

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held October 2, 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	Scotty Ensign	Carl Hickman
	Eb Hogervorst	Kristi Mansolf	Donna Myers
	Jim Piva	Richard Tomlinson	Kevin Wallace

Excused Absence: Jim Cooper, Dennis Sprong, Paul Stykel

Absent: Chad Anderson, Matt Deskovick, 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 9-4-14.**

Mr. Ensign said in the fifth paragraph on page 3 the wording should reflect construction from the San Vicente Road Improvement project “will go from Warnock Drive to 1000 feet past Wildcat Canyon Road.”

**MOTION: TO APPROVE THE MINUTES OF THE MEETING SEPTEMBER 4, 2014, WITH THE CORRECTION, AS NOTED, ON PAGE 3.**

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

**ITEM 4: Announcements and Correspondence Received**

Ms. Mansolf announced the Traffic Advisory Committee will be considering the Draft Traffic Guidelines at the meeting October 24, 2014.

On October 29, 2014, the Board of Supervisors will be reviewing the Zoning Ordinance Update No. 30 and County Code Amendments POD 13-003.

**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: Laura Withrow, Ramona Resident

Ms. Withrow said the width of the road on G Street, between 7<sup>th</sup> and 8<sup>th</sup> has shrunk over the years due to blacktop sidewalks and other factors. There is a high demand for parking on this road, and there is a parking prohibition on a portion of the road in the mornings Monday through Friday for a

preschool in the area. She is concerned about emergency vehicle access – that there is not enough room for emergency vehicles on G Street when people are parked on both sides of the street, creating a safety issue. Big vehicles park along the street. She has contacted Supervisor Jacob on this issue.

The Chair said the item could not be discussed currently, but asked that it be put on the next agenda.

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

**ITEM 7: ACTION ITEMS:**

**7-A: Presentation by Nancy Weber of the Julian Woman's Club on the Julian Backcountry Quilt Trail--description of project, purpose, goals, development of trail, Ramona participation**

Nancy Weber is the head of the Julian Woman's Club Backcountry Quilt Trail committee. A Quilt Trail is a driving route along which property owners have installed painted quilt blocks on wooden panels on the outside of barns and buildings. Quilt Trails encourage economic development in the rural areas of the County. Currently 43 states have Quilt Trails. Recently Supervisor Jacob had a ribbon cutting for the Quilt Trail in Julian. The County Zoning Manager said no permits are required for a Quilt Trail.

Squares are typically 8 feet by 8 feet on a barn, and 4 feet by 4 feet for other buildings. They can be as small as 2 feet by 2 feet for smaller buildings. Quilt blocks tell a personal story. Each pattern is selected or designed by the property owner. An application process has been established. A brochure includes the story of each participant's quilt block choice and photographs and maps are included. Property owners can paint or arrange to have someone paint their quilt block, or Ms. Weber can paint it.

Ms. Weber said Julian is at the center of an imaginary pinwheel spinning out to Borrego, Warner Springs, Ramona and Lakeside. Highways 67, 78 and 79 are the driving routes for the Quilt Trail. Julian has many dead end roads and spaces are limited. Ramona is a good place for Quilt Trails to grow. The Tulloch Ranch has a quilt block on the barn.

The Chair asked Ms. Weber to get in touch with the mural project committee to better coordinate the 2 efforts.

When asked about website development, Ms. Weber said the committee will probably look at getting grants to create a website.

Mr. Wallace asked if the quilt blocks will be lit at night?

Ms. Weber said that private property standards apply, and there will be no lighting.

Ms. Myers said she likes the idea. It is reminiscent of the Pennsylvania Dutch area.

**MOTION: TO SUPPORT THE JULIAN BACKCOUNTRY QUILT TRAIL PROJECT IN RAMONA.**

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 9-0-0-0-0**, with Chad Anderson, Jim Cooper, Matt Deskovick, Barbara Jensen, Dennis Sprong and Paul Stykel absent.

**7-B: (East Subcommittee Project) MUP 14-038, M&M Telecom, Inc., Agent for Verizon, Proposal for Installation of a New Wireless Telecommunications Facility on a Residential Property, A-72 Zone, of 2 Faux Chimneys on Existing Residence with 6 Antennas and 1 Microwave Dish Inside. Additional Concrete Block Equipment Shelter and Concrete Block Enclosure for Emergency Generator Proposed to be on Portion of Rear Yard. 19075 Caesar Dr and Hwy 78**

Ms. Goodman presented the project. Two faux chimneys will house the antenna and the microwave dish. The equipment shelter and concrete block enclosure will be in the backyard. Texture will be painted into the chimneys. At the East Subcommittee Ms. Goodman had been asked the distance from Highway 78 to the project. The project will be 350 feet from Highway 78. The chimneys will not be taller than 31ft.

Mr. Wallace asked how far the facility will be from the next lot?

Ms. Goodman said the facility will be 80 feet from the next lot.

Mr. Wallace is interested in more information on how telecommunication facilities locations are determined. He would prefer to have input up front on preferred locations of cell sites rather than respond to them once the individual sites are proposed.

Mr. Ensign said the East Subcommittee reviewed and approved the project.

**MOTION: TO APPROVE THE PROJECT AS PRESENTED WITHIN THE SCENIC CORRIDOR.**

Upon motion made by Scotty Ensign and seconded by Kristi Mansolf, the motion **passed 8-1-0-0-6**, with Kevin Wallace voting no, and Chad Anderson, Jim Cooper, Matt Deskovick, Barbara Jensen, Dennis Sprong and Paul Stykel absent.

**7-C: Consideration of RCPG Recommending a Site Plan Waiver at 520 B St for adding First Structure to Property. Zoned C-40. Reviewed by East Subcommittee for CUDA**

The Chair stepped down and Mr. Ensign acted as Chair.

Mr. Kapelczak presented the proposal and passed out a rough plan. The property at 520 B Street is considered a vacant lot. It is next to the hardware store. Mike Celaya occupies a manufactured building on the property that has been there for 15 years. The trailer is on skids and the building on skids was allowed at the time it was originally put on the property. There is a storm drain on the property line. The Building Department asked Mr. Kapelczak to get a waiver from the RCPG for the building. The property is near the floodplain. He would like to bring the building up to code and get a permit for it.

Mr. Hickman said that the seatainer as shown on the plans will be visible from the roadway.

Mr. Celaya said he intended to paint any proposed seainers to match the surroundings.

Mr. Brean said the project is in the newly approved Form Based Code area. The property would be V4 and the use proposed is allowed.

Ms. Mansolf said that the property has a B Designator on it and the property is commercial. The Design Review Board reviews both commercial proposals and also properties with the B Designator on the site. The RCPG reviews site plan waiver requests for residential properties with the D Designator on them. The project is in the Form Based Code area and it hasn't been determined how projects in the Form Based Code will be reviewed. The County said that if the RCPG stamped the plans with the waiver stamp, they would consider the request. She thinks the proposal should not be approved by the RCPG and then sent to the Design Review Board for review, but should go to the Design Review Board first.

Mr. Ensign suggested Mr. Kalpeczak and Mr. Celaya have the project reviewed by the Design Review Board.

**7-D: (Transportation/Trails Subcommittee Project) Information Received from County on Inquiry of Flooding at Residence on Arena Way**

Mr. Hickman said all drainage appears to be toward the residence on Arena Way. County CIP is now aware of the issue and feels a large scale CIP project is needed to fix the problem.

Mr. Tomlinson said the school project was a State project, and the necessary drainage improvements were not made when the school was built.

Ms. Mansolf said the RCPG letter for this issue was sent to Flood Control. An investigation was done and a response received from the CIP Manager with the findings of DPW.

Mr. Ensign visited the site and noticed neighbors are putting up barricades to divert the water on Arena Drive. There is a trough drain at the driveway where the property is flooding. A eucalyptus tree was removed recently on Arena Drive, which has exacerbated the problem. Water jumps the curb. There is silt on the intersection that came off the lots. The silt in the drainage will increase runoff.

**MOTION: TO WRITE A LETTER THAT WE ARE IN FAVOR OF ADDING TO THE CIP PROJECT PRIORITY LIST, APRIL, 2014, THE ARENA DRIVE/BENITO WAY DRAINAGE PROJECT TO "PROJECTS IMPORTANT TO THE COMMUNITY THAT SHALL BE DEVELOPED BY THE COUNTY IN THE FUTURE" AS PROJECT #8.**

Upon motion made by Carl Hickman and seconded by Kristi Mansolf, the motion **passed 9-0-0-0-6**, with Chad Anderson, Jim Cooper, Matt Deskovick, Barbara Jensen, Dennis Sprong and Paul Stykel absent.

**7-E: (Transportation/Trails Subcommittee Project) Consideration of Information Received from the County Regarding the Pathway on Ramona St. by Warnock/Ramona St. Solar Facility**

Mr. Hickman said based on Condition 8 of the Final Conditions of Approval for the project, there should be a pathway along Ramona Street and Warnock Drive as part of the solar project.

Mr. Tomlinson said the pathway was signed off and approved by the County Parks Department.

Mr. Hickman said the County needs to finish the clearing along Ramona Street. There is a statement from County staff about the project area not being directly adjacent to Ramona Street, but parallel to it. They are also saying the pathway along Ramona Street did not get on the Plot Plan or the Grading Plan for the project, and so there is a question about whether or not the County is going to maintain the pathway.

Ms. Myers said the pathway should be smooth and walkable. Now the pathway is rocky and uneven.

**MOTION: TO SEND A LETTER TO SUPERVISOR JACOB (REQUESTING) THAT THE COUNTY OF SAN DIEGO PATHWAY SHALL BE REQUIRED TO BE MAINTAINED TO THE FULL LIMITS OF THE PROJECT, ALONG WARNOCK DRIVE AND RAMONA STREET.**

Upon motion made by Richard Tomlinson and seconded by Kristi Mansolf, the motion **passed 9-0-0-0-6**, with Chad Anderson, Jim Cooper, Matt Deskovick, Barbara Jensen, Dennis Sprong and Paul Stykel absent.

**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**

Mr. Ensign gave the Design Review Report (DRB). The C-21 building had a sign infraction, but the C-21 representative provided a permit from 2000 for the sign. For TSC, the signage was not approved. The DRB wants to bring the TSC project back for signage that was put on the building but wasn't on the plan. They are going to research previous approvals to make sure nothing was missed. Starbucks wants to change the signs on their building and add another menu. There are 14 signs on the building now. The project representative will research the previous approval of signage square footage to see if what is requested is allowed. The Mountain View Church got a unanimous approval on the project concept design.

**8-C: Discussion Items (Possible Action)**

**8-C-1: Concerns from Members**

Ms. Mansolf said Mr. Sprong had asked about a utility pole cleanup. She asked the person who handles this issue at the County about initiating a utility pole cleanup. He asked her for clarification and more information. Once she gets the information, she will send it to the County.

Ms. Mansolf said she had concerns with the RCPG and subcommittees talking about projects when the applicant or project representative wasn't present.

**8-C-2: Future Agenda Item Requests**

Mr. Hickman asked to put the road resurfacing of Hanson Lane on the next agenda, extending the length of the resurfacing for Item #9 on the RCPG road resurfacing list.

Mr. Wallace said the public doesn't know about cell sites coming to their neighborhoods until a specific project is proposed. He feels the public should know ahead of time. He would like this item on a future agenda – informing the public when cell sites are in the planning stages so neighbors can respond at the overall planning level and not wait until projects are proposed on specific properties.

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

Mr. Hickman announced the new Transportation/Trails Subcommittee members – Ken Brennecke, Jamie Holabird and David Stone.

**MOTION: TO CONFIRM TRANSPORTATION/TRAILS SUBCOMMITTEE MEMBER APPOINTMENTS FOR KEN BRENNECKE, JAMIE HOLABIRD AND DAVID STONE.**

Upon motion made by Carl Hickman and seconded by Torry Brean, the motion **passed 9-0-0-0-6**, with Chad Anderson, Jim Cooper, Matt Deskovick, Barbara Jensen, Dennis Sprong and Paul Stykel absent.

Mr. Hickman said Karen Carlson has resigned from the Transportation/Trails Subcommittee, and so there is 1 opening on the committee. New members will be considered at the next meeting, November 3, 2014.

Mr. Ensign said Robert Ahern resigned from the East Subcommittee due to moving out of the area.

**8-D: Meeting Updates**

**8-D-1: Planning and Sponsor Group Chair Meeting PDS 10-25-14**

**8-D-2: Board of Supervisor and Planning Commission Meetings – *Announced at the Beginning of the Meeting***

**8-D-3: Future Group Meeting Dates – Next RCPG Meeting to be 11-6-14 at the Ramona Community Library, 7 p.m.**

**ITEM 9: ADJOURNMENT**

Respectfully submitted,

Kristi Mansolf

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