

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held June 5, 2014, 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	Matt Deskovick
	Scotty Ensign	Carl Hickman	Kristi Mansolf
	Donna Myers	Jim Piva	Dennis Sprong
	Kevin Wallace		

Excused Absence: Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen, Paul Stykel

Jim Piva, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Vice-Chair, acted as the 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 5-1-14.

MOTION: TO APPROVE THE MINUTES OF THE MEETING MAY 1, 2014.

Upon motion made by Jim Cooper and seconded by Dennis Sprong, the motion **passed 8-0-1-0-6**, with Matt Deskovick abstaining, and Chad Anderson, Torry Brean, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the Forest Conservation Initiative is going to the Board of Supervisors meeting on Wednesday, June 25. The Ramona Village Design Form Based Code is going to the Planning Commission on June 13, postponed from May 16 when fires were burning in North County. The Ramona Design Review Checklist will also be considered at the Planning Commission meeting.

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: David Glassford, Ramona Resident

Mr. Glassford lives 3 doors from Mr. Hagey's property. At the last meeting, Mr. Hagey presented information to the RCPG and the RCPG voted to recommend a rezone to the Hagey property when neighbors had received no notification. No study had been done to include the property into the Village Design Plan area. There wasn't enough information available to make a good decision. The rezoning of the property is going to the Planning Commission soon. Mr. Hagey mentioned a WalMart or a Target going in on his property. The RCPG did an injustice to the community. Mr. Glassford is in support of rezoning the 6 acres for the Town Square but would like to see the rest zoned R-1.

Speaker: Bob Romeo, Ramona Resident

Mr. Romeo wanted to share the progress that has been made in the vicinity of the SDG&E Creelman Substation to cleanup the site. SDG&E is working on improving the Substation. The poles that were left by AT&T are still there. His group talked to someone at AT&T but they haven't been back in touch since the initial contact. He has talked to Mike Johnson, the County Project Manager for the SDG&E solar facility about Creelman becoming a dead end. Mr. Romeo said there is a terrible water shortage and yet SDG&E is watering Creelman with water trucks a couple of times a day to keep the dust down.

Mr. Romeo asked that the RCPG review the County letter of requirements for the SDG&E solar facility on a future agenda.

The Chair agreed to do so.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke thanked the members of the RCPG who voted against the road motion by the RCPG Chair at the April meeting. He was glad the T&T Subcommittee voted to take the Ramona Street Extension off the top 10 CIP list, and wished the RCPG would do the same so the County would stop working on it. The road creates many more problems than it solves, and there is no good engineering solution. Mr. Brennecke referenced a report he passed out that details the basis for the objections to the project. He asked the RCPG members to read the report. Mr. Brennecke said there are some reports, such as the rock removal report, that he has asked for from the County but has not received. He asked the RCPG to formally request a copy of the rock removal report from DPW.

Speaker: Donna Myers, Ramona Resident

Ms. Myers cited the Brown Act regarding public notification for meetings. People who ask should have access to information. Any person requesting information from a legislative body should get it in a timely fashion.

Speaker: Joe Cahak, Ramona Resident

Mr. Cahak said that when he left the April meeting, after speaking on the South Bypass, he was harassed all the way out to his car. People should be able to speak freely both ways without harassment in a public forum. He wants to see everyone have the opportunity to speak who wants to speak on an issue. After he left the April meeting, threats were made and there was harassment. Mr. Cahak asked that people maintain civility at public meetings.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action) – *No Changes were Brought Forward*

ITEM 7: ACTION ITEMS:

7-A: (West Subcommittee Project) MUP 14-018, Verizon Telecommunications Project at 15890 Snuz Mountain Rd off Dos Picos Park Rd. 35 ft high Faux Mono Eucalyptus with 12 Antennas and 1 Microwave Dish, plus Concrete Block Equipment Shelter and Shelter for Emergency Generator. Mercurio, Representative

Lisa Mercurio presented the project, which is a proposal for a new wireless facility on residential property on Snuz Mountain Road. Verizon is proposing a 35 foot faux eucalyptus tree on the south side of the house, on the ridgeline. There will be 2 additional structures constructed as part of the project. One will house the equipment and the second will house the emergency generator, which will probably turn on once a week. Ms. Mercurio said that since the West Subcommittee meeting, she has learned that the County is going to require an 8 feet height for both structures, rather than 10 feet, which was required recently for a telecommunications facility proposed for the east side of Ramona.

Ms. Mansolf gave the West Subcommittee report. The subcommittee discussed an alternate design of a water tank. There have been some problems with at least 1 faux tree cell site (not a Verizon facility) where the maintenance people take off the branches and leave them on the ground to service the tree. There have been problems with a couple of cell sites (not Verizon facilities) where the maintenance crew blocked neighbors on their private access roads while working on the facility. County staff said that there will be 2 parking spaces required for this site, which should deter maintenance crews from having to block residents' access. There was also a concern with blasting, as there is a lot of embedded rock in the area. The County planner said the spot on the property where the facility is proposed is flat, and they aren't anticipating any blasting.

Ms. Mercurio said trenches will need to be dug to install cable, however, Verizon would jackhammer and not blast, as the cost with blasting is prohibitive. The County also suggested to her to come up with an alternate design for the area. If a water tank design were selected, the tower would still only need to be 35 feet tall.

MOTION: TO APPROVE MUP 14-018 AT 15890 SNUZ MOUNTAIN ROAD, WITH A 35 FOOT HIGH FAUX WATER TANK WITH 12 ANTENNAS AND 1 MICROWAVE DISH PLUS CONCRETE BLOCK EQUIPMENT SHELTER AND SHELTER FOR EMERGENCY GENERATOR. SHOULD BLASTING BE REQUIRED, WE RECOMMEND THE NEIGHBORS BE NOTIFIED.

Upon motion made by Kristi Mansolf and seconded by Kevin Wallace, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-B: (CUDA Subcommittee Project) Request for Waiver of "D" Special Area Regulation at 553 Kalbaugh St, Edwards Residence, for Proposed Guest Living Quarters Attached to Existing Single Family Residence

Ms. Mansolf said the CUDA Subcommittee did not meet due to lack of a quorum, so she requested the applicant come directly to the RCPG meeting. As the request is for a Site Plan Permit Exemption due to the D Special Area Regulation being on the property, no conditions can be requested for the project, and the vote can only be "yes," to recommend granting the Site Plan Permit Exemption request or "no" to recommend denying it.

Travis Barker, who drew up the plans for the addition said that in Ms. Edwards' neighborhood, a room addition 30 percent of the size of the main dwelling is allowed. They are asking for the room addition that will be 37 percent of the size of the main dwelling and are asking for a Site Plan Permit Exemption. There will be no kitchen in the room addition.

Ms. Edwards said the room addition is for her parents. Her father is quite ill and her parents are relocating to Ramona.

MOTION: TO APPROVE THE EDWARDS SITE PLAN PERMIT EXEMPTION REQUEST.

Upon motion made by Matt Deskovick and seconded by Dennis Sprong, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-C: (T&T Subcommittee Project) Request by Ramona Resident to Have Crosswalks At the 6th and Main, 8th and Main, 9th and Main, and 14th and Main Intersections (See Action Taken for 7-D)

7-D: (T&T Subcommittee Project) Request by Ramona Resident for Consideration for a Right Turn Lane from 10th Street to Main St.

Lynn Hopewell had requested the crosswalk item and the right turn lane from 10th to Main Street (heading south) be on the agenda, however, she was unable to attend the T&T meeting and asked the items be placed on the next agenda.

MOTION: TO TABLE ITEMS 7-C, CROSSWALKS ON MAIN, AND 7-D, RIGHT TURN LANE FROM 10TH TO MAIN (HEADING SOUTH), UNTIL JULY, 2014.

Upon motion made by Scotty Ensign and seconded by Dennis Sprong, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-E: (T&T Subcommittee Project) Request for T&T to ask RCPG to send letter to Caltrans to extend right turn Lane on Highway 67 at Dye Rd from Mussey Grade Rd

Mr. Minervini said he would like the RCPG to request Caltrans to extend the right turn lane from Highway 67 at Dye Road from Mussey Grade. People will get home quicker in the evening. The planned intersection improvements will help, but he doesn't see why the right turn lane cannot be extended to Mussey Grade Road. No land acquisition is needed, and no CEQA would be required.

At the T&T Subcommittee meeting, the issue of driveways that may be impacted came up. There appears only to be one access point that would be impacted, and it goes to the arena on the corner at the intersection of Mussey Grade and Highway 67. At T&T there was also concerns about people changing lanes through here. A lot of people think extending the right turn lane to Mussey Grade is a good idea.

He would like the RCPG to ask for the extended lane. He has asked for the lane to be extended, and Caltrans responded to his request. He would like to see what they say to the RCPG.

Speaker: Rick Morgal, Ramona Resident

Mr. Morgal said that when going down Highway 67 in his car before the Mussey Grade intersection, he hops onto the shoulder as soon as he can. He sees the potential for some problems when extending the right turn from Dye Road to Mussey Grade. Maybe it could be extended to Carol Lane. At the T&T meeting, Mr. Hickman said Caltrans won't want to extend the right turn lane to Mussey Grade because people will weave between lanes.

Mr. Ensign gave the T&T Subcommittee report. Mr. Minervini asked the T&T Subcommittee to ask the RCPG to write a letter to Caltrans extending the right turn lane from Mussey Grade to Dye Road. Mr. Hickman said people will weave across lanes. T&T Subcommittee voted to request a status update from the Ad Hoc Committee for Highway 67.

Mr. Sprong said when people from Mussey Grade turn onto Highway 67 heading north, they will have to pass stopped cars, which seems unsafe. Also, if people get into the right turn lane as soon as they can, if the lane were extended, it will be hard for Mussey Grade traffic to get out onto the highway.

Mr. Tomlinson asked if there is still a Highway 67 Ad Hoc Subcommittee?

The Chair said that there is. There haven't been meetings recently. The Chair, Mr. Sprong, Mr. Hickman and Ms. Mansolf are on it. For the intersection improvements, the project funding is complete and the project is 15 years ahead of schedule. Extending the right turn lane has been brought up in the past as recently as when the RCPG was reviewing the Project Report for the intersection improvements. Caltrans rejected extending the right turn lane due to road design standards. It will open Caltrans up to lawsuits if they don't design roads to the standards.

Mr. Minervini asked the RCPG to please consider sending a letter to Caltrans asking them to extend the right turn lane from Mussey Grade to Dye Road.

Mr. Cooper said this topic bubbles and then goes dormant. If we send a letter to Caltrans and they say no, that will end the matter.

Mr. Sprong and Mr. Deskovick said changing the design now would slow down the intersection improvements.

MOTION: TO REQUEST CALTRANS EXTEND THE RIGHT TURN LANE ON HIGHWAY 67 AT DYE ROAD FROM MUSSEY GRADE ROAD.

Upon motion made by Richard Tomlinson and seconded by Jim Cooper, the motion **failed 4-6-0-0-5**, with Torry Brean, Matt Deskovick, Scotty Ensign, Kristi Mansolf, Jim Piva, and Dennis Sprong voting no, and Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-F: (T&T Subcommittee Project) Request from a Ramona Resident to Look at the Traffic and Noise on Hanson Ln

Sharon Pritchard said her segment of Hanson Lane between Ashley and Barnett has not been resealed in 25 years. The volume of the noise caused by the cars on the road disturbs her. She is 60 feet away from Hanson Lane and she has double pane glass. The County counted vehicles on her segment of road when school wasn't in session and the counts were very low for the road. On May 13 the County recounted traffic, and it came to 4,025 vehicles a day. She went out to San Diego County Estates (SDCE) after the April RCPG meeting and looked at the roads that were on the County preferred list for resurfacing. Her segment of road is much worse than many of the roads out at SDCE being considered for resurfacing and the Performance Condition Index of her segment of road is lower, while her segment of road has much higher traffic volumes due to the close proximity of the schools.

Mr. Ensign said the T&T Subcommittee voted to ask the County to evaluate the surface condition of the road segment.

MOTION: TO ASK THE COUNTY TO EVALUATE THE SURFACE CONDITION OF HANSON LANE BETWEEN ASHLEY AND BARNETT.

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-G: (T&T Subcommittee Project) Notice of Tree Removal in Public Right of Way on Arena Dr. Tree is Causing Damage to Curb and Gutter with its Roots

Mr. Ensign gave the T&T report. At the subcommittee meeting, he said he would take a look at the tree and the item was tabled. He has since looked at the eucalyptus tree the County is proposing to remove. The tree has a 3 foot wide trunk and it is causing damage to the curb and gutter. He believes it should be removed.

MOTION: TO APPROVE THE TREE REMOVAL BETWEEN 16520 AND 16534 ARENA DRIVE.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-H: (West Subcommittee Project) Presentation by Ramona Business to Develop The Intersection of Highway 67 and Dye Rd (Northeast Corner) with Commercial. Zoning Variance and Lot Merge Needed. 4 Lots totaling 4.11 Acres

Ms. Mansolf said the proponent, Janet Worsham, was unable to attend the West Subcommittee meeting, so there is no report.

Ms. Worsham was in attendance at the RCPG meeting and she made a presentation. Her proposal is to develop the northeast corner of the intersection of Highland Valley/Dye/SR-67 with commercial. The property is zoned A-70 (Limited Agriculture) and the sellers would like it to be C-37 (Heavy Commercial). There are 4 sellers who would like to merge their lots with frontage on SR-67 into 1, 4.11 acre lot. This requires a lot merge and a rezone. She has been in contact with Caltrans who has given her information on the intersection improvements. A representative from Caltrans told her they may have to condemn the 2 existing driveways/access points from the properties onto SR-67. This is a major intersection that would be a good spot for a gas station and commercial retail for people going home to SDCE or to Ramona. Ms. Worsham asked what the RCPG envisioned on this corner?

Mr. Ensign said he doesn't want to see a gas station at the entry way to Ramona near the monument sign.

Mr. Brean said he did not want to see spot commercial at this intersection.

Mr. Cooper said that once the land is zoned commercial, the commercial can't be limited once it is changed.

Mr. Wallace said there is no point in improving the intersection if considering commercial uses at the intersection.

Although the project hasn't been filed with the County and no vote would be taken, the Chair said it didn't appear that the RCPG would support this proposal. The RCPG is advisory to the County and sometimes the County overrides the RCPG decisions.

7-I: (CUDA Subcommittee Project) Presentation by Ramona Business on Property Available at 500 "A" St

Mr. Tarr was not able to attend the RCPG meeting and asked to be on the next agenda.

MOTION: TO TABLE UNTIL JULY, 2014.

Upon motion made by Matt Deskovick and seconded by Kevin Wallace, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-J: (T&T Subcommittee Project) Notice of Oak Tree Removal in Public Right of Way on Mussey Grade Rd, 1000 feet south of Dos Picos Park Rd on Shoulder of Northbound Ln. Tree is Leaning into Travel Lane

Mr. Ensign went to look at the tree on Mussey Grade Road that is leaning into the road. Trucks going down the road have hit the tree. It is 3 feet wide at the base. Seventeen feet of vertical clearance is required by the County. The tree has about 11 feet of vertical clearance. There are other smaller trees that also lean into the road. The canopy of oaks over Mussey Grade is about 80 feet in wide.

Speaker: Rick Morgal, Ramona Resident

Mr. Morgal said Mussey Grade Road is historically preserved. There is no other road like it in the County. Many other trees are leaning over Mussey Grade Road. Mr. Morgal is concerned that a precedent will be set for removing trees in the future if the tree is removed now without trying other tools, such as restriping the road, to save the tree.

Mr. Sprong said there should be some cautionary signage on the approach to the tree so high profile vehicles will avoid it.

The following motion was made:

MOTION: AS THIS SECTION OF MUSSEY GRADE ROAD IS DESIGNATED WITH AN HISTORIC DESIGNATION, DRAFT A LETTER TO THE COUNTY TO EXPLORE THE OPTIONS FOR ROAD IMPROVEMENTS OR REALIGNMENTS TO PRECLUDE REMOVAL OF THE TREE ON MUSSEY GRADE ROAD, AND INCLUDE CAUTIONARY SIGNAGE.

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

7-K: "O" Animal Designator Discussion carried over from 2-6-14 Meeting (County Will Attend September, 2014, RCPG Meeting)

Ms. Mansolf said County staff will attend the September RCPG meeting to discuss the “O” Animal Designator. The workplan for the Agriculture Promotion Program will be going to the Board of Supervisors this summer which will provide direction for the Program.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Santa Maria Creek Cleanup Update – (No Update)

8-B: Committee Reports (Possible Action)

8-B-1: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed by the Design Review Board – DESIGN REVIEW CHECKLIST

Mr. Cooper said in the first draft of the checklist, many problems were found. All problems have been worked out. The Design Review Board approved the Checklist in November, 2013. This item will eventually go to the Board of Supervisors for approval.

MOTION: TO APPROVE THE RAMONA DESIGN REVIEW CHECKLIST AS SUBMITTED.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

Mr. Ensign gave the Design Review Board report. There is a sign violation list. They are working on this list with Code Enforcement. A big problem is the flutter flags which keep popping up everywhere and are illegal. A site plan review was done for K Mart. They are modifying the sign and will be removing the word “Big” and the design. The “K” will be moved to the center of the sign and wrapped with new material. Ramona Family Naturals is still taking down the former Post Office. This project was not approved and the Design Review Board wants to add the building to the mural list. Marketing Worx previously proposed a sign that was too large. The sign proposal they brought to the Design Review Board recently is good.

8-B-2: VILLAGE DESIGN COMMITTEE REPORT (Brean, Stykel) – No Report

8-C: Discussion Items (Possible Action)

8-C-1: Concerns from Members

Mr. Sprong said people brought items to the RCPG for consideration and he would like to see interaction allowed in the future and for the presenters not to be rushed.

8-C-2: Future Agenda Item Requests

Mr. Ensign went by the Warnock solar facility and said there is no maintenance being done on the project landscaping. He would like to see this item go on the next agenda.

The Chair said requesting a certificate of appreciation for the Degenfelders from Supervisor Jacob’s office should go on the next agenda.

Ms. Mansolf said review of the SDG&E scoping letter for their proposed solar facility should be on the next agenda.

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

Ms. Mansolf presented West Subcommittee members for confirmation for 2014, Kevin Wallace, Robin Maxson and Kristi Mansolf. New subcommittee member Jamie Holabird was confirmed at the April, 2014, meeting.

MOTION: TO RECONFIRM WEST SUBCOMMITTEE MEMBERS KRISTI MANSOLF, KEVIN WALLACE AND ROBIN MAXSON FOR 2014.

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 10-0-0-0-5**, with Chad Anderson, Carl Hickman, Eb Hogervorst, Barbara Jensen and Paul Stykel absent.

8-C-4: Discussion on Sending Subcommittee Agendas to Interested Members of the Public

Ms. Mansolf put this item on the agenda, with the Chair's approval, because she got a request from a member of the public for a subcommittee agenda, and she thought it best if the person got on the subcommittee chair's list in case the subcommittee meeting was canceled. She can send out subcommittee agendas, but she isn't always notified if the meeting is canceled. Two subcommittee chairs were not at the RCPG meeting. She also would like to recommend to subcommittee chairs that they send out agendas to their subcommittee members at least 72 hours prior to the meeting so there are not any issues with compliance.

There were concerns expressed that not all information on meetings is getting out to the community.

Ms. Mansolf said she had a list of interested parties she sends the agendas to each month (via email).

Mr. Tomlinson suggested sending all County documents to everyone interested in RCPG business.

Mr. Cooper said there has not been diligence with regards to getting out meeting information.

Speaker: Jamie Holabird, Ramona Resident

Ms. Holabird said this is the tech age. She suggested sending information to Ramona Patch for dissemination.

Liz Lenhart came to the meeting late and wanted to speak on the Hagey property becoming part of the Form Based Code. The Chair said she could speak.

Speaker: Liz Lenhart, Ramona Resident.

Ms. Lenhart doesn't want commercial property on H Street. She resides in the area. She wasn't aware commercial uses were being considered there. She can't imagine a big commercial project on H Street and she is against commercial on H Street.

8-D. Meeting Updates

8-D-1: Board of Supervisor and Planning Commission Meetings
(Announced at the beginning of the Meeting)

8-D-2: Land Development Performance Review Committee Report

The Chair said the County determined the Committee functioned as originally planned, and the Committee will be disbanding in the near future as they have completed their work.

8-D-3: Future Group Meeting Dates – Next RCPG Meeting to be 7-3-14 at the Ramona Community Library, 7 p.m.

Mr. Deskovick and Mr. Sprong said they would be unable to attend the RCPG meeting if it is July 3.

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf