

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 1, 2013, at 7 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Chad Anderson	Torry Brean (Arr 8:30)	Jim Cooper
	Carl Hickman	Eb Hogervorst	Kristi Mansolf
	Donna Myers	Jim Piva	Dennis Sprong
	Richard Tomlinson		

Excused Absence: Matt Deskovick, Scotty Ensign, Barbara Jensen, Paul Stykel and Kevin Wallace

Jim Piva, RCPG Chair, acted as Chair of the meeting, Carl Hickman acted as the 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 7-11-13

MOTION: TO APPROVE THE MINUTES OF THE MEETING JULY 11, 2013.

Upon motion made by Richard Tomlinson and seconded by Dennis Sprong, the motion **passed 8-0-1-0-6**, with Carl Hickman abstaining, and Torry Brean, Matt Deskovick, Scotty Ensign, Barbara Jensen, Paul Stykel and Kevin Wallace 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 posted agenda.

Speaker: Andrew Crain, Ramona Resident

Mr. Crain talked about the AMCAL, Robertson Street Apartments, Affordable Housing project. He is concerned with having low income apartments in the neighborhood where it is being proposed. He spoke to 100 people in the neighborhood about the project, and only 10 percent knew about it. He has done some research with the property management company for AMCAL and he felt like the RCPG only saw one side. He would like 15 minutes at the next RCPG meeting to give a presentation – an analysis of affordable housing. It is fair to have the facts. He asked if someone donated their speaker time to him, could he have 15 minutes to make a presentation?

The Chair said that the project was presented to the RCPG. Questions were asked and AMCAL answered them. We voted, and now we would have to have new information to reconsider the project. A formal vote to reconsider the project would have to be taken. The applicant would need to be notified and the project agendaized. The Chair said Mr. Crain can make a presentation on a non-agenda item at the next meeting, September 5. Then we could determine if we need to put the item on the next agenda for a possible reconsideration. If someone yields their speaker time to Mr.

Crain, he could have up to 5 minutes for his presentation, as that is the limit/rule on the back of the RCPG speaker slips.

ITEM 6: ACTION ITEMS:

6-A: (Transportation/Trails Subcommittee Business 7-8-13) – Montecito Ranch Revised Map, TM 5250R. Review of Montecito Way Amended Conditions

David Sibbet, a planning manager at the County, was in attendance at the meeting to learn about RCPG concerns regarding the road improvement revisions proposed for the project. The project will be going to the Planning Commission Hearing August 16, 2013, because the RCPG pulled the item from the Planning Commission agenda July 12, 2013, when the item was scheduled to be presented as an informational item.

Speaker: Arvie Degenfelder, Ramona Resident

Ms. Degenfelder said the proponent wants a narrower pathway on the west side of Montecito Way. As part of the project, the historic ranch house will be converted to a museum; there is an equine area proposed; and there is a site for a charter school included in the project. Montecito Way will be a busy area. Students will be using the pathway to go to and from school. A 5-foot pathway will not be adequate for all of the potential traffic. Eight feet would serve the area better.

Mr. Sibbet said that the road improvement proposed in 2010 for Montecito Way was 40 feet of asphalt with an 8 foot pathway. In 2012, 28 feet of asphalt was proposed with a 5 foot pathway.

Ms. Degenfelder said that the Ramona Community Trails Master Plan was the first trails master plan approved in the County. It was adopted in 2005 and includes standards for trails and pathways. Montecito Way is shown as having a pathway in the Ramona Community Trails Master Plan.

Mr. Sibbet said the right of way requirement will be changing from 60 feet to 40 feet.

Mr. Hickman said the 2012 change for Montecito Way includes 28 feet of pavement, 40 feet of right of way and a 5 foot pathway.

Mr. Sibbet said Montecito Way was 22 feet of pavement now. Forty feet of right of way is existing.

The Chair said we agreed to other changes. Montecito Way will be the most traveled road with the greatest impact. Mixing cars, bikes, horses and people is too much.

Mr. Sprong said Montecito Way is not a straight line and the alignment will have to shift to be straight. A couple of properties will have a problem.

Mr. Hickman said there is a trail proposed for the west side of the road. The 2010 requirement included 40 feet of AC, 60 feet of right of way and an 8 foot dg pathway. The 2012 request is for 28 feet of AC, 40 feet of right of way and a 5 foot dg pathway.

Mr. Sibbet said there is a standard for each type of road. If an exception is made to a road standard, it has to be made safe.

Gentleman in the audience: On the west side of Montecito Way there are 3 properties. On the other side of the road, there will be more impacts. Will the easement be straight or curved? Three neighbors could walk out of their houses and be in the road.

Mr. Sibbet will be presenting the Montecito Ranch revisions at the Planning Commission meeting August 16, 2013.

6-B: County Zoning Ordinance Amendment Related to Signs in Public Right of Way (Taken out of order – after Item 7-F)

ITEM 7: GROUP BUSINESS (Possible Action)

7-A: Santa Maria Creek Cleanup Presentation of Letter(s) to Send to Wildlife Agencies And Any Additional Updates

Letters that were drafted by the County and will be coming from a community group, headed by Crissy Tobiason, and from the Ramona Municipal Water District (RMWD), were presented. Both letters talk about an invasive weed abatement proposal in the Santa Maria Creek where select invasive plants would be removed with hand clearing. Each letter pertains to a different segment of the creek, with the total length covering Wellfield Park to 7th Street.

MOTION: TO APPROVE/ENDORSE THE 2 LETTERS, ONE FROM THE COMMUNITY AND ONE FROM THE RMWD, TO BE SENT TO THE WILDLIFE AGENCIES.

Upon motion made by Dennis Sprong and seconded by Kristi Mansolf, the motion **passed 9-0-0-0-6**, with Torry Brean, Matt Deskovick, Scotty Ensign, Barbara Jensen, Paul Stykel and Kevin Wallace absent.

It was suggested the RCPG draft up a letter supporting the creek cleanup, too, with the letter reflecting the contents of the community and the RMWD letters.

MOTION: THE RCPG DRAFT A GENERAL LETTER OF SUPPORT FOR THE PROJECT THAT INCLUDES THE INFORMATION IN THE LETTERS TO BE SENT TO THE WILDLIFE AGENCIES.

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

7-B: Report on Meeting with SDG&E re TL 637 Wood-to-Steel Pole Replacement Project, Covering 14 Miles Of Existing 69 kV Wood Pole Power Line between Ramona and Santa Ysabel (Taken out of order – after 7-D)

7-C: Subcommittee Reports (Possible Action)

7-C-1: Parks and Recreation Subcommittee Meeting Business

7-C-1-A: Update on Park Land Dedication Ordinance (PLDO) Priority List (current list dated April 13, 2012) Review of Current Projects to be Considered for 2013 Priority List

Mr. Cooper presented the work of the Parks and Recreation Subcommittee on the PLDO Priority List. The subcommittee has been working 4 to 5 months, reviewing projects and identifying champions. They have met with the County. Twelve different projects with champions have been

identified. A meeting was held July 22. Two of the 12 projects were deleted. Two on the 2012 list are complete – the RCS playground project (#1) and the Pony Baseball Lighting project (#2). The Santa Maria Greenway Interpretive Area at Montecito Road project is complete. The Old Ramona Rodeo Grounds project at the Eagle Davis Ranch was taken off the list, and the Garden project was taken off. A final list was created and consideration is being requested by the RCPG to make the list the 2013 PLDO Priority List.

Mr. Hickman asked if #1 on the list was shovel ready? Was a project being shovel ready a consideration?

Mr. Cooper said being shovel ready was a consideration, but how beneficial the project was to the community was also a consideration. The County will get together with each champion and go over the project details.

Mr. Sprong said there are 2 school property projects on the list.

Mr. Hickman said school property projects go to the State Architect and will take longer.

The Chair asked about the Skatepark. Why is it #5?

Mr. Cooper said there was a tentative discussion for the site as part of the RICC. Nancy Roy said \$90,000 is adequate for planning the project design. Next year they will come back and ask for more money.

The Chair said that he has heard about the Skatepark for a long time and he would like to see it moved up on the list.

Mr. Cooper said Nancy Roy was comfortable with the project at #5 and would be happy with the \$90,000 for the project design. The Skatepark committee is working closely with Lakeside, who just opened their Skatepark park.

A gentleman from the audience asked if someone investigates the accuracy of the projects? The Chair said the RCPG is not an investigative body. The County will investigate the projects.

The gentleman from the audience asked the RCPG not to get short sighted. He felt 3 of the projects aren't accurately represented. He asked the RCPG to not rush into approving the projects.

Speaker: Kim Lasley, Ramona Resident

Ms. Lasley is on the Skatepark committee. They will be presenting the project to the RCPG as it gets closer. There is a lot of in-kind work involved and it is hard to come up with a cost. They need to have a physical location of adequate size and they would like to be part of the RICC.

The Chair would like to see the Skatepark move up on the list to #3.

MOTION: TO PROPOSE THE RCPG APPROVE THE LIST OF 7 PROJECTS AND SUBMIT THEM TO THE COUNTY AS THE PLDO PRIORITY LIST.

Upon motion by Jim Cooper and seconded by Dennis Sprong – the motion failed when Mr. Sprong withdrew his second. Mr. Cooper did not want to amend the motion made by the Parks and Recreation Subcommittee on the PLDO List.

MOTION: TO APPROVE THE LIST PRESENTED WITH THE FOLLOWING CHANGES: MOVE THE SKATEPARK TO #3 AND SHIFT #4 TO #5, #5 TO #6, AND #6 TO #7.

Upon motion made by Jim Piva and seconded by Kristi Mansolf, the motion **passed 9-0-1-0-6**, with Jim Cooper abstaining, and Torry Brean, Matt Deskovick, Scotty Ensign, Barbara Jensen, Paul Stykel and Kevin Wallace absent.

RCPG 2013-2014 APPROVED PLDO PRIORITY LIST

1.	Amphitheater Fencing, Sod and Seed	\$27,500.00
2.	Ramona Soccer League Field Expansion	\$150,000.00
3.	Skateboard Park Development	\$90,000.00
4.	Girls Softball LED Scoreboards	\$40,000.00
5.	Girls and Boys Club Tennis Court Conversion To Basketball Courts	\$70,620.00
6.	RHS Baseball/Softball Fencing and Dugouts	\$100,000.00
7.	Community Athletic Complex	\$250,000.00

7-C-2: DESIGN REVIEW REPORT (Cooper) – Update on Projects Reviewed by the Design Review Board

Mr. Cooper gave the Design Review report. A 99 Cent Only store is coming to Ramona. The Design Review Board looked at their signs. The apartment proposal on 16th Street was also reviewed.

7-C-2-A: Ramona Design Review Checklist Update

Mr. Cooper reported that the Design Review Checklist was approved June 27 by the Design Review Board and sent to the County.

7-C-2-B: Re-Appointment of Jim Cooper as RCPG, DRB Representative Current Seat Appointment Expires 8-17-13

Mr. Cooper's appointment as the RCPG, Design Review Board representative expires on August 17, 2013. Mr. Cooper is willing to continue serving in this capacity.

MOTION: TO RETAIN MR. JIM COOPER AS THE DESIGN REVIEW BOARD REPRESENTATIVE FOR THE RCPG.

Upon motion made by Kristi Mansolf and seconded by Donna Myers, the motion **passed 8-0-1-0-6**, with Jim Cooper abstaining, and Torry Brean, Matt Deskovick, Scotty Ensign, Barbara Jensen, Paul Stykel and Kevin Wallace absent.

7-C-3: VILLAGE DESIGN COMMITTEE REPORT (Brean, Stykel) – Ramona Town Center Plan Out for Public Review 7-5-13 with Comments Due 8-2-13. Discussion on Using a Façade to Mask a Building or Parking Lot.

For more information on Plan, please see:
<http://www.sdcounty.ca.gov/pds/ordamend.html>

Village Design met on July 16. Proposed changes to the Village Design Plan were discussed. They took the pages of the Village Design Plan and put the checklist to the left side of the page so that the checklist corresponded to the items on the page. When the Ramona Village Design document is approved, members will become CUDA members. There was a meeting July 22 with property owners in the area of the Village Design Plan.

Mr. Sprong attended the meeting. He said there was not a lot of discussion on the far east side of the Village Design area. He asked if the plan addressed flooding? He has a concern with the use of facades and property owners developing in Ramona that build a box and then use a façade to mask the box. He had some concerns with the Tractor Supply Company use of a façade, but then it was redrawn.

Mr. Steve Powell, said from the audience, that he would like to hear the take of the RCPG on a façade/screening element.

The Chair said he doesn't like the fake façade. He doesn't feel it will be maintained. A façade should cover the scope and scale of the building.

Mr. Powell said the Form Based Code was used with the Tractor Supply Company project. They want synergy with the project. The property is a big parcel.

Mr. Sprong said Visalia uses the Form Based Code, but the lots are small.

7-C-4: Ad Hoc Subcommittee for RCPG Standing Rules, General Review plus Review for Conformance with Newly Revised Policy I-1 – Second Reading

Mr. Cooper said that nothing had changed from last month. Nothing was dropped from the original Standing Rules. He has changed the order of the minutes to comply with Policy I-1, and included the AHOPE language into the subcommittees. There was no further discussion on the RCPG Standing Rules revision.

MOTION: TO ACCEPT THE CHANGES AS PROPOSED FOR THE RCPG STANDING RULES AND SUBMIT TO THE COUNTY FOR REVIEW.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 9-0-0-0-6**, with Torry Brean, Matt Deskovick, Scotty Ensign, Barbara Jensen, Paul Stykel and Kevin Wallace absent.

7-D: Report on Meeting with LAFCO Representative and SDCEA to answer questions related to SDCEA relationship with RMWD and to explain the 3 way recycle water contract

The Chair said Harry Ehrlich, a consultant at LAFCO, spoke with him in his role of Chair of the RCPG in Ramona.

(Mr. Brean arrived at 8:30)

Mr. Ehrlich asked why the evacuation route was not approved. He wanted to know how well do developers work with the RMWD getting water and sewer hookups. The Chair said the RCPG doesn't get involved with water issues. Package treatment plants were approved for both Montecito Ranch and the Highland Valley Ranch.

Speaker: Everett Hager, Ramona Resident

Mr. Hager is a resident of the SDCE. He said this discussion with LAFCO came out of a motion by Supervisor Jacob to have LAFCO work with different people. At one time there was no infrastructure to get water to the golf course. Five years ago water was treated to a tertiary level so it could go on the golf course.

The Chair said the San Vicente Treatment Plant and SDCE is its own entity. The RCPG should not be involved with the San Vicente Treatment Plant. The RCPG could be involved with the Santa Maria Treatment Plant. Ryland owns their treatment plant.

Speaker: Darrell Beck, Ramona Resident

Mr. Beck said he was interested to see why the LAFCO item was on the agenda. The past RCPG didn't talk about water and sewer. The RCPG is not in the evacuation route business.

Mr. Sprong said he appreciated the item being on the agenda.

7-B: Report on Meeting with SDG&E re TL 637 Wood-to-Steel Pole Replacement Project, Covering 14 Miles Of Existing 69 kV Wood Pole Power Line between Ramona and Santa Ysabel – Taken out of order

Ms. Mansolf and Mr. Ensign had a conference call with a representative from Dudek and Associates and the CPUC regarding the pole replacement project. They are replacing 156 existing wood poles with fire-safe steel poles. The project will take about 9 months.

Mr. Ensign had asked that traffic be considered during construction. It was suggested that work start a little later and end a little earlier each day during construction to not interfere with people using the road to go to and from work.

Mr. Hickman thought SDG&E should review collision history of the poles to be replaced and relocate poles that have a significant collision history.

MOTION: TO REQUEST SDG&E REVIEW VEHICLE LOCATIONS WHERE POLES HAVE HAD A SIGNIFICANT COLLISION HISTORY AND CONSIDER MOVING POLES TO A MORE PRUDENT LOCATION.

Upon motion made by Jim Cooper and seconded by Carl Hickman, the motion **passed 10-0-0-5**, with Matt Deskovick, Scotty Ensign, Barbara Jensen, Paul Stykel and Kevin Wallace absent.

**7-E: Notice of Intent to Adopt a Mitigated Negative Declaration, Public Review Ends 8-23-13. MUP 12-001 SDCE Wireless Telecommunications Facility at 23401 Calistoga Pl. 12 Panel Antenna Pipe Mounted to Existing RMWD Tank with 11 foot 6 inch, by 16 foot Prefab Fiberbond Equipment Shelter and Emergency Generator, with 2 GPS Antenna Mounted on Enclosure and 1, 4 foot microwave Dish Mounted on Separate Pole at the NW Corner of Equipment Shelter. Available at:
<http://www.sdcounty.ca.gov/pds/ceqa/3300-12-001.html>**

The Chair announced the Mitigated Negative Declaration for the Calistoga Telecommunications Facility at SDCE was out for public review until August 23, 2013.

7-F: Discussion Items (Possible Action) – None

6-B: County Zoning Ordinance Amendment Related to Signs in Public Right of Way (Taken out of order)

Mr. Sprong had intended to attend the informational meeting at the County on this topic and report back to the RCPG. Due to work conflicts, he was unable to attend. However, he will make a report at the next RCPG meeting September 5, 2013.

7-F-1: Concerns from Members

Mr. Hickman said the RCPG heard the AMCAL project more than once. He appreciates hearing people's thoughts. We need to be fair to the proponent, too.

Mr. Anderson wants to hear what the neighbors have to say – what they found out about the AMCAL project.

Mr. Cooper said we are not able to investigate and so have to take people at their word.

7-F-2: Future Agenda Item Requests – None

7-F-3: Addition of New Subcommittee Members – None Submitted

7-G: Meeting Updates

7-G-1: Board of Supervisors and Planning Commission Hearings – Montecito Ranch Revised Tentative Map is Going to the Planning Commission on 8-16-13 for the Changes to the Road Conditions

7-G-2: Future Group Meeting Dates – Next Meeting to be 9-5-13 at the Ramona Community Library

ITEM 8: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf