

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

A joint meeting of the Ramona Community Planning Group (RCPG), Ramona Design Review Board (DRB) and the Ramona Village Design Committee (VDC) was held December 6, 2012, at 6:30 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California. Regular RCPG business followed.

In Attendance RCPG: Chad Anderson Chris Anderson Torry Brean
 Matt Deskovick Scotty Ensign Bob Hailey
 Carl Hickman Eb Hogervorst Kristi Mansolf
 Jim Piva Dennis Sprong Richard Tomlinson
 Angus Tobiason Kevin Wallace

Absent: Paul Stykel

In Attendance DRB: Chris Anderson Jim Cooper Rob Lewallen
 Evelyn McCormick Greg Roberson

Absent: Carol Close, Michiyo Kirkpatrick, Debi Klingner, Dan Vengler

In Attendance RVDC: Torry Brean Carol Fowler Rob Lewallen
 Dawn Perfect Steve Powell Greg Roberson
 Ron Rodolff Bob Stody

Absent: Paul Stykel

Rob Lewallen, VDC Chair, acted as Chair of the meeting, , RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 6:30 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: DETERMINATION OF A QUORUM (Mansolf)

A quorum was present for all groups.

**ITEM 4: LIST OF ABSENTEES FOR THIS MEETING: Determination of
Excused and Unexcused Absences by the RCPG – Secretary Will Read Record
Separately from the Minutes**

Paul Stykel had an excused absence.

**ITEM 5: Joint Meeting of the Ramona Community Planning Group, Ramona Design
Review Board and the Ramona Village Design Committee to Review and
Discuss the Ramona Village Center Form-Based Code (Action)**

The RCPG Chair turned over the meeting over to Rob Lewallen, VDC Chair, to discuss the Village Design work.

Mr. Lewallen said that Phase I of the plan began 10 to 12 years ago. There were community workshops to discuss what people wanted to see in the Form Based Code. Phase I was completed and Phase II is coming to a close. Mr. Lewallen talked about the make up of the committee, with members from the RCPG, the Chamber of Commerce, the School Board, the Water Board, the DRB, and a member at large.

Mr. Farace from Planning and Development Services said the Form Based Code covered the area of downtown Ramona extending from 3rd Street to Etcheverry.

Mr. Roberson said the 3 areas the committee defined are the Colonnade – Etcheverry to Pala, the Paseo – Pala to 10th, and Old Town – 10th to 3rd to include 2 blocks back from Main Street on each side of the road. Parking and development standards are covered for each lot.

Mr. Lewallen said the plan is pedestrian friendly. The Design Guidelines are converted into Design Standards. The entitlements will enhance community character.

Mr. Blackson said the plan came together after Phase 1, the Paseo was done. They considered what direction they wanted to go. The Ramona Form Based Code is the first Form Based Code to be implemented after the adoption of the General Plan Update. Alpine is also going through this process now. All plans are based on the Fallbrook plan that was done 10 years ago. Mr. Blackson thanked everyone for their time in completing the project.

Mr. Brean said the history started several years ago. For Phase II, they started fresh. Several groups worked together. From the planning group perspective, he likes the timeline. It is hard for developers to develop in Ramona. The Form Based Code streamlines everything. There is a lot of potential for the community to benefit from this plan.

Ms. Fowler said that when Mr. Blackson first came up, he said that Old Town was what the town was all about – like Julian. The Form Based Code puts in place Design Standards to give us our own look and identity. The Village core has been expanded. Community uses are on community streets.

Mr. Lewallen said there are 29 volunteers, serving on 3 boards that were involved with this process. He gives kudos to the outgoing RCPG members, especially Mr. Tobiason with his 24 years of service. The Ramona Form Based Code project timeline is going on 10 years. It is not finely tuned. A revision process is needed for a year or 2 until it gets refined.

Mr. Blackson was asked about the final reviews for the project. The Planning Commission will have to approve it. The County will review it. The Director of PDS will have to approve it. The Form Based Code will become part of the Zoning Ordinance once approved.

Mr. Farace said there is currently a discretionary process followed when someone wants to develop. With the Form Based Code, standards are developed. A checklist will also be developed that will be an appendix to follow to meet the standards. Then the development process will become a ministerial process.

Mr. Blackson said the process will then be predictable. The Form Based Code helps to get everyone on the same page. This process takes out discretion.

Mr. Roberson said the process is now very discretionary. With the Form Based Code people will know where they can put things on a lot they plan to develop.

Ms. Perfect said the Form Based Code seemed so detailed when they first got it. Page 79 shows V2, page 35 of the Form Based Code shows V5, page 67 shows V3, page 89 shows V1 and page 55 shows V4. She suggested people look at the maps and weed out the undesirable.

The RCPG Chair asked how long it will take to get the kinks out of the plan?

Mr. Farace said the plan in Fallbrook is different – they use traditional zoning but customize it. Ramona is out of the box. There will be a periodic review – not like the rest of the Zoning Ordinance. They would like to get input from the Group.

The RCPG Chair said Mr. Lewallen has suggested there be a joint committee for a while. Mr. Piva said the plan is going in the right direction. He appreciates everyone working together.

Mr. Lewallen said the Form Based Code covers 90 percent of the DRB area. He would like to see a hybrid group of the DRB and the RCPG. He would like to see the VDC stay involved.

Ms. Anderson asked if the RCPG subcommittee to review projects in the Form Based Code area would be CUDA?

Mr. Lewallen said projects could go to the DRB and then the RCPG.

The RCPG Chair said a subcommittee meeting together, if possible, would save time.

Ms. Anderson said the AHOPE Subcommittee was eliminated from the RCPG. This subcommittee considered environmental issues.

Mr. Farace said the environmental work is being done. A biological assessment will be done in the spring. The Transportation Impact Fee (TIF) program has been fixed. Maybe the vernal pool issue will be resolved.

Ms. Perfect said there were 3 issues identified early in the development of the Form Based Code. One was water and sewer service, one was the TIF, and the third was the vernal pools. Only the TIF issue has been resolved. Flooding has been somewhat addressed.

Mr. Lewallen said he would still like to see a list of plants included in the Form Based Code.

Mr. Tobiason said he has concerns with the Santa Maria Creek flooding. A new bridge will be constructed on 13th Street and there is 20 feet of river sand. People are living along the proposed Greenway Park. He made a living for years straightening streams for the Conservation Corps.

The RCPG Chair said Supervisor Jacob brought all affected agencies together to see what could be done in the creeks. None of them want to see any disturbance. Tractors can't be used in creeks. We can't go in and fix problems we see. People can stand next to a stream and pull certain things out of it.

MOTION: TO APPROVE THE FORM BASED CODE.

Upon motion made by Torry Brean and seconded by Chris Anderson, the motion (RCPG) **passed 14-0-0-0-1**, with Paul Stykel absent on the RCPG; (VDC) **passed 8-0-0-0-1** with Paul Stykel absent

on the VDC, and (DRB) **passed 5-0-0-0-4**, with Carol Close, Michiyo Kirkpatrick, Debi Klingner and Dan Vengler absent.

(End of Joint Meeting)

ITEM 6: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair announced that Mr. Hull of Caltrans would not be making a presentation at the meeting. There will be a public meeting sometime in the near future on the Highland Valley/Dye/Highway 67 intersection, and after that Mr. Hull will make a presentation to the RCPG.

The Chair congratulated all incumbents who ran in the General Election and got re-elected. He also congratulated and welcomed the 3 newly elected members, Barbara Jensen, Donna Myers and Jim Cooper.

Mandatory training will need to be attended by the newly elected members before they can be seated in January. Currently seated and re-elected RCPG members should also attend the training, if possible, or they will need to take the training online to complete the requirement. The Chair also reminded people to take their required Ethics Training, and he asked the Secretary to resend the information on Ethics Training again to members.

ITEM 7: FORMATION OF CONSENT CALENDAR

Ms. Mansolf brought forward the 2 projects the West Subcommittee reviewed to the Consent Agenda. The Gan Administrative Permit is a label and use change as the second dwelling unit is already existing but is permitted as a guest living quarter. With the proposed change, family members or other tenants will be able to live in the structure. The Cordiano Major Use Permit has been before the RCPG several times and was approved. The site is already being used as a winery. The proposed change will allow special events and for food to be served. What is before the RCPG is the environmental document for the use permit.

MOTION: TO PLACE THE GAN ADMINISTRATIVE PERMIT (AD 12-036) ON THE CONSENT AGENDA FOR APPROVAL, AND TO PLACE THE CORDIANO MAJOR USE PERMIT (P11-018) ON THE CONSENT AGENDA FOR APPROVAL OF THE MITIGATED NEGATIVE DECLARATION, AND TO APPROVE THE CONSENT AGENDA.

Upon motion made by Kristi Mansolf and seconded by Bob Hailey, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

ITEM 8. APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO CHANGE THE AGENDA AS FOLLOWS: MOVE ITEM 14-F-2 (PRESENTATION ON SAN VICENTE/BARNETT RANCH ENHANCEMENT GRANT) TO AFTER ITEM 11, FOLLOWED BY ITEM 12 AND ITEM 13; THEN 15-B (LIGHTING ON THE EMERGENCY EVACUATION ROUTE), FOLLOWED BY ITEM 16-A (CONSIDERATION OF SENDING A LETTER REGARDING SOL ORCHARD TO SUPERVISOR JACOB).

Upon motion by Chris Anderson and seconded by Kristi Mansolf, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

ITEM 9: APPROVAL OF MINUTES 11-1-12 (Action)

MOTION: TO APPROVE THE MINUTES OF NOVEMBER 1, 2012.

Upon motion made by Bob Hailey and seconded by Scotty Ensign, the motion **passed 12-0-2-0-1**, with Matt Deskovick and Angus Tobiason abstaining, and Paul Stykel absent.

ITEM 10: NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini brought up the vote the RCPG took on the Highland Valley/Dye/Highway 67 intersection. He said there should have been a right turn lane on the north side of the intersection. The 2 left turn lanes for turning from Dye Road south onto Highway 67 were very short and should be elongated. Adding a stoplight on Mussey Grade Road to the plan was not a good idea. He has been invited to attend a planning meeting with Caltrans on this issue at the beginning of January.

The Chair said a plan was presented to the RCPG and it didn't get the votes, so there is no approved plan.

ITEM 11: Report from Joe Hull, Caltrans, on Status of Project Study Report for the Highland Valley/Dye/Highway 67 Intersection. (Discussion and Possible Action) (Presentation to be Rescheduled)

ITEM 14-F-2: (Taken out of Order) DPW Environmental Services is Proposing to Apply for a Grant to Enhance Barnett Ranch Preserve in Ramona in Association with the San Vicente Road Improvements Project. Proposed Enhancements Include Trail Improvements and Planting of Oaks. Request for Letter of Support From RCPG. K. Barefield, Representative

Ms. Barefield presented the project. The County is applying for a grant to enhance the Barnett Ranch Preserve. Letters of support are an important part of this process. Extra points are given if there is volunteer labor and materials. Some improvements proposed to enhance the Preserve are to make a more defined entrance. Information about the Preserve will be on signs by the entrance. There will be a left turn lane to San Vicente Road. Signs will be put on the road by the pathway. There will be interpretive signage along trails within the Preserve. They are proposing to replant the coast live oaks that will be disturbed by the San Vicente Road Improvement project within the Preserve. The County has the opportunity to apply for this grant due to the upcoming San Vicente Road Improvement project, which will cause disturbance to the area.

Mr. Deskovick asked about the possibility of having a farming component in the Preserve?

Ms. Barefield said there is a management plan for the Preserve, and guidelines would have to be changed to allow for farming.

Mr. Hickman said that the Transportation/Trails Subcommittee heard the project and was in favor of it. Two important items to note are that the project has nothing to do with the road widening project and it is just a grant application. Mr. Ensign pointed out there is a special tree that was

burned in the Cedar Fire that is called the Cedar Dog. Mr. Ensign would like to see the tree relocated so that it is not removed by the road improvement project.

There was a question on connecting trails as part of the grant proposal project, but Ms. Barefield said connecting trails is not part of the project proposal.

MOTION: TO WRITE A LETTER TO SUPPORT THE GRANT PROPOSAL TO ENHANCE THE BARNETT RANCH PRESERVE.

Upon motion made by Kristi Mansolf and seconded by Scotty Ensign, the motion **passed 10-1-3-0-1**, with Matt Deskovick voting no, Chad Anderson, Angus Tobiason and Kevin Wallace abstaining, and Paul Stykel absent.

ITEM 12: P08-017, Spirit of Joy Lutheran Church, Corner of Hwy 67 and Highland Valley Rd. Four Primary New Structures Proposed for Permanent Campus: Sanctuary (5745 s f); Fellowship Hall (5,500 s f); Administration/Classroom Buildings (3,700 s f); and a Maintenance Building (320 sf). 55.5 foot Bell Tower to be Part of Project. Access to be Along the Vacated Portion of Highland Valley Rd. Future Sewer Service will be at Highland Valley Rd. Danskin, Representative (Carried over from 11-1-12)(w/T&T)

Ms. Anderson said the applicant came before the DRB. The height of the steeple went from 55 feet to 50 feet, and the DRB approved the project.

Mr. Hickman said the applicant came before the Transportation/Trails Subcommittee. There was information available on the trails that are proposed and the applicant is going above and beyond to build what is required according to County Standards. The Subcommittee approved the project.

Speaker: Vivian Osborn, Ramona Resident

Ms. Osborn has concerns about this project being at the entry way of Ramona. The project will look huge from Highland Valley Road. Ms. Osborn said changes have been made to the project and the public hasn't seen the studies, so what is being approved?

Ms. Anderson said there was discussion at the last meeting about the new state of the art package treatment plan and other issues. At the last meeting we limited discussion to the 2 items that needed more review.

MOTION: TO APPROVE THE PROJECT.

Upon motion made by Richard Tomlinson and seconded by Chad Anderson, the motion **passed 12-0-2-0-1**, with Paul Stykel absent.

ITEM 13: AD 89-014W2, Proposal to Build a Barn, 60 by 90 Feet, for Storage of Ag Products, Supplies and Equipment used for Ag Operations. Project was Originally Approved by the RCPG 6-2-11. Project was Subsequently Withdrawn, then Refined with Original Project Description plus Addition of a Lounge Area onto the House for the Workers Lunch Room and Rest Area. Company Name, Scantibodies; Ayles, Project Representative

Mr. Ayles presented the project. The project had been approved by the RCPG previously, but a County planner requested the project be withdrawn because he thought research was being done on the site. However, only agricultural operations, such as animal raising are done at the site. There is a lab and research facility located in Santee where research is done. Once this was explained to the management, the project was resubmitted. They have added some additional improvements in the front and a lounge for workers on the house. Right now there are 8 or 9 sheds. By building the barn, they will be able to eliminate the sheds.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Torry Brean and seconded by Chad Anderson, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

ITEM 15-B: (*Taken out of Order*) Consideration of Asking that there be No Additional, New Lighting along Proposed Emergency Evacuation Route

The Chair said this item was carried over from last month since the item had not been agendized for action.

Speaker: Carol Angus, Ramona Resident

Ms. Angus encouraged everyone not to put any lights on any of the evacuation route. There are bald eagles in the Ramona Grasslands with a nest. She requested there be no disturbance during nesting season.

Speaker: Rick Morgal, Ramona Resident

Mr. Morgal thanked the RCPG for their responsiveness on this issue. He distributed a short paper that discussed predator/prey relationships. Rodents do not go out in a full moon. He asked that lighting not be added. The Ramona Grasslands is very unique and important. Putting lights in it will affect the food chain. When the winds are high, the power will be turned out, so why light it all the time? When we need it, the lights won't be there anyway.

Mr. Hickman said there is a gate on each side. There may be a way to energize lights at the gate.

Ms. Mansolf said portable light towers and generators could be brought out, if needed, in an emergency.

Mr. Tobiason was concerned people will get lost and won't be able to turn around.

Mr. Ensign asked that reflectors be part of the motion.

The Chair said there is already a plan to have reflectors.

MOTION: TO ELIMINATE THE PROPOSAL TO LIGHT THE EMERGENCY EVACUATION ROUTE.

Upon motion made by Kevin Wallace and seconded by Bob Hailey, the motion **passed 12-2-0-0-1**, with Carl Hickman and Angus Tobiason voting no, and Paul Stykel absent.

ITEM 16-A: *(Taken out of Order)* Consideration of Sending Letter written by RCPG Member to Supervisor Jacob re: Sol Orchard Project

Mr. Brean made the changes as requested at the meeting November 1, 2012.

MOTION: TO SUBMIT MR. BREAN'S LETTER ON LETTERHEAD TO SUPERVISOR JACOB.

Upon motion made by Torry Brean and seconded by Matt Deskovick, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

ITEM 14: Subcommittee Reports

14-A: SOUTH (Hailey)(No Business)

14-B: WEST (Mansolf) (Action Items)

14-B-1: AD 12-036, Gan Residence Second Dwelling Unit at 17610 Oak Grove Rd. Proposal to Convert an Existing Guest Living Quarters to a Second Dwelling Unit. Powell, Representative *(Approved on the Consent Agenda)*

14-B-2: P11-028, Cordiano Major Use Permit, Mitigated Negative Declaration. The Site is Developed with an Existing Boutique Winery, Tasting Room and Host Home with an Approved Administrative Permit. MUP Includes Expansion of Boutique Winery and Tasting Room into a Full Winery with Food Preparation and Special Events. Site is at 15732 Highland Valley Rd. Public Review Ends 12-7-12. Available online at: http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html *(Approved on the Consent Agenda)*

14-C: EAST (Ensign)(No Business)

14-D: PARKS (Tomlinson)(No Business)

14-E: CUDA (Brean)(No Business)

14-F: Transportation/Trails (Action Item).

14-F-1: P08-017, Spirit of Joy Lutheran Church, Corner of Hwy 67 and Highland Valley Rd. Four Primary New Structures Proposed for Permanent Campus: Sanctuary (5745 s f); Fellowship Hall (5,500 s f); Administration/Classroom Buildings (3,700 s f); and a Maintenance Building (320 sf). 55.5 foot Bell Tower to be Part of the Project. Access to be Along the Vacated Portion of Highland Valley Rd. Future Sewer Service will be at Highland Valley Rd. Danskin, Representative (w/Item #12)

14-F-2: *(Taken out of Order)* DPW Environmental Services is Proposing to Apply for a Grant to Enhance Barnett Ranch Preserve in Ramona in Association with the San Vicente Road Improvements Project. Proposed Enhancements Include Trail Improvements and Planting of Oaks. Request for Letter of Support From RCPG. K. Barefield, Representative *(Heard after Item 11)*

14-G: DESIGN REVIEW (Chris Anderson) – Update on Projects Reviewed by the Design Review Board (DRB Comments Included with other Agenda Items)

ITEM 15: OTHER BUSINESS (Chair) (Possible Action)

A. Consideration of Moving Fences off Properties on Ramona Street along Future Road Alignment

Mr. Deskovick said he would like to see the fences moved off the future Ramona Street Extension as soon as possible.

Mr. Tomlinson said there is a process going through now. He asked that the matter be left alone.

Mr. Hickman asked why we would want to encourage more people to pass through that area?

Mr. Deskovick said it is not their property. It should be open to help the project move along.

Mr. Wallace gave an example of heavy machinery driving over residential water lines and breaking them in a similar situation.

MOTION: TO APPROVE ASKING THE COUNTY TO REMOVE THE FENCES ON THE RAMONA STREET EASEMENT AT THE FIRST AVAILABLE OPPORTUNITY.

Upon motion made by Matt Deskovick and seconded by Angus Tobiason, the motion **failed 3-10-1-0-1**, with Chris Anderson, Scotty Ensign, Bob Hailey, Carl Hickman, Eb Hogervorst, Kristi Mansolf, Jim Piva, Dennis Sprong, Richard Tomlinson and Kevin Wallace voting no, Chad Anderson abstaining, and Paul Stykel absent.

B. *(Taken out of Order)* Consideration of Asking that there be No Additional, New Lighting along Proposed Emergency Evacuation Route (Heard after Item 13)

C. Report on Meeting at PDS on Sol Orchard Appeal 11-28-12 (Project Approved at Planning Commission 10-19-12)

The Chair, Ms. Mansolf and Mr. Ensign met with County planners to discuss concerns for the Sol Orchard appeal. Plants for screening were discussed. Mr. Ensign prepared a letter with recommendations for landscaping for the project.

Mr. Ensign presented his letter on landscaping. The applicant wanted to put in vines, but there are no native vines here, and they may fail. He wanted to see slats in the fencing, and the fencing to be 10 feet tall. He said the County Landscape Architect doesn't understand our climate. We want larger shrubs and trees in a 24 inch box or greater. The root balls need to be protected. He recommends trees planted 25 feet on center, and shrubs planted 12 feet on center. Wells need to be tested, and there needs to be a municipal water backup. The sprinkler system needs to be PVC. Rodents eat drip lines. Because cows are there, barbed wire will be necessary. Mr. Ensign suggested keeping the boulders in place.

Mr. Deskovick said he was adamantly opposed to sending the letter. We are on record as opposing this project.

The Chair said he feels there is an opportunity now to lessen the project impacts. We failed to ask for mitigation with the facility on Highland Valley Road. We aren't changing our minds.

Ms. Anderson suggested we start the letter, with "we are still adamantly opposed to this project; however, if we are overridden..."

Mr. Hickman said we have to be realistic and have a back up plan.

MOTION: TO SEND MR. ENSIGN'S LETTER ON RCPG LETTERHEAD WITH CHRIS ANDERSON'S AMENDMENT REITERATING OPPOSITION TO THE PROJECT TO INCLUDE STATING HOW MANY TIMES WE OPPOSED IT AND THE NUMBER OF VOTES.

Upon motion made by Kristi Mansolf and seconded by Eb Hogervorst, the motion **passed 10-2-1-1-1**, with Matt Deskovick and Angus Tobiason voting no, Kevin Wallace abstaining, Richard Tomlinson stepping down, and Paul Stykel absent.

D. Report on Digital LED Billboard Conversion Meeting at PDS. County has Requested Comments to Bring to the Board of Supervisors

Ms. Mansolf handed out information she received from the County on their wanting to update the billboard ordinance to include digital LED billboard conversions. County staff will be reporting to the Board of Supervisors on January 30, 2013, with information gathered from communities in their districts that have billboards in their communities. She asked that members read the information and bring comments to the next meeting.

ITEM 16: ADMINISTRATIVE MATTERS (Chair)

A. *(Taken out of Order)* Consideration of Sending Letter written by RCPG Member to Supervisor Jacob re: Sol Orchard Project *(Heard after Item 13 near the top of the Agenda)*

B. Concerns of Members

Mr. Deskovick said the project applicants for projects we are opposed to should come back to us with ways to mitigate the project.

Mr. Hickman said there is a trend at the County to make the process easier for applicants.

Mr. Deskovick said our purpose is to represent the community. He would like to see this item on a future agenda.

C. Agenda Requests

Mr. Brean said he talked to Mr. Farace of County staff about our concerns with the Santa Maria Creek now as it runs through town, overgrown with vegetation and silted up. Mr. Farace suggested requesting DPW to look into the creek issue.

Mr. Hickman said he would like to invite Mr. Minervini to come to the RCPG meeting and talk about the skate park.

D. Announcement of Date of First RCPG Meeting of January 2013

The Chair announced the first RCPG meeting of 2013 would be on January 10, 2013, to allow for newly elected members to be appointed by the Board of Supervisors and for training to be completed.

ITEM 17: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf