

Minutes for EAST SUBCOMMITTEE
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
February 27, 2017, 6:00 P.M.

1. CALL TO ORDER.....Frank Lucio
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF MEMBERS PRESENTFrank Lucio, Jim Cooper, Joe Smith,
absent: Kevin Wallace
4. Corrections/Approval to the Minutes 5-23-16, 10-31-16, 11-28-16
5/23 Grant James administrative permit request
10/31 Ramona Ranch Winery...permit request, meeting tabled
11/28 There were no minutes for this meeting. Ramona Ranch Winery was tabled on 10/31 and was to meet again
on 11/28 but didn't have a quorum. Jim Cooper and Frank Lucio were the only ones in attendance.
5. ANNOUNCEMENTS...none
6. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY.....none
7. **Ground Mount Solar Project, 23720 Highway 78, 1376 Square Foot Solar Array. "S" Scenic Special Area Designation Applies.** Owner Representative Greg Howard presented the 21kw solar project as per documents provided. Project is located in the Scenic Corridor Area and the visual component was the main issue for the review by the committee. Since there was not enough documentation on the elevation needed to determine the visual impact this large array would pose, a motion was made by Frank Lucio and seconded by Joe Smith to approve this project contingent on Frank Lucio physically verifying the visual impact at the site using photos from Highway which Howard and owner will bring to Planning group along with an evaluation of use various shrubs as a visual block if needed thus eliminating this only discussed hurdle toward Planning Group consideration. Motion failed without unanimous vote. Vote 2-1 Jim Cooper with a Nay.
8. **MUP 03-035W1, Modification of a Major Use Permit for the Mountain Valley Ranch.** This project already had a Major Use Permit but needed to make modifications to it which the county planners are in the process of developing as per 2/24/17. Owner reported that there was little changes in the physical plant and that the major differences in the usage of the building and area would be with the change from the Agriculture venue to one that allows public events which would require changes in the management of music/sound, traffic, and hours of operation that would normally be in violation without country approved modification to the existing Major Use Permit. It was reported by the owner to the committee that this project was reviewed by Transportation and Trail and the county and found no negative impact with traffic flow in the area considering the amount of cars the plant could facilitate. It was reported that Transportation and Trails approved this project. A motion was made by Jim Cooper and seconded by Joe Smith to approve this project with a suggestion for the owner to consider stopping all music at 9pm to allow all clients to leave by 10pm which is the intendant closing time. Motion carried 3-0
9. **Corrections/Approval to the Minutes 5-23-16, 10-31-16, 11-28-16**
A motion was made by Jim Cooper and seconded by Joe Smith to approve the summary minutes listed in item #4 in these minutes for the dates 5-23-16, 10-31-16, 11-28-16, provided copies of these minutes can be produced from Planning Group Secretary records. Motion was approved 3-0. Copies of these minutes were produced and are approved as written.
10. **Adjournment 6:40pm**

