

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held December 4, 2014, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Chad Anderson	Jim Cooper	Matt Deskovick
	Scotty Ensign	Carl Hickman	Kristi Mansolf
	Donna Myers	Jim Piva	Dennis Sprong
	Paul Stykel	Kevin Wallace	

Excused Absence: Torry Brean, Eb Hogervorst, Barbara Jensen, 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 11-6-14.

MOTION: TO APPROVE WITH THE CORRECTION OF THE ERROR IN THE LINK TO THE COUNTY WEBSITE FOR THE PROPERTY SUMMARY REPORT ON PAGE 1.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 10-0-1-0-4**, with Paul Stykel abstaining, and Torry Brean, Eb Hogervorst, Barbara Jensen and Richard Tomlinson absent.

ITEM 4: Announcements and Correspondence Received

The Chair announced the results of the November election are now final, and new and returning members would be David Ross, Kristi Mansolf, Rick Terrazas, Frank Lucio, Scotty Ensign, Elio Noyas and Dan Scherer. Both Mr. Ross and Mr. Scherer were in attendance at the meeting. New members will be seated at the January 8, meeting.

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: Pan Ayers, Ramona Resident

Ms. Ayers expressed her appreciation for the years of service of those who would no longer be serving on the RCPG.

Speaker: Donna Myers, Ramona Resident

Ms. Myers gave an update on the Warnock solar facility. The owner draws money from the project and the investors draw dividends from the investment. The residents see fouled ground, unfulfilled promises and disturbing events. The fence remains incorrect. The bull gets out. The landscaping

may be saved by the rain, but the landscaping is smaller than promised and not well tended. The solar panels were to be cleaned with ionized water but are using RMWD water. Irrigation lines are not buried and one leaked for 14 hours. The Warnock Drive pathway remains partially clear and not for use. The Ramona Street path is thoroughly congested and has had zero County care and support. The owner says, “not my problem,” and the County isn’t listening to us.

Speaker: Stan Dvorak, Ramona Resident

Mr. Dvorak lives near the property for which a cell site is proposed on Cedar Street. His main concern is impacts to his property values. He would like to be notified in the future when the item is on the agenda.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action) – *No Corrections*

ITEM 7: Recognition of Outgoing RCPG Members

The Chair recognized outgoing RCPG members Chad Anderson, Matt Deskovick, Carl Hickman, Dennis Sprong and Kevin Wallace with a certificate of appreciation for outstanding service to the community.

ITEM 8: ACTION ITEMS:

8-A: Information Regarding the Flourishing Industry of Foreign Flight Schools in County Owned Public Airports (Follow Up from 11-6-14)

Dennis Sprong presented the item. He and LaVonna Connelly looked into potential development issues at the Ramona Airport after the November 6 RCPG meeting, when the issue of the airport at Gillespie Field was brought up. Residents surrounding the airport at Gillespie Field have concerns with the flight traffic over their residential neighborhoods. This led to concerns for Ramona that the Ramona Airport could grow to have similar impacts to the surrounding area. Mr. Sprong recommends informing the County Airports that the community wants to be aware of future development at the airport. The Ramona Airport is the third busiest airport in our region. There are over 155,000 take offs and landings per year.

Ms. Mansolf brought up recent changes at the Ramona Airport. There was a push to expand the Ramona Airport in the late nineties. Part of the expansion included extending the runway to 5,000 feet to accommodate aerial firefighting aircraft taking off that could carry more retardant if the runway were longer. People who would be directly impacted by the expansion of the airport started an “Extension not Expansion” movement. A lot of the expansion didn’t go through at the time, and around 2008 there was a County hangar proposal at the airport and a private condo hangar project that went through. The Ramona Airport Land Use Compatibility Plan was adopted in 2006 and amended in 2008 and 2011. Future development of the airport and surrounding areas are discussed in this planning document. County Airports asked the RCPG to vacate the paper road (Montecito Road Extension) going through the airport so they could comply with FAA regulations for security and so they would be eligible for Federal grant funds. The Air Traffic Control Tower was added fairly recently after the mid air collision in 1995 between a USFS firefighting aircraft and another aircraft. CAL FIRE and the USFS jointly operate a firefighting base at the Ramona Airport. For most Federal projects, it doesn’t seem that community input is a requirement and Ms. Mansolf feels it is beneficial to ask County Airports to keep us informed of changes at the airport as they occur.

MOTION: TO SEND THE LETTER PREPARED BY THE AIRPORT AD HOC SUBCOMMITTEE TO THE COUNTY.

Upon motion made by Dennis Sprong and seconded by Scotty Ensign, the motion **passed 11-0-0-0-4**, with Torry Brean, Eb Hogervorst, Barbara Jensen and Richard Tomlinson absent.

The letter will be sent to the Deputy Director of Transportation, the head of County Airports and Supervisor Jacob.

8-B: (Transportation/Trails Subcommittee Project) Road Width along G St between 7th and 8th St. Consideration of Emergency Access (Carried Over from 11-6-14)

Mr. Hickman gave the Transportation/Trails Subcommittee report on the issue relating to the road width along G Street between 7th and 8th Street. The neighbor who brought up the concern came to the subcommittee meeting and said there are issues with getting out of driveways – the road is too narrow and people park on the street. There was discussion about possible solutions including removing the blacktop on the south side of G Street and pushing the curbs out. There are also flooding concerns for properties on the north side of G Street if the curb is removed. There was discussion on having F Street and G Street be one-way roads, and having a prohibition of parking on one side of G Street. The road measures 20 to 26 feet. Ms. Withrow will poll her neighbors regarding possible solutions and get back to the subcommittee regarding the following issues: having one-way streets, having parking on one side of the road 24 hours a day, 7 days a week, or do nothing. The item was tabled by the subcommittee until the neighbor comes back with the results of the poll.

8-C: (Transportation/Trails and West Subcommittee Project) Remodel of Mountain View Community Church, 1191 Meadowlark Way. Presentation on Project Plans to Include Overview of Project Scope and Number of Buildings, Architectural Renderings of New Buildings, Size of New Facilities and Traffic Access.

Hedy Levine, Project Manager, Ken Smith, Architect, and Bob Cram, representative for the Church were in attendance. The Church is proposing to expand their Major Use Permit to add a 35,512 square foot Sanctuary building (phase 2). It will be 2-story with an assembly area with 1200 fixed seats, and will be south of the existing Education building. Two, 2-story Education buildings will also be added that are each 9,924 square feet (phases 3 and 4). Phase 1 is the construction of a foot bridge between the existing Fellowship Center and Education buildings.

An advanced wastewater system is being proposed. The wastewater will be treated to a level where it can be reused on the landscaping. The Fire Department has commented that they want more water pressure. This may mean adding an 8 inch water line somewhere on the property. The Church has water service with the RMWD. Three bio-retention basins will be put in so no stormwater runs off of the property. Dark skies policy will be adhered to with respect to lighting.

Parking areas will be reconfigured with more spaces added for phases 2, 3 and 4 for a total of 462 spaces. Thirty-eight bicycle spaces will be added. An additional driveway to Meadowlark Way will be constructed. People will exit Highway 78 to Ash to Meadowlark so traffic will not back up onto the highway.

Caltrans has not commented yet on the project and County comments are due out December 3, 2014.

There were some concerns with people turning left on Highway 78 from Ash and not having good site distance both ways. Peak use will be Sunday morning. Groups like Awanas use the church for meetings throughout the week. No school or preschool is planned with the expansion.

There will be 3 entrances on Meadowlark. A traffic study is being done and may prompt a signal at Ash, especially since the Montecito Ranch project will also impact the intersection in the future. They may have to contribute toward a future signal. There is a pathway along Ash Street noted on the Ramona Community Trails Master Plan. Sunday traffic counts will be 1,301 ADT, 428 at peak.

The Transportation/Trails Subcommittee voted to approve the project as presented but to include a pathway along Ash Street.

The West Subcommittee voted to approve the Major Use Permit Modification request as presented.

Mr. Wallace said people cut through neighborhoods to get to Montecito Road or Olive. If a traffic signal goes in on Ash, it will be 2 blocks from the traffic signal on Olive, and even more people will be using the side streets.

Mr. Anderson said putting in the extra water line could be expensive.

The applicants said there was a well onsite that was not a big producer.

Mr. Cooper said the DRB wanted to see the project one more time. They have attended twice. Many issues were discussed and resolved. The project is outside of the Form Based Code area.

The Chair asked if the project was designed according to the Form Based Code?

Mr. Smith said an effort was made to design the project using the Form Based Code.

Mr. Stykel said people don't stop at the stop sign on Ash Street now. He feels the project is too big for the small area it is in. Now the Church fits in with the surrounding area.

MOTION: TO APPROVE THE MAJOR USE PERMIT MODIFICATION FOR THE MOUNTAIN VIEW COMMUNITY CHURCH WITH A PATHWAY ALONG ASH STREET.

Upon motion made by Chad Anderson and seconded by Jim Cooper, the motion **passed 8-3-0-0-4**, with Dennis Sprong, Paul Stykel and Keven Wallace voting no, and with Torry Brean, Eb Hogervorst, Barbara Jensen and Richard Tomlinson absent.

8-D: (Transportation/Trails Subcommittee Project) MUP 14-013 Major Use Permit for Photo Voltaic (PV) Solar Facility For SDG&E. 1049 Creelman Rd, Project to be on 17.5 acres and Provide 4 MW. Height of PV Modules to Range from 4 feet to 11.4 feet. D2 and Other Scenic Area Designators Apply. Consideration of Road Issues – Report from Transportation/Trails. Applicant will Return to RCPG Meeting in the Near Future to Present Full Project

Mr. Hickman said the solar facility proposal went to the Transportation/Trails Subcommittee meeting but will be coming to the RCPG meeting in January. The applicant won't be paving the road, but will be depositing money toward future pavement. It was reported that there is a flooding issue along Ashley when it rains and Ashley will be used for construction traffic. There will be a pathway along Creelman and there was a suggestion that there be a pathway along Ashley, too. If the residents get together, they could maybe get San Vicente to Keyes paved. Mr. Hickman said the subcommittee wanted priorities taken care of. He was disappointed with SDG&E's attitude and wishes they would be a good neighbor. He would like to see the pavement of Creelman from San Vicente to Keyes coordinated.

Mr. Ensign said that landscaping was taken off of the maps brought to Transportation/Trails.

Speaker: Jim Tate, Ramona Resident

Mr. Tate expressed his appreciation for the project being reviewed by the Transportation/Trails Subcommittee. Drainage is a concern, and water washes through in 2 different spots on the SDG&E property. He thinks SDG&E should pay to pave the road.

Speaker: Bob Romeo, Ramona Resident

Mr. Romeo said that the discussion has ended on the poles situation between the neighbors on Creelman and AT&T. AT&T ended the discussion. The poles are currently not in compliance with the required standards. The neighbors have still heard nothing from SDG&E on the huge communications tower that looks like a smoke stack. He is concerned that his property values are ruined.

Mr. Hickman said there is a standard height of lines regulated by the GEO 95 Tariff. As far as pavement, SDG&E could pay their fair share contribution to pave the Creelman, or they could pay to pave the road.

Mr. Stykel said the lines, the smoke stack and the solar facility are all separate issues.

The Chair encouraged the neighbors to continue staying on top of the issues.

8-E: (Transportation/Trails Subcommittee Project) Consideration of Removal of 4-5 Dead Eucalyptus Trees in County Road Right of Way on Pile just east of Pamo

The Transportation/Trails Subcommittee made a motion to remove the dead eucalyptus trees on Pile Street, just east of Pamo, in the County right-of-way.

MOTION: TO RECOMMEND TO REMOVE THE DEAD EUCALYPTUS TREES ON PILE JUST EAST OF PAMO.

Upon motion made by Matt Deskovick and seconded by Scotty Ensign, the motion **passed 11-0-0-0-4**, with Torry Brean, Eb Hogervorst, Barbara Jensen and Richard Tomlinson absent.

8-F: (Transportation/Trails Subcommittee Project) Discussion of Timing of Traffic Signal at the Highland Valley/Dye/SR-67 Intersection – *No presentation was made on this issue at the Transportation/Trails Subcommittee meeting so the item wasn't discussed*

ITEM 9: GROUP BUSINESS (Possible Action)

9-A: Santa Maria Creek Cleanup Update

Ms. Mansolf reported that the property owner with the trash on her property in the Santa Maria Creek has given permission to allow volunteers to enter the property and dispose of the trash. A cleanup date is being planned for January 10 using volunteers, and plans are being developed so that the trash cleanup can move forward.

9-B: Cedar Creek Falls Visitor Use Permit System is Changing to Go From a Maximum Number of 91 Permits/Day Being Issued to 75 Permits/Day. Public Comment Ends Approximately 12-18-14

Ms. Mansolf said the USFS feels the permit system is working, but they feel it would work better for the neighbors if the number of permits issued per day were 75 rather than 91. The Adaptive Management System will end when the change is approved.

9-C: Committee Reports (Possible Action)

9-C-1: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Cooper said that the 2 large signs at the Tractor Supply Company do not fit the old or new requirements for signage. The documentation could not be located for the signs.

Mr. Ensign said the Mountain View Church proposed landscaping was reviewed. The landscaping will wrap around the property.

Some new businesses proposed for Main Street were reviewed.

Mr. Roberson was elected Chair of the Design Review Board. Darrel Larson was elected Vice-Chair..

9-D: Discussion Items (Possible Action)

9-D-1: Concerns from Members

Mr. Deskovick talked the timing of the traffic signals at the Highland Valley/Dye/Highway 67 intersection. He talked to Caltrans regarding the timing, and they told him that there will never be a left turn yield at the intersection because the oncoming traffic would have to be going 45 mph or slower for that to be allowed.

Mr. Hickman said Caltrans was asked to change the timing of the traffic signal, and it was improved a little bit. The cycle is unusual at 4 minutes. The typical traffic signal cycle is 120 seconds. Caltrans want to keep traffic moving. It should get better once the intersection is improved.

Mr. Deskovick said that regarding the “O” Animal Designator issue that was to come before the RCPG – the planner who had been working on making the changes in the Zoning Ordinance, Carl Stiehl, is no longer with the County. He can’t find out who took his place to work on this issue. He would like to see an “O” Animal Designator option available on parcels of 8 plus acres.

Mr. Wallace said he still has concerns for cell site locations being determined when the projects come to the RCPG. He feels more input should be sought from the community when the

companies determine the areas where they want the cell sites and before specific properties are being considered.

9-D-2: Future Agenda Item Requests

The Starbucks traffic issue will be on the next agenda.

9-D-3: Addition and Confirmation of New Subcommittee Member -- None

9-E: Meeting Updates

9-E-1: New Planning Group Member Mandatory Training Dates: 12-6-14, 1-10-15, 1-31-15. New Members To Attend Before Being Seated 1-8-15

9-E-2: Board of Supervisor and Planning Commission Meetings – None Reported

9-E-3: Future Group Meeting Dates – Next RCPG Meeting to be 1-8-15 at the Ramona Community Library, 7 p.m.

ITEM 10: 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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