

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 3, 2017, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance: Jim Cooper Scotty Ensign Frank Lucio (Arr 7:20)
Casey Lynch Kristi Mansolf Donna Myers
Elio Noyas David Ross Dan Scherer
Paul Stykel Dan Summers Richard Tomlinson (Arr 7:10)

Members Absent: Torry Brean, Chris Holloway, Rick Terrazas

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice Chair was absent, and no one acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 7-6-17

MOTION: TO APPROVE THE MINUTES OF JULY 6, 2017, AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 10-0-0-0-5**, with Torry Brean, Chris Holloway, Frank Lucio, Rick Terrazas and Richard Tomlinson absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that the Caesar Cell Site (at the junction of the Old Julian Highway and SR 78) will be going to hearing on August 4.

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 – No Speakers

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Torry Brean, Chris Holloway, Frank Lucio, Rick Terrazas absent.

ITEM 7: ACTION ITEMS:

- 7-A: Ramona Village Design Committee Report. Review proposed changes to the Form Based Code, including text revisions, and side street mixed use density. Village Design and the Design Review Board will be in Attendance and this Portion of the Meeting will be Conducted as a Joint Meeting. Inclusion of the Hagey Property (adjacent to Stater Bros) into the Village Plan Form Based Code Area will be reviewed by the RCPG in September.**

Rob Lewallen, representing the Village Design Committee and the Ramona Design Review Board, said that Dawn Perfect, Ron Rodolff, Carol Fowler, Jim Robinson, Paul Stykel, Jim Cooper and Steve Powell were all present representing the Village Design Committee; and Rex Gammon, Scotty Ensign, Chris Anderson and Jim Cooper were all present representing the Ramona Design Review Board. It was established that there was a quorum of both committees. Tim Vertino and Noah Alvey were in attendance from the County.

Mr. Lewallen said that the Form Based Code was approved in July of 2014. The process began in approximately 2008, and most of the members of the Village Design Committee joined the CUDA Subcommittee after it was adopted so they could be involved with the Form Based Code implementation as projects worked their way through the pipeline. The items before the RCPG this evening are in 3 parts: 1) text changes; 2) density (mixed use will be considered); and 3) inclusion of the Hagey property into the Form Based Code Area.

Information on the text and calculation changes were contained in handouts for Sections 8700, 8730 (V5, page 32) and 8750 (V4, page 50). Village Design and the Design Review Board had passed these changes at their meeting. Other approved draft changes include a 120 square foot or less site plan review exemption in the Form Based Code Area, and an exemption for condominium conversions as long as property lines do not change. For signage, text changes include the measurements of menu boards and gas pricing signs. Two menu boards will be allowed at a maximum of 5 feet wide by 5 feet tall, not to exceed 6 feet in height. An exception may be granted if screened from the street. One gas pricing sign will be allowed with the same maximum measurement (5 feet wide by 5 feet tall – not to exceed 6 feet). Letters can be no higher than 12 inches.

Mr. Stykel said mobile signs are not covered.

Mr. Vertino said there are no mobile signs in the Form Based Code, but there are mobile signs in the Zoning Ordinance. If there are more text changes, they will go out for review.

MOTION: TO APPROVE THE TEXT AND CALCULATION CHANGES AS SUBMITTED IN ALL 3 SECTIONS: SECTIONS 8700, 8730 AND 8750.

Upon motion made by Scotty Ensign and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Torry Brean, Chris Holloway, Frank Lucio, Rick Terrazas absent.

There was discussion on establishing density on side streets that had not been addressed in the past. Mr. Lewallen said that when the Form Based Code was adopted, establishing density on A, B, D and E streets was overlooked. Other areas where density needs to be established is parts of Kelly and Raymond, and Vermont and La Brea. These areas now are 100 percent commercial, but the intent was for them to be mixed use.

Chris Anderson discussed Land Use Policy LU 1.2.7 that limited residential development to 7.3 dwelling units per acre. We didn't want the density bonus. Residential development was not to exceed 7.3 dwelling units per acre, unless the property was developed according to the Ramona Village Design Plan.

Mr. Alvey said the Form Based Code conforms to the General Plan.

Ms. Anderson said the plan was to limit residential development in the Ramona Town Center to 7.3 dwelling units per acre, then it became unless developed according to the Village Design Plan, deed restricted senior or affordable housing. In the 1980's Ramona had received enough of its fair share of the growth. The 16th Street apartments were allowed. Higher density is allowed for senior and low income residential.

Mr. Lewallen said Ramona had 1,154 apartments developed in the 1980's.

Ms. Anderson remembers the charettes where there were several meetings to address land density, including in the floodplain and floodway. The land was considered parcel by parcel so density could be established as not all of the land was usable. The plan for the area was parcel based then it went to density based and density was moved to the rest of the parcel. So far no one at the County has been able to find evidence of these meetings. She would like to see this information before densities are established.

MOTION: TO APPROVE A DENSITY OF 7.3 IN THE 2 BLOCKS SOUTH OF MAIN IN THE OLD TOWN DISTRICT (A, B, D & E STREETS), AND IN THE BLOCKS OF VERMONT, KELLY, LA BREA AND RAYMOND IN THE PASEO DISTRICT.

Upon motion made by Casey Lynch and seconded by Scotty Ensign, the motion was ultimately tabled with a vote of 12-0-0-3, and Torry Breaun, Chris Holloway and Rick Terrazas absent.

7-B: (Mt. Woodson Parking Ad Hoc Subcommittee Item) Mt. Woodson Parking Issue Research Presentation and Discussion

Mr. Lynch gave the subcommittee report. There was a meeting with Supervisor Jacob on July 13 that multiple agencies attended regarding the Mt. Woodson parking issue. At the meeting Bryan Woods attended with Jeff Gan who is representing Jerry Taylor. Mr. Taylor owns an 84 acre parcel at the base of Mt. Woodson and he is willing to work with the County to help with the parking lot for Mt. Woodson. Two meetings are set up to walk the Taylor property. One meeting/tour will be on September 19 with Supervisor Jacob, CAL FIRE and a couple of RCPG members.

At the meeting July 13, there was discussion on a helicopter landing area on one of the County owned parcels that will limit parking. A City representative was going to go back to the Mayor and look into dedication of the existing Mt. Woodson hiking area, as there was discussion at the meeting of the first dedication in 1934 and the second dedication 60 years later.

Kevin Wallace and Steve Powell were recommended to be added to the subcommittee at the meeting.

7-C: (CUDA and Transportation/Trails Subcommittee Item) Requesting informational feedback from various groups during the due-diligence phase on a proposed commercial development located at 1703 Main Street in Ramona, previously known as Rags to Riches. (WoodcrestRev)

Steve Powell presented the project proposal. The previous owner of Rags to Riches received a letter to do weed abatement on the property. When he started doing the work, local citizens interested in vernal pools called in the wildlife agencies to stop the work. The owner had to pay \$75,000 to get out of the problem. Truck tires cause depressions that could be subject to Federal protocol and create a vernal pool.

The property is 2 legal parcels. There is a 2,000 square foot building on 1 parcel and nothing on the other parcel. Mr. Powell is requesting a letter of support to clean up the property, or else the end result will be to not develop the property. He is working with Supervisor Jacob's office and other legislators. The Form Based Code goes by the wayside if this property can't be developed.

Speaker: Carol Fowler, Ramona Resident

Ms. Fowler spoke as the Chair of Economic Development for the Chamber of Commerce. On June 4, 2013, there was an article published in a local newspaper that said the property is a hazard. Twenty acres of vernal pool mitigation bank would be required to mitigate the property. It takes 5 years to set up an endowment if something is started tomorrow. She would like to see mitigation in the grasslands for this property.

Mr. Powell said that regarding the protocol survey for vernal pools – if it is not a wet year, the opportunity to do a vernal pool study will get pushed down the road. No mitigation is available. Restoration has to be done, then an endowment set up.

Mr. Stykel said the CUDA subcommittee came up with a letter to support redevelopment.

Mr. Powell said this would be the only opportunity to redevelop the property.

Mr. Lynch asked if there was mitigation required for the Paseo Village Townhomes project?

Mr. Powell said the land was totally disturbed.

Mr. Stykel will work to refine the letter of support for redevelopment of the property with Dawn Perfect.

MOTION: TO SEND A LETTER SUPPORTING THE 1703 MAIN STREET REDEVELOPMENT AND INCLUDE SENDING THE GENERALIZED LETTER TO SUPERVISOR DIANNE JACOB.

Upon motion made by Paul Stykel and seconded by Elio Noyas, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

7-D: (CUDA Subcommittee Item) Waiver request for a single family dwelling with attached garage and covered porch, located at 1652 Gam Lane. D2 Special Area Regulation applies, relating to riding and hiking trails/development close to floodway (Freeman Construction)

Mr. Freeman presented the project. The 4-acre property on Gam Lane abuts the school. The request is to put a single family dwelling with attached garage and covered porch on the property. There is a flowage easement that runs across the property which they will totally be avoiding. A vernal pool study was done incorrectly on the property in the past. He had a \$20,000 study completed to show there are no vernal pools on the property.

MOTION: TO APPROVE THE PROJECT AS PRESENTED TO INCLUDE APPROVAL OF THE SITE PLAN WAIVER.

Upon motion made by Dan Summers and seconded by Frank Lucio, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

7-E: (Transportation/Trails Subcommittee Item) TM 5250TE, Montecito Ranch Time Extension. Approved Project Requesting a Time Extension. Project is 417 homes on approximately 900 acres

Chris Brown made the presentation on the project time extension. Basically nothing has changed. The lots and trails are the same. The map will expire soon, and more time is needed to process the project. The usual length of a time extension for a project from the County is 6 years. He thinks the time extension will go to the Planning Commission in the next 3 months. As far as sewer for the project, originally the project was going to have its own wastewater treatment facility as the RMWD was going to charge something like \$30 million for the project to connect. Since then they have worked out a dedication for sewer and the project will be on RMWD sewer.

MOTION: TO APPROVE THE MONTECITO RANCH TIME EXTENSION AS PRESENTED FOR 6 YEARS.

Upon motion made by Casey Lynch and seconded by Paul Stykel, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

7-F: (Transportation/Trails Subcommittee Item) Concerns regarding a large boulder seen on the hillside above Hwy 67 opposite Rock House Road.

Mr. Summers presented the item. After the boulders fell from above SR 78 onto SR 78, he became more concerned with 4 individual sets of boulders hanging off the cliff over SR 67. He would like to get an engineer's opinion on how stable the boulders are hanging over the road. He requested the RCPG to write a letter to Caltrans asking for an opinion on the boulders. Mr. Summer said that a drone took the photos he was presenting to send to Caltrans. He thinks the property is privately owned and he can't get in touch with the property owner.

MOTION: TO SEND A LETTER TO CALTRANS ASKING THEM TO ASSESS THE POTENTIAL THREAT OF THE ROCKS AS IDENTIFIED IN THE ATTACHMENT AS PRESENTED AT THE MEETING AUGUST 3, 2017.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 10-0-1-1-3**, with Paul Stykel abstaining, Kristi Mansolf stepping down, and Torry Brean, Chris Holloway and Rick Terrazas absent.

7-G: (Transportation/Trails Subcommittee Item) Review and update, for possible RCPG action, the 2014 Ramona Community Planning Group Capital Improvement Road Priority List.

Mr. Cooper said the Transportation/Trails Subcommittee is not done with its deliberations on the road priority list. There are 24 roads and they have reviewed 11. The rest of the roads will be taken on at the next subcommittee meeting. Mr. Cooper said he would be preparing information to assist the RCPG with review of the road list, and he asked that it be sent out to the RCPG members as it became available.

Speaker: Carole Fowler, Ramona Resident

Ms. Fowler has concerns with actions taken at the Transportation/Trails Subcommittee meeting. The subcommittee is discussing removing significant projects from the list. The Dye Road Bypass

and Ramona Street Extension may be removed, and some of the projects have already had money spent on them. She feels the group is unable to do long-term planning and not represent the community at large. She asked that CUDA review the Dye and Ramona Streets removal from the CIP list. *Comment by Jim Cooper on 9-7-17 – CUDA does not include these areas.*

7-H: (Ad Hoc Subcommittee for Median Barrier) Median Barrier between Cloudy Moon Drive and Rockhouse Road – Discussion on Supporting Correspondence from RCPG on this Issue

Mr. Brean was absent and the item was tabled.

MOTION: TO TABLE.

Upon motion made by Dan Scherer and seconded by Scotty Ensign, the motion **passed 12-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

7-I: (Parks Subcommittee Item) Monitor/Review Wellfield Park Plans, Soccer Field Plans and Horseshoe and Disc Golf Course Plans

Mr. Lynch said there are issues with the programming of the horseshoe pit. There are also issues with Wellfield Park. The County wants the RMWD plan to address the structures in the floodplain. A meeting is planned on August 9 to discuss Wellfield Park. Structures in the floodplain need to be offset.

When asked if there was a backup plan, Mr. Lynch said they will work with the Ramona Trails Association to come up with a long term plan. The disc golf is more impacted due to its proposed location. The horseshoe pit is on the fringe of the floodplain. Once they start moving forward, they will involve a reknowned expert to help design the facility.

7-J: (South Subcommittee Project) Update on Warnock Solar Facility Landscaping – Maintenance work and replanting to be done by end of May.

Mr. Noyas said he had been in contact with the County to discuss the lack of progress with the landscaping on the Warnock Solar Facility. Mr. Kahler was going to follow up with the owner.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Report of Quarterly Chair Meeting at the County 7-15-17

The Chair was not able to attend the meeting.

8-B: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Design Review Board report. The Board sent a letter to County Code Enforcement on sign infractions. Code Enforcement has done nothing for 6 months on Ramona sign infractions. The Design Review Board will continue to pursue this issue with the County.

There were 2 waiver requests before the Board. There will be a new sign for All Star Physical Therapy. The letters will be 18 inches facing Main Street and 12 inch letters on 14th. Dominoes became Knight Mattress and Furniture. Signage was discussed and the letters will be 18 inches facing Main Street and 12 inch letters along 12th Street. The proposed color of the letters was a shade of blue, but the Design Review Board recommended a bronze color.

The Aldi Market came for a preliminary review. There were few issue with the signs, and they will be working on signs with the Design Review Board. There are few changes proposed for the roofline. They will be following the Form Based Code and will be coming back in the future to present monument signs.

The Form Based Code was discussed (*see item 7-A for more information*).

8-C: Discussion Items (Possible Action)

8-C-1: Concerns from Members – *None*

8-C-2: Future Agenda Item Requests

Ms. Mansolf said both CUDA and West had subcommittee business for September, and the Community Center will be closed on the Monday before the next meeting when CUDA would be meeting. After some discussion it was decided both West and CUDA will meet on Wednesday, August 30, with CUDA meeting at 6:30 and West meeting at 7:00.

8-C-3: Addition and Confirmation of New/Continuing Subcommittee Members

Mr. Lynch brought forward Steve Powell and Kevin Wallace to add as members to the Mt Woodson Ad Hoc Committee.

Mr. Stykel brought forward Lauren Schulte to add as a member to the CUDA Subcommittee. Mr. Lockyer was removed from the CUDA Subcommittee.

MOTION: TO ADD TO THE MT WOODSON AD HOC SUBCOMMITTEE STEVE POWELL AND KEVIN WALLACE. TO ADD TO THE CUDA SUBCOMMITTEE LAUREN SCHULTE AND REMOVE GARY LOCKYER.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

8-C-4: Standing Rule Changes

Ms. Mansolf had incorporated the Standing Rules changes that were discussed at the last meeting into a draft copy of the Standing Rules, and the draft was presented to the RCPG for review.

MOTION: TO APPROVE THE STANDING RULES CHANGES AS PRESENTED.

Upon motion made by Donna Myers and seconded by Paul Stykel, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

8-D: Meeting Updates

8-D-1: Board of Supervisor and Planning Commission Meetings – *No Information Was Brought Forward*

8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 9-7-17 at the Ramona Community Library, 7 p.m.

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #5: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

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