

EAST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
October 7, 2013, 7:00 P.M.

1. CALL TO ORDER – 7:05 p.m.
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.
Members Present: Scotty Ensign, Chair; Kristi Mansolf and Kevin Wallace
Guests: Jim Cooper, Steve Powell, Mr. and Mrs. Sickels
3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY - None

Action Items:

5. AD 13-036, Administrative Permit for a Small Winery Permit at 18750 Littlepage Rd to Continue in the Business of Producing Wine and to Extend Sales with Events (up to 200 People). Agriculture and Scenic Special Area Regulations Apply

Mr. Sickels presented the project. They are proposing to do a small winery with events. The property is located 6/10 of a mile south of the Old Julian Highway and a couple of miles from Highway 78. The property is A-72 and not in ag preserve. They had proposed a project a couple of years ago, which the RCPG had recommended approval for. At that time, they withdrew the project, but now have resubmitted it. There was a building that was shown in the plans in 2011 – a 6,000 sq ft Tasting Room, and now it is built.

They have several components of the project. There will be a Tasting Room with a surrounding patio. There is also the Old Crush House, the Wine Cave, lawns, fields and paved patios. They have to add 1 more fire door and 1 more exit to the Tasting Room. They are converting the Old Crush House to a party venue and adding a third door. The biggest challenge is the very picturesque Wine Cave. It has to be ADA compliant, and there is a problem with ingress and egress to make it ADA compliant. It is 900 sq ft. None of the doors of the Wine Cave are ADA compliant now. There is too much mountain on 2 sides of the Wine Cave, and they will have to cut a tunnel into the mountain. Currently they are stopped from adding further events to their calendar. Their wines have won awards in San Francisco, Los Angeles and the Del Mar Fair. They would like to have 4 Wine Club meetings a year at their establishment. For weddings, the County counts 4 to a car. They can have 200 people maximum for events.

Parking will be on a dirt/dg area between the vineyards that was created for parking. They have 2 ADA parking spaces. When they have events, they have people there to help park cars.

Mr. Ensign asked if the dust on the road creates an impact when there are events?

Mr. Sickels said there are no residences near by. They have a water truck water the road when there are events.

MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Scotty Ensign, the motion passed 2-0-1-0-0, with Kevin Wallace abstaining.

6. STP13-010 Site Plan Tractor Supply Company, Single Tenant Commercial Building on 4 Parcels, North/West Corner of Hunter St and SR 67. Applicant Requesting a Waiver of Utility Undergrounding Requirement (Board of Supervisors Policy I-92)

Steve Powell said that as part of his application package, they are applying to waive the undergrounding of utilities for the project. If there is a utility pole on property, it is the owner's responsibility. There are 4 poles on the property.

Mr. Powell said that they were proposing a pathway on Hunter and Vermont. The County has said they don't need to put in these pathways – just the meandering sidewalk along Main Street.

Caltrans has a 60 feet width along Main Street. The County right of way is 72 feet along Main Street beyond Caltrans' 60 feet. They will be moving a pole at Vermont and Hunter. The 10 foot trail will be squeezed into a 5 foot sidewalk. They will be doing off-site improvements.

Mr. Wallace said it will be hard for people to get around if poles are in the way.

Ms. Mansolf said she hears one common complaint with trails and pathways – power poles or utility boxes in the trail easement. She asked Mr. Powell to discuss how this could be avoided, at the RCPG meeting.

Mr. Wallace said he is against big projects in Ramona, and the project is corporate and going to take away business from other similar, small businesses in Ramona.

MOTION: TO RECOMMEND WAIVING THE UTILITY UNDERGROUNDING REQUIREMENT, AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Scotty Ensign, the motion passed 2-1-0-0-0, with Kevin Wallace voting no.

7. Approval of East Subcommittee Minutes 4-29-13

MOTION TO APPROVE THE MINUTES OF THE APRIL 29, 2013 MEETING.

Upon motion made by Kevin Wallace and seconded by Scotty Ensign, the motion passed 3-0-0-0-0.

8. Adjournment – 8:45 p.m.

Respectfully submitted,

Kristi Mansolf