

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held October 1, 2015, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Piva, Chair)

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|----------------|-------------------------|-------------|----------------|
| In Attendance: | Torry Brean | Jim Cooper | Scotty Ensign |
| | Barbara Jensen | Frank Lucio | Kristi Mansolf |
| | Donna Myers (Arr. 7:10) | Elio Noyas | Jim Piva |
| | David Ross | Dan Scherer | Rick Terrazas |
| | Richard Tomlinson | | |

Absent: Eb Hogervorst, Paul Stykel

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 3: APPROVAL OF THE MINUTES FOR THE MEETING 9-3-15

MOTION: TO APPROVE THE MINUTES OF THE SEPTEMBER 3, 2015, MEETING AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Jim Cooper, the motion **passed 12-0-0-0-3**, with Eb Hogervorst, Donna Myers and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the Creelman Solar Project is going to the Planning Commission on October 9. She checked the most recent RCPG CIP list, and Creelman Lane is not on there. She believes this was an oversight and will bring this up again under *Concerns from Members* and *Future Agenda Requests*.

The County is creating an Active Transportation Plan and they are inviting input. They are encouraging active modes of transportation. Existing plans to be updated are the Trails Master Plan (2009), the Bicycle Transportation Plan (2003) – and sync it with the General Plan Mobility Element (2001), the Pedestrian Area Plans (currently in several communities but not in Ramona), the Safe Routes to Schools program, and a new Pedestrian Gap Analysis for sidewalk and pathway networks. The update is anticipated to be completed in 2017.

The Board of Supervisors took action on September 16, 2015, to authorize the application and acceptance of grant funds from the Habitat Conservation Fund Program for the Iron Mountain Connection Land Acquisition to Boulder Oaks.

The Lilac Hills project was approved by the Planning Commission and is schedule to go to the Board of Supervisors for a decision on October 14, 2015.

The Community Development Block Grant (CDBG) program application period is open with an application submittal deadline of Friday, October 30, 2015. CDBG grant funds helped to fund the Santa Maria Creek cleanup in the late 1990's.

The Chair announced that he received a letter from DPW regarding repair, replacement and construction of concrete sidewalks, curbs and gutters. Approximately 38 sites in Ramona are on the list.

The Chair announced that Mr. Cooper had just come from an event where he was portraying a mountain man at an encampment in Old Town, Poway.

Mr. Cooper said he was portraying an 1830's mountain man at a program. Similar programs are done at the schools in Ramona.

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: Bob Romeo, Ramona Resident

Mr. Romeo has been working on mitigating the Creelman Lane Solar Project for over 2 years. There has finally been some progress on the paving of Creelman Lane. There was a meeting at the County with Creelman Lane residents, Project Manager Mike Johnson and other key people. Mr. Romeo feels good progress has been made. The residents have been trying to get the fence that contributes to flooding taken out. The fence will come out after the Planning Commission October 9, 2015, hearing. SDG&E will provide 33 plants to provide shielding for residents. There will be slats on fencing. The road will be paved San Vicente to Castill. Mr. Romeo said he would like to see Creelman Lane be back on Ramona's CIP priority list. He feels the road project fell through the cracks, and he would like to see it back on as a priority.

(Jim Tate and Vicky Tate yielded their time to speak to Bob Romeo.)

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA WITH NO CHANGES.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Eb Hogervorst and Paul Stykel absent.

ITEM 7: ACTION ITEMS:

7-A: (CUDA Subcommittee Project) Kamps Propane, M-54 Zoned Property at 1000 Maple St. Minor Deviation of a Major Use Permit MUP 68-116 to add a Storage Tank to the Site. "S" Scenic Designator Applies

Mr. Groves presented the project. He submitted a minor deviation for the Major Use Permit on his property with the County. He would like to be able to install a second propane tank on his property. His property is 2 parcels – this is the second parcel. The tank will be 11 feet wide and 36 feet long and will be placed on footings

The Chair said because the RCPG did not receive the project from the County yet, he did not feel the RCPG should act on it. Mr. Cooper said Mr. Groves made a presentation at the CUDA

Subcommittee meeting, and the subcommittee approved the project. He asked that Mr. Groves not have to attend another CUDA Subcommittee meeting since the project was approved. The Chair agreed that Mr. Groves could come directly to the RCPG meeting once the project information is received.

7-B: Ramona Wine Trail - New Information from Caltrans Regarding Placement/Location of Signs. RCPG will Possibly Vote to Reconsider the Motion from 9-3-15 To Add Clarification Based on the New Information Presented

The Chair said he received a call from the Caltrans Director for San Diego. He is concerned that by allowing the signs for wineries in the State right of way, other industries will want to do the same. Caltrans will not allow this type of signage in the State right of way. Caltrans would like to see it go on the County right of way and on private road easements.

Mr. Billick said he talked to the County Zoning Manager, and then was called to attend a meeting at Supervisor Jacob's office with the County and Caltrans. The Zoning Manager gave him a copy of the tiered winery ordinance and explained the language to him.

The Chair said he wanted this item back on the agenda due to the new information from Caltrans not allowing the signs in the State right of way. This may change the RCPG motion made on September 3, 2015, and we want our letter to supportive of the Ramona Wine Trail project, but we need to say it the right way.

Mr. Billick said he will continue moving forward. He would like to get the language fully developed before the RCPG votes on this item further.

The Chair said it will be on a future RCPG agenda.

Speaker: Eric Metz, Ramona Resident

Mr. Metz is the owner of the Lenora Winery. He felt the sign proposal he saw in the Ramona Sentinel was limited. He would like to see a comprehensive sign project. He is concerned that only 7 locations are identified and with Ramona being 134 square miles, there needs to be a provision to add more wineries in the future.

Speaker: Beth Edwards, Ramona Resident

Ms. Edwards said she is one of the first founders of the winery industry in Ramona. She is not opposed to signage. She worked for 2 years to get the American Viticultural Association (AVA) designation for the Ramona Valley. She feels as though Ramona Valley is like Napa Valley and she would like the Ramona Wine Trail called the Ramona Valley Wine Trail. She wants consistency. She would like to see "Welcome to Ramona Valley Wine Country," rather than "Welcome to San Diego Wine Country." She also has some minor concerns with some of the graphics. She would like to see the name of the winery first rather than have the arrows first. She is concerned with rushing the Ramona Wine Trail sign project through. Ms. Edwards also thinks the posts are too large as shown in the photos.

The Chair said the community needs to work together and speak with one voice. He doesn't want to take further action on this item until Mr. Billick is ready to present, for consideration, the language he would like used.

(Teri Kerns and Don Bartick filled out speaker slips saying they did not want to speak if the item is approved on consent. Doug Barnett, Lisa Barnett and Bill Schweitzer wanted to register their position of being in favor of the winery signs but did not wish to speak.)

- 7-C: (CUDA Subcommittee Project) McDonald Park Subdivision – Estates at Willow Ridge, TM 5560, 15 Lots at 1666 Hanson Ln on 9 acres. Environmental Documentation is Available at: <http://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5560.html>**

Mr. Powell presented the 15 lot project. He said the project started before his time in Ramona. The area the project is in is not under any specific design guidelines. The project has had some recent changes in stormwater and hydrology and the County is asking the RCPG to review the changes. Each lot has its own retention basin. Glae and Jean McDonald started the project and the road going into the project is named after them. The way the original basins were designed, the water flowed lot to lot and it wasn't efficient. They are still using the same basins but there will be boulders with gravel on the top. The original ugly guard rail that was proposed before is no longer part of the project.

Mr. Tomlinson said the project meets the old permit requirements for stormwater and hydrology. The new permit goes into effect on December 24, 2015.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Eb Hogervorst and Paul Stykel absent.

- 7-D: Review of Recent Flooding in Ramona to Include Arena Way/Arena Dr. Flooding. County CIP Staff will Attend a Future Meeting to Discuss**

Ms. Mansolf said the County CIP staff and County Flood Control staff both would like more specificity on what the RCPG wants to talk about with them before they come to a meeting. She feels that what is needed is to look at both the CIP project list and the flood control list to see what projects are identified, and compare the projects with current flooding problems, which should be on the list. It would be good to get an update on any forward progress made on future projects that have been identified to alleviate flooding. Some of the projects on the CIP list will help alleviate flooding if they are done. There is also a list of 85 flood control projects identified on a list from Flood Control (2007). Flood Control came and talked to the RCPG about flooding on Kelly Avenue in 2011. A Top 10 Flood Control list was included in RCPG members' information packets. The house that is flooding on Arena Drive/Benito Way was added to the CIP list (October, 2014), and she also included in RCPG members' information packets the email from DPW that resulted from the investigation on that property which showed flooding became a nuisance after Barnett School went in and DPW's recommendation is the addition of an underground drainage system. Both Items 7-D and 7-E are included under Item 7-D.

Speaker: Lennie Baker, Ramona Resident

Mr. Baker has lived on E Street for 55 years. His property has flooded twice – once in 1980 and over the weekend of July 18 and July 19, 2015. When he first built his home, the County cleaned the ditch the WPA made in 1932. This ditch drains a lot in hard rains. Mr. Baker learned recently that ownership now belongs to residents adjacent to the drainage ditch and they are responsible for

cleaning it. It was last cleaned 4 years ago. He feels the ditch between 8th and 9th Street by the School District property is a big concern. It needs to be cleaned now.

Speaker: Susan Richardson, Ramona Resident

Ms. Richardson has lived on her property near where Mr. Baker lives for 37 years. The County has cleaned the ditch for years. The neighboring residents knew the ditch was plugged before the storms in July. Her garage flooded. She notified Supervisor Jacob's office that the drain/ditch needed to be cleaned out. There is a drain that starts at 3rd Street and runs to 11th Street, then goes under the street. The County researched the titles to the properties adjacent to the ditch, then said 11th Street owners are responsible for maintaining a clear drain/ditch. She has been in contact with Shane Carter, the County Road Supervisor. She asked him to take the lock off the ditch. Mr. Carter would not let her into the ditch at first. The drain is being cleaned from 11th Street to the east, back property line of Ms. Richardson. Something needs to be done at the school district property as there is no place for the water to go and it backs up. She is almost done with cleaning up the drainage area on her property.

A Ramona Patch article dated October 21, 2011, states 11th Street is the number one priority for flood control upgrades to prevent future flooding. Nothing has been done in the neighborhood that she is aware of.

The Chair said Mr. Carter approached him. Mr. Carter will come and address concerns at the November 5 meeting.

Ms. Richardson said the County used to clean out the ditch since she has been living there, but then stopped.

The Chair said the State has legislation in place that prohibits the County and others from working in water ways due to the need to protect environmental species. People pay their property taxes and they need to be able to maintain their properties and protect them from flooding. The County is planning on attending the November 5, 2015, RCPG meeting to discuss flooding issues.

Speaker: Paul Fisher, Ramona Resident

Mr. Fisher was recently hired by the HOA of SDCE to look at flood control problems because he is an engineer. He has identified major problems. He believes they now have a handle on the problem areas and will try to rectify them.

The Chair said the County has the information from SDCE flooding problems. The rest of Ramona doesn't have this type of representation. The waterways in the State of California are protected. Laws were passed years ago so that the County can't do maintenance in the waterways. Homes and businesses flood.

Speaker: Sandi Garth, Ramona Resident

Ms. Garth lives on 11th Street and next to the ditch. Her property and house flooded in the recent rains. During the July 19 storm there was flooding on her side of the street, while people on the other side of the street were not flooded. A barrier is blocking the flow to the other side of the street. The barrier was installed by the County, date unknown.

Mr. Cooper said Ashley has 35 feet of chain link laying on the ground that collects debris. Another problem area is Etcheverry and off Rotanzi and Kelly Avenue where there is a big dip and the chain link there also picks up the debris.

Mr. Ensign said that for the property on Arena Drive/Benito Way, the school site is dumping water on the property. Ms. Barritt's neighbors lived there before the school was built and before the flooding.

Mr. Scherer said Poderio is also a problem, as well as Rutherford.

The Chair said they are going to get an emergency permit to try to get needed work done at SDCE.

Ms. Garth wants to know who the other property owners are on 11th Street by the ditch. They need to be maintaining the drainage that crosses their property.

Mr. Fisher said the County only does work on drainages within the public right of way or on easements they have over private land.

7-E: Review of County Priority List of Flood Control Projects Using the List Presented by County Flood Control on 10-20-12. County Flood Control will Come to a Future Meeting to Review the List with the RCPG – See Item 7-D

7-F: (CUDA Subcommittee Project) STP 14-034 ,Valley Park Apartments on 16th Street, Multi-Family Project Proposal on 16th St. Project in Form Based Code Area Approximately 62 units on 2.87 Acres, Zoned RM-V5, General Plan Designation VR-24. Environmental Documentation Available at: http://www.sandiegocounty.gov/content/sdc/pds/ceqa_public_review.html

Ms. Mansolf said the applicant was unable to attend either the subcommittee meeting or the RCPG meeting, but is available to answer questions on the project. She had asked what measures would be taken regarding the drainage culvert from an adjoining property that empties onto the Valley Park Apartments site. Mr. Malone said they will be extending and constructing a concrete lined drainage channel along the southern boundary of the property that will discharge into the existing culvert on 16th Street as shown in the conceptual grading plan. The developed flows will be treated in on-site water quality basins per county requirements.

In Mr. Stykel's absence, Mr. Cooper gave the CUDA Subcommittee report. Because the applicant was not in attendance, the item was tabled until the next meeting.

Ms. Mansolf said the issue is time sensitive with the comments due by October 9. She didn't know if comments would be accepted late on the project, and it could also delay the project moving forward to a decision.

Mr. Cooper said he reviewed the environmental documents and the topography is low on the back end of the project. The applicant is also faced with a fill requirement.

Mr. Tomlinson said he reviewed the environmental documents and he feels the project is relying on infiltration although the area doesn't percolate. The drainage study shows that the soils at the

project site are impervious, yet the SUSMP proposes infiltration. He feels the solution the applicant is proposing is unworkable as shown.

MOTION: TO OPPOSE THE VALLEY PARK APARTMENTS ENVIRONMENTAL DOCUMENT BECAUSE STORMWATER HAS NOT BEEN ADDRESSED IN COMPLIANCE WITH THE REGIONAL 2013 MS4 PERMIT AND THE PROJECT WILL CONTRIBUTE TO THE FLOODING ISSUES THAT PLAGUE THIS AREA OF RAMONA.

Upon motion made by Richard Tomlinson and seconded by Jim Cooper, the motion **passed 13-0-0-0-2**, with Eb Hogervorst and Paul Stykel absent.

7-G: (South Subcommittee Project) Recirculated Draft Land Management Plan and Initial Study/Mitigated Negative Declaration. Cañada de San Vicente (Monte Vista Ranch). Public Review Ends 10-12-15. Available at: <https://www.wildlife.ca.gov/Lands/Planning/Canada-de-San-Vicente>

Mr. Cooper said there was no quorum at the South Subcommittee meeting. There was an informal discussion of members present on requesting trail connectivity to/from the preserve. Mr. Eastwood had been unable to attend but had suggested asking for trail connectivity from the Holly Oaks Park and Luelf Pond OSP trail through to Southern Oak Road and from Holly Oaks Park and Luelf Pond OSP trail to Barnett Ranch Open Space Preserve. These changes will enhance connectivity of the San Diego County public trail system. Included in Mr. Eastwood's request is the State work with the RCPG and the community to get their input and/or review in the shaping of the project. Mr. Cooper proposed sending Mr. Eastwood's comments to the State for consideration.

MOTION: PROPOSED REVISED LANGUAGE FOR SECTION 4.5.4 BE APPROVED FOR SUBMISSION TO THE STATE.

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion **passed 13-0-0-0-2**, with Eb Hogervorst and Paul Stykel absent.

7-H: (Parks Subcommittee Item) Update on Current PLDO Projects: Girls Softball LED Scoreboards; Ramona Soccer League Field Expansion; Wellfield Recreational Park Project; Barnett School Playground Project; Skateboard Park Development; Amphitheater Fencing, Sod and Seed ; Skateboard Park Development;; Boys & Girls Club Tennis Court Conversion to Basketball Courts; RHS Baseball/Softball Fencing and Dugouts; Community Athletic Complex. Carried Over from 9-3-15 Meeting

Mr. Brean gave the Parks Subcommittee meeting report. He said he learned that there is \$813,594 available to Ramona to spend. The total cost of all projects listed adds up to \$742,000. The PLDO projects have been worked on for years. Projects are moving forward toward completion. There were not a lot of changes from the previous year. All projects are well defined except for the Skateboard Park, and it was determined to keep the \$90,000 allocated to this project so it can keep moving forward.

MOTION: TO APPROVE THE PRIORITY LIST FOR 2015/2016 AS IT CURRENTLY STANDS:

1. Girls Softball LED Scoreboards (Approved for up to \$128,000) in holding pattern, not looking for change to approved amount, ready to go.

2. **Ramona Soccer League Field Expansion (Approved for up to \$275,000)**
3. **Wellfield Recreational Park Project (Approved for up to \$157,000)**
4. **Barnett School Playground Project (Approved for up to \$92,000)**
5. **Skateboard Park Development (Approved for up to \$90,000)**

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 13-0-0-0-2**, Eb Hogervorst and Paul Stykel absent.

Mr. Brean said the County also asked for a specific vote from the RCPG to approve the expenditure of \$92,000 on the Barnett School Playground Project.

MOTION: TO SUPPORT MOVING FORWARD ON FUNDING ITEM 4 ON THE PLDO PRIORITY LIST – THE BARNETT SCHOOL PLAYGROUND PROJECT AT UP TO \$92,000.

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 13-0-0-0-2**, with Eb Hogervorst and Paul Stykel absent.

ITEM 8: GROUP BUSINESS (Possible Action)

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

Mr. Ensign gave the Ramona Design Review Board report. The Ramona Design Board again considered the Albertsons sign on the marquee. The project contractor has changed and they will review it again at their next meeting. A mural was presented for Ramona Automotive by Denny's. At one time there was a race track in Ramona by where the Sheriffs' Substation is located. Today the race track is at Barona. The mural will be of race cars from the 1950's. There was a preliminary review of a 15 unit residential group care facility proposed for Ramona. It was recommended the project also go to CUDA and the RCPG in November.

8-B: Discussion Items (Possible Action) – None

8-B-1: Concerns from Members

Ms. Mansolf is concerned the Creelman Lane paving is not on the current CIP list and she would like to put consideration of revising the CIP list to get Creelman Lane back on the CIP list at the November 5, 2015, meeting. She isn't sure why it came off the Transportation/Trails recommended CIP list (March 24, 2014) and didn't end up on the RCPG final CIP list, but she had thought Creelman Lane was on the RCPG CIP list. She was recently informed by the project planner that Creelman Lane paving will go from San Vicente to the project driveway.

8-B-2: Future Agenda Item Requests – No Additional Items Were Brought Forward

8-B-3: Addition and Confirmation of New Subcommittee Members – None Brought Forward

8-C: Meeting Updates

8-C-1: Board of Supervisor and Planning Commission Meetings – Announcements of Meetings Integrated into the Meeting

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 11-5-15 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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