

**County of San Diego  
Ramona Community Planning Group  
FINAL MEETING MINUTES  
April 4, 2013  
7:00 PM @ Ramona Community Library, 1275 Main Street**

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 7, 2013, at 7 p.m., at the Ramona Community Library.

**ITEM 1: ROLL CALL (Piva, Chair)**

In Attendance:	Chad Anderson	Torry Brean	Jim Cooper
	Scotty Ensign	Carl Hickman	Eb Hogervorst
	Barbara Jensen	Kristi Mansolf	Donna Myers
	Jim Piva	Dennis Sprong	Kevin Wallace

Excused Absence: Matt Deskovick, Paul Stykel, Richard Tomlinson

Jim Piva, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Vice Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

**ITEM 2: PLEDGE OF ALLEGIANCE**

**ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 3-7-13**

**MOTION: TO APPROVE THE MINUTES OF MARCH 7, 2013.**

Upon motion made by Donna Myers and seconded by Jim Cooper, the motion **passed 11-0-1-0-3**, with Matt Deskovick, Paul Stykel and Richard Tomlinson absent.

**ITEM 4: Announcements and Correspondence Received**

The Chair said he heard from Bryan Woods who said he is looking forward to working with Ramona for solar and other projects.

**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 the posted agenda. *None***

**ITEM 6: Presentation by AMCAL on their Proposal to Develop Parcels North Side of Robertson St. and Pala St. with Affordable Workforce Housing for Families – Approximately 60 Units in a Walk-Up Building Design. Parcels are Approximately 8 Acres and Zoned for 15 Units per Acre. Mario Turner, Representative from AMCAL**

Mr. Turner introduced the project. AMCAL would like input on their project proposal. They build market rate and affordable housing in California, and have built 46 communities in California. They are interested in developing the lower half of a 4 acre parcel with 60 units of work force, affordable housing. He attended the Design Review Board meeting last week, and presented the conceptual site plan.

## RCPG Minutes 4-4-13

Kevin Newman said they are considering building a development that contributes to a strong pedestrian-oriented community. There is a 50 foot setback along Robertson for landscaping. An alley loaded concept will be used for vehicle access. Buildings will be front facing and of a 2 story criteria. They will pick up trails. Parking will be concealed in the back. Open space will be a part of the project. There will be 8 units to the front, and 2 carriage units over parking. There will be an open breezeway on the back side of the building. They saw a rural environment in Ramona and are going to use a rural architectural element. Architecture will be of simple forms, with a contemporary soft approach. They considered vertical lines versus horizontal lines and looked at the classic California farmhouse architecture. They looked in the community for ideas.

Mr. Turner said the zoning requirements were researched. Nothing deviates from the code.

Mr. Anderson asked if they owned the ground?

Mr. Turner said they are under contract.

Mr. Anderson asked if government funding were to be used?

Mr. Turner said tax credits are involved. If they get an allocation, the tax credit is sold to a bank to get equity to finance.

Mr. Anderson asked if the rents are subsidized?

Mr. Turner said the rent has to be below market value for the private sector. They will also try to get County funding. The funding is 100 percent designated for affordable work force housing. The funds are already earmarked for affordable housing.

Mr. Ensign asked if there would be a street light put in on Main? His concerns are traffic concerns for Main Street and the sewer system.

Ms. Myers asked about who would live in the housing?

Mr. Turner said people with construction jobs, teaching and good paying jobs will live in the housing.

Ms. Myers said she doesn't think Ramona is that type of community. People go down the hill to work. We have limited resources in Ramona and jobs. Ms. Myers asked how much the rents would be?

Mr. Turner said for a 2 bedroom, the rent would be \$544 on the low end, to over \$1,000 for a 3 bedroom on the high end. There will be a sliding scale. Tenants have to earn \$48,000 or less to qualify.

Mr. Brean asked about employee programs?

Mr. Turner said tenants would have a background check. No criminal history is allowed. With tax credit housing, there are more restrictions. They want to create a long term community asset. There is a floodplain on the other parcel they plan to buy, so it can't be developed.

Mr. Brean said it would be good to have a link to the Greenway Park from the project.

Mr. Sprong asked if there were tax credits for construction?

Mr. Turner said they hold the property for 55 years, and so the program will be in place for 55 years. They have to pay the same construction costs as everyone else. Equity is provided so there is a funding source.

Mr. Sprong asked if the tax credit has to be paid back?

Mr. Turner said they get the tax credit through a competition, then they sell it to investors and that gives the project equity. This is not Section 8 housing. Mr. Turner said Ramona is a great town to be a part of. He has been doing research and there is a need for this type of housing.

Mr. Wallace asked where Mr. Turner determined the need in Ramona?

Mr. Turner said it is in the County Housing Element.

Ms. Mansolf asked if AMCAL had programs for their tenants? She asked Mr. Turner if he were familiar with the company Community Housing Works. They offer some child care, after school care and some programs for kids, and programs for adults that can help them buy a home. Public transportation is very limited in Ramona and going out of Ramona.

Mr. Turner had not heard of Community Housing Works, but AMCAL does have some elements that do promote community within their developments.

The Chair asked Lt. Bovet, in the audience, what the apartments are east of K-Mart?

Lt. Bovet said it is Canyon Crest with over 60 units.

The Chair asked about the crime rate at Canyon Crest?

Lt. Bovet said Canyon Crest was crime ridden. Currently, calls for crime are low. There is a program called, "Crime Free Multi Housing," and should their project be built, he would ask them to participate.

Mr. Turner said drug use will not be tolerated.

The Chair said there is a need in the community for senior housing. School enrollment is declining, so there are less children. Families are moving out of Ramona to be closer to work. There is more of a demand for senior housing. There are not a lot of jobs in the community and the price of gas is going higher. There is not a lot of crime in senior housing.

Mr. Turner said his company builds family housing, special needs housing and senior housing.

**ITEM 7: ACTION ITEMS:**

- A. Presentation/Update by County Staff, Department of Public Works, Capital Improvement Projects, on San Vicente Rd Improvement Project. Included are Project Timeline, Information on Contracting Approach during Construction, and Coordination with the Emergency Response Community**

Steve Ron, project manager at DPW, presented the project. They came to the RCPG meeting last July to talk about the project. Right now there are 16 curves in San Vicente Road between Warnock and Wildcat Canyon. After construction, there will be 6 curves. The project is for 2 travel lanes of 13 feet, with a 5-foot bike lane on either side of the road, a 10-foot parkway on the north or east side of the road and a multi use 10-foot DG pathway for both equestrian and pedestrian use on the south or west side. There will be a landscape barrier and an asphalt berm to separate the bike lane from the pathway, as a result of comments made on the project. They will continue to work with the equestrian community. They have met with the San Diego County Estates board, and they think they have fixed all concerns.

Terry Rayback, CIP Program Manager, said there will be 3 dedicated turn lanes – at Deviney, Wildcat and Warnock. The warrants are not there for a continuous turn lane. They are looking at how to address public safety. There will be a mandatory pre-bid conference. They will awarding on a low bid basis. Built into the bid is to be able to put plates down in 15 minutes to cover holes in the event of an evacuation. Two lanes of traffic will be maintained as much as possible. There will be no work during the morning rush hour and work will stop early enough in the day to avoid impacting the afternoon rush hour. Flagging delays will not be longer than 15 minutes. Everyone will be able to get in and out of their house and driveway during construction. Social media will be used to maintain good information for people regarding the construction, on both Facebook and Twitter. There will be weekly meetings at the construction site. There has been a large outreach with emergency responders. There has been discussion of placement of barriers so they equipment can navigate the site. Every couple of hundred feet there will be a turn out to turn emergency vehicles around if necessary. There is every intention to maintain current emergency response times. When there is a red flag day, the flagger will not be used. Contractual requirements are all up front. There will be general outreach meetings and weekly project updates with the engineer. By having smooth curves, there will be better site distance, better reaction time, and the road will be safer. The hotline number for the project is 1-877-291-6565. This number will be on signage at the project and is currently working. There will also be changing message signs.

As far as the project environmental, 150 oak trees, including Engelmann oaks will be removed on 5.85 acres long San Vicente Road. They are looking at doing some mitigation for the project at the Barnett Ranch, and some will be out of Ramona. Mitigation will be at a ratio of 3:1. The County is acquiring 14.5 acres of oak habitat for mitigation. They think 5 gallon trees will be offered that people can plant on their properties. This could be available through the Boy Scouts, the Girl Scouts, or some other group.

There was a question regarding the Barnett Ranch Enhancement project the RCPG had seen in 2012. Mr. Rayback said the project is in the application process and no decision has been made yet.

The County is in the right of way acquisition stage of the project now. The project will go to the Board of Supervisors this summer to get approval for staff to advertise and award the construction contract. It will take 18 months to do the work. The RMWD will move their water line as part of their contract.

Mr. Brean said he would like to see the trees stay on site. Would moving saplings to adjoining properties be a problem?

Mr. Rayback said if a resident wants, they can take on planting oaks. The County doesn't want to introduce obstacles close to the road. There may be a volunteer program for planting trees. There is some flexibility for where saplings can go.

## RCPG Minutes 4-4-13

Mr. Brean asked if the landscape barrier will be watered? Mr. Brean said the project is a good asset and will save lives.

Mr. Rayback said there will be a temporary watering system to establish the landscaping.

Mr. Hickman asked Mr. Ron about the design of the curves for speed?

Mr. Ron said the speed limit on the road will be 55 mph. They used 60 mph when they designed the curves. Ninety eight percent were designed at 60 mph and 2 percent at 55 mph.

Mr. Hickman asked about driveways being altered along San Vicente Road as part of the construction process?

Mr. Rayback said getting the right slope when matching driveways to a roadway change is always a challenge.

Mr. Hickman said there is a left turn lane at Warnock. What about San Vicente Road?

Ray Perdido, County DPW, said there is a left turn lane from San Vicente Road that will stay as is.

Mr. Hickman asked about Deviney – will there be a dedicated right and/or left turn lane?

Mr. Perdido said there will be both. There will also be a dedicated right turn lane at Wildcat Canyon Road.

Mr. Hickman asked about the type of curb? He also asked about the work hours and the number of ADT's on San Vicente Road?

Mr. Perdido said the curb will be 6 inch AC berms/dikes. Work will be done outside of commuter times – 9 to 3 or 9 to 4. There will be no construction between 5 am and 8 am.

Mr. Rayback said there are 16,000 ADT's on San Vicente Road.

Mr. Hickman said the road classification doesn't meet the standards. A 40 foot minimum road would be required. This road will only be 36 feet. There will be no additional installation of a center line. A double yellow with 3 feet of separation would be optimal. Now there will be 1 foot of separation. He would like to see another 2 feet in some workable combination. There are a lot of head-on collisions now. He asked County staff to look at the collision data. Speeds will come up with a wider, straighter road.

Mr. Rayback said they are walking a fine line with trying to preserve community character. The bike lanes are needed due to the funding by SANDAG. They have to provide bicycle and equestrian travel lanes in both directions.

Mr. Sprong asked about the original project plan with a continuous turn lane all the way down the road to the SDCE. There is a significant number of residents at Bunnie King and Gem Lane. People have horse trailers and other types of agricultural vehicles pulling on and off the road at these two access points. Mr. Sprong said he was concerned because he had heard the warrants were not met to have turn lanes at these roads.

County staff said that after the EIR came out and comments were made, it was brought out that there was a concern for public safety with horses and trailers through this area pulling into and out of the Barnett Ranch Preserve at Deviney. Counts were not made for the warrants for Bunnie King and Gem Lane.

Mr. Hogervorst said there is 10 times the traffic on Gem Lane than to the Preserve.

Mr. Ensign asked if there was any construction planned on the Old Julian Highway over the next 18 months?

Mr. Rayback said they are trying to de-conflict everything in the area now.

Mr. Ensign said he will be interested in seeing the types of plant life chosen for landscaping.

Mr. Rayback said they will be hydroseeding. Seed mix will be selected as per a consultant.

**B. (West Subcommittee Project, Mansolf) AD 13-010, Administrative Permit For Rowland Second Dwelling Unit (up to 50 percent of the size of the main dwelling) Within an Existing Permitted 1,200 sq ft Barn, and Add a Second Floor Level with the Barn Structure not to Exceed the Allowable Barn Square Footage . Sonora and Montecito Way.Powell, Representative**

Mr. Powell presented the project. The owner bought a permitted barn with a bootlegged apartment already in it. There was a formal complaint, and now he needs to fix the problem. His options are to tear out the apartment or get an Administrative Permit for a second dwelling unit.

The lot size is over 4 acres. The reason he needs an Administrative Permit is the apartment is attached to the barn, and there are strict rules for housing that is attached to certain types of structures. If Mr. Rowland gets the Administrative Permit for the apartment, someone can live there.

There were some additional problems on the property that are not part of the permit application. The sea train on site will be moved to a place where it is allowed. There were some inoperable vehicles that were moved. Code Enforcement is involved and these are Code Enforcement issues.

Ms. Mansolf said the West Subcommittee reviewed the project and approved it.

**MOTION: TO APPROVE AS PRESENTED.**

Upon motion made by Carl Hickman and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Chad Anderson, Matt Deskovick, Paul Stykel and Richard Tomlinson absent.

**C. Parks and Recreation Subcommittee Meeting Business**  
**1. Update on Park Land Dedication Ordinance (PLDO) Topics Review (current list dated April 13, 2012)**

PLDO projects and finding a champion for each one was continued from last month.

**2. Community Outreach Efforts**

Mr. Cooper said that through the committee's community outreach efforts, Kim Lasley has asked to serve on the Park Subcommittee.

**3. Consideration of Writing a Letter to Supervisor Jacob Requesting the Plan for Cleanup of the Santa Maria Creek Include Facilitating Enhancement of the Santa Maria Creek so that It Can Be Used in the Future as a Greenway Park for Recreational Purposes**

There was discussion on writing an additional letter to Supervisor Jacob, asking that the Santa Maria Greenway project be considered with the creek cleanup, which will save money if both projects are done together, plus the cleanup efforts will last longer if the area is used as a park.

**MOTION: TO SEND AN ADDITIONAL LETTER TO SUPERVISOR JACOB TO INCLUDE, AT THE TIME OF THE CLEANUP, THE IDENTIFICATION OF A FORMALLY RECOGNIZED TRAIL ALONG THE BANKS OF THE CREEK, THUS EASING THE TOTAL COST IF BOTH ARE DONE TOGETHER.**

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 11-0-0-0-4**, with Chad Anderson, Matt Deskovick, Paul Stykel and Richard Tomlinson absent.

**ITEM 8: GROUP BUSINESS (Chair) (Possible Action)**  
**A. Confirmation of Subcommittee Members (CUDA, West, South, East, T&T) for 2013**

The following subcommittee members were brought forward for confirmation by the chairs of the RCPG subcommittees:

CUDA: Torry Brean, Chair; Bob Hailey, Dawn Perfect and Steve Powell

EAST: Scotty Ensign, Chair; Kristi Mansolf and Kevin Wallace

PARKS AND RECREATION: Jim Cooper, Chair; Torry Brean, Arvie Degenfelder, John Degenfelder, Kim Lasley, Jeff Moody, Dawn Perfect,

SOUTH: Donna Myers, Chair; Patricia Brennecke, Kathy DaSilva, George Eastwood, Bob Hailey, Mark Hutton, Bob Krysak, Rick Morgal and David Ortiz

TRANSPORTATION & TRAILS: Carl Hickman, Chair; Karen Carlson, Arvie Degenfelder, John Degenfelder, Scotty Ensign, Michele Morton, Dawn Perfect, Angus Tobiason and Cheryl Wegner

WEST: Kristi Mansolf, Chair; Robin Joy Maxson and Kevin Wallace

**MOTION: TO CONFIRM ALL OF THE SUBCOMMITTEE MEMBERS BROUGHT FORWARD BY SUBCOMMITTEE CHAIRS.**

Upon motion made by Kristi Mansolf and seconded by Kevin Wallace, the motion **passed 11-0-0-0-4**, with Chad Anderson, Matt Deskovick, Paul Stykel and Richard Tomlinson absent.

**B. RCPG Standing Rules, General Review plus Review for Conformance with Newly Revised Policy I-1 – Update**

Mr. Cooper said the ad hoc committee formed to review the Standing Rules has met and looked at the conformance of the Standing Rules as compared with Policy I-1. He noticed that trails are mentioned in the description of the Parks and Recreation Subcommittee, and pathways are

mentioned in the description of Transportation/Trails, which trails are not, yet the name of the subcommittee includes trails.

Ms. Mansolf suggested each of the 2 subcommittees review the descriptions in the Standing Rules and then decide what they want in them.

**C. Report on Customer Perspective Panel Meeting March 15 at County Operations Center . Consideration of Recommending a Ramona Resident to be the District 2 Representative on the Land Development Performance Review Committee**

The Chair participated in the County Customer Perspective Panel on March 15. He had been asked to serve on the panel, and the meeting was held where the Planning Commission meetings are held. They were asked questions in advance, and shared the answers at the meeting. There is a video available of the meeting.

Mr. Ensign said he watched the video and he recommends it to all to watch. It was good to hear the questions and answers, and the Chair was dynamic.

The Chair said the Customer Perspective Panel will get together again in the future.

On another related topic, the Chair said he inquired about the Land Development Performance Review Committee at Supervisor Jacob's office, he was asked to be the District 2. He had been inquiring for a member of the community, not himself, and learned that only a CPG Chair would be appointed to this position. He completed the application, and the Board of Supervisors will be appointing representatives to be on this committee at the hearing April 24, 2013.

Ms. Mansolf said she would like the RCPG to write a letter of support, showing our support for the Chair being appointed to this position.

**MOTION: TO RECOMMEND JIM PIVA TO BE SUPERVISOR JACOB'S APPOINTEE FOR DISTRICT 2 ON THE LAND DEVELOPMENT PERFORMANCE REVIEW COMMITTEE.**

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Chad Anderson, Matt Deskovick, Paul Stykel and Richard Tomlinson absent.

**D. Consideration of Writing a Letter of Support for North County Transit District's submittal for the Jobs Access Reverse Commute (JARC) Funding Program for Continuation of the Route 371 Ramona Flex Commuter Service – Lifeline Transit Service Morning and Afternoon to/from Escondido**

Ms. Mansolf said that funding was going to run out for the Ramona Flex Service, Route 371, and NCTD is writing a grant to continue with the service. They get about 800 trips per month, and the bus runs morning and evening, taking people to and from jobs in the Escondido area. Without this grant funding, the service would be cut. She would like the RCPG to write a letter supporting the grant application.

**MOTION: TO WRITE A LETTER OF SUPPORT FOR NCTD SUBMITTAL FOR THE JOBS ACCESS REVERSE COMMUTE (JARC) FUNDING PROGRAM FOR**

**CONTINUATION OF THE ROUTE 371 RAMONA FLEX COMMUTER SERVICE – LIFELINE TRANSIT.**

Upon motion made by Kristi Mansolf and seconded by Jim Cooper, the motion **passed 11-0-0-0-4**, with Chad Anderson, Matt Deskovick, Paul Stykel and Richard Tomlinson absent.

- E. POD 08-006, Public Review for the County of San Diego, Site Implementation Agreement. Public Comments Are Due by 4-22-13.**

After reviewing the Site Implementation Agreement, no additional comments were made to be brought forward to the County.

- F. Form 700 Reminder – Due to the ROV by 3-31-13**

The Chair reminded all RCPG members to get their Form 700 turned into the Registrar of Voters as the deadline had passed.

- G. Discussion Items (Possible Action)**
  - 1. Discussion on Agenda Format – *None***
  - 2. Concerns from Members – *None***
  - 3. Future Agenda Item Requests – *None***
- H. Subcommittee Reports**
  - 1. DESIGN REVIEW REPORT (Cooper) – Update on Projects Reviewed by the Design Review Board.**

Mr. Cooper said the committee is still trying to get a Code Enforcement Officer to a meeting.

The committee heard and approved a request from CATT Farm Supply to support use of the rear of the building to position trailers to sell. This will allow for title transfers with the DMV.

The committee heard and commented on the affordable housing presentation from AMCAL.

There was discussion of the color of the Old Antique Mall, and the Design Review Board would like it changed.

- 2. VILLAGE DESIGN COMMITTEE REPORT (Brean, Stykel)**

Mr. Brean said there had been no Village Design Committee meeting.

- I. Meeting Updates**
  - 1. Board of Supervisors and Planning Commission Hearings – *No Meeting Information Brought Forward***
  - 2. Future Group Meeting Dates – Next RCPG Meeting -- 5-2-13**

**ITEM 9: ADJOURNMENT**

Respectfully submitted,

Kristi Mansolf