

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held April 2, 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
	Kristi Mansolf	Donna Myers	Elio Noyas
	Jim Piva	David Ross	Dan Scherer
	Paul Stykel (Arr 7:10)	Richard Tomlinson	

Excused Absences: Eb Hogervorst, Frank Lucio, Rick Terrazas

Absent: 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 3-5-15.

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

Upon motion made by Torry Brean and seconded by Scotty Ensign, the motion **passed 10-0-0-0-5**, with Eb Hogervorst, Barbara Jensen, Frank Lucio, Paul Stykel and Rick Terrazas absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that the Nickel Creek condominium project at the north end of 14th Street has pulled a grading permit. They are working on finalizing their final map.

The RCPG received a response from County Airports to the RCPG recent inquiry. They included the CIP list for the Ramona Airport. They will come and talk to us about the Airport with an update on projects if we ask.

The Ramona Revitalization meeting will be April 23 at the Ramona Library from 2:30 to 4:30.

The Bee Ordinance revised environmental document is re-circulating for public review from April 2 to May 1, 2015.

An Onsite Wastewater Treatment Systems presentation will be made to the RCPG at the May 7 meeting by the Department of Environmental Health. The Draft Local Agency Management Program for Onsite Wastewater Treatment Systems (OWTS) came out on January 14, 2015, for public review. It incorporates items brought about by the State Water Resources Control Board OWTS policy changes in June of 2012. We only learned about it after the public review period ended.

The Sol Orchard project pathway maintenance will be on the May 7 agenda.

The Chair said that Ms. Mansolf had been contacted by the Ramona Home Journal to report on the RCPG meeting March 5, 2015. The Chair didn't see a problem with this, and reviewed the copy before it went to press. After the article came out, he got some feedback that the a board such as the RCPG should not be reporting on themselves – this should be left to the press. In the future the RCPG will not be reporting on RCPG meetings.

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: Donna Myers, Ramona Resident

Ms. Myers introduced her grandson who helped with the presentation. Ms. Myers gave a summary of the Ramona Street Extension project, Warnock Drive to Boundary Avenue. She said the segment was promoted by the RCPG, who probably thought the 2 road segments could easily be connected with a straight line road. However, the topography of the site makes building the segment difficult and costly. In 2008 the residents learned about the roadway when an appraiser came to inspect property. When the road plan was reviewed, it was discovered there were serious problems with the project.

The RMWD has an 8 inch water line that would have to be moved from the roadway or go over it. The San Diego Water Authority has a 36 inch aqueduct that carried water from Lake Sutherland to the San Vicente Dam. The aqueduct covered one half of the proposed roadway and would also need to be moved from the roadway or go over it.

Current road standards and other requirements created a new configuration that spread out to accommodate not only traffic lanes, but also bike lanes and walking paths, turnouts for vehicles and parking. These requirements had not been part of the other Ramona Street options. More property would be taken from the residents. The decision was made to cover the water lines. Because the slope is great, large ramps of dirt on either side of the hill would be necessary. Supervisor Jacob intervened and the plan was rejected.

In 2010, a third plan decreased the height of the proposed improvements by 5 feet by lowering the aqueduct. The shortcomings of this plan were in not addressing slope, traffic flow, line of sight and inadequate spacing of driveways. In 2011 a fourth plan was made that lowered the roadbed by 14 feet rather than 5 feet. Ms. Myers concerns are still safety issues. Supervisor Jacob asked the plan be reworked again.

The latest plan is most destructive because it will entail blasting the hillside and tunneling through rock to lower the road base from 5 to 14 feet at the top of the Boundary hill. She feels the project does not address safety concerns, it is not cost effective and it will not conform to building standards and be safe for all affected landowners and the public. She asked that the road segment be eliminated and funds transferred to a more worthy project.

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 Jim Cooper, the motion **passed 11-0-0-0-4**, with Eb Hogervorst, Barbara Jenson, Frank Lucio and Rick Terrazas absent.

ITEM 7: ACTION ITEMS:

7-A: Presentation by County Staff on Ramona Community Plan, Form Based Code, And Density Issues. Discussion on Amending the Ramona Community Plan, Land Use Policy 2.1.7, within the Ramona Town Center (Form Based Code Area) With Regards to Density

The Chair said we have discovered there are parcels in the Form Based Code area that could yield 24 dwelling units (du) per acre. Everyone thought density was capped at 7.3 du per acre. The County will educate the community on how we got to this point. First, Carol Fowler will talk about the 16th Street property with apartments proposed on it. Rob Lewallen will talk about his understanding of how we got to this point. Joe Farace and Bob Citrano will discuss the density changes from the County's perspective.

Ms. Fowler distributed a handout on the 16th Street property history. The parcel is a problem parcel and has been vacant for a long time. The last change to the property was in 2005. It sold for a very good price in 2013. There is no evidence that any Planning Commissioners or Village Design Committee members were involved with ownership on this property.

Speaker: Casey Malone, 16th Street Project Representative

Mr. Malone said the owner of the property, Greg Lansing, has no relationship to anyone on the Planning Commission or the Board of Supervisors.

Mr. Lewallen said a meeting was held at the County on March 20 to discuss the change in density from 7.3 du per acre to 24 du per acre. They asked the County to come up with information on the properties in the Ramona Village Center regarding density. There are 4 different densities in the Town Center. The 16th Street property was originally 29 du per acre and changed to 24 du per acre in 1986. Between 1986 and the adoption of the 2020 General Plan and Ramona Community Plan, the 7.3 density cap was put on the 16th Street property until the Form Based Code was adopted. The Village Design Committee only voted on density that was mixed use. Ramona had a lot of apartments built in the 1980's, and there were concerns with more high density multi-family residential being built.

Joe Farace said that Ramona is on the low scale of projected multi-family housing as compared to other areas of the County. The Housing Element has requirements for certain types of housing to be met – such as low scale apartments. Multi-family density goes into all of the communities of San Diego County in order to meet the requirements of the Housing Element. Mr. Farace handed out information that contained past RCPG minutes where the Form Based Code and Ramona Community Plan changes were discussed. Included in the information were charts showing the distribution of density in the unincorporated area.

For Policy LU 2.1.7, the 7.3 du per acre density cap was in place except for deed restricted senior housing, affordable housing and housing within the Village Design Plan area prior to the Form Based Code being adopted. When the General Plan was done, all density was in the zoning. Then density was decoupled from zoning. Outside of the Village Plan area the 7.3 density cap still applies.

The Chair said that 4.8 acres could be developed at 24 du per acre, and only 2.9 acres is developable.

Mr. Farace said the vision was to create a walkable, livable community. For mixed use, the first floor will be commercial. The second story will have a 2-story height limit. As far as the Form Based Code, there is now a standard for site layout and design. Mixed use is allowed. Existing densities remain in place. The Form Based Code did not place new densities on properties with the exception of Main Street. Any concerns with density would not be a Form Based Code issue, but a General Plan issue. With the Form Based Code, the maximum buildout for the Town Center would be 464 residential units. For the Housing Element, SANDAG allocates numbers and asks the County to decide where the density will go. The County needs to get a sign off regarding the Housing Element in order to be eligible for State funding.

Mr. Noyas said he keeps hearing references to “State mandated” – how much housing is Section 8?

Mr. Citrano said there is very little low income apartment density on the map.

Mr. Farace said there are 2 or 3 developable acres that are 24 du per acre, and a couple of parcels that are 10.9 acres. The Village code was expanded to cover those areas.

Ms. Myers said Ramona is not on a major corridor, where communities like Fallbrook and Lakeside are. Ramona. She has a problem with the density going into Ramona.

Ms. Mansolf said that bus service is very limited in Ramona. There used to be hourly bus service between Escondido and Ramona, but now NCTD only has morning and afternoon bus service. There is also a more expensive bus service where reservations can be made, but she has heard of people not being able to make a reservation a day or 2 before they needed the ride.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini said that he has concerns about big projects coming into Ramona already – Montecito Ranch with 417 homes, the Cumming Ranch with 125 homes, 62 units on 16th Street and 45 units for the Nickel Creek development proposed at the north end of 14th Street. What is traffic going to be like on Main with these projects in the future? Mr. Minervini asked for a General Plan Amendment to close the door on future development. He asked the RCPG to request this from the County.

Speaker: Woody Kirkman, Ramona Resident

Mr. Kirkman said he received an email from the County saying they did not know who owned the 16th Street Apartment parcel. He emailed Supervisor Jacob to request a full investigation on who owns the property and put the current proposal on hold until the ownership issue was investigated. He is still awaiting her response. He was also told per Policy I-1, the RCPG can't investigate the issue. The RCPG is obligated to the electorate and future generations for the future of Ramona, and he urged the RCPG to ask Supervisor Jacob to investigate.

7-B: (Transportation/Trails Subcommittee Item) Discussion on Trying to Find a Way To Make Mt. Woodson Hiking Area Safer for Hikers and Motorists

Mr. Ensign said the Transportation/Trails Subcommittee reviewed the issue of safety for motorists and hikers at Mt. Woodson and determined there are no solutions. Mt. Woodson is not a designated hiking trail. It is important the County be aware of the issue. The subcommittee voted to send a letter to the County informing them of the problem.

Mr. Cooper said the subcommittee wanted the County to evaluate the issue.

Ms. Mansolf heard from Mr. Lucio, who had been at an event with Supervisor Jacob recently -- and he had passed along the concerns to Supervisor Jacob and County staff regarding Mt. Woodson. County staff said there may be a place to have a parking area in the vicinity of Mt. Woodson, but they will have to investigate.

Speaker: Kevin Wallace, Ramona Resident

Mr. Wallace said he had heard a suggestion to park an out of service police car along the side of the road (SR-67) so people will drive more carefully through the 4-lane corridor in the vicinity of Mt. Woodson. He walks up Mt. Woodson and he wants to see the trail continue to be available to the public for recreational use. Social media brings people to unique locations, like Mt. Woodson and Potato Chip Rock. When people could only park along SR-67 to climb Iron Mountain, both sides of the road would be filled with cars. Then the parking lot went in, and both sides of the road are still filled with cars. When people are coming out of Ramona, they often switch to the slow lane, bringing cars closer to Mt. Woodson hikers.

MOTION: TO SEND A LETTER TO THE COUNTY INFORMING THEM OF OUR CONCERNS FOR THE SAFETY OF MOTORISTS AND HIKERS, I.E., PARKING ALONG SR-67, TRAIL ACCESS FOR HIKERS, AND ASK THEM FOR GUIDANCE.

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 10-0-1-0-4**, with Elio Noyas abstaining, and Eb Hogervorst, Barbara Jensen, Frank Lucio and Rick Terrazas absent.

7-C: (West Subcommittee Item) AD 15-006, Copper Meadows, 633 Montecito Way. Administrative (AD) Permit. The owners are voluntarily processing an AD application in order to be compliant with recently adopted Equine Ordinance.

Mr. Powell presented the project. The Tiered Equine Ordinance was passed in 2014. The owners of Copper Meadows want to follow the guidelines for the ordinance and get an Administrative Permit. Issues are more defined in the new ordinance than before. The Copper Meadows property is made of up 6 parcels, all zoned Ag-70. Copper Meadows is a family legacy. Mr. Powell calculated out the usable area of the property. He used GPS to get all of the coordinates of the trails, pens, etc., and put it on a matrix. He got 9.8 acres for the usable area of the property.

The owners are allowed to have 6 events per year. Currently they have 3 per year. The horse events are not part of stabling. Boarding is not done at Copper Meadows. The trails total 5.9 acres, and the trails are part of the events. Trails are not part of the ordinance. If he took off the 5.9 acres for the usable area of the property, he was told he could probably get a Zoning Verification rather than an Administrative Permit. However, the trails reflect multiple horses and jumping levels. Mr. Powell said cultural, biological and traffic studies have been done for the project. There was a public notification process, and there were no comments received.

Mr. Tomlinson said he knows someone living in the area, and they feel Copper Meadows is a good neighbor.

Ms. Mansolf gave the West Subcommittee report. There was a motion to approve the project as presented, with special note that Item 16 is part of the square footage tabulations.

Mr. Powell said there was some discussion about the usable area at the West Subcommittee meeting, and he thought it was good to mention the square footage tabulation in the motion.

Mr. Cooper said he felt the square footage tabulation part of the motion was not needed because it was clear what the focus of the Administrative Permit was without it.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Kristi Mansolf, the motion **passed 11-0-0-4**, with Eb Hogervorst, Barbara Jensen, Frank Lucio and Rick Terrazas absent.

7-D: County of San Diego, Planning and Development Services, Purchase of Agricultural Conservation Easement (PACE) Program. County Program – New Application Period Opens March 16th and Ends April 30, 2015. Informational Item

Ms. Mansolf announced that the County PACE Program application period is now open. The PACE Program encourages the conservation of agricultural properties throughout the County by providing financial compensation to property owners in exchange for placing an agricultural conservation easement on their property. Since the inception of the program in 2013, approximately 1,150 acres have been preserved.

ITEM 8: GROUP BUSINESS (Possible Action)

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

The following individuals were brought forward by the respective subcommittee chairs to continue subcommittee membership in 2015:

CUDA Subcommittee:

Paul Stykel, Chair
Torry Brean
Jim Cooper
Carol Fowler
Rob Lewallen
Dawn Perfect
Steve Powell
Ron Rodolff

South Subcommittee:

Jim Cooper, Chair
Ken Brennecke
Kathy DaSilva
George Eastwood
Rochelle Hancock
Jamie Holabird
Mark Hutton
Thomas Levin

Transportation/Trails Subcommittee:

Scotty Ensign, Chair
Ken Brennecke
Jim Cooper
Jamie Holabird
Lynn Hopewell
Dawn Perfect
Rick Terrazas
David Stone
Cheryl Wegner

West Subcommittee:

Kristi Mansolf, Chair
Jamie Holabird
Robin Joy Maxson
Kevin Wallace

MOTION: TO CONFIRM ALL SUBCOMMITTEE MEMBERS AS PRESENTED FOR THE CUDA, SOUTH, TRANSPORTATION/TRAILS, AND WEST SUBCOMMITTEES.

Upon motion made by Kristi Mansolf and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, Eb Hogervorst, Barbara Jensen, Frank Lucio and Rick Terrazas absent.

8-B: Santa Maria Creek Cleanup Update

Mr. Wendt, President of the Ramona Trails Association (RTA), made a presentation on the current status of the Santa Maria Creek Cleanup. As far as owners of the Creek participating with the future Greenway Park, of the homeowners surveyed in 2006, over 30 were interested in participating. In 2008 the Ramona Grasslands Preserve was purchased. In 2014, the staging area on Montecito Road was dedicated. For several years the Ramona Trails Association has participated in the annual Creek to Bay Cleanup.

On January 10, 4 pieces of property by the staging area had the trash removed – about 44,000 pounds were removed. Following the trash cleanup, there was an invasive plant cleanup over 4 weekends prior to bird nesting starting – about 4 tons of tamarisk and arundo were removed. Ramona Disposal took care of disposing of all trash and invasive plants. There are a couple of piles of branches left by the staging area that County Parks will be coming back to chip.

Three or 4 people have contacted him, expressing interest in dedicating their property for the Greenway.

RTA plans to work on the annual Creek to Bay trash cleanup in 2015, and then start working toward a start day of September 15 to continue to clean invasives out of the Santa Maria Creek. He is anticipating there will be 1 work party every month or so when it is not bird nesting season. He is working with the Ramona Sheriff's Substation to help gain access to properties. Trash and invasive plant removal falls in line with the Sheriff's crime prevention efforts.

Ms. Myers thanked Mr. Wendt for taking on this task and for a job well done.

The Chair said the item will no longer be on future agendas.

8-C: RCPG Standing Rules

Mr. Cooper said he would like the 4 changes noted by Ms. McPherson in the margins, referencing Board of Supervisors Policy I-1, to be incorporated into the body of the RCPG Standing Rules.

Ms. Mansolf said Ms. McPherson is no longer with PDS, and Eric Lardy will be the person who will be signing off on making sure the Policy I-1 language is incorporated accurately into the Standing Rules. If that is done by May 7, the RCPG could review and accept the RCPG Standing Rules as corrected at the May 7 meeting.

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

Mr. Ensign gave the Design Review Board report. A current sign violation for the Albertson's sign was reviewed. There was discussion on the density issue in the Town Center at the meeting. Ramona Self Storage did not show. Mr. Krysak talked about the mural proposed to go on the front of the Ramona Chamber of Commerce. Small changes were requested by the Design Review Board.

8-E: Discussion Items (Possible Action)

8-E-1: Concerns from Members

Mr. Tomlinson said he wanted the agenda to represent the business the RCPG is conducting. For Carol Fowler and Rob Lewallen's presentations that evening, he did not feel the agenda accurately represented the item discussed. The RCPG is not an investigative body.

The Chair said there was a desire to clear the air before the 16th Street Apartments came before the RCPG again. There was a meeting at the County with Rob Lewallen, Carol Fowler and Joe Farace to discuss the issue. They wanted to clarify the situation for the community.

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

8-E-3: Addition and Confirmation of New Subcommittee Members

No new members were added. *(See Item 8-A for confirmation of existing subcommittee members.)*

8-E-4. Emergency Evacuation Route Update

The Chair said the RCPG heard from the Deputy Director of Transportation at the County, and no progress has been made on the Emergency Evacuation Route. The County is waiting for the RMWD to take action on a couple of issues relating to the Emergency Evacuation Route before it can go forward.

8-F: Meeting Updates

8-F-1: Form 700 Reminder

The Chair said most Form 700's have been turned in. He reminded the remaining members to file the form as the deadline was April 1, 2015.

**8-F-2: Board of Supervisor and Planning Commission Meetings –
(Nothing Reported)**

8-F-3: Future Group Meeting Dates – Next RCPG Meeting to be 5-7-15 at the Ramona Community Library, 7 p.m.

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf
Secretary

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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