

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held February 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
	Matt Deskovick	Scotty Ensign	Kristi Mansolf
	Donna Myers	Jim Piva	Richard Tomlinson

Excused Absence: Carl Hickman, Eb Hogervorst, Dennis Sprong, Paul Stykel, Kevin Wallace

Absent: Barbara Jensen

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 12-6-12, 1-10-13

All RCPG members had not read the minutes from the December 6, 2012, meeting and they will be on the next meeting agenda.

For the minutes of January 10, 2013, Mr. Cooper said Item 7-J-2 showed that the next RCPG meeting would be February 6, 2013, rather than February 7, 2013.

Mr. Tomlinson said he would like it to show he stepped down for Item 7-E, where the Sol Orchard project is mentioned.

MOTION: TO APPROVE THE MINUTES OF THE MEETING JANUARY 10, 2013, WITH CORRECTIONS.

Upon motion made by Scotty Ensign and seconded by Torry Brean, the motion **passed 9-0-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

The Chair moved Announcements and Correspondence, Item 6C, to be Item 4. He felt it was important to have announcements at the beginning of the meeting when the most people are in attendance.

MOTION: TO MOVE ANNOUNCEMENTS AND CORRESPONDENCE RECEIVED TO AFTER ITEM 3, APPROVAL OF MINUTES NOW AND ON FUTURE AGENDAS.

Upon motion made by Scotty Ensign and seconded by Jim Piva, the motion **passed 9-0-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

ITEM 4: Announcements and Correspondence Received

The Chair announced Greg Cox would be giving the State of the County Address on February 13, 2013, at 6:30 at the U.S.S. Midway on North Harbor Drive.

Ms. Mansolf announced the RCPG was invited to participate in planning meetings for the AMGEN Bike Tour, which will be held from May 12 through May 19. The AMGEN bike tour covers 800 miles of scenic California highways and roadways with participation by 16 of the world's top cycling teams.

The County wants to resubmit the Ramona Community Right of Way Development Standards, Caltrans Grant Application again in 2013 and is looking for a letter of support from the RCPG. Ms. Mansolf requested to put the item on the next agenda.

The Equine Ordinance Draft EIR is out for public review. Mr. Stiehl of the County will be making a presentation to the RCPG on March 7, 2013.

The Parking Regulations and Design Manual Update was passed at the Board of Supervisors meeting February 6, 2013, except for the section on church parking.

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.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini went to a project development team meeting at Caltrans office on the Highland Valley Road/Dye Road/Hwy 67 Intersection. Mr. Minervini said no improvements are shown on the north side of the intersection. Caltrans is concerned with cost. Mr. Minervini asked the RCPG to attend a second meeting scheduled for February 20.

The Chair said that he has been invited to the meeting on February 20 and will be attending.

ITEM 6: ACTION ITEMS

- A. Housing Element Update. County staff Dixie Switzer will discuss the Housing Element Update released for a 30-day public review on January 29th. Since the Update is not proposing any changes to the General Plan land use map or goals & policies, its primary component is a Sites Inventory. The Sites Inventory identifies properties in Ramona that have minimal environmental issues, are available to be developed or redeveloped by 2021, and have a density of at least 10.9 dwelling units per acre. The presentation is intended to provide the planning group with an opportunity to provide comments prior to the Planning Commission hearing scheduled for March 1, 2013 [15 minutes]**

Dixie Switzer presented the Housing Element Update. The Housing Updated is required to be updated according to a schedule. It was just revised with the General Plan Update in August, 2011.

Now it is time to review the Housing Element again. It covers a period 2010 through 2020. The State says population growth will occur. The County must show we have the capacity in the General Plan to accommodate the growth.

There are 3 pieces to the Housing Element Update. One is the Goals and Policy, for which there are no changes. The second piece is the Sites Inventory. The third piece is the Implementation Plans. For this section, minor changes are shown. They are adding 22,000 homes in the County.

They are using the demographics of the 2010 census and the last background report, which was done in 2011. They are looking at programs to determine any changes that need to be made. Some lands designated 10.9 units per acre were found in Ramona. The Sites Inventory lists parcels and shows density.

This item will go to the Planning Commission on March 1 and to the Board of Supervisors April 24, 2013.

MOTION: TO SUPPORT THE HOUSING ELEMENT UPDATE AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Richard Tomlinson, the motion **passed 9-0-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

- B. Forest Conservation Initiative Lands GPA. County staff Bob Citrano will discuss the Forest Conservation Initiative Lands GPA. A Draft Supplemental EIR (SEIR) was released for a 45-day public review on February 1, 2013. The environmental analysis for this SEIR is based on the land use map endorsed by the Ramona CPG on January 5, 2012. Staff will give an update of the project status and provide the CPG to facilitate any comments the CPG would like to make on the Draft SEIR [10 minutes] (No Action Taken)**

Bob Citrano discussed the Forest Conservation Initiative (FCI) Land Initiative. The FCI was originally approved in 1993 and expired on December 31, 2010. All parcels that were under the FCI are being changed to other land use designations. Mr. Citrano brought a FCI map to the RCPG over a year ago. At that time the RCPG looked at the affected lands. Now the Draft Supplemental EIR is out for a 45 day public review period. Staff will respond to comments. It is anticipated the FCI lands determination will go to the Planning Commission in June and to the Board of Supervisors in August. All map links are online. Public review ends March 18, 2013.

Mr. Cooper asked Mr. Citrano to send a hard copy of the map to the RCPG so new members can see the changes.

- C. (East Subcommittee Project, Ensign) ZAP 03-012W1, AT&T Cell Site Modification on Swycaffer Property at the Junction of Highway 78 and the Old Julian Highway. Painted 35 Foot Tall Steel Faux Utility Pole to Replace Existing Wood Pole; Change in Number and Size of Antenna and Replacement of Wood Equipment Shelter with a 15 Foot, 2 Inch by 26 Foot, 3 Inch by 8 Foot CMU Enclosure with Wood Siding. Marioncelli, Representative**

Mr. Marioncelli presented the project. The site is existing, and they want to upgrade the site so they can provide enhanced services to their customers. They will be going from 4 to 6 antennas. The

site is 35 feet tall. The equipment structure is now 8 feet by 17 feet, and will increase to 15 feet by 26 feet. More equipment will be added. Fireproofing will be done. A concrete block (CMU) structure will be constructed with wood on the outside so it will fit better in the area. There is an existing Verizon facility on site that is not part of this project.

Mr. Deskovick ask why a faux tree is not being considered? He would like to see a tree there.

Mr. Marioncelli said a tree was proposed at one time. The County liked the pole design. The pole is 70 feet from the road and a tree would have a bigger profile and require more antennas.

Ms. Mansolf said that when the Verizon cell site on this property was proposed for an upgrade a couple of months ago, a tree was considered, but the RCPG voted to continue having a pole design, because no one had been aware it was there.

Mr. Ensign said the East Subcommittee saw the project and recommended approval.

MOTION: TO APPROVE.

Upon motion made by Chad Anderson and seconded by Kristi Mansolf, the motion **passed 8-1-0-0-6**, with Matt Deskovick voting no, and Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

D. (East Subcommittee Project, Ensign) TPM 20769R2, Thompson Tentative Parcel Map Revision to go from 2 Lots to 3 Lots on 12 Acres. Smallest Lot to be 2.04 Acres. 717 Haverford Rd. Thompson, Representative

Mr. Thompson presented the project. He was before the RCPG with a 2 lot split, and the project was approved by both the RCPG and the County. With the GP Update, he is able to add another lot. He was required to put in a pathway, and this has been completed. He wants to keep the existing houses on site. There will be no new houses.

Mr. Brean asked why the lots have irregular shapes?

Mr. Thompson said it was just to keep the existing buildings there.

Ms. Myers asked if 1 building was shortened?

Mr. Thompson said 7 feet were taken off the height of the barn.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Matt Deskovick and seconded by Chad Anderson, the motion **passed 9-0-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

E. (West Subcommittee Project, Mansolf) AD 13-001, Administrative Permit. Request Approval of an Existing Over Height Block Wall within Front Yard Setback. Also Requesting Approval of a (Proposed) 6 Foot Tall, Vinyl Slatted Chain Link Fence within the 35 Foot Exterior Side Yard Setback. Gainor Property, 19774 Vista Del Otero. Powell, Representative

Steve Powell presented the project. A wall was built in the front yard setback without permits on the Gainor property. Mr. Gainor has applied for an Administrative Permit to see if he could keep the wall and also put in a chain link fence. An Administrative Permit can be done if the findings are met. Based on the criteria of the County for an Administrative Permit, the existing wall fails to meet the findings. The existing wall is too close to the road – in some instances it is encroaching into the road. The wall is 5 feet 4 inches in spots with 6 foot columns on the right of way line. The County planner met on site with some of the neighbors. There is also a monument rock on the corner of the property. The neighbors are concerned there is no sight distance at the corner of the property. The owner would like to salvage part of the wall. Right now he can cut it down to the height limit of 42 inches, or tear it down completely. Another option is to modify the wall so there is only a monument entryway. Mr. Powell brought a drawing of an entry gate structure with a wall that extends 25 feet from his driveway. This plan has not been submitted to the County yet, but he would like feedback on the new drawing for the entry gate structure.

Speaker: Fred Glace, Ramona Resident

Mr. Glace asked the RCPG to deny approval of the permit. The corner is a blind corner and the wall and monument rock block the line of sight. The fence was built in the road and in the SDG&E easement. The proposed 6 foot chain link doesn't meet the character of the area. The wall is too tall and is far from the house. If a chain link fence goes up, the owner will have landlocked 3 sides of the open space corridor on his property.

Speaker: Robert Farnsworth, Ramona Resident

Mr. Farnsworth agreed with Mr. Glace's comments. He felt the monument is a sore point built by the intersection. In the fog, people go off the road there. He is against the monument rock on the corner. He doesn't want to see encroachment into the open space. Most residents in that area have open space on their land. His house was burning in 2007 when he left during the Witch Creek fire. All roads in the subdivision are 20 feet wide. Visibility was bad during the fire and is bad when there is fog.

Mr. Powell said the monument needs to change. County staff said 42 inches or under is allowed.

Mr. Tomlinson said there usually is a site triangle at an intersection.

Ms. Mansolf gave the West Subcommittee report and brought forward the motion from the meeting:

MOTION: TO DENY AD 13-001, ADMINISTRATIVE PERMIT, REQUESTING APPROVAL OF AN EXISTING OVER HEIGHT BLOCK WALL WITHIN THE FRONT YARD SETBACK AND REQUESTING APPROVAL OF A PROPOSED 6 FOOT TALL, VINYL SLATTED CHAIN LINK FENCE WITHIN THE 35 FOOT EXTERIOR SIDE YARD SETBACK. THIS RECOMMENDATION OF DENIAL IS DUE TO SITE DISTANCE SAFETY ISSUES AND ENCROACHMENT INTO THE ROADWAY.

COMMENTS:

WE RECOMMEND REMOVING THE MONUMENT ROCK NEAR THE ROAD. WE ADDITIONALLY RECOMMEND THE OWNER PURSUE AN ADMINISTRATIVE PERMIT TO MODIFY THE DRIVEWAY ENTRANCE FOR THE 25 FOOT OPTION AS PRESENTED BY STEVE POWELL (AT THE MEETING), AND THAT THE PROJECT COME BACK TO THE RCPG.

Upon motion made by Kristi Mansolf and seconded by Matt Deskovick, the motion **passed 9-0-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

- ITEM 7: GROUP BUSINESS (Chair) (Possible Action)**
A. Appointment of Subcommittee Chairs (CUDA, West, South, East, Parks, T&T) for 2013 and Design Review Board Representative

The Chair made the following subcommittee chair appointments:

CUDA Subcommittee: Torry Brean; West Subcommittee: Kristi Mansolf; South Subcommittee: Donna Myers; East Subcommittee: Scotty Ensign; Parks Subcommittee: Jim Cooper; T&T Subcommittee: Carl Hickman; Design Review Board Representative: Jim Cooper; Ramona Village Design Committee Representatives: Paul Stykel and Torry Brean

Mr. Hickman will be changing the T&T Subcommittee meeting night from Tuesday.

MOTION: TO CONFIRM SUBCOMMITTEE CHAIRS FOR 2013.

Upon motion made by Jim Piva and seconded by Richard Tomlinson, the motion passed **9-1-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

B. Digital LED Billboard Conversion Update

Ms. Mansolf attended a meeting with billboard companies at the County. CBS was there – they have all the billboards currently in Ramona. There are at least 3 double sided billboards next to Highway 67 in the Ramona Grasslands that are not lit at night. She asked about the desire for CBS to convert these existing billboards to digital LED billboards. They do not want to install electricity except in commercial zones or within 1,000 feet of a commercial zone. So there is no desire to convert the ones along Highway 67 to digital LED billboards. The CBS representative appreciated keeping the area dark at night.

- C. Discussion Items (Possible Action)**
1. Send Letter to Supervisor Jacob Regarding the Need to Clean Up the Santa Maria Creek

Mr. Brean brought a motion he prepared to explore cleaning up the Santa Maria Creek. The Creek is more overgrown than ever before. Parks, homes and businesses were destroyed in the past when the Creek overflowed its banks. Many agencies would have to be involved in cleaning up the Creek.

Speaker: Angus Tobiason, Ramona Resident

Mr. Tobiason said the state of the Santa Maria Creek now is at an emergency level. The Creek is cluttered with trees and junk. It needs to be opened up so people can ride, jog and walk in it. If the Creek isn't opened up, all neighbors along it will be flooded out. The County sent 3 people up earlier in the week to look at the Creek with Mr. Tobiason.

Mr. Deskovick said he would also like to ask them to look at the Creek that runs through the south side of town.

Ms. Mansolf said the Etcheverry Creek runs through the south side of the Town Center and then joins up with the Santa Maria Creek in the Grasslands just south of Etcheverry Street by Highway 67.

Mr. Ensign asked for a start and stop point for where we want the work done.

Mr. Brean suggested the ballfields to the Ramona Grasslands for the Santa Maria Creek.

For the Etcheverry Creek, San Vicente Road to the Ramona Grasslands would be included in the request.

MOTION: THE RCPG REQUEST COUNTY ASSISTANCE IN ADDRESSING THE VIABILITY OF SANTA MARIA AND ETCHEVERRY CREEKS TO HANDLE A MAJOR FLOOD EVENT. OVER THE PAST FEW DECADES, BUILDUP OF SOIL, VEGETATION, AND TRASH IN THE CREEKS HAS BEEN INCREASING EXPONENTIALLY. DUE TO ENVIRONMENTAL RESTRICTIONS, COMMUNITY MEMBERS NO LONGER REMOVE MATERIAL FROM THE CREEK LIKE THEY DID IN THE EARLY DAYS OF OUR TOWN. EVEN WHEN THE PATH FOR WATER WAS MUCH LESS IMPACTED, THIS WATERWAY HAS FLOODED AND CAUSED MASSIVE DAMAGE TO RAMONA'S PARKS, BUSINESSES, AND HOMES. IT IS OUR FEAR THAT IF RAMONA HAS A SIGNIFICANT RAINY SEASON, THE CREEKS WILL BE OVERWHELMED AND WE WILL BE FACED WITH DEVASTATION. WE UNDERSTAND THAT MULTIPLE REGULATORY AGENCIES ARE INVOLVED WITH MAINTAINING AND PROTECTING THIS RESOURCE. WE REQUEST YOUR ASSISTANCE INVESTIGATING THIS ISSUE, AND INSTIGATING ANY NEEDED IMPROVEMENTS WITH THE APPROPRIATE AUTHORITY.

Upon motion made by Torry Brean and seconded by Kristi Mansolf, the motion **passed 9-0-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

2. Request Update on Status of the Development of the Flood Control CIP List from the County

Mr. Hickman had requested this item be on the RCPG agenda at the December 6, 2012, meeting because it has been awhile since the RCPG asked for the list.

MOTION: TO REQUEST THE STATUS OF THE DEVELOPMENT OF THE FLOOD CONTROL CIP LIST.

Upon motion made by Kristi Mansolf and seconded by Matt Deskovick, the motion **passed 9-0-0-0-6**, with Carl Hickman, Eb Hogervorst, Barbara Jensen, Dennis Sprong, Paul Stykel and Kevin Wallace absent.

3. Discussion on Procedure -- Roberson's Rules of Order

The Chair said the RCPG received information from the County regarding appropriate actions to take if a member has a conflict of interest.

Mr. Tomlinson had found some information on the FPPC website regarding stepping down from a vote and discussion on a project.

It was decided that should a member have a conflict of interest, they say what it is and leave the room for discussion and the vote. Depending on how the project affects them, they can speak as an individual, representing their interests if they feel it is necessary.

Ms. Mansolf said there has been confusion at the County with our votes. For Cumming Ranch, they seem to have dropped our step down vote, then called to see why we didn't have 15 members voting. I told them we show abstain and step down as 2 separate actions. Since neither count toward the vote, they suggest we have one category for both.

Ms. Mansolf told them we abstain if we don't have enough information, and step down when there is a conflict of interest. She suggested that starting with the next meeting, abstain/step down votes be counted as one category. Members can clarify which they are doing and give reasons for a conflict of interest which will be recorded in the minutes, but the vote will reflect them as one action.

D. Subcommittee Reports

1. DESIGN REVIEW REPORT (vacant) – Update on Projects Reviewed by the Design Review Board.

Mr. Cooper was unable to attend the Design Review Board meeting, but had a report of the actions taken. County Code Enforcement has been asked to review 5 businesses for sign compliance. It was announced that the RCPG Chair was working on getting a Ramona landmark sign over Main Street. Murals that are in process include a stage coach and historic Ramona Main Street on the Chamber building, the side of La Cocina facing 7th Street, the Kennelworth Inn mural for the Ramona Food and Clothes Closet and the Equine mural on the Ramona Business Barn. The signage for a used car lot at the Ramona Business Barn on Main Street was approved. The colors for the trash recycling storage canopy (Pac Bell proposed 400 square foot storage facility) were approved.

2. VILLAGE DESIGN COMMITTEE REPORT

The Chair went to the Village Design Committee meeting and presented the concept for having a landmark sign that banners can be attached in Old Town Ramona. They endorsed the sign. Mr. Cooper will go and talk to Kiwanis. The Chair will talk to the Ramona Unified School District, the Ramona Municipal Water District and the Chamber to encourage them to join the effort. Many people in the community are stepping up to say they will do the work. He is not ready to form an ad hoc subcommittee and would like to wait until all community partners have been identified and brought on board.

E. Meeting Updates (None)

1. Board of Supervisors and Planning Commission Hearings
a. Cumming Ranch at Board of Supervisors 1-30-13

The Chair said the Cumming Ranch project was approved by the Board of Supervisors.

Supervisor Jacob said specifically that money from the project, over \$400 thousand, will go toward improving the intersection of Highland Valley/Dye/Highway 67. It is his understanding SANDAG will loan the money for the project.

b. Sol Orchard Appeal at Board of Supervisors 2-6-13

The Chair said he, Mr. Ensign and Ms. Mansolf made a presentation at the hearing for the appeal. Seventeen members of the community spoke against the project. Rick Tallman prepared a powerpoint presentation for the project that he and Mr. Ensign gave. Nine out of 11 landscaping requests were added as mitigation for the project. Supervisor Jacob was very good defending Ramona. It looked as though her request to consider looking for another site for the project was moving forward, when Supervisor Cox asked County Staff how many days it would take to come up with another site, and the answer was 90 days. The attorney for the project said 90 days would kill the project, which sunk the request to look for another site and the project was approved.

Speaker: Kathy DaSilva, Ramona Resident

Ms. DaSilva thanked the RCPG for going down to represent Ramona. She thought everyone did a great job making their points.

Mr. Deskovick said that by offering mitigation suggestions, the actions the RCPG took were contradicted.

Mr. Anderson said the renewable energy goals set by the State are 30 percent by 2020.

Ms. Myers asked if CFARR pursues the issue in court, is the RCPG with them?

The Chair said that the appeal exhausted the RCPG resources to pursue opposition further.

Mr. Cooper said CFARR, in their presentation, showed a field flooded in a photo and it was as if it hadn't hit the screen.

Mr. Deskovick said he would like project applicants to come back to the RCPG with their mitigation changes in the future.

2. Future Group Meeting Dates – Next RCPG Meeting to be 3-7-13

Mr. Cooper asked that the Standing Rules be added to the next agenda, to look at irregularities now that Policy I-1 had been revised.

The Chair asked that "Agenda Requests" and "Concerns of Members" be added to future agendas.

ITEM 7: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf