

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 3, 2016, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

**ITEM 1: Pledge of Allegiance**

**ITEM 2: ROLL CALL (Piva, Chair)**

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

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

**ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 2-4-16**

**MOTION TO APPROVE THE MINUTES OF THE MEETING FEBRUARY 4, 2016, AS PRESENTED.**

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 15-0-0-0-0.**

**ITEM 4: Announcements and Correspondence Received**

Ms. Mansolf said the date the Draft Winery Ordinance Amendment is going to the Board of Supervisors has changed from March 16 to April 27, 2016.

The Chair said that a representative from Caltrans called him and said the contract for the Highland Valley/Dye Road/SR-67 intersection has been awarded. The work will be starting in about a month.

The Chair received a letter from a Department of Public Works representative saying some culverts within the community are scheduled to be replaced. There are 3 sites on Spangler Peak Road, 1 on Walnut, and 2 near 8<sup>th</sup> Street and A Street.

**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: Mischa Dobrotin, Ramona Resident

Mr. Dobrotin said he would like the RCPG to consider extending B Street to have another route from the library. The concrete median in front of the library, allowing people to only turn south on Main Street, is a problem. People needing to go north have to turn around somewhere to go the right way.

The Chair said the RCPG did not want the concrete median in front of the library, but were told by Caltrans they could be subject to liability if it wasn't there.

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

**MOTION TO APPROVE THE ORDER OF THE AGENDA, AS PRESENTED.**

Upon motion made by Paul Stykel and seconded by Rick Terrazas, the motion **passed 15-0-0-0-0.**

**ITEM 7: ACTION ITEMS:**

**7-A: Presentation and Discussion on Possible Changes to the PLDO by County Department of Parks and Recreation**

Marcus Lubich of the County Department of Parks and Recreation made the presentation. He oversees the County's Park Lands Dedication Ordinance (PLDO). He has been charged with updating the ordinance. Input is being sought from the planning and sponsor groups. He has attended 15 to 20 meetings, and 10 more are scheduled.

PLDO was first adopted in 1973. There has been no comprehensive update since then. Developers pay into the PLDO fund which pays for parkland development within the community.

Twenty four park planning areas have been implemented. If a development is a large enough development, the County asks for a park. The Montecito Ranch development will be constructing a 10 to 15 acre park. There has to be a maintenance entity to pay for the park upkeep once it is built. Mr. Lubich would like to hear what the RCPG and the community wants. The deadline for giving input is no later than May, 2016.

Mr. Cooper said he thought the item should be referred to the RCPG Parks and Recreation Subcommittee. He requested Mr. Lubich to attend at least 1 subcommittee meeting. Mr. Cooper said there is a requirement of 10 acres of parks per 1,000 residents. Ramona has approximately 40,000 residents.

Mr. Lubich said the County is working on establishing a new master plan. With 40,000 people, Ramona would require about 144 acres of parkland.

Mr. Brean said Ramona is trying to establish a skate park. The maintenance organization is a stumbling block. He asked for County Parks to help Ramona set up a maintenance organization for the skate park.

Mr. Scherer said some of Ramona's parks projects have been worked on for years.

The Chair said the County charges a maintenance fee every year. An amount of money disappears from our parks funding every year, especially when parks projects are being processed for years. He doesn't like to see projects dragged out for this reason. He felt the maintenance fee doesn't benefit community. We want parks money to be spent in the community.

Mr. Lubich said the maintenance fees are legal.

Mr. Stykel said that some projects are coming. There will be small parks established for the small projects. He felt credit should be given for the small parks.

**7-B: (Transportation/Trails Subcommittee Item) MUP-95-007W1, Mountain View Community Church , 1191 Meadowlark Way. Update on change in phasing of the project and on the trail on Ash Street.**

Hedy Levine gave the update on the Mountain View Church project. The project was last seen by the RCPG in December, 2014, and it was approved. The trail being proposed on Ash Street was not in the original plan. During the last year the applicant decided to change the phasing plan for the project. Phase 1 was the bridge, phase 2 was the sanctuary, and phase 3 was the educational building. They are swapping phases 2 and 3. There will also be an 8-1/2 foot wide trail added. It will be stabilized decomposed granite and it will be on the Church side of the street. There will be no fencing. The last submittal to the County was done in December, 2015. They are expecting to go to the Planning Commission in early summer. The County is drafting their conditions of approval.

Mr. Cooper said the Transportation/Trails Subcommittee reviewed the project. There was a concern raised with equestrian safety crossing Highway 78 at the top of the hill. This is a large equestrian area. He would like the RCPG to keep an eye on this aspect of the project as improvements are made.

Mr. Scherer asked if the applicant was required by the County to provide the trail?

Ms. Levine said the RCPG and the Design Review Board both wanted the trail.

Mr. Tomlinson said there is a pathway on the Church side of the street now. Montecito Ranch will be developing a trail on the other side of the road. A stop light will be going in.

Mr. Ensign said there is an incline on the other side of the road which will make a trail difficult.

Ms. Levine said Montecito Road will have a whole developed trail.

Mr. Stykel asked if Ms. Levine has discussed the trail with the Montecito Ranch developers?

Ms. Levine said there has been no discussion with the Montecito Ranch developers. She doesn't know where the trail will end.

**MOTION: TO APPROVE THE TRAIL AS SUBMITTED.**

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 15-0-0-0-0.**

**7-C: (CUDA and Transportation/Trails Subcommittee Item) TM 5610, Robertson and Pala Street, General Plan Designation VR-15, VR 4 (partial) 41 Unit Subdivision, 5.50 acres, Creekside at Village Walk. All condominium units to have an attached 2 car garage. 35 guest parking spaces proposed. Access is off Robertson. Woodcrest REV, Representative**

Mr. Powell presented the project. The project is proposed for the same property as the AMCAL affordable housing project. Forty-one free standing condominiums will be developed. Each will have its own backyard and sideyard. The project will be on Ramona water. For water quality – all stormwater runoff has to be kept on site. The infiltration basin will be in the same location as for

the AMCAL project. The water basin will fill up if there is a 100-year flood. It is engineered as a retention basin. It will be capped in a small active/passive park of 30,000 square feet. Instead of curb, gutter and sidewalk, there will be a meandering sidewalk which will touch the curb. There will be enough space for people to park. An HOA will be responsible for all common areas. Each unit will have its own hookup. There are 41 units on 1 lot. As far as guest parking spaces – there will be 35 guest parking spaces.

Mr. Stykel said CUDA had concerns with stormwater runoff. They thought the project was better than the AMCAL project. The project was approved by CUDA with 9 yes votes, 1 no vote, and 1 member abstaining.

Mr. Cooper reported that the Transportation/Trails discussion focused on traffic flow.

Mr. Ensign said the Design Review Board looked at the overall design and layout. Utilities will be put underground. The landscape concept was approved.

Mr. Powell said the project will be built in phases. There are other things – such as a monument sign – that will be considered at a different time.

Speaker: Jim Hubbard, Ramona Resident

Mr. Hubbard is a neighbor to the project property. He has concerns with water table filtration. Water going down off the landscape is a concern. He felt 35 guest parking spaces was not enough. Potable water is used for landscaping. Gray water should be used instead of drinking water. The sewage pump station will be outside of his window. People in this area want wide open spaces. The project as proposed is not wide open spaces. He felt the project was too great of a density for Ramona and it would belong more in Rancho Penasquitos.

Speaker: John Degenfelder, Ramona Resident

Trails are important to the community. This area is designated to have trails in the Ramona Community Master Plan and they should connect to the Santa Maria Greeway.

Speaker: Don Wendt, Ramona Resident

Mr. Wendt is the president for the Ramona Trails Association. He noted that last year Mr. Powell did a boundary adjustment to separate the property with the trail on it from the larger part of the property that is to be developed.

Speaker: Kit Kesinger, Ramona Resident

Mr. Kesinger said the Santa Maria Creek Greenway has been supported in Ramona historically by the community. The project is not providing for the Greenway and it will become an example for other, future developers who will develop property with trails designated on them without providing for the trail. The project plan shows the part of the property with the trail on it is “not a part” of the project. There was a boundary adjustment in 2015 and everything that is not part of the project is excluded. The designated trail on the property is a mechanism to get dedications from developers. Every developer will follow Mr. Powell’s example. He asked that the Greenway be included as part of the project. The portion of the property that is ag zoned will have a sewer treatment plant on it and a parking lot.

(Tonya Hubbard, Ramona Resident, yielded her time to Kit Kesinger)

Mr. Powell said the impacts were analyzed and it would not benefit them to give away a parcel. He felt it was not feasible to condition the project with a trail. This property is listed in the Housing Element Inventory. He is a market rate developer. AMCAL could do 64 units. He is proposing 41 units. He is trying to provide quality housing. Impacts will be addressed. The pump station is still being engineered. Nineteen units won't work with gravity flow. Mr. Powell said xeriscape, drought tolerant landscaping, will be used. People want lower maintenance.

Mr. Brean said he thought this was the best design for high density housing in Ramona he has seen. AMCAL was low income and attached. He likes the design of the open, free standing homes.

Ms Myers asked if the project would be impacting the Hubbard property?

Mr. Powell said the Hubbards' property values have gone up as the property was recently rezoned to have more density. In the General Plan Update, this area got densified. As far as the pump station – this will not be sewage. He will do interim improvements to the roads.

Ms. Myers asked about trails?

Mr. Powell said the project will be contributing to PLDO. There will be trails internal to the project providing for the project community.

Mr. Scherer asked about the County parking requirement?

Mr. Powell said there was no parking requirement.

Mr. Cooper said no objections were raised at the Transportation/Trails Subcommittee regarding the trail. He is concerned the information being shared was not heard by his members. What would it take to have the project do a trail dedication?

Mr. Powell said he was unsure of onsite liability. He would rather address trails outside of the project as a separate issue.

Mr. Cooper said he is concerned that if the trail is not provided for, it could cause the failure of the Santa Maria Creek Greenway. He mentioned other projects where sidewalks were considered but were not part of the end result of the project.

Mr. Powell said when Tractor Supply Company was put in, the building was put in the front and he built a Disneyland façade to improve the visual impacts. Hunter and Vermont Streets were improved.

The Chair asked if water would be stored in the retention basin?

Mr. Powell said that the way the basin is designed, it will not hold water if there is a 100 year flood.

Mr. Tomlinson asked if the infiltration will be underground?

Mr. Powell said this was done 3 months ago. Discharge can't be greater than before when making drainage improvements. The improvements will be subterranean.

The Chair asked Mr. Cooper if the Transportation/Trails Subcommittee would like to review the trails issue at their next meeting?

Mr. Cooper said he will wait for the next round of project review.

**MOTION: TO APPROVE THE PROJECT.**

Upon motion made by Torry Brean and seconded by Paul Stykel, the **motion passed 10-5-0-0-0**, with Frank Lucio, Kristi Mansolf, Donna Myers, Rick Terrazas and Richard Tomlinson voting no.

**7-D: (East Subcommittee Project) AD 15-046, Cebe Ag Barn, 1785 Rancho Villa Rd and Washington St. Application for an oversized barn 50 by 200 sq ft for the sole use of hay, feed and animal storage. The property is Ag-70 and is used for personal ag uses. Continued from 2-4-16**

Bruce Steingraber presented the project. The location is off Rancho Villa Road and Washington Street. A storage garage with an attached guest house is proposed. Water on the roof of the building will go into downspouts and holding containers when it rains. The building will be painted a natural tan with a green roof. Mature trees will be along the road frontage to help screen off the project. The style of the guest house will match the existing house. The size of the building is now 50 by 150 square feet. He and the applicant met with the County to go over the plans and several suggestions were made. The changes are incorporated into the plans being presented at the meeting. The second story was taken off. The building will be 20 feet high with a County defined height of 18 feet.

Mr. Lucio gave the East Subcommittee Report. The overall size of the structure was discussed. The applicant will be getting an extra meter when adding the house. Twenty five neighbors were contacted and no one got back to the County with concerns. There are still concerns about where the water will go, but this will be handled at the building permit stage.

Mr. Steingraber said the planner asked him to take anything related with stormwater off the plans, as this would be addressed later.

Mr. Cooper is still concerned with stormwater coming off of the roof. He is not comfortable with giving approval for the tanks being in the ground with the promise that it will be used for landscaping later.

Mr. Tomlinson said the County released new guidelines for stormwater runoff on February 24, 2016.

**MOTION: TO APPROVE (THE REVISED PLANS).**

Upon motion made by Frank Lucio and seconded by Eb Hogervorst, the motion **passed 15-0-0-0-0**.

**8-E: (Transportation/Trails Subcommittee Item) Consideration of Creelman Lane Moving up on the RCPG CIP List, under "Projects important to the community that shall be developed by the County in the future." Item is 9 of 9 – Creelman Rd from San Vicente Rd to Keyes Rd**

Jim Cooper gave the subcommittee meeting report. Creelman has been partially paved from San Vicente to Casteel. Bob Romeo had attended the Transportation/Trails Subcommittee and

requested that Creelman Lane be made a higher priority on the RCPG's CIP List. Currently it is #9. If Creelman Lane is a higher priority, the rest of it may get paved sooner. Right now further paving of Creelman can't be done without boundary adjustments. The subcommittee voted to switch #9 with #7 on the portion of the CIP list entitled, "Projects important to the community that shall be developed by the County in the future." Item #7 is Kelly Avenue, from Pala Street to Etcheverry Street.

**MOTION: BASED ON SUBCOMMITTEE REVIEW, TO MOVE THE CREELMAN LANE ROAD CAPITAL IMPROVEMENT PROJECT UP TO #7 ON THE LIST (FROM #9) AND TO MOVE KELLY AVENUE TO #9.**

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 14-1-0-0-0**, with Torry Brean voting no.

**7-F: Medical Marijuana – regulations governing medical marijuana growing facilities and dispensaries. Continuation of discussion (from 2-4-16) on these facilities operating in Ramona and other options. Report from Ad Hoc Committee**

David Ross, chair of the medical marijuana ad hoc subcommittee, presented a letter on the issue of the regulation of medical marijuana he had worked on with the subcommittee. The letter will be sent to the Board of Supervisors. The letter discusses recent findings made by several agencies/entities involved in the medical marijuana industry regarding issues in the industry and the conclusions drawn based on the findings. It offers 3 alternatives for the Board of Supervisors' consideration: 1) to ban medical marijuana facilities in the County; 2) to increase the safety buffer from sensitive areas from 1,000 feet to 15 miles, and 3) to modify the existing ordinance so that the 1,000 buffer is from residential use rather than residential zoning.

Speaker: Sapphire Blackwood, representing a Ramona Business

Ms. Blackwood represents the medical marijuana cultivation side of the industry. She asked the RCPG to become knowledgeable on the uses of medical marijuana before condemning those who use it. Medical marijuana benefits people dying of cancer, people suffering from chronic pain, children with epilepsy and people with certain medical conditions. Veterans have a high suicide rate and they use medical marijuana for Post Traumatic Stress Disorder because it helps with their symptoms. If medical marijuana can provide patients relief of their symptoms, then those who need it should be able to use it.

Speaker: Stephanie Moss, Ramona Resident

Ms. Moss has 3 young kids. There are 3 dispensaries going into her area. She is concerned with drugged driving. Ramona is a small town with rural roads. There are blind hills by Alice and people drive down the middle of the street. She feels 1 dispensary should be enough to serve Ramona.

Speaker: Jan Jensen, Ramona Resident

Ms. Jensen said her neighborhood is very conservative, and 3 dispensaries are going in within one-half to 2 miles of her home. She believes there is a place for dispensaries, and we don't need 20 in Ramona. She feels medical marijuana should be dispensed by a pharmacy. We don't need to be

the medical marijuana capital of the County. Ms. Jensen is worried about safety. Other communities have banned it so more will be coming here.

Robin Jensen filled out a speaker slip but did not wish to speak.

Mr. Noyas said that most prescriptions have a warning on the label. Is there a warning label on medical marijuana?

Ms. Blackwood said that she represents a cultivation facility and not a dispensing facility. The State of California requires a warning on the packaging.

Mr. Cooper said he felt the letter to the Board of Supervisors belongs in the Ramona Sentinel.

The Chair said he could put the letter in the Ramona Sentinel as a guest letter to the Editor.

Mr. Ross said the Board of Supervisors will be considering the medical marijuana topic at their March 16, 2016 meeting.

Mr. Tomlinson asked that a population based option be added to the letter as option 4. Medical marijuana is the will of the voters.

The Chair said he was contacted by 5 people. Everyone said they were okay with the medical marijuana facilities but they were opposed to 4 being in Ramona. These facilities should be spread out throughout the County. We don't want Ramona to be a magnet for this industry. He wants to see safety first. He doesn't want people driving home after they have used medical marijuana.

**MOTION: TO ACCEPT THE LETTER PRESENTED WITH THE CHANGES AS PROPOSED, AND TO SEND THE LETTER TO THE BOARD OF SUPERVISORS AND TO THE RAMONA SENTINEL.**

Upon motion made by David Ross and seconded by Elio Noyas, the motion **passed 13-1-1-0-0**, with Paul Stykel voting no and Scotty Ensign abstaining.

**MOTION: TO SEND THE LETTER TO THE OTHER PLANNING AND SPONSOR GROUPS.**

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 14-0-1-0-0**, with Scotty Ensign abstaining.

**7-G-: Announcement: County plans to remove 2 oak trees along Dos Picos Park Rd that are undermining the pavement**

The Chair announced the County informed him that 2 oak trees along Dos Picos Park Road are undermining the pavement and will be removed.

**ITEM 8: GROUP BUSINESS (Possible Action)**

**8-A: Next Deadline to File Form 700 is 3-31-16 – Reminder**

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

Mr. Ensign gave the Design Review Report. Grace Community Church came back to the Design Review Board with a re-sized sign. The former Ramona Sentinel building is being renovated. There is one open seat on the Design Review Board, and he encouraged RCPG members to apply for it. A vape shop with sign violations was discussed.

**8-C: Discussion Items (Possible Action) – None**

**8-C-1: Concerns from Members – None**

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

**8-C-3: Addition and Confirmation of New (and Continuing) Subcommittee Members**

Ms. Mansolf read the list of subcommittee members wishing to continue serving on the subcommittees:

**CUDA** (Paul Stykel, Chair – 11 members):

Torry Brean

Jim Cooper

Carol Fowler

Rochelle Hancock

Rob Lewallen

Gary Lockyer

Dawn Perfect

Steve Powell

Ron Rodolff

Bob Stody

(Thomas Levin, not yet confirmed)

**East** (Frank Lucio, Chair – 7 members) :

Jordon Abeel

Matt Condon

Jim Cooper

Kristi Mansolf

Dan Scherer

Kevin Wallace

**Parks** (Dan Scherer, Chair – Members not yet confirmed)

**South** (Elio Noyas, Chair – 6 members):

Jim Cooper

George Eastwood

Rochelle Hancock

Mark Hutton

Thomas Levin

(Ken Brennecke, not yet confirmed)

**Transportation/Trails** (Jim Cooper, Chair – 9 members):

Ken Brennecke

Jim Cooper

Lynn Hopewell

Dawn Perfect

Dan Scherer  
David E. Stone  
Rick Terrazas  
Cheryl Wegner

**West** (Kristi Mansolf, Chair – 3 members):  
Robin Joy Maxson  
Kevin Wallace

**MOTION: TO CONFIRM THE SUBCOMMITTEE MEMBERS FOR 2016 AS PRESENTED.**

Upon motion made by Kristi Mansolf and seconded by Scotty Ensign, the motion **passed 15-0-0-0-0.**

**8-C-4: Process of Subcommittee Meeting Scheduling, Report from Ad Hoc Committee**

The Chair said he felt there were too many subcommittee meetings in February to schedule an ad hoc committee meeting to look at subcommittee meeting times. He will be in contact with subcommittee chairs to coordinate subcommittee meetings before the next RCPG meeting.

**8-D. Meeting Updates**

**8-D-1: Board of Supervisor and Planning Commission Meetings -- County Zoning Ordinance Amendment related to Limited Wholesale, Boutique And Small Wineries (POD 14-005) Draft Winery Ordinance. Board of Supervisors scheduled to hear the item 3-16-16 – Changed to 4-29-16**

**8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 4-7-16 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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