

**County of San Diego  
Ramona Community Planning Group  
FINAL MEETING MINUTES  
May 2, 2013  
7:00 PM @ Ramona Community Library, 1275 Main Street**

A regular meeting of the Ramona Community Planning Group (RCPG) was held May 2, 2013, at 7 p.m., at the Ramona Community Library.

**ITEM 1: ROLL CALL (Piva, Chair)**

In Attendance:	Torry Brean	Jim Cooper	Matt Deskovick
	Scotty Ensign	Carl Hickman	Eb Hogervorst
	Kristi Mansolf	Donna Myers	Jim Piva
	Dennis Sprong	Paul Stykel (Arr. 7:12)	Richard Tomlinson
	Kevin Wallace		

Excused Absence: Chad Anderson, 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 4-4-13**

**MOTION: TO APPROVE THE MINUTES OF APRIL 4, 2013.**

Upon motion made by Torry Brean and seconded by Kevin Wallace, the motion **passed 11-0-1-0-3**, with Matt Deskovick abstaining, and Chad Anderson, Barbara Jensen and Paul Stykel absent.

**ITEM 4: Announcements and Correspondence Received**

The Chair said that he ran for a seat on the San Diego Country Estates Board and won. His service on that board will not affect his service on the RCPG.

Ms. Mansolf announced the Ramona Revitalization meeting will be Thursday, May 30 from 2:30 to 4:30. She will check on the meeting location, and send an email out to RCPG members.

**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: Margaret Tucker, Ramona Resident

Ms. Tucker has concerns over new residences being constructed on Barger Place and San Vicente Road. The lot on San Vicente Road has 2 driveways coming out onto Barger Place, with one driveway coming out opposite the Grace Community Church access.

The other property where 2 new houses are going to be constructed is on Barger Place. The contractor was required to have a retaining wall, but there isn't one. Ms. Tucker showed photos of the site. She asked the RCPG to look into this.

Speaker: Kathy DaSilva, Ramona Resident

Ms. DaSilva asked when the T&T meetings were being held?

Mr. Hickman said the night changed to the Monday before the RCPG meeting, at 7 p.m., at the Ramona Community Center.

**ITEM 6: Update by AMCAL and Response to Comments Made at RCPG Meeting 4-4-13 on Their Proposal to Develop Parcels on the North Side of Robertson St. and Pala St. with Affordable Workforce Housing for Families – Approximately 60 Units in a Walk-Up Building Design. Parcels are Approximately 8 Acres and Zoned for 15 Units per Acre. MarioTurner, Representative from AMCAL**

Mr. Turner of AMCAL said they wanted to come back to give an update and respond to comments made at the April 4 RCPG meeting. He would like to hear from the RCPG if conceptually they are on the right track. AMCAL has built multi-unit housing in 46 communities across the state. Of the 60 units they are proposing to build in Ramona, 44 will be 2 bedroom and 16 will be 3 bedroom. They will be pursuing green development, LEED silver standards.

Potential tenants will be people working at good paying jobs, such as teaching and nursing. They are planning on having a large community center which will have social activities. Units in Temecula had a grand opening recently. Senior housing in Rancho Palos Verde was completed 2 years ago. Eighty four units of the Mission San Diego project were nominated for the Project of the Year Award. Some other projects they've done include an 89 unit project in Barrio Logan and a 40 unit project in Santa Ana.

Mr. Newman talked about the design. The 60 units will be distributed over 4.05 acres. Residents will have direct access parking at the rear of the buildings. There will be walking trails on the property that will connect to trails off the property. The Form Based Code was taken into consideration when designing the project. The front of the buildings will be visible from the roads – all buildings will be front facing – and the buildings will be designed as ten-plexes. They don't design differently when designing for market place versus affordable housing. The project will be in keeping with the rural character with the forms simple but agrarian.

Mr. Turner said the property is zoned for apartments, and what they are proposing is allowed by right. Mr. Turner introduced Caroline Epps of LifeSTEPS, a non-profit that works with AMCAL.

Ms. Epps said AMCAL pays a social service fee and provides services to 32 AMCAL sites. LifeSTEPS offers programs relating to job skills. There is also an after school program from 2:30 to 5:30, where children can return home to a safe environment. LifeSTEPS is an asset to the neighborhood and works with the school to complement educational programs at the school. There will be an active neighborhood watch program. They provide regular activities to bring the community together, such as potlucks. This creates a safer and more friendly environment.

Speaker: Carol Fowler, Ramona Resident

Ms. Fowler said she has done her research, and she passed around the Countywide Affordable Housing Inventory. People who work in Ramona need a place to live. Her mother lives in a property shown on

the Inventory, and her experience has been wonderful. The seniors are integrated with the kids. As the community grows, there will be a need for affordable housing. If people spend 30 percent of their income on housing, they may spend more of their money in the community.

Speaker: Susan Woolard, Ramona Resident

Ms. Woolard asked why this project is being considered for Ramona, and why was this spot chosen? She said homes near low housing lose 5 percent of their value. Low income residents bring forward different economic levels. There are already apartments in Ramona. She would like to know how they will mitigate for the drug use? Low income housing generates people who don't work. She doesn't want to live in El Cajon, and she has property near when the housing is being proposed. We have traffic, crime and low income apartments already in Ramona.

The Chair said that according to the Inventory presented by Ms. Fowler, there are 102 affordable housing units in Ramona. At Montecito Village there are 70 units. At Peppertree there are 32 units.

Mr. Brean asked if AMCAL will participate in the Ramona Sheriff's program? There is zero public transportation in Ramona and bad roads. He would like to see senior housing.

Mr. Turner said AMCAL will be participating in the Ramona Sheriff's program. He has already talked to Barbara Wallace.

Mr. Tomlinson said 60 units on 4.05 acres – in his experience it is difficult to get the density with stormwater requirements and County regulations.

Mr. Stykel likes the project. Traffic is a big concern.

Mr. Tomlinson said the project will take traffic off the streets.

Mr. Sprong said he has no problem with the project scale, and it will fit into the area proposed. The project looks well-managed. In response to senior housing – we feel there is a need for it in Ramona.

Mr. Turner said the rent levels of the project will correspond to what folks need. The land is zoned for multi family. The project will have regulations that restrict their management. A private developer can do what he wants. Some are badly managed. Some of AMCAL's projects are multi family surrounded by multi million dollar homes.

Ms. Mansolf asked about the LifeSTEPS program? Was Ms. Epps familiar with the Community Housing Works programs? They have programs for kids, but also financial management courses for adults – such as classes on how to buy a home.

Ms. Epps said the LifeSTEPS program is very similar to the programs Community Housing Works has available to their residents..

The Chair said he likes the LifeSTEPS program. Will AMCAL stay in the LifeSTEPS program in Ramona?

Mr. Turner said they have had LifeSTEPS at some of their projects for 15 years.

The Chair said he would like to see affordable senior housing. Not a lot of people work in Ramona. There are a lot of retired seniors. Would they consider mixed use?

Mr. Turner said there is a model for intergenerational housing. They had chosen family housing over senior housing based on the market studies and the demographics. Twenty percent of the people in Ramona are seniors. Outside of Ramona, it is 24 percent.

Mr. Deskovick asked if the housing is restricted to families?

AMCAL representative, George Garcia, said they can't discriminate. A few seniors could share a place. They have seen 3 seniors share an apartment.

Mr. Stykel asked what the timeline for the project is?

Mr. Turner said they are driven by financing. Applications are accepted March to July. They have to have all of their entitlements before they apply. If they apply next March 14, they could break ground in October, 2014.

Mr. Turner asked for an unofficial poll to see how RCPG members felt about the project.

Mr. Brean – no; Jim Cooper – yes; Matt Deskovick – doesn't like it, but since it is allowed by right – yes; Scotty Ensign – yes; Carl Hickman – yes; Eb Hogervorst – yes; Kristi Mansolf – yes because of the LifeSTEPS programs; Donna Myers – has reservations; Jim Piva – yes; Dennis Sprong – no comment; Paul Stykel – yes; Mr. Tomlinson – yes, much better than apartments; Kevin Wallace – no.

**ITEM 7: Informational Presentation on a Preliminary Proposal for a Commercial Project Located at the corner of Hunter St. & Main St. Steve Powell, Representative (w/CUDA and T&T)**

Mr. Steve Powell said they are looking for feedback on the project. They want to develop the corner of Hunter Street and Main Street with a Tractor Supply Company. Haymes Snedeker of Alabama is his client, and he came to Ramona for the meeting. One week earlier they had presented the project to the Design Review Board and gotten their comments. Carole Wylie is the project architect.

Mr. Powell said there is not a lot of developable ground on Main Street without vernal pools. The project, so far, has been designed according to the Form Based Code that may be adopted in the near future. After talks with Caltrans, they are abandoning their access onto Main Street. In the Form Based Code, there is 1 way in off of Highway 67 per property. Caltrans doesn't want more people turning onto and off of Main Street. If they did take the access off of Main Street, they would be required to do a 12 foot raised median, 12 feet wide and have an 8 foot shoulder. They would be allowed right in/right out only. They would impact the colonnade. So they have abandoned the access onto Main Street. 1,200 locations have Main Street access. Mr. Snedeker is working with the tenant to see if they are okay with the curb, gutter, access ramp and trail proposed. They will have a pathway. They would like a 10 foot wide meandering pathway. The property is 4 acres.

Design Review Board comments have been incorporated into the project. There will be landscaping along the front. It is hard to grow anything under eucalyptus. The order of the elements will be curb, gutter, 10 feet of dg, then the landscapt buffer. Sears was built when Highway 67 was going to be 4 lane. Now it is no longer going to be 4 lane. Highway 67 will be 4 lane from Lakeside to Dye Road, then taper to 2 lane on Main Street. A 20 foot easement will be needed for the meandering dg pathway. There will be no landscape in the Caltrans right of way unless a tree is added. This is part of the conflict with Caltrans who will have to maintain it. Tractor Supply Company has a logo which will be part of the architectural character.

Mr. Snedeker said he has never worked in California. Tractor Supply Company is in many busy places. In California, many permits are required. Not so many are required in other states. He wants the project done right. It is a good plan. He was a little nervous about the Village Plan. It is a long term investment.

In their business they sell welding equipment, and truck and trailer equipment. Tractor Supply will bring people to the community. Jobs will be generated. He will be a responsible member of the community.

Speaker: Wayne Elston, Ramona Resident

Mr. Elston said Tractor Supply Company in Ramona will affect a dozen businesses. He doesn't believe people will drive up here to go to the Tractor Supply Company. He doesn't think the people who work there will really know about the products. There is only so much of a market in Ramona for what Tractor Supply Company has to offer, and there are already businesses offering it.

Mr. Hickman the Transportation/Trails Subcommittee liked the project.

Mr. Brean said it was the best designed project he has seen in a long time. He likes that the Village Plan was used in planning the project.

Mr. Cooper said similar businesses will step up their game with the competition. It may bring customers from Poway and Escondido.

The Chair said he thought a beautiful job was done on the building. He liked the layered look.

Ms. Wylie said they may put an historic silo on the lot. The Village Plan emphasizes this corner. The landscaping proposed is more than what is required.

Mr. Deskovick said there is good access and parking for trailers.

Mr. Snedeker said most Tractor Supply Company lots are 3 acres. This one is 4 acres.

Mr. Powell said the parcel is one of the most expensive pieces on Main Street since it is maintained. They are proposing a concrete split rail fence and a silver watering tank for horses.

**ITEM 8: ACTION ITEMS:**

- A. (East Subcommittee Project) Scenic Area Plan Waiver Request 25152 Old Julian Highway, for a Proposed 2400 sq ft Agricultural Storage Building, 14 ft high and a 900 ft Workshop, 16 ft high. Weber, Owner**

Mr. Weber presented the project. He has 14 acres over by the bridge by the old Julian trail. In 2007 the house burned. The ag building will be 488 feet from the center line of the Old Julian Highway, and the workshop will be 240 feet. The smaller building will be 30 by 30 and the larger building will be 40 by 60. Both will be pre-fab steel buildings of a red brick barn color. The roofs will have a low pitch. Mr. Weber brought photos of the area, and from the road motorists will see an oak woodland and hilly topography.

Mr. Ensign said the East Subcommittee approved the Waiver Request.

Ms. Mansolf said a question came up at the East Subcommittee about the project having to go to the Design Review Board. She looked in the Design Review Guidelines and checked with the County, and

the Design Review Board sees industrial projects and commercial projects, select major use permits and multi-family housing. Should a project of the above categories also fall within the scenic corridor, then the Design Review Board would review it.

**MOTION: TO APPROVE THE WEBER SCENIC WAIVER REQUEST.**

Upon motion made by Kristi Mansolf and seconded by Richard Tomlinson, the motion **passed 13-0-0-0-2**, with Chad Anderson and Barbara Jensen absent.

**ITEM 9: GROUP BUSINESS (Chair) (Possible Action)**

**A. Report on Land Development Performance Review Committee. Committee Member Recommendations from Board of Supervisors Meeting 4-24-13**

The Chair said he was appointed to the Land Development Performance Review Committee by the Board of Supervisors at their meeting on April 24, as the District 2 Representative. At this point the County is planning for the Committee to meet 4 times a year.

**B. Draft 2013 General Plan Cleanup that Includes 2 Referrals with a Change in Former Salvation Army Property Land Use Designation to Open Space (portion Purchased by County Parks) (RM 101); Change in Land Use Designation from RL 40 to RS 4 for Teyssier Property With Approved Tentative Map 5194 (RM 15). Comments Due 5-20-13**

Ms. Mansolf said the Draft 2013 General Plan Cleanup (DGPC) includes the Teyssier property and the addition of the Salvation Army property which has been purchased recently by County Parks. The RCPG had requested the Teyssier property be a referral since it had already been an approved Tentative Map while the General Plan Update was occurring. The County considered this and said there were already parcels designated 4 acres in the area, so the change would fit in.

The Salvation Army land will become open space and will be part of the Boulder Oaks open space. The part of the Salvation with the camping facilities was sold to the Mormon Church. No change is proposed for that piece of land.

The last item on the DGPC is they are changing the part of Highland Valley Road, our only local TIF road, to be 2 lanes with intermittent turn lanes from the City limits to Archie Moore Road, and the median has been eliminated from the plan.

**MOTION: TO SUPPORT GPA 12-007, DRAFT 2013 GENERAL PLAN CLEANUP.**

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 12-0-1-0-2**, with Matt Deskovick abstaining, and Chad Anderson and Barbara Jensen absent.

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

The Chair gave a reminder for RCPG members turning in their Form 700's. He had received a message from the ROV that a few were outstanding as of April 30, 2013.

**D. Ramona Design Review Checklist. Comments Due 5-3-13**

Ms. Mansolf said the Design Review Checklist was on the agenda because the County had sent it to the RCPG for review. However, upon discussion with the Design Review Board (DRB) Chair, the DRB had

not gotten to it while they had a quorum at their last meeting, therefore no official action was going to the County. The DRB Chair has asked the County for a time extension, but had not heard back from the County planner before the RCPG meeting.

Mr. Cooper said he had made a list comparing the Design Review Guidelines with the Checklist, and he has numerous questions that can probably be answered easily by the County, with a few items that may require more discussion.

**MOTION: TO REQUEST A REPRESENTATIVE FROM THE COUNTY TO MEET WITH OUR DESIGN REVIEW REPRESENTATIVE TO GO OVER THE VARIANCES IN THESE 2 DOCUMENTS – THE RAMONA DESIGN GUIDELINES AND THE RAMONA DESIGN REVIEW CHECKLIST, SO WE CAN DETERMINE IF THERE ARE SIGNIFICANT CHANGES. THIS REQUEST WAS MADE IN NOVEMBER. PLEASE GRANT US A 60 DAY EXTENSION TO ACCOMMODATE THIS REQUEST.**

Upon motion made by Jim Piva and seconded by Jim Cooper, the motion **passed 13-0-0-2**, with Chad Anderson and Barbara Jensen absent.

**E. Report of Meeting Regarding Santa Maria Etcheverry Creeks Cleanup 4-29-13**

The Chair said several interested parties met at Supervisor's Jacob on April 29, 2013, to discuss the overgrowth of vegetation in the Santa Maria Creek. Some of the wildlife agencies were there. There will be another meeting soon with County staff to discuss how to approach the problem. Phase I of the project will be to clean up the creek by the ballfields to make that area safer for the kids who use Wellfield Park. The start of the project will be the RMWD property at Thomsen Way and go to the 7<sup>th</sup> Street bridge. Poway cleans out their channels once a year, and how they do this will be researched and considered. Bird nesting season is going on now and into fall, and no work can be done during this time.

**1. Concerns from Members**

Mr. Cooper said that regarding the presentation on San Vicente Road – double median strips are not in the plan, nor are turn lanes at Gem Lane. The County said they would look into this. If the RCPG is serious, a letter should be sent to the County asking for review and a written response if this is not done.

Mr. Hickman said we should get something from the County on this in writing. The Transportation/Trails Subcommittee can initiate the letter.

Mr. Sprong had a concern with the RCPG taking a roll call vote on the AMCAL conceptual presentation/project. He doesn't want it coming back to us that we voted yes with concessions.

Mr. Tomlinson said they can build the project by right due to the zoning. They don't need to come to us.

Mr. Hickman said it is in their best interest to come to the RCPG before filing the project. He wasn't comfortable with the roll call vote either.

**2. Future Agenda Item Requests**

Mr. Sprong requested the Steffy/Ashley intersection be put on the next agenda. If turning left or right at the intersection, there is no site distance visibility.

(Please see agenda request under the South Subcommittee Report, 9-G-3, by Donna Myers.)

(Please see agenda request under Ad Hoc Subcommittee RCPG Standing Rules, 9-G-6, by Jim Cooper.)

**3. Addition of New Subcommittee Members**

Ms. Myers brought forward Thomas Levin for consideration for South Subcommittee membership.

**MOTION: TO ADD THOMAS LEVIN TO THE SOUTH SUBCOMMITTEE.**

Upon motion made by Donna Myers and seconded by Jim Cooper, the motion **passed 13-0-0-0-2**, with Chad Anderson and Barbara Jensen absent.

**4. Consideration of Writing Letters:**

**A. To Oppose Ramona Airport Tower Closure, if Comments are Again being Accepted**

Ms. Mansolf said the Ramona Air Traffic Control Tower is still being considered for eventual closure.

Mr. Tomlinson and Mr. Cooper said they thought this issue had been resolved and the Tower would stay open.

Ms. Mansolf was aware that an action was taken at the Federal level on the overall problem that included commercial airline air traffic controllers, but she had read that Supervisor Jacob was still not satisfied with the end result and asked that letters be written supporting keeping the Tower open. Should the Ramona Air Traffic Control Tower still be considered for closure, she would like the RCPG to write a letter. She has a list of people she received from Supervisor Jacob's office the week of the meeting, after the action was taken.

**MOTION: TO SEND A LETTER OPPOSING CLOSURE OF THE RAMONA AIR TRAFFIC CONTROL TOWER (IF COMMENTS ARE AGAIN BEING ACCEPTED).**

Upon motion made by Matt Deskovick and seconded by Richard Tomlinson, the motion **passed 11-1-1-0-2**, with Kevin Wallace voting no, Torry Brean abstaining, and Chad Anderson and Barbara Jensen absent.

**B. To Support Revising the Solar Ordinance**

Ms. Mansolf said the County voted 3-2 to do a comprehensive solar ordinance at their April 11, 2013, meeting. She thought it would be good for the RCPG to write a letter thanking them for supporting development of a solar ordinance.

Mr. Sprong said the RCPG should include in the letter that we look forward to working with them on this project.

**MOTION: TO WRITE A LETTER TO THE SUPERVISORS THANKING THEM FOR VOTING TO DEVELOP A COMPREHENSIVE RENEWABLE ENERGY PLAN, WITH REGARDS TO SOLAR. WE LOOK FORWARD TO PARTICIPATING IN THIS PROCESS.**

Upon motion made by Kristi Mansolf and Dennis Sprong, the motion **passed 12-0-1-0-2**, with Richard Tomlinson abstaining, and Chad Anderson and Barbara Jensen absent

**G. Subcommittee Reports (Possible Action)**



**1. Transportation and Trails Subcommittee Report – Highland Valley/Dye/Highway 67 Intersection Meeting with Caltrans and the County 4-10-13. Report by Carl Hickman**

Mr. Hickman attended the meeting with Caltrans on the Highland Valley/Dye/Highway 67 intersection. All of the important decision makers were there. The right-of-way folks said there are no major right-of-way issues. Environmental impacts are minimal. The lanes have been improved. There are 2 left turn lanes northbound to Highway 67 from Highland Valley Road. There are 2 right turn lanes southbound to Highway 67 from Dye Road. There are not the volumes to create a designated right turn lane from Highland Valley Road to Highway 67, but they plan to have 10 feet of additional pavement there for a right turn lane. They need 300 vehicles an hour to get a designated right turn lane at that intersection. There was talk of the South Bypass, which is included in the modeling. Mr. Hickman said the modeling was not accurate. Mr. Ortiz from the County said he will email the Traffic Analysis Zone adjustments that need to be made. Right now work is scheduled to start in the summer of 2015. There should be a draft report done around mid-May with the final report completed in June. The cost is still \$8 million. He pressed their investigation of the Mussey Grade/Highway 67 intersection. Caltrans has done the warrant analysis and the intersection meets the signal warrants. Caltrans will present the project to the RCPG in the future.

**2. Parks and Recreation Subcommittee Meeting Business**  
**A. Update on Park Land Dedication Ordinance (PLDO) (current list dated April 13, 2012)**

Mr. Cooper said the PLDO project list is moving in a positive direction. He is projecting it will take 2 to 3 months to complete this year's work on the PLDO list.

**3. South Subcommittee Report, Including AHOPE Discussion**

Ms. Myers held a South Subcommittee meeting. She has recruited 2 representatives for each area in the South Subcommittee area. Each gave a summary of their area. One thing discussed at the South Subcommittee meeting is the concern that the AHOPE Subcommittee was canceled. They all felt this was a valuable subcommittee, whose oversight was agriculture, cultural resources and the environment in the Ramona Community Planning Area. One suggestion was that each geographic subcommittee include looking at the AHOPE issues when they review a project.

The Chair suggested that Ms. Myers place this item on the next agenda – geographic subcommittees address AHOPE issues for the RCPG. He said he would like all topics reviewed by subcommittees to come through the RCPG first.

Ms. Myers requested placing consideration of AHOPE issues being part of all committees on the June agenda.

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

Mr. Cooper said there was a presentation on 1 mural at the Design Review Board meeting. The mural reflected a "FREE PUPPIES" notice and one member objected.

**5. VILLAGE DESIGN COMMITTEE REPORT (Brean, Stykel)**

Mr. Brean said there would definitely be a meeting of the Village Design Committee in the near future. He didn't have any specific information on dates or a location.

**6. Ad Hoc Subcommittee for RCPG Standing Rules, General Review plus Review for Conformance with Newly Revised Policy I-1 – Update and Trails Issue Clarification**

Mr. Cooper said that both the Parks and Recreation Subcommittee and the Transportation/Trails Subcommittee looked at the trails/pathway language in the Standing Rules. Parks and Recreation wanted to keep the language in their description regarding trails.

Mr. Hickman said Transportation/Trails wanted to keep the existing language in their Standing Rule description, and add in the language that is in the Parks and Recreation description. He said the committee felt both committees can look at trails and pathway issues.

Mr. Cooper asked that the Standing Rules be on the next agenda for discussion and possibly for a vote.

**H. Meeting Updates**

**1. Board of Supervisors and Planning Commission Hearings**

No information was brought forward on upcoming topics at the Board of Supervisors and Planning Commission hearings.

**2. Future Group Meeting Dates – Next RCPG Meeting to be 6-6-13. July Meeting to be 7-11-13 at Ramona Community Center, Due to 7-4-13 Falling on the First Thursday In July**

The Chair said the next RCPG meeting would be held at the Library, but the meeting in July will be held on July 11 at the Senior Center due to July 4 falling on the first Thursday of the month.

**ITEM 10: ADJOURNMENT**

Respectfully submitted,

Kristi Mansolf