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

A regular meeting of the Ramona Community Planning Group (RCPG) was held April 7, 2016, 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)

In Attendance:	Jim Cooper	Scotty Ensign	Frank Lucio
	Kristi Mansolf	Donna Myers	Elio Noyas
	Jim Piva	Dan Scherer	Rick Terrazas

Absent: Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel, Richard Tomlinson

Jim Piva, RCPG Chair, acted as Chair of the meeting, Dan Scherer, 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 3-3-16

MOTION TO APPROVE THE MINUTES OF THE MARCH 3, 2016, MEETING AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Jim Cooper, the motion **passed 9-0-0-0-6**, with Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel and Richard Tomlinson absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that the Mitigated Negative Declaration and Initial Study for the Pamo Valley segment of the Coast to Crest Trail is out for public review as required by the California Environmental Quality Act (CEQA). The MND and supporting documents are available for public review and comment through April 22, 2016.

The Public Outreach and Engagement Plan for the County's Climate Action Plan is out and it contains a schedule for outreach events, with the project to end in about the summer of 2017.

The draft Winery Ordinance Amendment is scheduled to go before the Board of Supervisors on April 27, 2016.

The Chair announced Old West Days will be at the ROCC on April 28 and April 29 for schools, and on April 30 and May 1 for the general public. Mr. Cooper is in the program.

County staff attended the Parks Subcommittee meeting and took back concerns to the County Parks & Recreation Department. It is taking too long to get the money spent and the projects completed. The County takes a portion of Ramona's money for a maintenance fee every year, and this money should be going toward parks facilities. The Chair would like to see the money spent this year.

Mr. Scherer said there is \$900,000 in the Parks account for 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: Jeff Lawler, Ramona Resident

A house was recently sold in Mr. Lawler’s neighborhood, in the Ramona View Court area. He has heard that Brilliant Corners bought the house and will be turning it into a assisted living facility. According to their website, Brilliant Corners helps rehabilitate people such as parolees. He has concerns over the facility going into his neighborhood, and he feels they would be better off and less isolated in the Town Center. He is requesting assistance from the RCPG. He believes the plan is to have 6 residents living at the facility, with people coming in from outside to care for them.

The Chair suggested Mr. Lawler contact and talk to Supervisor Jacob about this issue to make her aware of it. He had another similar inquiry about this same property.

Speaker: Donna Myers, Ramona Resident

Ms. Myers stepped down from the RCPG to speak. Ms. Myers said she thought the RCPG represented the community well on the medical marijuana issue. However, when the topic came up on the RCPG agenda at one meeting, it was already so late and many of the people who had come to speak on the topic had already left. She feels the RCPG defers in favor of developers, and they are always given plenty of time.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 9-0-0-0-6**, with Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel and Richard Tomlinson absent.

ITEM 7: ACTION ITEMS:

7-A: Informational Presentation for a Proposal for a Jiffy Lube on Main St, next to Autozone. Zoning is RM-V5 in the Form Based Code Area

Arnie White presented the project. Jay Washburn and Ken Gethers were also in attendance.

Mr. White said they have had a pre-application meeting with the County, and they wanted to come to the RCPG meeting and share their plans with the RCPG. They are working with Caltrans on any issues relating to their access on SR-67. The required setback is 15 feet. Jiffy Lube will be in the Form Based Code area and the property is RM V-5, and so there will not be parking in the front of the building, except for one handicapped space. There will be a water quality basin in the back. No trees will be removed. When the store opens, they are anticipating they will have 8 to 10 employees.

7-B: Ramona Village Design Form Based Code Update. Lewallen, Presenter – *Postponed to a Later Date*

The Chair said that Mr. Lewallen was not ready to bring the Form Based Code update to the RCPG this month.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini is concerned with the housing density proposed for Ramona under the Form Based Code. With the 5 or 6 multi unit residential projects that are currently in the review process, or are ready to build, there will be an additional 609 units added to Ramona. He wanted to see a density cap in place to keep future projects within a reasonable density. He asked the RCPG to consider requesting a General Plan amendment.

7-C: (CUDA Subcommittee Item) TM 5560, Estates at Willow Ridge, Consideration of a Waiver Request for the Undergrounding of Utilities (Policy I-92). 1666 Hanson Lane. Woodcrest REV, Representative

Mr. Ensign recused himself from review of the Estates at Willow Ridge project as he can see the project site from his home.

Mr. Powell presented the project. Previously the project was called the McDonald subdivision, and it was approved by the RCPG. The project site is now ready to be graded. For Policy I-92, he can request a waiver to the undergrounding of utilities if the neighborhood is substantially built out and there is little or no undergrounding in the area.

For his project, there will be no reduction of poles if utilities are undergrounded and a pole would need to be added.. The project frontage is 60 feet, and he would like to have a waiver of undergrounding along the road frontage. The whole project will be undergrounded except for the project frontage.

MOTION: TO APPROVE THE REQUEST TO NOT UNDERGROUND UTILITIES (PROJECT FRONTAGE HANSON LANE).

Upon motion made by Jim Cooper and seconded by Frank Lucio, the motion **passed 8-0-0-1-6**, with Scotty Ensign stepping down and Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel and Richard Tomlinson absent.

7-D: (CUDA and Transportation/Trails Subcommittee Item) TPM 21212 RPL. Minor Subdivision at the corner of Hanson Lane and Ashley Road to include 4 Lots and a Remainder Parcel. Total acreage is 8.27 acres. Zenovic, Representative

Mr. Zenovic presented the project. On the property is an old farm house that is 120 years old. With the lot split, he is splitting off his house and farm house and creating 2 additional lots on Hanson Lane. There will be a remainder parcel.

Mr. Cooper gave the Transportation/Trails Subcommittee report. There was discussion on the corner property and curb, gutter and sidewalk. Transportation/Trails wanted to insure there would be a 10 foot pathway between Hanson Lane and the project. The corner property is owned by someone else. On Ashley there is a telephone pole in the middle of the pathway on another property. Right now when kids walk there, they are walking in the street.

Speaker: Sharon Pritchard, Ramona Resident

Ms. Pritchard said her property borders Mr. Zenovic's to the west. She has had problems with work Mr. Zenovic did on his property. Dirt runs into the road and there are sandbags there to keep it contained. She gets debris from his property all the time. When it rains, the problems with the water runoff have gotten worse.

The Chair said the water runoff problem will go away with the new stormwater regulations.

Mr. Zenovic said the property used to be 10 acres. The fence is set back 15 feet from the road.

MOTION: TO APPROVE THE PROJECT AS PRESENTED BUT TO INCLUDE A 10 FOOT PATHWAY ON BOTH ASHLEY ROAD AND HANSON LANE.

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion **passed 9-0-0-0-6**, with Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel and Richard Tomlinson absent.

7-E: (West Subcommittee Item) D8 Waiver Request, 17132 Highland Meadow Ct. Proposal for Single Family Residence on Lot with 60 percent open space and 1 Area to Build on. Contains no Rock Outcroppings, no Oak Trees will Need to be Removed. There are no Setback Issues and there will be Minor Vegetation Removal. Thomas, Applicant

Mr. Thomas presented the project. On the parcel up for review, there are 2 kinds of open space. Open Space Area B is a fire buffer of 100 feet between Open Space Area A and the portion of the parcel to be developed. Open Space Area A has vegetation to be left untouched. Leach lines and other types of improvements can go into Open Space Area A. Sometimes water pools or runs off through/on Open Space Area A. The house will be set back over 100 feet from Archie Moore Road. Access will be off Highland Meadow Court. The house will be set back 60 feet off Highland Meadow Court.

Ms. Mansolf said over 15 years ago, part of the Santa Maria Ranch was formed into 3 subdivisions – the Highlander, San Martine and Rancho Suenos. The final lot (4 acres) to be sold is in the 8-lot Highlander subdivision. At the time, scrutiny was given to the area, and a D8 Special Area Regulation was put into place to preserve sensitive areas of the 3 subdivisions. Consideration was given to areas that could have riparian habitat, oak trees, large boulders and the ridge line. If the D8 Designator was not waived for the parcels, a site plan would be required by the builder. Ms. Mansolf said the West Subcommittee approved the waiver request.

MOTION: TO APPROVE THE D8 WAIVER REQUEST AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Elio Noyas, the motion **passed 9-0-0-0-6**, with Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel and Richard Tomlinson absent.

7-F: (Parks Subcommittee Item) Discussion of PLDO Language and Suggested Changes

Mr. Scherer said he did not have a quorum, so there was no meeting, and the topic will be on the May agenda.

8-G: Medical Marijuana – regulations governing medical marijuana growing facilities and dispensaries. Report from 3-16-16 Board of Supervisors Meeting

The Chair gave a report on the medical marijuana hearing at the Board of Supervisors meeting March 16. He and Ms. Mansolf attended the meeting and spoke in favor of a moratorium. Statements were made that there was the potential need for only 1 facility to serve the potential needs of approximately 600 medical marijuana users in Ramona. Other areas should have their own medical marijuana facilities – it is not fair that Ramona has 5 proposed and most communities don't have any. Public safety is a concern. The Board approved a 45 day moratorium. After 45 days it can be extended to 10 months. County staff has a whole list of considerations to be looked at in the 45 day period.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini would like to see the moratorium extended for 10 more months. There are medical marijuana businesses in the permit process in Ramona. If there is no final inspection, then there is no occupancy. Can the County keep them from opening? He is concerned for the kids. Could marijuana be a gateway drug? He asked the RCPG to consider amortization for the medical marijuana facilities that are currently in the permit process.

The Chair said one of the items to be considered is restricting medical marijuana facilities to be 1000 feet from residential uses and not just residential zones. The Chair said he plans to go to the Board of Supervisors hearing when the moratorium is over and support extending it.

ITEM 8: GROUP BUSINESS (Possible Action)

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

Mr. Ensign gave the report. A presentation was made on the Lindberg mural and the mural was approved. The Lindberg image will be shortened so it will fit on the Masonic Lodge. There will be a structure that will support the top of the head of the structure that will not be visible to people looking at the mural.

The Form Based Code update was discussed. This item will go to the RCPG before it is finalized.

The Design Review Board is still looking to replace Carol Close . The Design Review Board is asking the County to recognize Carol Close and Greg Roberson for their years of service.

The Ramona Monument sign will be on the next Design Review Board agenda, to explore the boundaries of the legal rights of the use of the sign.

The Chair said that the issue was raised on the monument sign. There is signage all over the community. Let's make sure we are not singling out one entity. Whatever is done for one sign should also be done community wide. The Ramona Trails Association did not want to pay, over time, to cover the liability insurance for the sign. Now the Church owns it. The Church is saying that using the sign to advertize the ground-breaking for the new Church was a one-time occurrence.

8-B: Discussion Items (Possible Action)

8-B-1: Concerns from Members

The Chair said that an SDCE resident was killed in a collision at the intersection of Greenhaven and San Vicente Road. People park right up to the curb and there is not good sight distance when

pulling onto San Vicente Road. The Chair said there was a change in the way parking was handled, and everyone started parking on the street. San Vicente Road is County maintained and the County's actions are based on injuries and accidents.

Mr. Ensign said the landscaping at the Warnock solar facility is not being maintained and he suggested that the owner be contacted for a status report.

Ms. Myers suggested asking about the pathway at the same time.

Ms. Mansolf asked about the concern raised by Ms. Myers earlier in the meeting – where several individuals came to speak on the medical marijuana issue and many left because it wasn't discussed until the end of the meeting.

As Mr. Scherer gets the speaker slips, he will alert the RCPG if there are a number of speakers on a given item so we can consider moving it up on the agenda.

8-B-2: Future Agenda Item Requests

Ms. Cooper made a formal request to have a discussion of the Ramona Monument sign on the next agenda. He is concerned with a precedent being set as concerns sign usage.

The Chair said he is not opposed to placing the item on the agenda, but he can decline to place an item on the agenda once, but should Mr. Cooper ask next month, he will consider it again.

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

MOTION: TO CONFIRM THE FOLLOWING PEOPLE TO SERVE ON THE PARKS SUBCOMMITTEE: TORRY BREAN, JIM COOPER, DENISE DRUM, JEFF MOODY, DAWN PERFECT, RICHARD TOMLINSON.

Upon motion made by Jim Cooper and seconded by Dan Scherer, the motion **passed 9-0-0-0-6**, with Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel and Richard Tomlinson absent.

MOTION: TO CONFIRM KEN BRENNECKE AS A MEMBER OF THE SOUTH SUBCOMMITTEE.

Upon motion made by Elio Noyas and seconded by Jim Cooper, the motion **passed 9-0-0-0-6**, with Torry Brean, Eb Hogervorst, Barbara Jensen, David Ross, Paul Stykel and Richard Tomlinson absent.

Mr. Scherer said he would no longer be serving on the East Subcommittee.

8-B-4: RCPG Subcommittee Meeting Schedule

A tentative schedule was printed out, showing when the subcommittees meeting would be. The only subcommittee where the meeting schedule was not certain was the West Subcommittee. Ms. Mansolf needs to confirm with her members that they could attend meetings on Monday the week before the RCPG meeting at 7 p.m.

8-B-5: San Dieguito River Park Joint Powers Authority has prepared a draft Mitigated Negative Declaration and Initial Study for the Pamo Valley segment of the Coast to Crest Trail in compliance with the California Environmental Quality Act (CEQA). The MND and supporting documents are available for public review and comment through April 22, 2016 and may be viewed at:
<http://www.sdrp.org/wordpress/about/docs/>

8-C: Meeting Updates

8-C-1: Board of Supervisor and Planning Commission Meetings -- County Zoning Ordinance Amendment related to Limited Wholesale, Boutique And Small Wineries (POD 14-005) Draft Winery Ordinance. Board of Supervisors scheduled to hear the item 4-27-16 – *Announced at the beginning of the meeting*

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 5-5-16 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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