON THE MEDICAL MARIJUANA ISSUE FROM SEPTEMBER 1, 2016, BASED ON THE NEW INFORMATION THAT THE AGE RESTRICTION (21 AND OVER) IS CONSISTENT COUNTY AND CITY WIDE (CONFIRMED BY ATTORNEYS THAT THE AGE RESTRICTION CAN BE USED).**

(Discussion on the motion)

Mr. Cooper said the age restriction doesn't address options 1, 4, 6 and 7, and he called a point of order.

Mr. Scherer asked if there is a setback of a residential zone, how many could go in with options 1 and 4?

Mr. Bowden said they would like to see a limit of 4 per supervisorial district.

(Voting on the motion)

Upon motion made by Scotty Ensign and seconded by Dan Scherer, the motion **failed 6-6-0-3**, with Torry Brean, Jim Cooper, Donna Myers, David Ross, Rick Terrazas and Richard Tomlinson voting no, and Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**7-A: Presentation on a proposal at 16<sup>th</sup> and Main to revise a project to an all senior project, with affordable housing density bonus and the addition of a senior center for the whole community. (*Information Only*)**

Scott Brown, representing the Chelsea Investment Corporation, presented the project. The Chelsea Investment Corporation specializes in affordable housing projects that includes housing for seniors. They are interested in purchasing the lot on 16<sup>th</sup> Street and Main, behind McDonalds. The site was approved for a 62 unit housing project in May, 2015, presented by Lansing Companies. They want to build senior housing in Ramona, for seniors 62 and older, because senior citizens are an underserved population.

Senior housing will be a less intensive use than the previous project that was approved. The Chelsea Investment Corporation is in the early stages of project design. They are partnering with

Serving Seniors, a San Diego Nonprofit Corporation. They don't know yet if they will use the density bonus, which would give them 18 more units.

Mr. Ensign asked if the original architecture will change?

Mr. Brown said the architecture is not senior friendly but they could keep the same theme if that is what the community wants. They are happy to work with us.

Mr. Brean said that residents can walk to Kmart and downtown Ramona.

Ms. Myers asked if the Chelsea Corporation has been in touch with the Ramona Senior Center? Senior housing is desperately needed in Ramona.

Mr. Brown said there will be a senior center on the property, but it will not be open to the community. The RICC will provide a senior center. The RICC is not zoned for housing. The housing will help to fund the senior element of the RICC.

Mr. Scherer asked if the project would be low income?

Mr. Brown said rents would range from \$450 to \$750 per month.

**7-B: (West Subcommittee Item) AD 16-023, Perrin Oak Ranch Small Winery. Project will consist of a +/-25,000 s.f. production facility, a +/-5,000 s.f. partially covered crush pad, tank storage, lab and cave. Hospitality Center will consist of +/-12,000 s.f. tasting, events and retail sales space. Climatized Storage building will consist of +/-1,500 s.f. case and barrel storage. The Hospitality Center will include a commercial catering kitchen, tasting room, retail space and offices. The Winery Facility will include storage and laboratory spaces. Proposed new +/-35.4 acre vineyard development is also planned. Enterprise will be on 4 lots for a total of 249 acres. 16138 Highland Valley Rd. Escondido**

Mr. Martin presented the project. There are 4 parcels involved, with a total of 249 acres. The property is high over the San Pasqual Valley and there are no neighbors nearby. The property was planted with avocados previously and the majority of the trees burned in the 2007 fires. There is a main house, 10 acres of avocados and 22 acres of grapes. There are 3 driveways between all parcels, and he is treating the project as one parcel, although it will remain 4 separate parcels. At the back of the properties will be production, deliveries and truck traffic. Wine will be made here, and a gravity flow system, built into the hillside, will be used. There is a 60 foot grade elevation. There will be a 3 story building built into the hill that includes a cave. The primary access will be the existing gate. There will be production trucks and delivery trucks. Wine tasting is about 3 years away. All parking can be done onsite. There is also bus parking.

The property has a well and also RMWD agricultural water. There will be a bioretention pond where aeration will take place, a 2 lane road for the public to use and permanent open space. Development will occur on 2 of the 4 parcels.

Mr. Brean asked if there were neighbors?

Mr. Martin said there are 3 neighbors, hundreds of feet away. The property with the winery on it will be visible only from San Diego Safari Park.

Mr. Tomlinson asked if there would be outdoor events?

Mr. Martin said they would like to have weddings, but they have not chosen a specific part of the property on which to have them.

Mr. Brean asked about the number of acres that will be in production?

Mr. Martin said there are 22 acres now and there will be 35 later.

Mr. Brean said noise from the wineries has been hard on the neighbors. It would be good, if there are weddings, to be able to direct noise away from the neighbors.

Mr. Ensign asked what the nearest cross street is?

Mr. Perrin said the nearest cross street is Starvation Mountain Road.

Mr. Martin said there will be parking for over 100 cars, ADA parking and bus parking.

Ms. Mansolf gave the West Subcommittee report. The subcommittee had a question regarding sight distance and curves in the road near to the property entrance – is there good visibility for guests entering/exiting the property and for passing motorists? She asked Mr. Martin if he had a chance to check the approximate distance from any curves in the road near the property entrance?

Mr. Martin said he had checked, and he feels there is about 600 feet of unobstructed visibility on both sides of the property entrance.

**MOTION: TO RECOMMEND APPROVAL OF THIS SMALL WINERY, ALL INCLUSIVE, AS PRESENTED.**

Upon motion made by Kristi Mansolf and seconded by Rick Terrazas, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**7-C: (East Subcommittee Item) AD 16-022, Administrative Permit to Grade/Clear Farmland for Development into a Vineyard. Gualtieri Family Vineyard, 1123 East Old Julian Highway.**

Ian Vaux, owner of a neighboring winery, represented the owner, Mr. Gualtieri. Mr. Vaux said Mr. Gualtieri has changed his mind and he will not be grading or clearing, but he will be drilling 18 inch diameter holes, 3 feet deep, to put the grapevines into the ground on 1 acre of the property, then planting more in the future. There are 3 swales on the property, and a gentle slope to the Old Julian Highway. Mr. Gualtieri had wanted to get the rocks out of the property. The property has had grapes on it in the past.

East Subcommittee Chair, Frank Lucio, presented the East Subcommittee report. At the meeting, Mr. Gualtieri said he would be grading/clearing the property and then planting grasses on the graded portion of the property. A 1 acre piece would be planted in grapes. Mr. Gualtieri said he will take steps to mitigate any erosion problems that could occur until the grasses fill in. More grapes will be planted on the property in the future.

As the project had changed and the owner was not in attendance, it was suggested any action be deferred to the next meeting.

**MOTION: DEFER UNTIL NEXT MONTH (NOVEMBER 3, 2016). VERIFY WITH OWNER PRIOR TO HEARING AGAIN.**

Upon motion made by Jim Cooper and seconded by Frank Lucio, the motion **passed 11-1-0-0-3**, with Torry Breaun voting no, and Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**7-D: Discussion on Reconsideration of Motion from September 1, 2016, Meeting: *The Planning Group of Ramona Send a Letter to the County Board of Supervisors to support Options 1) Require separation buffer from Residential Use rather than Residential Zone, 4) Increase sensitive land use buffer from 1000 feet to 1 mile, 6) Requirement for a Major Use Permit to be obtained prior to siting a MMCF, 7) Limit the number of Medical Marijuana Collective Facilities per supervisorial district, and also Strongly Support the Amortization Clause for Current and Future Facilities. The motion passed 8-3-0-0-4, with 3 members voting no and 4 members absent. Should the motion for reconsideration pass, a new motion may be considered. (Taken Out of Order before Item 7-A)***

**7-E: (Transportation/Trails Subcommittee Item) Consideration of drainage on Keyes, a few feet south of Hanson on pavement. Request for a safe crossing such as an underground culvert to divert flooding and damage to large vehicle undercarriage when attempting to cross.**

Mr. Pate was in attendance.

Mr. Cooper said the Transportation/Trails Subcommittee had asked for evidence from Mr. Pate showing there is a safety issue with the portion of the road Mr. Pate was concerned about. No new report was presented to the subcommittee from the CHP or the Fire Marshal, and no ADT's were provided as had been requested. Mr. Cooper's friend drove a motor home down the road and it did not drag. The subcommittee discussed that the work to repair the road could be very expensive. With no additional information presented, the subcommittee took no further action.

Mr. Pate said he felt this issue had not been treated fairly by the subcommittee.

The Chair said there is a process to follow to get a project on the County Top 10 Priority List for Ramona. He suggested getting the neighbors involved. He encourage Mr. Pate to come up with a plan and an organized presentation

**7-F: Warnock Solar Project Landscaping**

Mr. Ensign said he can see that work has been done, but it isn't enough. Plants have not been surviving. Some are underwater. Maybe there is a need for gopher cages.

Mr. Cooper said that all the valve timers are off one way or another. The control mechanism needs to be fixed.

The Chair asked if Mr. Ensign and Mr. Cooper would respond to Mr. Kuhn with an update on the landscaping and make him aware of things that need to be fixed.

**MOTION: TO GIVE AUTHORITY TO MR. ENSIGN AND MR. COOPER TO MAKE AN APPROPRIATE RESPONSE TO THE OWNER OF THE WARNOCK SOLAR PROJECT (MR. KUHN) REGARDING THE CONDITION OF THE PROJECT LANDSCAPING.**

Upon motion made by Dan Scherer and seconded by Richard Tomlinson, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**7-G: Naming of the 13<sup>th</sup> St Bridge**

Discussion focused on the naming of the 13<sup>th</sup> Street Bridge. It was determined that more information was needed before any action could be taken.

**MOTION: TO SEND A LETTER TO THE COUNTY TO SEE IF IT IS POSSIBLE TO NAME A BRIDGE, AND IF SO, WHAT IS THE PROCESS?**

Upon motion made by Richard Tomlinson and seconded by Jim Cooper, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**7-H: Consideration of Removing a Large Eucalyptus Tree at 425 11<sup>th</sup> St that is Lifting the Sidewalk. Request by County DPW.**

The Chair said he had received an email request from County to see if a eucalyptus tree in the public right of way at 425 11<sup>th</sup> Street could be removed as it is lifting up the sidewalk.

Mr. Cooper looked at the tree and agreed that it was tearing up the sidewalk.

**MOTION: TO RECOMMEND THE EUCALYPTUS TREE AT 425 11<sup>TH</sup> STREET BE REMOVED.**

Upon motion made by Torry Brean and seconded by Frank Lucio, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**7-I: The subject project is seeking to process a “B Designator Design Review Checklist\_Exemption” application for APN #'s: 281-263-01, 02, and 17. The subject properties are vacant, located at the south/west corner of B St. and 10<sup>th</sup> St. in Ramona, and fall within the RM-V5 zone of the “Center District.**

Steve Powell represented the project for Jim Piva, who stepped down for the discussion and vote. Mr. Scherer acted as RCPG Chair for this portion of the meeting.

Mr. Powell said the project is catty-corner from Piva Equipment Services. The property has the B Designator (Design Review Board review required) over the site. A site plan application is proposed to stock and sell agricultural, horticultural and industrial materials/supplies. Small gravel would be an example of what could be sold. The project does not need to go before the RCPG. The use will be temporary. There is not a proposal to build at this time, but the property could possibly be developed in the future.

Mr. Ensign said it would be good to block the exterior of the fence on the roadway with vines or something similar.

Mr. Cooper said chain link is not allowed.

**MOTION: TO SUPPORT THE B DESIGNATOR RESIGN REVIEW CHECKLIST EXEMPTION AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 11-0-0-1-3**, with Jim Piva stepping down, and Eb Hogervorst, Elio Noyas and Paul Stykel absent.

**ITEM 8: GROUP BUSINESS (Possible Action)**

**8-A: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed**

Mr. Ensign said the meeting was canceled due to the lack of a quorum, and it will be rescheduled for October 13, 2016.

**8-B: Discussion Items (Possible Action)**

**8-B-1: Concerns from Members (None)**

**8-B-2: Future Agenda Item Requests (None)**

**8-B-3: Addition and Confirmation of New Subcommittee Members**

Mr. Lucio requested to add Joe Smith to the East Subcommittee. He announced that Jordan Abeel and Matt Condon both resigned from the East Subcommittee due to work schedules and other commitments.

Ms. Mansolf said that Mr. Cooper had asked if the resignations had to be accepted by the RCPG before they became effective. Ms. Mansolf followed up with the County Planning and Sponsor Coordinator, and was informed that the resignation of subcommittee members becomes effective immediately.

**MOTION: TO ADD JOE SMITH TO THE EAST SUBCOMMITTEE.**

Upon motion made by Frank Lucio and seconded by Jim Cooper, the motion **passed 11-0-0-0-4** with Eb Hogervorst, Donna Myers, Elio Noyas and Paul Stykel absent.

**8-B-4: Discussion of Publication of Agenda in the Ramona Sentinel. The RCPG Was Publishing both the Preliminary and Final Agendas in the Paper. Policy States that only the Final Agenda should be Published.**

Ms. Mansolf said the County is asking why the RCPG runs both the preliminary and final agendas in the Ramona Sentinel? Policy I-1 states that only the final agenda should be run. Ms. Mansolf said that since the final agenda goes into the paper on the day of the RCPG meeting, the preliminary agenda has been sent to the Ramona Sentinel ever since she has been on the RCPG. The final agenda often changes from the preliminary.

Ms. Mansolf will check with the editor of the Ramona Sentinel to see what our options are. One option would be running the preliminary agenda the week before the meeting and then just posting any changes the day of publication.

**8-C: Meeting Updates**

**8-C-1: Board of Supervisor and Planning Commission Meetings** (*Announced at the Beginning of the Meeting*)

**8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 11-3-16 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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