

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 5, 2015, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Eb Hogervorst	Barbara Jensen	Frank Lucio
	Kristi Mansolf	Donna Myers	Elio Noyas
	Jim Piva	David Ross	Dan Scherer
	Paul Stykel	Rick Terrazas	Richard Tomlinson

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 2-5-15.

MOTION: TO APPROVE THE MINUTES OF THE FEBRUARY 5, 2015, MEETING.

Upon motion made by Paul Stykel and seconded by Dan Scherer, the motion **passed 15-0-0-0-0.**

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the Cedar Creek Falls Visitor Permit changes, with a reduction from 91 to 75 permits (1 permit is allowed per car/group) to be issued per day, with a reduction of USFS staff supervision on the trail. The permit changes have been through public review and are now in effect.

The Estates at Willow Ridge project, TM 5560, was formerly being processed by Jean McDonald. Then there was a lapse in processing and now it is back. The RCPG voted to approve this project in the past. Currently the stormwater requirements are being brought up to today's standards so the RCPG will see it again when it is ready for public review.

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: Ken Brennecke, Ramona Resident

Mr. Brennecke spoke against the proposed Ramona Street Extension project and gave a history of the project from 2008 to present. So far no viable plan has been made for the project. All have flaws that cannot be resolved due to challenges of topography, water systems, etc. Last year Transportation/Trails voted to drop this project from the Ramona Top 10 list, but the RCPG voted that it be reinstated. Mr. Brennecke invited RCPG members who have not had the opportunity to visit the site to contact him.

Speaker: Woody Kirkman, Ramona Resident

Mr. Kirkman thanked the RCPG members for their service. Mr. Kirkman had attended Supervisor Jacob's coffee recently, and she had suggested that he work through the RCPG with a concern he had – traffic on Main Street is now operating at LOS "F". He is concerned that the "smart growth" Form Based Code Zoning density increases adopted last July will be detrimental to the traffic circulation on Main Street. The increase from 7.3 to 24 units per acre came about through the Village Design process for certain parts of the Town Center and Main Street. One property that he is particularly concerned with is the 16th Street Apartment project, recently proposed. He feels the project will impact traffic in the area. He would like to know who the owners of the property are, since they are all shown as being part of LLC's. He questioned if any of the Ramona Village Design Committee had ever owned land in the Town Center over the period of time the density was being determined on the Form Based Code properties. Mr. Kirkman asked the RCPG to request County staff to open an investigation and identify those who make up the ownership of this property for the 16th Street Apartments.

The Chair said the County will make a presentation on the density issue in the Town Center, relating to the Form Based Code area, in the near future..

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Scotty Ensign and seconded by Paul Stykel, the motion **passed 15-0-0-0-0.**

ITEM 7: ACTION ITEMS:

7-A: STP 12-021, Kahoots, Kelly Ave and Letton St, Overall Vote on Project

Representatives from Kahoots presented the project, which came before the RCPG as a presentation prior to being filed with the County, and again last July for a design exception of a road standard which was approved by the RCPG. The County said that there is no record of the RCPG taking an overall vote on the project.

Kahoots representatives said the project started in April, 2012. They went to the RCPG and the Design Review Board with preliminary presentations, seeking input. They have received all County approvals and were approved by the Design Review Board. The service they provide is for a pet and feed store. They have been in Ramona for over 23 years. They have always worked to fit into Ramona.

Mr. Rumansoff said they respected the look of Ramona – which they saw as agrarian – and they worked to make their project fit in while working with the Design Review Board.

The Chair said the project came about before the Form Based Code was adopted, and it is in the Form Based Code area. Did they work to make the project fit in with the Form Based Code?

Mr. Rumansoff said the project was approved in 2012 by the Design Review Board, which was before the Form Based Code went into effect.

Mr. Cooper said the project was not grandfathered in, and should be reviewed according to the Form Based Code. It is our responsibility to see that it fits into Ramona.

The Chair said the Form Based Code was approved in September of 2014.

Mr. Stykel said the project could go to CUDA. The members on CUDA could look at the project and give direction. The Code has changed on the property.

Mr. Brean said if the project is not compliant with the Code, there could be the need for Code Enforcement in the future.

Mr. Tomlinson asked what would happen if the Code changes again in a year?

Mr. Noyas said we could take a vote to approve contingent on the project meeting the Form Based Code criteria.

The Chair said the Tractor Supply Company project was planned to conform to the Form Based Code.

Mr. Rumansoff said the County mentioned the Form Based Code to him once while he was processing the Kahoots application. As they work to develop their construction plan for Kahoots in the future, the plan could change to reflect the Form Based Code. Mr. Rumansoff said they are required to fill in 2 more eucalyptus trees on Main.

Ms. Myers said she supports the project. It is a Ramona project. They need to get on with it.

Mr. Cooper said he thinks CUDA will look at the project from the Form Based Code perspective. He doesn't think the extra review will delay the project unnecessarily.

Mr. Stykel said CUDA was not a Form Based Code committee until the February RCPG meeting. He felt the project needs CUDA to review it according to the Form Based Code.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Donna Myers and seconded by Eb Hogervorst, the motion **passed 12-3-0-0-0**, with Jim Cooper, Scotty Ensign and Paul Stykel voting no.

7-B: Sol Orchard Landscape Maintenance for the Pathways, Warnock Dr and Dye Rd

In looking at the final RCPG agenda, Ms. Mansolf realized the item read "landscape maintenance" for pathways. The landscape maintenance is one issue and the pathway maintenance is another issue. She let the current owner know the pathway maintenance item would be on the agenda. Ms. Mansolf gave a report from the current owner for the landscaping. They recently rebuilt all of the barb wire on the site with 5-strand and appropriate landscaper access gates in order to keep the cattle off of the landscaping and to enable better landscaping care, and this week they were planning to issue new contracts to a local landscaper for repairing all damaged irrigation and replacing all dead plantings (some from irrigation issues, some from the December cold snap). They will also be contracting for monthly weeding, irrigation inspection, pruning and general care of the landscaping around the perimeter fencing. Regarding pathway maintenance – a letter was sent to the County and we never received a response.

The Chair said to contact the County again on the issue and to include Planning and Development Services staff and the County Landscape Architect in the letter.

Ms. Myers said the pathway is still unusable.

MOTION: TO TABLE THE ITEM UNTIL 4-2-15 TO GIVE THE OWNER AN OPPORTUNITY TO FOLLOW THROUGH WITH HIS RECENT CORRESPONDENCE/COMMITMENT.

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 14-1-0-0-0**, with Donna Myers voting no.

MOTION: TO SEND A REMINDER LETTER TO THE COUNTY REGARDING THE LANDSCAPING.

Upon motion made by Jim Piva and seconded by Dan Scherer, the motion **passed 15-0-0-0-0**.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Letters of Interest from Subcommittee Members for Continuing to Serve on Subcommittees

An informal decision was made to wait until April 2, 2015, to bring the continuing members' names forward for confirmation.

8-B: Santa Maria Creek Cleanup Update

Ms. Mansolf said that it is currently bird nesting season, and no work should be done in the Santa Maria Creek until bird nesting is over. She had heard of a plan to remove some select invasive plants on the property where the trash cleanup had occurred, but wasn't aware if work was actually done or not.

8-C: Ramona Monument Community Entrance Sign at 10th and Main

The Chair talked about some of his efforts on the Ramona Monument Community Entrance sign, to be located at 10th and Main. There was a meeting with Caltrans and several representatives of other groups in Ramona in attendance. There are enhancement grants available for things like signs in the community. The County, Caltrans, the community and Supervisor Jacob all support the community sign going in.

Mr. Terrazas said there is a community sign in El Cajon and a new sign has been put in Temecula.

The Chair said those signs do not go over State highways. He has made a presentation to the Ramona Community Foundation and has gotten nothing but support.

Mr. Stykel said there are ways to garner positive support for this proposal, such as having the community vote on sketches.

Speaker: Sam Ballard, El Cajon Resident

Mr. Ballard is an artist and he said community signs bring the community together. He announced that Earth Day is coming up. He suggested planning activities around the sign to promote it in a positive way. He invited people to see the exhibits and attend the events at Balboa Park for Earth Day, April 19, 2015

8-D: RCPG Standing Rules

Ms. Mansolf got a response from the County on their review of the RCPG Standing Rules. Very few changes were made in the body of the text. The County said that none of the references to Policy I-1 issues were misstated, and should a more complete reference be included in the future, it should restate exactly the section of Policy I-1 referenced.

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

Mr. Ensign said the Design Review Board looked at the 16th Street Apartment project again, and approved the project as presented with a minor revision. The Trailer Sales project proposed for Main Street was approved – there will be no physical improvements to the site. Marmalade on Main Restaurant came back to Design Review with changes and was approved as submitted. Leslie Souza gave a presentation on a new metal sculpture in front of the library, and her proposal was approved. Ramona Cross Fit presented plans for a new building on Main, and Design Review gave feedback on the plans. There is currently a vacant seat on Design Review.

8-F: Discussion Items (Possible Action)

8-F-1: Concerns from Members

Mr. Cooper asked why the Mt. Woodson hiking trail issue was not on the March agenda?

Ms. Mansolf said there was no Transportation/Trails meeting before March, so it will be on the April RCPG agenda.

8-F-2: Future Agenda Item Requests

Mr. Brean asked the Chair if the density increase issue will be coming back to the RCPG?

The Chair said it will, and when it is time to discuss, the Ramona Form Based Code (FBC) /Ramona Community Plan density issue will go to CUDA first

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini talked with County staff regarding the increase in density in the Town Center with the 16th Street Apartment project. He was told the documents that need to be amended to get back the 7.3 density cap within the FBC area is the General Plan and the Ramona Community Plan. Mr. Minervini asked that this issue be put on a future agenda so the RCPG can discuss making the change before more large projects are filed within the FBC area.

Speaker: Woody Kirkman, Ramona Resident

Mr. Kirkman said the people who want to put up the apartments on 16th Street at a density of 24 dwelling units per acre are from outside of Ramona. Mr. Kirkman asked people to look up Agenda 21 online to have a better understanding of what it is and how it can impact communities like Ramona. Mr. Kirkman is concerned that there was a conflict of interest when the higher density went into effect in Ramona. The people who attended the meetings and made decisions did not have to complete Form 700 as they were part of a temporary committee. He would like the RCPG to ask the County who the property owners are for the 16th Street Apartment site.

Speaker: Paul Fisher, Ramona Resident

Regarding the density issue, Mr. Fisher said that this is a General Plan issued, predetermined a long time ago.

Mr. Stykel asked if directional signs for Ramona wineries could be put on a future agenda?

The Chair said he would like that issue to go the Ramona Design Review Board for review before coming to the RCPG.

Ms. Jensen asked if all signs go to the Ramona Design Review Board for their review?

The Chair said signs are supposed to go before the Ramona Design Review Board but sometimes they don't.

Mr. Cooper said the FBC was approved at a joint meeting between the Ramona Village Design Committee, the Ramona Design Review Board and the RCPG.

Mr. Ensign said he wanted to know what would become of the conflict of interest brought up by Mr. Kirkman regarding the 16th Street Apartments?

The Chair said the County will be asked if the conflict of interest issues brought up was in the RCPG purview. If it is not, the RCPG will not hear the item.

**8-F-3: Addition and Confirmation of New Subcommittee Members –
*Informally Postponed until April 2, 2015***

8-F-4. Emergency Evacuation Route Update

Ms. Mansolf had asked the County if there was an update to the Emergency Evacuation Route issue. She was told that currently there is no update, and the County is working to provide up with one in the near future.

8-F-5: Form 700 Reminder

The Registrar of Voters has not yet received several RCPG members' current Form 700. The deadline to file is April 1, 2015.

8-G: Meeting Updates

8-G-1: Board of Supervisor and Planning Commission Meetings

No notices had been received of upcoming hearings regarding Ramona or on issues that would impact Ramona.

**8-G-2: Future Group Meeting Dates – Next RCPG Meeting to be 4-2-15 at the
Ramona Community Library, 7 p.m.**

ITEM 9: ADJOURNMENT – 9:00 P.M.

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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