

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held December 1, 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
 Eb Hogervorst Barbara Jensen Frank Lucio
 Kristi Mansolf Elio Noyas Jim Piva
 Dan Scherer Paul Stykel Rick Terrazas
 Richard Tomlinson

Absent: Donna Myers , Dave Ross

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 OF 11-3-16, 9-28-16

Mr. Cooper requested that his complete, written notes submitted for the September 28, 2016, meeting on the medical marijuana issue, be submitted into the record as written.

MOTION: TO APPROVE THE MINUTES OF THE MEETING SEPTEMBER 28, 2016, WITH JIM COOPER'S REQUESTED CHANGES.

Upon motion made by Scotty Ensign and seconded by Rick Terrazas, the motion **passed 12-0-1-0-2**, with Paul Stykel abstaining, and Donna Myers and David Ross absent.

MOTION: TO APPROVE THE MINUTES FOR THE MEETING NOVEMBER 3, 2016, AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 12-0-1-0-2**, with Rick Terrazas abstaining and Donna Myers and David Ross absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf made the following announcements:

The Traffic Advisory Committee meeting will be December 9, and radar recertification of Ramona Oaks Road, San Vicente Road, and Vista Ramona Road/Sargeant Road will be on the agenda.

Caltrans will be at Olive Peirce Middle School on Wednesday, December 7, to present the SR-67 Channelization project. In 2013, Caltrans came to the RCPG and presented 3 options for barriers along SR-67 from Wintergarden in Lakeside and Shady Oaks in Ramona.

The medical marijuana ordinance issue will be going to the Board of Supervisors on January 25, 2017.

The County Ag Promotion Program is out for public review until January 3, 2017.

The first RCPG meeting of 2017 will be on January 12. The Board of Supervisors will appoint the new and returning RCPG members prior to January 12.

The Chair announced that Dave Ross would be late, and Donna Myers will not be attendance and has an excused absence.

The Chair recognized new members Christopher Holloway, Casey Lynch and Dan Summers. He congratulated the RCPG members that were re-elected.

The Chair said that he and Mr. Cooper went to the Planning Commission meeting on November 4.

Mr. Cooper said the Planning Commission considered the Memo of Understanding from the medical marijuana operators in Ramona. Our efforts were the foundation of the recommendation to go to the Board of Supervisors. They are going with a cap of four medical marijuana facilities per Supervisorial District – so there will be 2 in Ramona, 1 in El Cajon and 1 in Lakeside (District 2). The age of 21 will be used for dispensing. There was some discussion on cultivation, but that isn't on the table yet. A minor use permit will also be required for dispensaries.

Mr. Cooper announced Ramona PLDO projects will also be going to the Board of Supervisors on January 25.

The Chair said he would like to see on the agenda in January a motion that Mr. Cooper go to the Board of Supervisors and represent the RCPG on January 25, 2017. The RCPG has taken the lead on some tough issues that were adopted by the Planning Commission and the Board of Supervisors. The Planning Commission vote was unanimous. The requirement of minor use permit was also included in the vote.

Every 2 years the County will look at this ordinance again. Proposition 64, recreational marijuana, will be going forward. We can be influential with that one, too.

The Chair said the ribbon cutting for San Vicente Road was done with Supervisor Jacob. That project started 10 years ago.

Mr. Tomlinson said the project started in 1999.

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 ACCEPT THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Torry Breaun, the motion **passed 13-0-0-2**, with Donna Myers and David Ross absent.

ITEM 7: Recognition of Outgoing RCPG Members

Mr. Scherer, RCPG Vice Chair, presented certificates of outstanding service awards to the RCPG Chair, Jim Piva, Eb Hogervorst and Barbara Jensen. Mr. Piva and Mr. Hogervorst served 2 terms, or 8 years on the RCPG. Ms. Jensen served 1 term, or 4 years.

ITEM 8: ACTION ITEMS:

8-A: (West Subcommittee Item) D8 Waiver Request, 17132 Highland Meadow Ct. Proposal for Single Family Residence on Lot with 60 percent open space and 1 Area to Build on. Contains no Rock Outcroppings, no Oak Trees will Need to be Removed. There are no Setback Issues and there will be Minor Vegetation Removal. The D8 Waiver was approved for this property by the RCPG on April 7, 2016. The D8 Waiver is only good for 6 months. Poland, Owner

Mr. Poland said he purchased the property as is, and the property was graded. The D8 Waiver for the property from April 7, 2016, is due to expire, so he is asking for another waiver. The house he will build is smaller than the plans for the house that was approved in April, and the house is angled a little differently, but the placement of the house is the same

Ms. Mansolf said the West Subcommittee approved the D8 Waiver.

MOTION: TO APPROVE THE D8 WAIVER AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Donny Myers and David Ross absent.

8-B: (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. Continued from 11-3-16. Kerns, Owner

Teri Kerns presented the project. At the last RCPG meeting, there were questions about the proposal. She has worked with her contractor, and brought back some answers. The building will be stick built rather than prefabricated. A boutique winery is not financially sustainable, so they are moving up to a small winery. The building will be visible from the road. It will be constructed of reclaimed materials. The roof will be metal and the building will be a gray in color. Ms. Kerns had copies of what the building would look like.

Mr. Lucio gave the East Subcommittee report. There was no quorum, and the project was discussed informally. The building is in the scenic corridor. It will match and blend with the background, and the roof line will not be straight, breaking up the line. He feels the project should go forward.

Speaker: Peter Clarke, Ramona Resident

Mr. Clarke is the owner of a small winery. He had 10,000 visits over the last year. The mid size transit vehicles have a good impact on traffic. Mr. Clarke spoke in favor of the proposal.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Frank Lucio, the motion **passed 13-0-0-0-2**, with Donna Myers and David Ross absent.

8-C: (Transportation/Trails Subcommittee Item) Consideration of the Resurfacing of the Alley between 10th and 11th (behind Jack in the Box)

Mr. Cooper said the Transportation/Trails Subcommittee did not have a quorum. The alleyway behind Jack in the Box, between 10th and 11th Streets, is in very bad shape and is in need of attention. He would like to ask the County to look at the condition of the road and consider it for pavement improvement.

MOTION: THE RCPG SEND A LETTER TO THE COUNTY REQUESTING AN INVESTIGATION OF THE ALLEY BETWEEN 10TH AND 11TH STREETS (BETWEEN MAIN AND D STREETS) FOR PAVEMENT IMPROVEMENT.

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 13-0-0-0-2**, with Donna Myers and David Ross absent.

8-D: Discussion of PLDO Projects Update

Mr. Scherer said there was no quorum at the Parks Subcommittee meeting. Marcus Lubich, Parks Project Manager, attended. The Elm Street project, consisting of a nine-hole disc golf course and 15 lane horse-shoe pitching course, will be going to the Board of Supervisors on January 25.

Mr. Cooper said the PLDO funding happens quickly. In fall of 2017, they will start the project.

8-E: Discussion of PLDO proposed language change and boundary adjustment

Mr. Cooper reported that Mr. Lubich said the PLDO boundary adjustment portion of the project would take 18 months. There are 2 maps – 1 shows the current boundaries, and 1 shows the proposed boundaries. Right now there is not enough information. Ramona will be losing 11 thousand acres, but it is not clear yet how much development we will lose. The Barona District may be included with Ramona. A goal of the project is to align PLDO boundaries with Planning and Sponsor Group boundaries.

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

Mr. Noyas said the South Subcommittee has not yet had an opportunity to have a field visit to the Warnock solar project to look at the landscaping, but they will in the near future.

8-G: Naming of the 13th St bridge

The Chair said he was going to ask Mr. Farace at the County what the process is for the naming of the 13th Street bridge. When he finds out, he will pass this information on to the RCPG.

Mr. Cooper said there will be foot and equestrian traffic on the bridge. Transportation/Trails want a walkway for horses and equestrians under the bridge. Ms. Perfect talked to someone regarding the bridge. The person she spoke with was unaware of the request to have the trail go under the bridge, so this option will now be considered.

8-H: PDS 2214-POD-14-991, Agriculture Promotion Program. Notice of Availability Of Revised Draft EIR, 11-17-16. GPA and Zoning Changes can be viewed at:

<http://www.sandiegocounty.gov/pds/advance/agriculturepromotion.html>

Other Draft Documents can be viewed at:

http://www.sandiegocounty.gov/pds/ceqa_public_review.html

Public Review ends January 3, 2017

Ms. Mansolf announced the County Agriculture Promotion Program is out for public review until January 3. Agricultural elements included in the program scope include agro-tourism, breweries, beekeeping, and similar agricultural endeavors.

ITEM 9: GROUP BUSINESS (Possible Action)

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

Mr. Ensign gave the Design Review Report. The Form Based Code is still due for changes early in 2017. Aloha Trusses' fencing was approved. The Arco sign was not approved. Vineyard Grant James Winery was approved. The Board reviewed Mr. Bidegain's sign change. Taco Bell made the signs smaller on the back of the building. There is also a smaller directional sign proposed. Casa Rustica will be in the old Digiovani's Restaurant. The exterior has been repainted This is a new proposal and they will be back. A car wash is now on SR-67 (by the Livery). They did not go through any review process. One of the members said that they heard that regarding the car wash, the owner just wanted to get done and sell it.

9-B: Discussion Items (Possible Action)

9-B-1: Concerns from Members

Mr. Hogervorst said that the dip in the road on Keyes, brought up by Charlie Pate as a concern, is now fixed. Mr. Hogervorst brought it to the attention of someone at the County who was able to fix the problem.

9-B-2: Future Agenda Item Requests

The issue of hikers parking along the road (SR-67) by Mt. Woodson was brought up.

Mr. Cooper asked that the item be put on the next Transportation/Trails and RCPG agendas for discussion.

9-B-3: Addition and Confirmation of New Subcommittee Members – None

9-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. Carried Over from 10-6-16 meeting.

Ms. Mansolf spoke with the editor of the Ramona Sentinel, Maureen Robertson, and let her know the County wants the RCPG to only publish the final agenda in the paper, but since the final agenda comes out the day of the meeting, that would not meet the 72 hour noticing requirement. Ms. Mansolf asked if the preliminary agenda is run as a classified ad the week before the meeting, would Ms. Robertson be able to run the changes from the preliminary agenda to the final agenda in

the paper the Monday before the RCPG meeting. Ms. Robertson said she would. Ms. Mansolf said that she now needs to run this by the County.

9-C: Meeting Updates

9-C-1: Board of Supervisor and Planning Commission Meetings – *Announced at the Beginning of the Meeting*

9-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 1-12-17 at 7 p.m.

Ms. Mansolf said the Library is not available on January 12, 2017, so she will see if the Community Center is available for the meeting.

The Chair gave some tips he felt were good to keep in mind for RCPG members. Currently the RCPG is not viewed as dysfunctional. He recommended that everyone sits by someone different at each meeting. He also recommended that people embrace opposing views.

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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