

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 7, 2013, at 7 p.m., at the Ramona Community Library.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Chad Anderson	Jim Cooper (Arr 7:20)	Matt Deskovick
	Scotty Ensign	Carl Hickman	Eb Hogervorst
	Barbara Jensen	Kristi Mansolf	Donna Myers
	Jim Piva	Dennis Sprong	Paul Stykel (Arr 7:15)
	Richard Tomlinson	Kevin Wallace	

Excused Absence: Torry Brean

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, 2-7-13

MOTION: TO APPROVE THE MINUTES OF DECEMBER 6, 2012.

Upon motion made by Dennis Sprong and seconded by Matt Deskovick, the motion **passed 12-0-0-0-3**, with Torry Brean, Jim Cooper and Paul Stykel absent.

MOTION: TO APPROVE THE MINUTES OF FEBRUARY 7, 2013.

Upon motion made by Matt Deskovick and seconded by Donna Myers, the motion **passed 10-0-2-0-3**, with Dennis Sprong and Kevin Wallace abstaining, and Torry Brean, Jim Cooper and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received – None

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: Jim Salvatore, Ramona Resident

Mr. Salvatore is concerned that Bryan Woods is a Planning Commissioner representing Ramona. Since he no longer lives in the Second District, Mr. Salvatore feels Commissioner Woods should not be the Second District representative. Someone is needed in this position who will step up and represent Ramona the way we need to be represented. He would like to see someone else in this position.

Speaker: Carol Fowler, Ramona Resident

Ms. Fowler has huge reservations with moving forward with trying to get someone to replace Commissioner Woods on the Planning Commission. Commissioner Woods knows Ramona and has served on several boards. We can talk to him and he has lived in the community a long time. Unless we figure out what we want, a can of worms could be opened. We could get a Commissioner who lives in Jamul.

The Chair said that he has talked to all parties involved, and Commissioner Woods knows we weren't happy with his decisions for Ramona lately. We were unanimous on the solar project and he voted against us. The door is open for solar in Ramona. The push for this is now. Outside corporations are coming in and offering money to ranchers. Commissioner Woods says he regrets his decision. Mr. Deskovick said it at the Board of Supervisors – he doesn't feel we are getting representation.

Speaker: Donna Myers, Speaking as a Ramona Resident

Ms. Myers spoke against the Sol Orchard project. She feels the Major Use Permit for the project should not have been granted. There are 43 acres of prime farmland on site, and they are mitigating 7 acres elsewhere. There are sensitive species on site and unique paleontology. The Supervisors let us down at the appeal hearing and should have deferred to Supervisor Jacob.

ITEM 6: ACTION ITEMS:

- A. County Draft Equine Ordinance and Draft Environmental Impact Report (EIR) Public Review, February 4 – March 20 Available at: <http://www.sdcounty.ca.gov/pds/advance/Equine.html> Update the County of San Diego's Zoning Ordinance with regard to commercial equine uses (commercial Horse Stable use type) using a tiered permitting approach. Advance Planning staff Carl Stiehl will present and discuss the project.**

Carl Stiehl presented the project. The Board of Supervisors were approached by commercial horse stable operators in March, 2011, regarding updating the Equine Ordinance. Update options were considered for horse stable regulations. In July, 2011, staff was directed to come up with an option for tiered permitting. With this approach, small facilities would become easier to permit. They worked with the equine community to investigate this process. A timeline was put together. John Degenfelder represented Ramona at the meetings. The Ordinance is for commercial horse stables.

Representatives from numerous stables across the County were interviewed. This included the San Vicente facility and Creek Hollow in Ramona. The Draft Ordinance defines animal enclosures, barns, boarding and horsekeeping. Fire protection, setbacks, usable acreage, parking and vectors are considered. A Draft EIR has been prepared and is out for public review on the Draft Ordinance. It considers the following CEQA issues: aesthetics, air quality, biology, cultural resources, greenhouse gases, hazardous materials (such as pesticides), hydrology and water quality, and noise and traffic. They will review and respond to comments received in April, 2013. It is anticipated the Draft Ordinance will go to the Planning Commission in May and the Board of Supervisors in July.

Mr. Sprong asked about the Tier 1 level – is the \$1,000 fee inclusive? He asked if a property owner needed to have 5 acres to file for a permit?

Mr. Stiehl said the fee is inclusive. There will be a couple of plan checks. The permit stays with the property and can be modified in the future, if desired. Mr. Stiehl said they take out the buildings when they calculate acreage for the usable horse area.

For Tier 2, Mr. Stiehl said the cost is \$10,000 and it won't exceed that figure. This would allow for an Administrative Permit. If the neighbors complain, the project will go to a hearing. For manure, there is the Watershed Protection Ordinance. The manure stays in a confined area and has to be covered. Facilities that were in operation prior to the original Ordinance being adopted in 1978 will be grandfathered in. If operators want to do something new, they will have to get a permit.

Mr. Deskovick asked about events – what will be allowed?

Mr. Stiehl said events will be looked at to see how many are wanted in a year, and how many days the event will last.

MOTION: TO SUPPORT THE EQUINE ORDINANCE.

Upon motion made by Richard Tomlinson and seconded by Kristi Mansolf, the motion **passed 13-0-1-0-1**, with Kevin Wallace abstaining, and Torry Brean absent.

- B. (West Subcommittee Project, Mansolf) AD 13-001, Administrative Permit. Request Approval of an Existing Over Height Block Wall that Creates an “Entry Gate Structure” (64 inches tall, stucco plastered to match main residence and with intermittent 24 inch by 24 inch by 72 inch stone veneered columns) Remainder of Existing Wall to be Removed. Gainor Property, 19774 Vista Del Otero. Powell, Representative**

Mr. Powell had been before the RCPG in February with the project, and changes had been made as were discussed in February. Everything proposed previously has been removed except the entry gate structure. An Administrative Permit is still required for the entry gate structure as it is still in the front yard setback and it is still over height. Forty-two inches is allowed. It is off the road.

Mr. Hickman asked how many feet the entry gate structure will be from the edge of the travel way? Have the site distance requirements been met? Regardless of the right of way, how close to the right of way is the wall?

Mr. Powell said this issue will be addressed as part of the scoping process. In this area there is a 60 foot front yard setback.

MOTION: TO APPROVE AD 13-001 AS PRESENTED WITH PLOT PLAN DATED FEBRUARY 13, 2013, OF AN EXISTING OVER HEIGHT BLOCK WALL THAT CREATES AN ENTRY GATE STRUCTURE.

Upon motion made by Kristi Mansolf and seconded by Dennis Sprong, the motion **passed 11-2-1-0-1**, with Carl Hickman and Richard Tomlinson voting no, Matt Deskovick abstaining, and Torry Brean absent.

- C. (East Subcommittee Project, Ensign) TM 5574, Oak Tree Ranch Manufactured Housing Community, Black Canyon Road, Conversion from a Leasehold Community to a Resident Owned Community. 119 Home Sites,**

**Office and Recreational Facilities are Existing. 255 Homes are Allowed.
Caster, Representative**

Mr. Ensign had been unable to attend the East Subcommittee due to a business obligation, and since the applicant and some interested members of the public were in attendance, Mr. Caster presented his project to those present. There was no quorum, so no action could be taken.

Mr. Caster said he is converting the existing manufactured homes to home ownership. He is allowed to do this under Government Code 66427.5. One condition of the Government Code is that a survey of existing residents must be done to show they support the change. Of 75, 52 attended the meeting and 50 support the conversion. Residents will own the property under their homes. The conversion will generate capital. An HOA will replace the current management. The project is on city water. Those who want to continue renting still can.

Ms. Mansolf said the project has been operating under a Variance that was approved in 1965, prior to CEQA. New homes will go in as the market allows. The entire development is on a package treatment plant permitted by the State. It was expanded recently so that the daily flow on their permit increased from 20 thousand gallons per day to 40 thousand gallons per day. The package treatment plant expansion will be enough to support the whole project at buildout. There is good visibility for access onto Black Canyon Road. The property has a rural feel to it and is well maintained.

Donna Azzoline said she used to live at the Oak Tree Ranch, and she and others are not concerned with the project, but they are concerned that there are no traffic controls on Black Canyon Road, no posted speed limit, no place to walk and no street lights. She was able to get a street light on Highway 78 at Black Canyon Road.

Ms. Mansolf said the Black Canyon Estates project was recently approved as was a 32 lot split – both across Black Canyon Road from the Oak Tree Ranch. Neither project will be addressing any of the concerns mentioned by Ms. Azzoline.

Mr. Hickman suggested a letter be written to the Director of DPW outlining the concerns. Each task will be sent to the appropriate department to be reviewed.

MOTION: TO SUPPORT TM 5574, OAK TREE RANCH MANUFACTURED HOUSING COMMUNITY ON BLACK CANYON ROAD CONVERSION FROM A LEASEHOLD COMMUNITY TO A RESIDENTIAL OWNED COMMUNITY.

Upon motion made by Kristi Mansolf and seconded by Scotty Ensign, the motion **passed 14-0-0-0-1**, with Torry Brean absent.

(Mr. Deskovick left at 8:20.)

D. Parks and Recreation Subcommittee Meeting Business

Mr. Cooper gave the Parks and Recreation Subcommittee meeting report.

John Degenfelder made a presentation on the Santa Maria Creek Greenway concept and Jason Carney gave a presentation on the work done to have a skate park in the community.

1. Report on Briefing from the County of San Diego Parks Project Managers

Sean O'Neill, Department of Parks and Recreation gave a briefing on what is required to use PLDO funds in a community.

2. Park Land Dedication Ordinance (PLDO) Topics Review and Re-Organization (current list dated April 13, 2012)

John Degenfelder would like to see the Santa Maria Creek Greenway included on the PLDO project list. He would like to see some work coincide with the design and construction of the 13th Street bridge and the area under it.

Mr. Cooper wants to see a champion for every project on the PLDO list. The current list was reviewed and supported by the RCPG on April 13, 2012. Some of the projects have been completed and several projects show TBD for an amount.

3. Community Outreach Efforts

Jeff Moody, representing Ramona Girls Softball, expressed an interest in serving on the subcommittee and was approved by the subcommittee for membership, pending RCPG consideration.

ITEM 7: GROUP BUSINESS (Chair) (Possible Action)

A. Confirmation of Subcommittee Members (CUDA, West, South, East, Parks, T&T) for 2013

The Chair asked if any of the subcommittee chairs had members to bring forward to confirm their subcommittee membership.

Ms. Myers said she was contacting former South Subcommittee members to see who still wanted to be on the committee.

Mr. Hickman said he has not heard yet if Mr. Tobiason would like to continue his membership on the Transportation/Trails Subcommittee. If not, there would be a seat open and Mr. Wallace would be next in line to be on the committee. Mr. Cooper expressed interest in serving on the committee, too.

Ms. Mansolf said the West Subcommittee members have expressed interest in serving on the committee for another year, however, she still needs to get a note from them to this effect.

Mr. Ensign said the East Subcommittee has 2 members who will continue, and he would like to recruit more members.

Ms. Mansolf said she would be interested in serving on the East Subcommittee.

Mr. Cooper brought forward the members of the Parks and Recreation Subcommittee for confirmation by the RCPG. All members have expressed an interest in serving in 2013.

MOTION: TO CONFIRM PARKS AND RECREATION SUBCOMMITTEE MEMBERS (TORRY BREAN, JIM COOPER, ARVIE DEGENFELDER, JOHN DEGENFELDER, JEFF MOODY AND DAWN PERFECT) FOR 2013.

Upon motion made by Jim Cooper and seconded by Dennis Sprong, the motion **passed 13-0-0-0-2**, with Torry Brean and Matt Deskovick absent.

B. RCPG Standing Rules, General Review plus Review for Conformance with Newly Revised Policy I-1

Mr. Cooper and Mr. Tomlinson volunteered to serve on an Ad Hoc Subcommittee to determine if the RCPG Standing Rules conform to Policy I-1.

MOTION: TO FORM AN AD HOC SUBCOMMITTEE TO REVIEW THE CONFORMANCE OF THE RCPG STANDING RULES WITH POLICY I-1 OF JIM COOPER AND RICHARD TOMLINSON.

Upon motion made by Jim Piva and seconded by Paul Stykel, the motion **passed 13-0-0-0-2**, with Torry Brean and Matt Deskovick absent.

C. Consideration of Sending Letter of Support for Caltrans Grant Application to Develop Ramona Community Right of Way Development Standards. Due to the County by 3-27-13

Ms. Mansolf said the County has applied for the Caltrans grant to develop Ramona Community Right of Way Development Standards for the past few years, but has been unsuccessful. The RCPG has a written letter of support, and requested other interested parties to write letters of support in the past. She has received letters of support from REIN and the Ramona Design Review Board to submit to the County.

The Chair asked Ms. Fowler, in the audience, if the Chamber could write a letter of support.

MOTION: TO SEND A LETTER IN SUPPORT OF THE CALTRANS GRANT APPLICATION TO DEVELOP COMMUNITY DEVELOPMENT RIGHT OF WAY STANDARDS FOR RAMONA.

Upon motion made by Jim Piva and seconded by Dennis Sprong, the motion **passed 13-0-0-0-2**, with Torry Brean and Matt Deskovick absent.

D. Form 700 Reminder – Due to the ROV by 3-31-13

The Chair reminded all members to file their Form 700 at the Registrar of Voters by March, 31, 2013.

E. Discussion Items (Possible Action)

The Chair announced that he was asked to be on the County's Customer Stakeholder Perspective Panel. The meeting will be on March 15, 2013, from 10:30 to 12. Four people representing different perspectives of the development community will be on the panel. A list of questions was handed out to all participants, which the Chair sent around to the RCPG members. The panelists will have 3 minutes to discuss each question from their perspective. Changes may be considered to

be made to County processes based on the outcome of the discussion. The Chair was invited to be the panelist representing all of the planning and sponsor groups in the County. He is honored he was asked, and he wants to bring forward concerns from the RCPG to the panel. He apologized for the item not being on the agenda, but he had just found out about the panel.

Mr. Cooper says he is feeling frustration at the inability of the RCPG to get a reasonable audience with the County and have our concerns be responded to.

Mr. Sprong said in the past, he feels it was difficult to get a response from the County because RCPG members had opposing interests within the group.

Mr. Hickman reminded the Chair that the industry recently tried to reduce the power of planning and sponsor groups.

Mr. Tomlinson said the industry is trying to eliminate regulatory roadblocks.

1. **Discussion on Agenda Format (*No Discussion*)**
2. **Concerns from Members**

Mr. Sprong asked if there has been any update from the County concerning the flooding in the area of Denny's?

Ms. Mansolf said the RCPG had written a letter to the County in February asking for an update on the development of a Ramona CIP flood control project list.

3. **Future Agenda Item Requests**

The Chair said there had been a meeting with Chris Thomas of Caltrans at the Ramona Library and the Highway 67 Ad Hoc Subcommittee. There was another meeting on design for the Highland Valley/Dye/Highway 67 intersection, but it was postponed. When the design is completed, Caltrans will present the design to the RCPG.

Terry Rayback of County DPW said they will be making a presentation on the San Vicente Road Improvement Project at the next RCPG meeting on April 4, 2013.

- F. **Subcommittee Reports**

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

Mr. Cooper said the Design Review Board is still working to have the Code Enforcement Officer for Ramona attend a meeting.

The Design Review Checklist was reviewed and several differences were identified between the Design Review Checklist Exemption and the Ramona Design Guidelines. An Ad Hoc committee will meet to review the differences.

Chris Anderson will be filling the vacant member-at-large position on the Design Review Board.

The Design Review Board voted to write a letter of support for the Community Development Right of Way Standards grant the County is submitting for Ramona.

2. VILLAGE DESIGN COMMITTEE REPORT (Brean, Stykel)

Mr. Stykel said the Village Design Committee didn't meet.

G. Meeting Updates

- 1. Board of Supervisors and Planning Commission Hearings**
 - a. Cordiano Winery 3-1-13 Planning Commission**
 - b. Housing Element 3-1-13 Planning Commission**

The Chair announced the Cordiano Winery project was approved at the March 1, 2013, Planning Commission hearing. No one in attendance knew the outcome of the Housing Element item that also went to the Planning Commission on March 1, 2013.

2. Future Group Meeting Dates – Next RCPG Meeting to be 4-4-13

The Chair announced the next RCPG meeting would be on April 4, 2013.

ITEM 8: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf