

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held May 7, 2015, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Jim Cooper	Scotty Ensign	Eb Hogervorst
	Barbara Jensen	Frank Lucio	Kristi Mansolf
	Donna Myers	Elio Noyas	Jim Piva
	David Ross	Dan Scherer	Rick Terrazas
	Richard Tomlinson		

Excused Absences: Torry Brean, Paul Stykel

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 4-2-15.

MOTION: TO APPROVE THE MINUTES OF THE APRIL 2, 2015, MEETING.

Upon motion made by Elio Noyas and seconded by Donna Myers, the motion **passed 12-0-1-0-2**, with Scotty Ensign abstaining, and Torry Brean and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

The Chair announced that long serving RCPG member and community volunteer/advocate Angus Tobiason has passed away. The Chair asked for a moment of silence to honor Mr. Tobiason's achievements and his overall service to the community.

The Chair announced that he has just been elected President of the SDCE Association, and that he would never let his role as HOA President conflict in any way with his role as RCPG Chair/member.

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: Woody Kirkman, Ramona Resident

Mr. Kirkman thanked the Chair for his recognition of Mr. Tobiason and his work in the community. He said that Mr. Tobiason was the longest serving RCPG member ever.

Mr. Kirkman reminded the RCPG that they are part of the community and not the County. All RCPG members wear other hats. The RCPG is voting for the community because the community put the RCPG in this role. We are obligated to serve the members of the Ramona community. He asked the RCPG members to keep this in mind when making decisions.

Speaker: Gary Lockyer, Ramona Resident

Mr. Lockyer introduced himself. He has lived in the community since 1971. He has not been very involved with the community in the past, but he is interested in getting involved now. He may want to serve on a subcommittee of the RCPG in the future.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO PLACE ITEM 7-D AFTER ITEM 7-B, AND ITEM 7-B TO BECOME ITEM 7-A.

Upon motion made by Scotty Ensign and seconded by Dan Scherer, the motion **passed 12-1-0-0-2**, with Kristi Mansolf voting no, and Torry Brean and Paul Stykel absent.

ITEM 7: ACTION ITEMS:

7-B: (East Subcommittee Item) AD 15-08, Remodel of an Existing One Story Office/Study to a Second Dwelling Unit for Family Members, to Include 131 sq. ft. of Additional Area to the Building, New Bath and Kitchen. 20224 Rancho Villa Rd – Taken out of Order

Mr. Durfey presented the project. The current residence/property has an old California look. There is space for the additional family members who will be living there, and the couple will have their own kitchen. He recently received the project scoping letter from the County. Future parking shown on the map would fall into the 35 foot exterior setback and has been taken off the drawing. One entrance on the side of the building has been moved due to its location, facing an abutting road. The Department of Environmental Health is requiring a layout of the project to be submitted for review.

Mr. Scherer gave the East Subcommittee report. The project was approved as presented.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Dan Scherer and seconded by Kristi Mansolf, the motion **passed 13-0-0-0-2**, with Torry Brean and Paul Stykel absent.

7-D: Presentation by Michael Long, County DPW, on Progress of the San Vicente Rd Improvement Project. 13th Street Bridge Project Will Also be Updated – Taken out of Order

Mr. Long said the San Vicente Road Improvement project is still scheduled for a Spring 2016 completion. The project was going to move to Phase 2, but Phase I was continued as it was determined the completion date would still be met. In Phase 2 k-rails will still border lanes, but some will be taken out so more turnouts will be available. In Phase 2 they will start a phased shift in June. Lanes will be wider. They met with emergency personnel to discuss their plans, and the emergency personnel has signed off on them. They will shift the k-rail on both sides of the road to follow the alignment of the future completed road. The project is going well.

Speaker: Lynn Hopewell, Ramona Resident

Ms. Hopewell has concerns with the rate of speed people are traveling. She has seen people going in excess of 50 mph in a 40 mph zone. She has also seen people passing on the blind curves.

Mr. Long said most people are going 40 mph. Some folks have been clocked at 58 mph. He may update the website to show that high than appropriate speeds have been observed on the road.

Ms. Hopewell said she would like to request increased traffic control in the vicinity of the project. She also has concerns regarding the turnouts. They should be long enough for a car or a truck/trailer.

Mr. Noyas asked if there was any consideration of having k-rails divide the road?

Mr. Long said there is not enough room. K-rails will trap people on both sides of the road and hinder emergency service vehicles.

Mr. Noyas said he thought k-rails could be included in the design. K-rails deflect cars that would cross over the center line resulting in a head-on collision.

Ms. Jensen asked why the CHP isn't monitoring traffic speed?

Mr. Long said he will talk to the CHP.

Mr. Hogervorst said a k-rail in the center of the road is not practical because there are so many access points along San Vicente Road.

Mr. Ensign thanked Mr. Long for the erosion control and the BMP's that are part of the project.

The Chair said he thinks an excellent job has been done with moving traffic during the course of the project. People are not taking the alternative route of the back way from SDCE and traffic is still moving.

Mr. Long said he appreciates Carl Hickman's work in setting up the traffic signal lights to work effectively.

Chris Hanger presented an update on the 13th Street Bridge project. The project is being funded with Federal funds that are being administered through Caltrans. Caltrans must sign off on the project design. The County wants 2, 12 foot travel lanes, a 2 foot median, a 10 foot trail on 1 side of the road and a 5 foot walkway on the other side the road. Caltrans wanted the bridge to be 36 feet, and the County said they wanted to have a trail and sidewalks, too. The County preferred design is 52 feet wide. The proposed County design has 4 spans and would be 470 feet long. The design was submitted to Caltrans in September, 2014, along with a preferred alternative. They are still waiting for a response.

Mr. Cooper said he would like to see the pedestrian/equestrian elements of the project go under the bridge. Is this possible? He has concern with the safety of the pedestrians on the bridge.

Mr. Hanger said there are currently no plans to go under the bridge at this time. There are a couple of reasons for this – 1 is that the floodway would be raised, creating new problems.

MOTION: TO SUPPORT THE COUNTY PREPARED PLAN TO MAINTAIN THE 52 FOOT WIDTH DESIGN (AND ADDRESS THIS LETTER TO THE APPROPRIATE STATE REPRESENTATIVE).

Upon motion made by Scotty Ensign and seconded by Dan Scherer, the motion **passed 12-1-0-0-2**, with Jim Cooper voting no, and Torry Brean and Paul Stykel absent.

7-A: (Transportation/Trails Subcommittee Item) STP 14-034 ,16th Street Apartments, Multi-Family Project Proposal on 16th St. Presentation, by Casey Malone of Lansing Companies. Project in Form Based Code Area Approximately 62 units on 2.87 Acres, Zoned RM-V5, General Plan Designation VR-24 – Taken out of Order

Mr. Malone presented the project. The traffic analysis has been completed and accepted by the County. It is estimated there will be 372 average daily trips with the conclusion that the level of service will be a Level B or better. A stop sign will be required traveling southbound from the apartments at 16th Street. The project will have less impact than 62 single family homes. People can walk on Main Street to go shopping. The level of housing availability fell to the 12 year level in 2014. San Diego needs housing. Mr. Malone worked with the Design Review Board and the project has been carefully conformed to the Form Based Code.

Mr. Lucio asked Mr. Malone to explain why apartments will have less impacts than single family homes?

Mr. Malone said that at least 15 acres would be needed for 62 homes at the density proposed. As far as the fairy shrimp survey – the weather has been too dry to conduct the surveys. There has been no evidence of fairy shrimp on the property. The applicant has received 3 comments regarding the project lighting. Mr. Malone pointed out there will be a 6 foot, 6-inch wide slump block wall for the landscaping.

Ms. Myers asked about density? She has concerns with there being few jobs for the people who will be living there.

Mr. Malone said the lot was an infill lot. For most of Ramona the project would be inappropriate. This is one of the only appropriate sites in Ramona for multi family housing.

Mr. Cooper said the project has been studied and conforms to the Form Based Code.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 9-4-0-0-2**, with Frank Lucio, Donna Myers, Elio Noyas and David Ross voting no, and Torry Brean and Paul Stykel absent.

7-C: Local Agency Management Program for Onsite Wastewater Treatment Systems Presentation by Scott Rosecrans, Department of Environmental Health

Mr. Rosecrans was not in attendance to make the presentation.

7-E: Sol Orchard Landscape Maintenance for the Pathways, Warnock Dr and Dye Rd

As concerns the pathway maintenance – Ms. Mansolf said she hasn't heard anything back yet from the County.

Mr. Kuhn sent Ms. Mansolf photos of the landscaping which she emailed to the RCPG members.

Mr. Ensign said he would like to walk the site and look at the landscaping.

Mr. Cooper suggested that if the RCPG requests someone to walk the site with the owner, possibly 2 people could go.

MOTION: TO SEND A LETTER TO THE RESPONSIBLE PARTY FOR THE SOLAR FACILITY AND ASK IF 2 QUALIFIED INDIVIDUALS CAN INSPECT THE LANDSCAPING.

Upon motion made by Richard Tomlinson and seconded by Eb Hogervorst, the motion **passed 13-0-0-2**, with Torry Brean and Paul Stykel absent.

7-F: GP Update 2015 and Land Use Policy 1.2 – Opportunity to Give Public Input

The Chair brought up that 2 former Property Specific Requests, RM 20 and RM 21, were denied a few years ago. At the time they were denied, the zoning for the area was changing and the properties were downzoned even though other properties in the area had a 4-acre minimum lot size. He would like to see this corrected, if possible – the properties going to 4 acre lots as they were previously prior to adoption to the GP Update.

Ms. Mansolf looked up information in minutes for when the GP Update was being processed and confirmed this was the case. The County told her that since the Property Specific Requests have been considered already, the County will not be revisiting the density issue for the 2 properties. Only 1 Property Specific Request from Ramona was granted, and that was the Teyssier project off Horizon View. They were almost done processing their property when the GP Update was completed and they were allowed to keep the density they were proposing. The others were all more complicated and would have required additional work.

MOTION: TO REQUEST FORMER PROPERTY SPECIFIC REQUESTS RM 20 AND RM 21 BE CONSISTENT WITH THE ADJACENT RESIDENTIAL PROPERTIES AND BROUGHT BACK TO 4 ACRE ZONING/LOT SIZE.

Upon motion made by Jim Piva and seconded by Kristi Mansolf, the motion **passed 8-2-2-1-2**, with Jim Cooper and Donna Myers voting no, Frank Lucio and Elio Noyas abstaining, Eb Hogervorst stepping down, and Torry Brean and Paul Stykel absent.

The Chair presented the 2015 GP Cleanup. Most of the changes being proposed for the document are text clarification issues

MOTION: TO APPROVE THE 2015 GENERAL PLAN CLEANUP AS PRESENTED.

Upon motion made by Richard Tomlinson and seconded by Kristi Mansolf, the motion **passed 12-0-1-0-2**, with Frank Lucio abstaining, and Torry Brean and Paul Stykel absent.

Ms. Mansolf said there are concerns from other communities in the County that the Department of Planning and Development Services is going to change Land Use Policy 1.2 which prohibits leapfrog development, or development that is far away from core infrastructure. Should large planned developments be approved far away from core infrastructure, infrastructure will need to be built to sustain it. As many large developments are being considered and processed outside of core density areas, there are concerns Land Use Policy 1.2 will be removed or altered to allow this type of development. Although Ramona doesn't have any large unapproved projects on the books (besides Montecito Ranch and Cumming Ranch that have both been approved), other communities do. One large proposed community was denied a couple of years ago, and now the new project proposal for the property has similar characteristics to the project that was denied.

MOTION: TO LEAVE LAND USE POLICY 1.2 AS IS WITH NO CHANGES.

Upon motion made by Kristi Mansolf and seconded by Frank Lucio, the motion **passed 13-0-0-0-2**, with Torry Brean and Paul Stykel absent.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Letters of Interest from Subcommittee Members for Continuing to Serve on Subcommittees

Subcommittee members' names were brought forward for confirmation for serving on an RCPG subcommittee.

MOTION: TO CONFIRM THE FOLLOWING MEMBERS FOR THE EAST SUBCOMMITTEE: JAMIE HOLABIRD, KRISTI MANSOLF AND KEVIN WALLACE, WITH DAN SCHERER TO ACT AS CHAIR. TO CONFIRM THE FOLLOWING MEMBERS FOR THE CUDA SUBCOMMITTEE: THOMAS LEVIN, ROCHELLE HANCOCK AND BOB HAILEY.

Upon motion made by Kristi Mansolf and seconded by Dan Scherer, the motion **passed 13-0-0-0-2**, with Torry Brean and Paul Stykel absent.

8-B: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Design Review Board report. David Billick made a presentation on the plans to place 7 signs for wineries at specified locations throughout the community along County and Caltrans easements. Neither the County nor Caltrans has signed off on the signs yet. The signs will all be the same. Right now sand-blasted wood is being considered. The Board wanted the exact locations and drawings. A10 foot by 10 foot mural of the Ramona Turkey Queen is being proposed for the East side of the Ramona Business Barn. There will be a 'Welcome to Ramona' sign across the top. The Board still needs to see a complete mockup of the proposed mural with all lettering included. Another mural is being proposed on the wall of the Turkey Inn. The mural will be a reproduction of a 1914 photo. The Board wanted the year and date on the mural. The mural was approved. All seats were filled on the Design Review Board, and Greg Roberson will be the Chair with Darryll Larsen the Vice Chair.

8-C: Discussion Items (Possible Action)

8-C-1: Concerns from Members – *None*

8-C-2: Future Agenda Item Requests – *None*

8-C-3: Addition and Confirmation of New Subcommittee Members – *See Item 8-A*

8-C-4. Emergency Evacuation Route Update

There has been no update on this issue.

8-C-5. RCPG Standing Rules

Mr. Cooper said he had not received a confirmation on the revised RCPG Standing Rules yet from the County. Mr. Cooper asked to send a letter to the Planning and Sponsor Group Coordinator to check on the status of the Standing Rules.

MOTION: TO SEND A LETTER TO THE PLANNING AND SPONSOR GROUP COORDINATOR ASKING THE STATUS OF THE RCPG STANDING RULES.

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion **passed 13-0-0-0-2**, with Torry Brean and Paul Stykel absent.

8-C-6. South Subcommittee Report

Mr. Cooper reported that the South Subcommittee met and discussed their areas of interest for issues within the subcommittee area. The subcommittee is planning to meet every other month. Should there be agenda items, agendas will be posted as prescribed by regulations.

8-D: Meeting Updates

8-D-1: Board of Supervisors and Planning Commission Meetings – *No Information Presented*

8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 6-4-15 at the Ramona Community Library, 7 p.m.

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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