

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 4, 2014, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

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

In Attendance:	Chad Anderson	Jim Cooper	Scotty Ensign
	Barbara Jensen	Kristi Mansolf	Donna Myers
	Jim Piva	Dennis Sprong	Paul Stykel
	Richard Tomlinson	Kevin Wallace	

Excused Absence: Torry Brean, Matt Deskovick, Carl Hickman, Eb Hogervorst

Jim Piva, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Vice-Chair, 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 7-10-14.**

**MOTION: TO APPROVE THE JULY 10, 2014, MINUTES AS PRESENTED.**

Upon motion made by Paul Stykel and seconded by Jim Cooper, the motion **passed 10-0-1-0-4**, with Kristi Mansolf abstaining, and Torry Brean, Matt Deskovick, Carl Hickman and Eb Hogervorst absent.

**ITEM 4: Announcements and Correspondence Received**

Ms. Mansolf announced the Montecito Ranch project changes are going to the Planning Commission on August 15, 2014; the Ramona Form Based Code went to the Board of Supervisors on September 30, 2014; the Bernie Thompson lot split on Haverford was approved by the County; and the RCPG PLDO (Parks Land Development Ordinance) Priority list will be on the next Parks and Recreation agenda and the next RCPG agenda.

The Chair announced that 7 seats on the RCPG would be open in the November, 2014, election. He announced the names of those who had signed up so far. Candidacy would be closing the next day, Friday, August 5, 2014, at 5 p.m.

**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: Gjertrud Aney, Ramona Resident

Ms. Aney has lived on her property since 1980. She requested to put on a future agenda the status of the Ramona Acres and the floodplains in that area. She said, to her knowledge, drainage improvements have been made in the area since 1980. She pays for floodplain insurance because

her property is identified as being in a floodplain. She would like to see redesignation of the area to remove the floodplain designation.

The Chair said the item would be placed on a future agenda.

The Chair said SDG&E was going to be making a presentation at the meeting on the solar project proposed for the Creelman area, but the item was pulled at their request. Several speakers were present to speak on the item, and he offered them the opportunity to speak in the non-agenda item portion of the agenda.

Speaker: Jim Tate, Ramona Resident

Mr. Tate (speaking about the SDG&E proposed solar facility by the Creelman Substation) said that a tower that looked like a telecommunications tower has been put up on the property. The tower is about 50 to 60 feet tall. To his knowledge, no review was done for the tower and he wondered how it could be put up in a residential area without notification to the neighbors? Another concern is that SDG&E said they will pave Creelman from San Vicente to the site. The County is only requiring Creelman to be paved from San Vicente to Ashley. Also, they are not watering down the road anymore, and the trucks drive at speeds of 25 miles per hour, which is stirring up a lot of dust. Mr. Tate passed around photographs of the tall telecommunications tower recently installed on the property.

Speaker: Vicky Tate, Ramona Resident

Ms. Tate also spoke about concerns regarding the SDG&E solar project. She attended the Design Review Board meeting of July 31, 2014, and saw the new plans SDG&E is going to submit. She thinks the fence is pathetic. A floodplain is on the property, but there was no mention of impacts to the floodplain at the meeting. Helicopters were flying low over the converted wood to steel pole project, and she was told this would continue as ongoing maintenance for that project. She said relationships between SDG&E and the neighbors are going downhill.

Speaker: Bob Romeo, Ramona Resident

Mr. Romeo said that he brought up the AT&T poles left in the vicinity of the Creelman Substation at a previous meeting. He has been working to get the issues with the poles resolved. He had been trying to get them removed from the area. AT&T is working to get new wire on the poles. The pole height is 16 feet, and 18 feet is the current required pole height. He would like to see pavement of the road be a requirement for the solar project. Currently there is a through road where previously there was a dead end road (Creelman). He would like to see this issue resolved.

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

**MOTION: TO MOVE UP ITEM 8A, THE SANTA MARIA CREEK CLEANUP UPDATE, TO ITEM 7-A.**

Upon motion made by Kristi Mansolf and seconded by Dennis Sprong, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Deskovick, Carl Hickman and Eb Hogervorst absent.

**ITEM 7: ACTION ITEMS:**

**8-A: Santa Maria Creek Cleanup Update (Taken out of order)**

Lt. Hank Turner of the Ramona Sheriff's Substation gave an update on the Santa Maria Creek Cleanup. His department has been working on the creek cleanup for about 8 months. He spoke to the RCPG Chair about 3 weeks ago. There are homeless people living in the Creek. One man was arrested for having stolen property and trading it for drugs. There is an immense amount of trash in the creek area – one area particularly impacted by trash is in the vicinity of Montecito Road by the apartments. Some of the trash is on private property. The Sheriff's can't clean it up, and the County will clean it up and charge the property owners for the cleanup, which could be very expensive. Approval is needed to go in and clean it up with volunteers, but he has been told it is habitat and so activities that can be done are very limited. As the Sheriff's Department is a governmental agency, more hoops would have to be jumped through if the Sheriff's Department were to clean up the trash. He had one sergeant working on the cleanup, and he has recently been transferred, so now a new person will be coming in.

The Chair said he has talked to Mr. Bankston at the County, and Mr. Bankston said he will work with Lt. Turner.

Lt. Turner said it would be helpful if the RCPG let the involved agencies know the cleanup is a priority for the community.

The Chair told Mr. Bankston the RCPG will do whatever is needed to assist with the project moving forward.

Lt. Turner said he has an option to work with the District Attorney's office. He can get a violation court order and take it to a judge for sentencing for illegal lodging and trespass. As far as cleaning up the creek, they won't be using bulldozers. They want to use volunteers, which won't cost the private property owners anything.

**7-A: (West Subcommittee Project) AD 14-040, Administrative Permit for a Second Dwelling Unit (Oversized Guest House) at 15635 Paseo Penasco**

Gary Seward presented the project, which is an oversized guest house/pool house. The project is a 2 story guest house over a garage. The property is zoned A-70 with a "G" height designator. The applicant is exceeding the size of a guest house that is allowed by right by a small percentage, and so an Administrative Permit is required. The address is in Escondido, but the property is within the Ramona Community Planning Area. The house will be a split level, Craftsman house. The upper level will have a kitchen and living area (538 sq. ft.), the middle level will have a bedroom and a bath (648 sq. ft.). The lower level will have a wine cellar and garage (780 sq. ft.). There will also be a pool room. The house will be built into and stepped down the hillside. Views will be maximized. The levels will connect through the house with access inside and outside. An elevator is also proposed.

Ms. Mansolf gave the West Subcommittee report. All questions were answered at the subcommittee meeting and there were no concerns. The Subcommittee made a motion to approve and the motion passed.

**MOTION: TO APPROVE AS PRESENTED.**

Upon motion made by Chad Anderson and seconded by Kristi Mansolf, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Deskovick, Carl Hickman and Eb Hogervorst absent.

**7-B: Status Update/Presentation on Sol Orchard Solar Project with Emphasis on the Work Being Done to Improve Landscaping and Overall Project Appearance**

Mr. Kuhn represented the current owner of the Sol Orchard Solar Project, MIC Renewable Energy. He is attending the meeting to be a good neighbor. It is important the neighbors to the project and the facility coexist well. He is aware the developer addressed the RCPG several times. Mr. Kuhn runs operations for the plant, which has operations in 3 other states. As far as the status of the project now, the irrigation lines were messed up. There was a freeze last year after the landscaping was put in and \$50,000 in landscaping died. The barbed wire fencing installed was inadequate and cows got out.

The Chair said there were 2 areas of concern – landscaping within the fence and landscaping outside of the fence.

Ms. Myers asked about the pathway that was a condition of the project?

The Chair said the pathway is overgrown.

Mr. Kuhn said he would look into this.

Ms. Myers said she wanted to see oversize plants included in the landscaping, and was told it would take about 25 years for the landscaping to grow to maturity. Now the property is full of tumbleweeds and debris with trash on the fenceline. Ms. Myers said there needs to be 3 fences – a fence around the array, a cow fence and a perimeter fence.

Mr. Kuhn walked the fence perimeter, and looked at the condition of the property before the meeting.

Mr. Cooper said the watering system was put on the wrong side of the fence.

Mr. Kuhn said he intended to fix all of the problems.

The Chair thanked Mr. Kuhn for coming to the RCPG meeting and talking with members of the community.

**7-C: Presentation by Department of Agriculture, Weights and Measures on Beekeeping Ordinance Change to Promote and Protect Bees. Options Presented Have Been Developed Based on Input from the Industry, Outreach to Communities and the Board of Supervisors. New Setback Requirements are being Considered**

Tracy Ellis of the Department of Agriculture, Weights and Measures (AWM) made the presentation. Her department was told by the Board of Supervisors to go out to communities to discuss issues related to the management of honey bees. The old ordinance for beekeeping has been on the books since the 1960's and does not take into consideration urban beekeeping. Africanized bees have a defensive zone of 150 feet, while European bees have a defensive zone of 25 feet. Best Management Practices have been agreed to, and once regulated, they will be enforceable. Beekeepers need to: 1) register with the Department of AWM, 2) take an online course once registered, 3) do fire prevention, and 4) check monthly to make sure their hives have not become Africanized.

Sensitive sites such as childcare facilities, kennels/stables and schools have been worked into the ordinance. Distances are shorter than before for residents. In urban areas, such as Spring Valley, defensive zones could be on people's property.

The changes to the ordinance will go to the Board of Supervisors in October.

Mr. Wallace asked if new development is added to an area with bees, how will the ordinance work?

Ms. Ellis said these situations will be looked at on a case by case basis for compliance.

Ms. Myers said there are bees down her street. The queen bees find new hives. She has had 4 move to her property.

Ms. Ellis said that there methods to help with reducing swarming.

A lady in the audience, with permission from the Chair, said that she has bees on Warnock Drive. Van Tol's also have bees, and the bees Ms. Myers speak of may be coming from the Van Tol property.

**7-D: Remodel of Mountain View Community Church, 1191 Meadowlark Way. Presentation on Project Plans to Include Overview of Project Scope and Number of Buildings, Architectural Renderings of New Buildings, Size of New Facilities and Traffic Access. Information Only**

Bob Cram and Hedy LaVine were in attendance, representing the project. Mr. Cram said the project will be in 4 phases. In Phase I, 2 buildings will be connected with a bridge. Disabled access will be needed. Currently the church is big enough to accommodate 450 people. They plan to convert an area into a youth area and add a second Christian education building. Once built, 1200 can be accommodated. More parking will be added. The road access is at the top of Highway 78 with Meadowlark at the bottom.

In Phase 2, a new facility will be added and parking will be added on the right hand side of the site. Over 50 percent of the property will be landscaped. Additional parking spaces are required for the new facility. There will be 432 parking spaces at buildout.

The church accommodates community service work. Currently the demands outstrip the facility. Pony baseball, Awana's and many other groups will use the facility. One of the buildings will be 2 story. The upstairs will be vacant first, then fill in as space is required.

Mr. Sprong asked what the zoning was? Who created the traffic study?

Mr. Cram said they would be modifying a Major Use Permit. The property is zoned A-70. An engineer did the traffic study. Mr. Cram did the actual count.

Mr. Sprong asked what the goal will be at buildout?

Mr. Cram said there will be 82,000 square feet of buildings at buildout.

Mr. Sprong said he would like to see the design fit the character of building. He feels the building is currently unattractive. This would be a good opportunity to add a new façade to the building so it would fit in better with the character of the area.

Mr. Cooper agrees there is a visual problem with the big, flat walls. It is not representative of Ramona.

Mr. Tomlinson asked if the building were on septic?

Mr. Cram said they would connect to the sewer, but there are lots of steps involved. They may do a alternative treatment plant.

The Chair said sewer goes to Olive.

Mr. Tomlinson asked if a stop light would be added?

Mr. Cram said he believes the Montecito Ranch project will be doing an improvement such as a stop light.

Mr. Tomlinson said stormwater will be a concern with 4 more acres of pavement. What is the schedule for completion?

Mr. Cram said 4 or 5 years.

Mr. Ensign suggested Mr. Cram go to the Design Review Board with the project plans.

The Chair asked Mr. Cram to look at the Form Based Code for Ramona, even though the project is outside of the Form Based Code area. He feels there will be 3 times more building on the property. He would like it to fit into the community. This will be one of the first projects coming into Ramona since the Form Based Code was adopted.

Mr. Cooper asked Mr. Cram to look at the Form Based Code and also at the Design Review Guidelines.

**7-E: (T&T Subcommittee Project) Request by Ramona Resident to Have Crosswalks at the 8<sup>th</sup> and Main, and 16<sup>th</sup> and Main Intersections**

Ms. Mansolf said she received a phone call from Ms. Hopewell asking that her agenda item requests, Items 7-E and 7-F, be postponed to a future meeting. Additionally, Mr. Tarr, who had requested for Item 7-G to be on the agenda, was not in attendance. Ms. Mansolf suggested that all 3 items be tabled.

**MOTION: TO TABLE ITEMS 7-E, 7-F AND 7-G UNTIL NEXT MONTH.**

Upon motion made by Dennis Sprong and seconded by Kevin Wallace, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Deskovick, Carl Hickman and Eb Hogervorst absent.

**7-F: (T&T Subcommittee Project) Request by Ramona Resident for Consideration for a Right Turn Lane from 10<sup>th</sup> Street to Main St. (Tabled under Item 7-E)**

**7-G: (CUDA Subcommittee Project) Presentation by Ramona Business on Property**

Available at 500 "A" St. (*Tabled under Item 7-E*)

**7-H:** (Parks Subcommittee) Update on Current PLDO Projects: Amphitheater Fencing, Sod and Seed; Ramona Soccer League Field Expansion; Skateboard Park Development; Girls Softball LED Scoreboards; Boys & Girls Club Tennis Court Conversion to Basketball Courts; RHS Baseball/Softball Fencing and Dugouts; Community Athletic Complex; Barnett School Playground Project (*Announcement made at the beginning of the meeting that items for the PLDO Priority List will be considered at the September 4, 2014, RCPG meeting and at the Parks and Recreation Subcommittee meeting prior to September 4, date to be determined*)

**7-I:** POD 13-003 Zoning Ordinance Update No. 30 and County Code Amendment. Includes Changes to Homestays, Farmer's Markets and Microbreweries. Public Review Ends 8-11-14. Available Online at: [www.sdcounty.ca.gov/pds/ceqa\\_public\\_review.html](http://www.sdcounty.ca.gov/pds/ceqa_public_review.html)

Ms. Mansolf said one of the changes in the Zoning Ordinance Update is Agricultural Homestays will be allowed on 4 acre agricultural parcels. In the past 10 acres has been required. People in Ramona and other communities have been trying to get this change made to offer more flexibility/possibilities with the Agricultural Homestay program. Other changes are being proposed that will make Ramona more business friendly to those involved with small farms.

**ITEM 8: GROUP BUSINESS (Possible Action)**

**8-A:** Santa Maria Creek Cleanup Update (*Given by Lt. Turner at the beginning of the meeting – taken out of order*)

**8-B:** RCPG Member Absences

Mr. Tomlinson had requested the RCPG member absence item be placed on the agenda. He asked that the item be tabled until September 4, 2014.

**MOTION: TO TABLE ITEM 8-B UNTIL SEPTEMBER 4, 2014.**

Upon motion made by Richard Tomlinson and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Deskovick, Carl Hickman and Eb Hogervorst absent.

**8-C:** Ramona Community Planning Area – 7 Seats (Even Numbered Seats) Up for Reelection. Filing Period for Candidates ends 8-8-14 (*Item brought up under Item 4, Announcements*)

**8-D: Committee Reports (Possible Action)**

**8-D-1: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed**

Mr. Ensign gave the Design Review Board report from the meeting July 31. They looked at and approved signage for the Metro PCS at 1668 Main Street. The sign will not exceed 12.7 sq ft, and signage will not be lighted. SDG&E presented their new landscape plans. It was recommended the project go to the Transportation/Trails Subcommittee because of the road issue. They also recommended the fence be replaced along Ashley Road with a new top rail.

**8-D-2: VILLAGE DESIGN COMMITTEE REPORT (Brean, Stykel)**

Mr. Stykel said there was no meeting. Ms. Mansolf will check with Mr. Llewallen to see if the item needs to continue to be on the agenda since the Form Based Code was approved by the Board of Supervisors.

**8-E: Discussion Items (Possible Action)**

**8-E-2: Future Agenda Item Requests – None**

**8-E-3: Addition and Confirmation of New Subcommittee Members,  
Confirmation of Continuing Subcommittee Members -- Transportation/Trails,  
South, CUDA, Parks**

Mr. Ensign said that due to the Transportation/Trails Subcommittee not having a quorum, the 3 new subcommittee members were not voted on. This item will on the next Transportation/Trails Subcommittee agenda.

**MOTION: TO CONFIRM MEMBERS OF THE PARKS AND RECREATION SUBCOMMITTEE (DENISE DRUM, KIM LASLEY, JEFF MOODY AND DAWN PERFECT); SOUTH SUBCOMMITTEE (KATHY DASILVA, GEORGE EASTWOOD, ROCHELLE HANCOCK, JAMIE HOLABIRD, MARK HUTTON AND RICK MORGAL); CUDA SUBCOMMITTEE (TORY BREAN, BOB HAILEY, ROCHELLE HANCOCK, DAWN PERFECT AND STEVE POWELL); AND TO WAIT UNTIL THE SEPTEMBER 4 MEETING TO CONFIRM/APPOINT TRANSPORTATION/TRAILS SUBCOMMITTEE MEMBERS.**

Upon motion made by Jim Cooper and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Torry Brean, Matt Deskovick, Carl Hickman and Eb Hogervorst absent.

Mr. Cooper said he felt there should be an audit trail for the third member of the Transportation/Trails Subcommittee.

**8-F: Meeting Updates**

**8-F-1: Board of Supervisor and Planning Commission Meetings (*Meeting Information Presented under Announcements*)**

**8-F-2: Future Group Meeting Dates – Next RCPG Meeting to be 9-4-14 at the Ramona Community Library, 7 p.m.**

**ITEM 9: ADJOURNMENT**

Respectfully submitted,

Kristi Mansolf