

**County of San Diego
Ramona Community Planning Group
FINAL MEETING MINUTES
January 10, 2013**

7:00 PM @ Ramona Community Center, 434 Aqua Lane

A regular meeting of the Ramona Community Planning Group (RCPG) was held January 10, 2013, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Torry Brean	Jim Cooper	Matt Deskovick
	Scotty Ensign	Carl Hickman	Eb Hogervorst
	Barbara Jensen	Kristi Mansolf	Donna Myers
	Jim Piva	Dennis Sprong	Paul Stykel
	Richard Tomlinson	Kevin Wallace	

Absent: Chad Anderson

Jim Piva, RCPG Chair, acted as Chair of the meeting, Dennis Sprong 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: SEATING OF NEWLY ELECTED/APPOINTED RCPG MEMBERS

The Chair welcomed all returning and newly elected RCPG members. Ms. Mansolf swore in all returning and newly elected RCPG members.

ITEM 4: APPROVAL OF THE MINUTES FOR THE MEETING OF 12-6-12

The Chair said the minutes were not completed from the December 6, 2012, meeting and would be presented at the February meeting for approval.

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 the posted agenda.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke spoke against the Ramona Street Extension project. He feels the RCPG approved this road without a clear understanding of the project ramifications. Impacts of the road on traffic safety and community benefit have never been discussed by the RCPG or the Transportation/Trails Subcommittee. There have been 4 separate plans done by the County. For each plan, the Citizens for a Rural Ramona (CFARR) has shown that areas of the plan do not conform to County building standards, and each plan has been withdrawn.

Only 5 RCPG members have visited the site in over 5 years, and only 2 have read the traffic analysis. He invited more RCPG members to visit the site.

DPW is in an awkward position and will keep generating plans until the RCPG drops the project. He asked the RCPG to reverse direction and drop the project. The project will waste money, compromise safety for pedestrians and motorists, and destroy the southern valley for which it is proposed.

Ms. Brennecke filled out a speaker slip on the same topic, not wishing to speak and wanting to yield the time to Mr. Brennecke.

ITEM 6: ACTION ITEMS

A. Skateboard Park Proposal – Request for Consideration of the RCPG Writing a Letter of Endorsement to County Parks for Skateboard Park in Ramona. Minervini, Representative

Mr. Minervini introduced Jeremy Benintende, the Chair of the Skatepark Committee.

Mr. Benintende said he will be back to ask for a formal letter of endorsement for the skatepark from the RCPG to send to the County Department of Parks and Recreation. The group wants to complete their nonprofit status first. There were be 2 phases to the skatepark that include skateboards and roller blades.

Mr. Tomlinson said \$90,000 in the Park Lands Dedication Ordinance (PLDO) funds are available for a skatepark in Ramona.

Mr. Ensign said location is an important consideration.

Mr. Hickman said a skatepark can be done responsibly, starting smaller and running it correctly for 6 months to a year, and then build into a bigger location.

Mr. Brean said there has been a lot of effort over a long period of time to start a skate park. There is a lot of interest.

B. Preliminary Proposal for a Medical Marijuana Facility at 1339 Walnut St., in Industrial M-54 Zone. 50 by 30 foot Building on 26,000 Sq. Ft. Lot. Riedel, Representative

Lance Rogers, attorney for Mother Earth Alternative Healing Coop, presented the project. Mother Earth is considering putting a medical marijuana facility in Ramona. If it goes through, it would be a place to obtain medical marijuana. There are 80 thousand individuals who would benefit from medical marijuana in the County. There is no place to obtain it now in the unincorporated area. The property they are considering is zoned for this use. He would like approval from the RCPG to put a facility at the proposed location. There are extensive requirements for licensing this type of facility, and it is heavily regulated. There will be no signage.

Mr. Cooper asked if medical marijuana were legal at the Federal level?

Mr. Rogers said it is not, but it has been allowed in the State for 17 years. Individuals get a recommendation from their doctor to use medical marijuana. Users can purchase a State identification card for \$166.00.

Mr. Cooper said he looked up dispensaries online, and saw there are 9 dispensaries within 9 miles of Ramona.

Mr. Rogers said this is not accurate. There was one licensed facility in Southern California and the County, and that was Mother Earth. It operated under the County ordinance and State law but was shut down by the DEA.

Mr. Cooper heard there were increased robberies in the City of San Diego in dispensaries.

Mr. Tomlinson said he supports the facilities but they can't be close to homes.

Mr. Deskovick said just because land is zoned industrial and allowed to have a medical marijuana facility, he would want more control established before traffic comes to Ramona to use this facility. He doesn't want people driving impaired through our town. Ramona is central to the County.

Mr. Rogers said if people are debilitated, they are unable to grow their own marijuana. Would having the dispensary in Ramona increase traffic? Possibly retail traffic. As far as security, the County has addressed bars over the windows of the facility. We may not like it culturally, but can it be abused? They try to be an access point for sick people. Many of the elected representatives for the area visited the facility in El Cajon and were positive about it being there.

The Chair asked Lt. Bovet, in the audience, about crime and dispensaries.

Lt. Bovet said the City of San Diego has seen problems. The only homicide in Ramona last year involved marijuana and was in a house directly across from the proposed site.

The Chair said he is concerned that Mother Earth will go through the same efforts here, and the DEA will follow the same track again, and maybe after 6 months close it down. He has known people who have suffered from cancer and medical marijuana provided relief. It concerns him to know there are 80 thousand people who need it. He is concerned they may come to our town to buy it. Maybe it would be better to put it closer to where the 80 thousand reside.

Speaker: Janet Nager, My Mother Earth

Ms. Nager said that a couple of hundred people a day would use the facility in El Cajon. They were 40 plus in age. The clients felt comfortable going to the facility, but recreational users did not. They don't like being where there are police.

Mr. Hickman said he is against this operation. He doesn't think it is doing a favor to our town. He feels the negative side effects outweigh the benefits.

Ms. Nager said they were compliant with the County when they were in El Cajon and everything was in order.

Speaker: Judy Bailey-Savage, Client of My Mother Earth

Ms. Bailey-Savage said she would use the facility/coop in El Cajon. Going there was like going to a medical facility.

Mr. Ensign asked Mr. Rogers why medical marijuana could not be dispensed from a pharmacy?

Mr. Rogers said it was not legal to dispense from a pharmacy.

Mr. Brean said the dispensary would take drugs off the street for those who need it for a medical purpose. He asked about the nature of the coop?

Mr. Paul Nager, Mother Earth, said it is different now than it was. The County is allowing these sites on commercial/industrial land in the ordinance. There is zero tolerance, and all directors have had an FBI background check. The Sheriffs have an open door policy and they have made Mother Earth Coop comfortable. The directors want Mother Earth to be the gold standard of what can be. When they closed the El Cajon facility, they had been open for 14 months and had just renewed for a second year. There were 160 people a day using the facility. The shop closed on a Sunday. Shops were closing down around them. In El Cajon, they were 1600 feet from residences. Supervisor Dianne Jacob visited the facility, as did Bob Filner and Duncan Hunter. They had signed a 15 year lease. They had invested into the property and were there for the long haul.

Ms. Bailey-Savage said that patients don't want to smoke pesticides and Mother Earth registered growers. Sheriffs would go out and inspect these facilities. There were no opportunities for a drug cartel.

Speaker: Holly Michaels, Ramona Resident

Ms. Michaels said the cheer organization, Ramona Rebels Elite, is located three-tenths of a mile from the site, at 405 Maple Street. There are 100 children a day going to the facility and she is opposed to a medical marijuana facility being nearby.

Speaker: Alex Sedack, Ramona Resident

Mr. Sedack lives 200 feet from the property and he doesn't want it going in there. There is another children's facility besides the one mentioned by Ms. Michaels' in the area. Marijuana is still a class one narcotic with the DEA. Just because property is zoned for this use does not make it right to open up a pot shop. He lives by a house where there was a drug related shooting recently. He had cancer and is a cancer survivor, and he did not use medical marijuana when he was sick. A prescription can't be obtained for marijuana, just a medical recommendation.

Speaker: Kathy DaSilva, Ramona Resident

Ms. DaSilva said she doesn't want to be on the road with people who use the facility.

Ms. Mansolf said she was contacted by Mr. Riedel to put the item on the agenda for a preliminary review. The RCPG received no official documentation from the County to take action on. Some people request a preliminary review to get feedback on a proposal before they go further with their project. Looking at the site on Google Earth, it does not appear to meet the criteria of being 1000 feet from residential lots. It looks much closer.

Mr. Rogers said the County said the spot would work.

The Chair said that 1000 feet is an issue. He invited the Mother Earth representatives to consider a new location and come back. They did get feedback on their proposal.

Mr. Cooper asked that when they go to the County to formalize their plans, they get on the Design Review Board agenda, and find out if they need to conform to the Village Design Plan.

C. (West Subcommittee Project, Mansolf) ZAP 03-075W1, AT&T Mobility is Requesting a Modification to their Minor Use Permit to Remove 6 Existing Panel Antennas and Install 12 New 6 foot, 4 inch Panel Antennas with Socks, 12 Remote Radio Units and 2 New Surge Suppressors on the Existing 35 foot tall mono-tree. 16359 Highway 67, Bowen Residence

Karen Adler, representative for PlanCom, presented the project. The site is existing, and they are proposing to upgrade it to 4G LTE, that will include such added services as internet and texting. There are 6 antenna now, and they want to remove the existing antenna and put up 12 total. They are considering removing the existing tree and replacing it with a faux pine because that is a better looking tree. The wood fence will change to be a concrete block structure as required by County Code. It will increase in size. They have met with the neighbors and received feedback on what is there now and what is proposed. One of the issues was road maintenance. There is new language in the ordinance that takes into consideration the sharing of road maintenance between the utility and residents. The updated project will contain this updated language.

Speaker: Liz Inglis, Ramona Resident

Ms. Inglis has lived in the area since the original tree went up. She said heavy machinery has ruined the very small access road she and other neighbors use to access their properties. In the past they sometimes blocked it. She is very opposed to the cell site on the property. She can see it from her front door, and she drives by it and it is not pleasant looking. They bought their home in a secluded, rural area. Maintenance workers don't wear identifying equipment or clothing – not even badges. Their vehicles do not have signs. They don't know who is out there at the site.

Mr. Hickman said AT&T is not good about identifying themselves when they are at a site or letting residents know they are there. He recommended keeping a detailed maintenance record, to include number of trips, to keep track of the condition of the road.

Ms. Mansolf gave the West Subcommittee report. The access road to the project is only about 10 feet wide and there is landscaping along it. Someone made a little turnout for the maintenance equipment to get off the road so the neighbors can get through. The cell site/faux tree is very unusual looking, and the neighbor across the road is looking right up at it. There was discussion that if they upgrade the site, there will be a chance to improve the appearance of the tree. It was requested of the applicant that the structure have a more rural appearance than that of a concrete block wall, and the applicant will look into making the wall look like wood. Ms. Mansolf said the existing faux tree is not attractive, and the project upgrade should look better than what is there now.

Both Mr. Wallace and Ms. Myers said that the site is negatively affecting the neighbors and not benefiting them.

Mr. Wallace hopes there will be an opportunity to mitigate for the project impacts and that AT&T can be encouraged to be a good neighbor.

Ms. Mansolf brought forward the motion from the West Subcommittee:

MOTION: WE AGREE WITH THE REQUEST TO UPGRADE THE CELL SITE, WITH THE FOLLOWING CONDITIONS: 1) THE TREE TO BE MORE ATTRACTIVE; 2) THE TREE TO HAVE A FULL BRANCH COUNT WITH BRANCHES EXTENDING OVER THE ANTENNAS AND SOCKS ON THE ANTENNAS; 3) THE ADDITION OF LOW

MAINTENANCE LANDSCAPING IN FRONT OF THE CMU STRUCTURE; 4) CONSIDERATION OF A MORE RURAL LOOKING CMU WALL ENCLOSURE FOR THE STRUCTURE; 5) PRIVATE ROAD MAINTENANCE TO BE UPDATED AS PER THE CURRENT COUNTY REQUIREMENTS; 6) DISCLOSURE OF THE FUTURE MAINTENANCE SCHEDULE AND A METHOD TO IDENTIFY SUBCONTRACTORS WHO MAINTAIN THE SITE; AND 7) TESTING OF NOISE LEVELS NOW TO PROVIDE A BASELINE COMPARISON, AND THEN AGAIN AFTER THE PROJECT IS COMPLETED.

Upon motion made by Kristi Mansolf and seconded by Dennis Sprong, the motion **passed 12-2-0-0-1**, with Carl Hickman and Donna Myers voting no, and Chad Anderson absent.

D. (East Subcommittee Project, Ensign) Scenic Waiver Request, 281 Feghali Rd, for a 1,071 Sq Ft Detached Garage for an Existing Single Family Residence. Montello, Representative

The project property belongs to Ms. Hinton, who was not able to attend the meeting. Representing Ms. Hinton was her fiancé. The applicants want to build their dream garage on the property. It will be craftsman style and will be on the third property off of Highway 78, but still lie within the scenic corridor. The applicant explained that the property lies below the road and the garage should not be visible due to the topography and the existing shielding from the neighbors' properties that are closer to Highway 78.

MOTION: TO APPROVE BUILDING A DETACHED GARAGE IN THE SCENIC CORRIDOR, AS PRESENTED.

Upon motion made by Richard Tomlinson and seconded by Carl Hickman, the motion **passed 14-0-0-0-1**, with Chad Anderson absent.

ITEM 7: GROUP BUSINESS

A. Election of Officers for 2013: Chair, Vice-Chair and Secretary

The Chair opened nominations for Chair for 2013.

Ms. Mansolf nominated Jim Piva and Mr. Wallace seconded the nomination.

Mr. Deskovick nominated Torry Brean and Dennis Sprong seconded the nomination.

The Chair closed nominations.

Vote:

Chad Anderson:	Absent
Torry Brean:	Jim Piva
Jim Cooper:	Torry Brean
Matt Deskovick;	Torry Brean
Scotty Ensign:	Jim Piva
Carl Hickman:	Jim Piva
Eb Hogervorst:	Jim Piva
Barbara Jensen:	Jim Piva

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Kristi Mansolf:	Jim Piva
Donna Myers:	Torry Brean
Jim Piva:	Jim Piva
Dennis Sprong:	Torry Brean
Paul Stykel:	Jim Piva
Richard Tomlinson:	Torry Brean
Kevin Wallace:	Jim Piva

Jim Piva: 9 votes – Chair for 2013
Torry Brean: 5 votes

The Chair opened up nominations for Vice Chair for 2013.

Ms. Mansolf nominated Torry Brean for Vice Chair, with the nomination seconded by Dennis Sprong.

The Chair nominated Scotty Ensign for Vice Chair, with the nomination seconded by Torry Brean.

The Chair closed nominations for Vice Chair.

Vote:

Chad Anderson:	Absent
Torry Brean:	Torry Brean
Jim Cooper:	Scotty Ensign
Matt Deskovick:	Torry Brean
Scotty Ensign:	Scotty Ensign
Carl Hickman:	Scotty Ensign
Eb Hogervorst:	Scotty Ensign
Barbara Jensen:	Scotty Ensign
Kristi Mansolf:	Torry Brean
Donna Myers:	Torry Brean
Jim Piva:	Scotty Ensign
Dennis Sprong:	Scotty Ensign
Paul Stykel:	Torry Brean
Richard Tomlinson:	Torry Brean
Kevin Wallace:	Scotty Ensign

Scotty Ensign: 8 votes – Vice Chair for 2013
Torry Brean: 6 votes

The Chair opened nominations for Secretary.

Mr. Sprong nominated Kristi Mansolf for secretary, with the nomination seconded by Matt Deskovick.

There were no more nominations. Nominations were closed. The vote would confirm Ms. Mansolf as secretary for 2013.

Vote:

Chad Anderson:	Absent
Torry Brean:	Yes
Jim Cooper:	Yes
Matt Deskovick:	Abstain
Scotty Ensign:	Yes
Carl Hickman:	Yes
Eb Hogervorst:	Yes
Barbara Jensen:	Yes
Kristi Mansolf:	Yes
Donna Myers:	Yes
Jim Piva:	Yes
Dennis Sprong:	Yes
Paul Stykel:	Yes
Richard Tomlinson:	Yes
Kevin Wallace:	Yes

B. Digital LED Billboard Conversion Meeting. County PDS has Requested Comments to Bring to the Board of Supervisors

The Chair said he reviewed the options provided by the County on the issue of digital LED billboard conversions. He felt option 6 was the best option.

Mr. Wallace said he does not feel we need to select any option, and that is the option he recommends. The digital LED billboards will cause drivers to be distracted. The eye adapts more quickly to changes in brightness of light and the pupil expands. When the eye returns to less brightness, such as driving at night, the eyes are slower to adjust. This is a safety issue. Digital LED billboards do not have any real function. Vista is putting these up to make money. The County would make more than Vista if they put them up. He thinks staff should seek alternative directions.

Mr. Sprong thinks of Las Vegas when he thinks of digital LED billboards. In Tehachapi there is a digital LED billboard that is 40 feet tall. This particular billboard is less impacting than a conventional billboard. He said there are 6 billboards in Ramona. He likes the idea of a 3 to 1 swap of the traditional billboard with the digital LED billboards..

MOTION: TO SUPPORT OPTION 6 WITH THE REQUIRED REMOVAL OF 3 TRADITIONAL BILLBOARDS, WITH THE REPLACEMENT OF 1 DIGITAL LED BILLBOARD, LOCATED IN THE SAME COMMUNITY PLANNING AREA.

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 9-5-0-0-1**, with Carl Hickman, Barbara Jensen, Kristi Mansolf , Donna Myers and Kevin Wallace voting no, and Chad Anderson absent.

C. Cumming Ranch Project is Going to Board of Supervisors on 1-30-13. County Has Requested an RCPG Representative to Attend and Speak

The Chair announced that the project planner for the Cumming Ranch project has requested an RCPG representative to attend the Board of Supervisors meeting, where the project will be heard for final approval. The Chair said he will go, with the RCPG Vice-Chair and Secretary.

D. Landmark Sign Proposal for a Solid Structure Construction Sign Across Main St. between 9th and 10th Streets

The Chair has been looking into getting a sign over Main Street again, on the other side of 10th St/San Vicente Road in Old Town, so groups and organizations can have a place to hang banners. He has talked to CalTrans, and was told there needed to be a monument sign to hang banners on first. He has talked to several individuals who are willing to donate their time and materials to make this happen. He thought of setting up an Ad Hoc Committee for this project. He would like to do this at the next meeting.

E. Sol Orchard Appeal Scheduled for Board of Supervisors Hearing 2-6-13

The Chair said the Sol Orchard Appeal will be heard by the Board of Supervisors at the meeting February 6, 2013. He requested the RCPG Vice-Chair and Secretary to attend with him so a group presentation could be made on the RCPG concerns with the project.

Ms. Mansolf said the Planning Commission considered the Solar Ordinance at their meeting December 14, 2012. They made a motion to bring the item to the Board of Supervisors for a report.

F. Hwy 67/Highland Valley Rd/Dye Rd Intersection – Upcoming Meeting with Supervisor Jacob, the County and CalTrans to See if Previously Collected TIF Funds can Be Used for Future Intersection Improvements

The Chair said there would be a meeting in Supervisor Jacob's office with the Hwy 67 Ad Hoc Subcommittee, the County and CalTrans to see if collected TIF funds can be used for the future intersection improvements. A full report will be brought back to the RCPG. The meeting is scheduled for January 16.

G. Announcements and Correspondence Received

The Chair announced a decision was signed on December 18, 2012, that there is no significant impact for the Cedar Creek Falls Visitor Permit System Environmental Assessment. A written appeal needs to be postmarked by 45 days after the decision was made if someone is interested in appealing the decision.

Mr. Hickman said he reviewed the document and felt there were some potential problems. He would like to see this item on the next agenda for discussion.

Ms. Mansolf announced the Equine Ordinance EIR will be out for public review in the near future.

H. Discussion Items

There was discussion on how an RCPG member should step down when there is a conflict of interest with a proposed project. Do they need to leave the room for discussion and action? Ms. Mansolf was asked to get clarification on stepping down from the Planning and Sponsor Group Coordinator.

Torry Brean requested some additional RPM's to be added to the existing centerline striping, on Ramona Street, from Main to Hanson. He feels this area could be made safer for motorists if improvements are made. The area going into CVS and Stater Bros. on Ramona Street is a concern.

Mr. Brean also asked to agendize sending a letter to an agency or multiple agencies regarding the cleaning up of the Santa Maria Creek.

Mr. Sprong requested an update on San Vicente Road.

Mr. Hickman said he asked Mr. Ron to come back and present the project again to the RCPG. He asked for details to support the project to be part of the presentation.

Mr. Tomlinson said the project started in 1999. The project is going forward and it is not what was expected.

The Chair said there is scheduled to be a meeting on San Vicente Road in the near future at Supervisor Jacob's office.

Mr. Stykel asked about the Flood Control Capital Improvement Project List that was going to be developed for Ramona. He would like an update on the status of the list.

I. Subcommittee Reports

1. DESIGN REVIEW REPORT (vacant) – Update on Projects Reviewed by the Design Review Board. Vote on New Member to Represent RCPG at Design Review Board Meetings in 2013

The Chair said he would ask Mr. Cooper to be the RCPG Design Review Board representative at the February 6, 2013, meeting, since the position is vacant and Mr. Cooper is a member of the Design Review Board.

Mr. Cooper gave the Design Review Meeting report. County Code Enforcement was asked to review the signs of 4 businesses for sign compliance.

A presentation was made regarding proposed changes to the current monument sign for Kmart.

Goodwill will be removing their container and replacing it with individual receiving areas in the rear area.

The Diversified Account Signage proposal was presented and approved.

J. Meeting Updates

1. Board of Supervisors and Planning Commission Hearings – Reported on Under Item 6C and 6E

2. Future Group Meeting Dates

The next RCPG meeting will be February 7, 2013.

ITEM 8: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf