

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held November 3, 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	Jim Cooper	Scotty Ensign
	Frank Lucio	Kristi Mansolf	Donna Myers
	Elio Noyas	Jim Piva	Dave Ross
	Dan Scherer	Paul Stykel	Richard Tomlinson

Absent: Eb Hogervorst, Barbara Jensen, Rick Terrazas

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 10-6-16

MOTION: TO APPROVE THE MINUTES OF THE OCTOBER 6, 2016, MEETING AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 11-0-1-0-3**, with Paul Stykel abstaining, and Eb Hogervorst, Barbara Jensen and Rick Terrazas absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the County will be accepting written comments on the Notice of Preparation Document for the Climate Action Plan until the close of the Scoping Period on November 21, 2016. A Scoping Meeting was being held that very evening, November 3, at the County Operations Center.

Medical Marijuana will be on the Planning Commission agenda for November 4.

The Chair said that he and Mr. Cooper will be attending.

Ms. Mansolf announced the West Subcommittee met to discuss the Theaker Vinyard on Olive Street, but the applicant did not show up, so the item will not be heard.

A representative from Senator Joel Anderson's office was in attendance to invite everyone to attend Senator Anderson's holiday, legislative open house in El Cajon on December 7.

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.

Speaker: Dawn Perfect, Ramona Resident

Ms. Perfect serves on the Ramona Unified School District's governing board. She wanted to recognize those leaving the RCPG for their service.

The Chair said 8 RCPG seats are open. Outgoing members will be recognized for their service to the community in December.

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

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

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 12-0-0-3**, with Eb Hogervorst, Barbara Jensen and Rick Terrazas absent.

ITEM 7: ACTION ITEMS:

7-A: Presentation from legal Medical Marijuana Owners regarding 9-1-16 RCPG Motion. Requesting an Addendum to 9-1-16 Motion that includes Limiting Sales to 21 and Over, Education of Dangers to Minors in the Community, and Limiting to 2 Facilities Opening, not 3 in Ramona. Motion from 9-1-16: *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 8-3-0-4, with 3 members voting no and 4 members absent.*

The Chair said that the medical marijuana owners are asking for an addendum. Right now there are 2 owners with permission to open. The third owner may not want to open in Ramona.

Mr. Bowden thanked everyone for the time spent on the issue. He has put together an MOU. They are proposing no more than 4 per supervisorial district as per what the City of San Diego has done. They don't want to see more than 2 in Ramona. The Zoning Ordinance has no limitation. Mr. Berardino has elected not to open. They don't want to see an undue concentration of dispensaries in Ramona. The owners are proposing an age limit of 21 and older. They will continue working toward community outreach and education.

The Chair said that currently 18, 19 and 20 year olds can purchase medical marijuana. There are safety hazards on the roads in the community. The owners have agreed to self regulate.

Mr. Cooper said he would like a verbal commitment from the medical marijuana owners to be documented. The MOU document codifies the owners' positions. He would like to see this carried down to the Planning Commission. The addendum will serve as a benchmark, address issues in our community, and serve as a guide for others.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini said the Chair keeps putting this item on the agenda. The RCPG has decided 3 times not to pass any changes from the September 1, 2016, action taken.

Speaker: Casey Lynch, Ramona Resident

Mr. Lynch said the September 1 RCPG motion did not get into the Planning Commission report. He said the age issue is not important and will be decided at the State level.

The Chair said he is aware the motion did not get into the report. He will be going to the Planning Commission meeting with Mr. Cooper, and they will state the motion there. If the RCPG passes the addendum, they will present that too.

Mr. Stykel said the MOU doesn't say whom the document is between.

Mr. Bowden said it is between the RCPG from the San Diego Trade Association.

Mr. Ross asked if the RCPG is offering endorsement or not?

The Chair said he thinks these concessions in the MOU are better for us and other communities. He sees a benefit by having a positive relationship between the RCPG and the owners. We worked out the kinks and we are having a say as how this will go into the community.

Mr. Ross doesn't see this as a formal agreement.

Chris Brown, representing the owners, said the MOU is a compromise showing both sides came together to memorialize this action. In the schools, there will be education, plus there will be officers on school campuses.

Mr. Bowden said that Mr. Fish is working with schools. There are presentations that can be tied into.

Mr. Ross said there is no action plan. This plan is only fluff.

Ms Myers said she prefers a concrete solution.

Mr. Brown said 2 is a good number. One facility would need competition.

Mr. Cooper said that we can work the issue through and create language that best represents the possible options for the community. Ongoing monitoring would be beneficial. There is also the chance that marijuana will be used recreationally in the future. We can agree with what they are proposing and we will monitor it.

The Chair said the addendum includes the following:

- Limitations on the number of licensed medical marijuana facilities in the community. No more than 4 per supervisorial district and no more than 2 per community in the unincorporated area.
- Age limit of 21 and older at medical marijuana facilities.
- Community outreach and education by the dispensary owners.

MOTION: TO ADOPT AN ADDENDUM TO THE MOTION MADE SEPTEMBER 1, 2016, AS PRESENTED.

Upon motion made by Jim Piva and seconded by Torry Brean, the motion **passed 10-2-0-3**, With Donna Myers and Dave Ross voting no, and Eb Hogervorst, Barbara Jensen and Rick Terrazas absent.

- 7-B: AD 16-022, Administrative Permit to Grade/Clear Farmland for Development into a Vineyard. Gualtieri Family Vineyard, 1123 East Old Julian Highway. Continued from 10-6-16 Meeting. Changes include that plantings will lay on naturally flat areas not requiring grading. Earth will be disturbed to auger grape vine holes and post holes. The earth will be replaced and compacted. Vineyard planting rows will be perpendicular to natural land slope to aid in erosion control. Sections will eventually be filled with vine rows.**

Mr. Gualtieri presented the project. He lives in San Diego and bought land in Ramona to fulfill a lifetime dream to plant grapes. The property is 8.3 acres and he wants to plant 6. The rest of the property is blocked with swales. The property was part of a dairy farm. It is planted with natural grass. He originally wanted to till the land and take out the rocks, but he now wants to dig holes, 3 feet deep, in which to plant the grapevines, and not clear the land. Water will run through the natural swales.

The Chair said that Mr. Gualtieri attended the last East Subcommittee meeting, but was unable to make the October 6, 2016, RCPG meeting, so Ian Vaux represented him, but presented a different project from what was on the plans.

Mr. Lucio said that at the East Subcommittee meeting, September 26, the proposal presented was to disturb the ground and replant grasses and use best management practices, such as wattles, to minimize erosion. The East Subcommittee had approved the project, so he did not ask the applicant to come back with the changes.

MOTION: TO APPROVE AS PRESENTED (IN AMENDED PLANS SENT BY THE APPLICANT).

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 12-0-0-3**, with Eb Hovervorst, Barbara Jensen and Rick Terrazas absent.

- 7-C: (East Subcommittee Item) AD 16-029, Administrative Permit for a Small Winery at 23578 Highway 78, to allow: 1. Maximum 38 ft passenger vans; 2. Events; 3. Sourcing out of wine; 4. Extended hours of operation until 10:00 p.m.; 5. Construction of a new production and wine tasting building; 6. Future plans to add small cabins for farm stay experiences. Kerns, Owner**

Teri Kerns and Micole Moore presented the project. They have been growing grapes since 2006. They were bonded and licensed in 2011. They are ready to move forward.

Mr. Lucio gave the East Subcommittee report. There is a violation of the scenic corridor on the property. They were told they have to demonstrate the building can't be seen from Highway 78. The owners don't know yet if the building will be a stick building or a manufactured building. There is a question of the cabins that will be added in the future. There was a motion made to accept the project with addressing the scenic corridor issue, and the motion failed.

Ms. Kerns clarified events – events can be any type of activity, such as a birthday party. As far as size, there will probably be 75 to 100 people, but they would like to have as many as 150. As far as production, Micole Moore said they are allowed up to 20,000 gallons per year. They will have to bring some grapes in to accomplish this, and they want to keep this option open. They would like events to end at 9 p.m. with the clean up ending at 10. For small cabins – they are promoting agri-tourism. They do not anticipate having more than 3 cabins, and they would not be over 500 square

feet. There would be no kitchens. The area where the building will be will be hidden by vegetation. More vegetation will be planted. Ms. Kerns said they are anticipating this will be a 2 year process. Buildings will occur down the road. They can't build the building until they get a permit to do so.

Mr. Stykel said that noise is a big issue with the wineries.

The Chair said that we would like clarification on the building.

Mr. Tomlinson said the visibility of the structure from the road will need to be addressed, and the project should go to the subcommittee again.

MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT AS PRESENTED.

Upon motion made by Torry Brean and seconded by Paul Stykel, the motion **failed 6-6-0-0-3**, with Jim Cooper, Scotty Ensign, Frank Lucio, Kristi Mansolf, Donna Myers and Richard Tomlinson voting no, and Eb Hovervorst, Barbara Jensen and Rick Terrazas absent.

- 7-D: (South Subcommittee Item) AD 16-031, Administrative Permit for a Second Dwelling Unit at 163 Steffy Rd. Building to be 1171 sq ft with 2 Bedrooms, 2 Baths, with an attached 480 sq ft garage and 471 sq ft covered patio. Proposed Structure will fall under 50% Maximum Allowed of Existing Main House.**

Mike Alarid presented to the project. He just moved to Ramona 6 months ago. He would like to build a second dwelling unit on a graded lot above the house.

Mr. Noyas gave the South Subcommittee report. No concerns were brought forward at the meeting, and the project was approved as presented.

MOTION: TO APPROVE THE SECOND DWELLING UNIT AS PRESENTED.

The motion **passed 12-0-0-0-3**, with Eb Hogervorst, Barbara Jensen and Rick Terrazas absent.

- 7-E: Update PLDO Priority List for 2016 (action) Current list: 1. Girls Softball LED Scoreboards (Approved for up to \$128,000) in holding pattern, not looking for change to approved amount, ready to go; 2. Ramona Soccer League Field Expansion (Approved for up to \$275,000); 3. Wellfield Recreational Park Project (Approved for up to \$157,000); 4. Barnett School Playground Project (Approved for up to \$92,000); 5. Skateboard Park Development (Approved for up to \$90,000)**

Mr. Scherer gave the Parks Subcommittee Report. The Subcommittee met to give the County an update of PLDO priority projects in Ramona. Mr. Scherer presented the updated list.

Up Dated List:

- 1) Girls Softball LED Scoreboards (Approved for up to \$128,000)**
- 2) Ramona Soccer League Field Expansion (Approved for up to \$275,000)**
- 3) Wellfield Park Elm Street Project (Approved up to \$190,000)**
- 4) Skate Park (Approved up to \$90,000)**

MOTION: TO APPROVE THE UPDATED LIST AND SEND IT TO THE COUNTY.

Upon motion made by Dan Scherer and seconded by Elio Noyas, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Barbara Jensen and Rick Terrazas absent.

At the meeting, there was discussion on how the monthly reports do not contain essential information to track the projects. A motion to have Dawn Perfect write a letter requesting more information on the expenditures of PLDO funds was approved, and Mr. Scherer presented the letter the RCPG.

MOTION: TO SEND A LETTER TO MARCUS LUBICH (COUNTY PARKS) TO REQUEST INCLUDING SPECIFIC ITEMS WITH THE RAMONA PARKS REPORTS.

Upon motion made by Dan Scherer and seconded by Scotty Ensign, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Barbara Jensen and Rick Terrazas absent.

7- F: (South Subcommittee Item) Warnock Solar Project Landscaping

Mr. Cooper presented the Warnock solar project landscaping concerns at the South Subcommittee meeting. Mr. Noyas said the South Subcommittee agreed to visit the site and possibly draft a letter before the next RCPG meeting.

Mr. Cooper said there are problems with the landscaping, such as the sprinklers aren't adequate, etc.

7-G: Consideration of removing a eucalyptus tree at 438 D St in the public right of way that is causing problems for homeowner.

The Chair said Mr. Post, of County DPW, called the Chair and asked to remove a tree. The tree roots are causing problems for the property owner.

Mr. Cooper asked why the tree removal did not go to CUDA for review?

Mr. Stykel said he did not think he could get a quorum.

MOTION: TO RECOMMEND THE EUCALYPTUS TREE AT 438 D STREET BE REMOVED.

Upon motion made by Torry Brean and seconded by Dave Ross, the motion **passed 8-4-0-0-3**, with Jim Cooper, Scotty Ensign, Kristi Mansolf and Donna Myers voting no, and Ed Hogervorst, Barbara Jensen and Rick Terrazas absent.

8-H: Naming of the 13th St Bridge

Ms. Mansolf said Michael Khoury with the Department of Public Works responded to the RCPG letter on this issue by saying he is not familiar with the process of naming a bridge, and if it is possible to name a bridge, but he will look into it.

Speaker: Casey Lynch, Ramona Resident

Mr. Lynch said there is a trend to name bridges after veterans.

ITEM 8: GROUP BUSINESS (Possible Action)

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

Mr. Ensign gave the Design Review Board (DRB) meeting Report. A new version of the Form Based Code is still coming from the County in the future. The DRB reviewed plans for a large marijuana cultivation facility where the building will be 13,000 square feet and there will be 8 foot block walls around it (736 Montecito Way) The proposed building will be replacing another building onsite. The DRB does not want to see this facility look like a prison, and it will be hard to conceal with trees. Another facility (2338 Montecito Road) was also on the agenda. The building for this facility will be 2800 square feet. There will be no sales at either site.

Mr. Cooper is concerned there will be the same concerns with the grow facilities as there were with the dispensaries.

Mr. Ensign said the new Arco signage was reviewed and will be back next month. The vineyard at Grant St. James was also reviewed. For Aloha Trusses, they want to have chain link and there was shrub selection. The Country Kitchen is being remodeled. Access through the kitchen will change. Trash amenities will be added and 2 parking spaces. A Vineyard on Olive Street (Mark Paur) was approved. They are continuing to work with McDonald's. The sign violations continue with the flag banner signs as well as some other signs that were not built to the correct standards. Two new murals were looked at – the Verlaque store mural and a new mural on Peter Bidegain's building.

8-B: Discussion Items (Possible Action)

8-B-1: Concerns from Members – None

8-B-2: Future Agenda Item Requests

Mr. Lucio said someone had a concern about tumbleweeds blowing across SR-67 by the intersection improvement and wondered if anything could be done about it.

The Chair said the person should come to the RCPG meeting and bring this up on a non-agenda item.

Ms. Mansolf said someone had contacted her about the safety of bike lanes for bicyclists. Some are not that safe, especially where roads and bike lanes transition along the road.

Interest was expressed by some members of the RCPG to see what the specific issues were regarding bike lanes.

The Chair said the person should come to the RCPG meeting and share these concerns on a non-agenda item to determine if it should be agendized in the future.

B-3: Addition and Confirmation of New Subcommittee Members

Mr. Noyas brought forward the name of Mike Workman to add to the South Subcommittee.

MOTION: TO ADD MIKE WORKMAN TO THE SOUTH SUBCOMMITTEE.

Upon motion made by Elio Noyas and seconded by Jim Cooper, the motion **passed 12-0-0-0-3**, with Ed Hogervorst, Barbara Jensen and Rick Terrazas absent.

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 12-1-16 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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