

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held July 6, 2017, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance: Torry Brean Jim Cooper Scotty Ensign
 Chris Holloway Casey Lynch Kristi Mansolf
 Donna Myers Elio Noyas Dan Scherer
 Paul Stykel (Arr 7:05) Dan Summers Rick Terrazas

Members Absent: Frank Lucio, David Ross, Richard Tomlinson

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, 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 OF 6-1-17

Mr. Ensign said he would like the address of the medical building (page 6) being remodeled according to the Form Based Code included in the June 1, 2017, minutes – it is 1236 Main Street.

Mr. Cooper said on page 7 under Meeting Updates, he would like to change the ‘seed money’ reference from the rodeo to Ramona Old West Days.

MOTION: TO APPROVE THE MINUTES OF THE MEETING JUNE 1, 2017, WITH THE CORRECTIONS AS SUBMITTED BY MR. ENSIGN AND MR. COOPER.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 11-0-0-0-4**, with Frank Lucio, David Ross, Paul Stykel and Richard Tomlinson absent.

ITEM 4: Announcements and Correspondence Received – None

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: Ken Brennecke, Ramona Resident

Mr. Brennecke thanked the RCPG members who came to look at the proposed Ramona Street Extension site. He offered a re-invitation to those who have visited the site in the past, and to those who still have not visited the site.

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

MOTION: TO MOVE ITEM 7-I UP TO AHEAD OF ITEM 7-A.

Upon motion made by Chris Holloway and seconded by Scotty Ensign, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

ITEM 7: ACTION ITEMS:

7-I: (Parks Subcommittee Item) Report on Skate Park Champion Donor Brick Campaign – *Taken out of Order*

Tracy Engels, Ramona Skate Park champion, gave a presentation on the proposed Ramona Skate Park project. The Skate Park committee would like to use land behind the Ramona Library. They are modeling their project after the Lakeside Skate Park project that has been recently completed. The Lakeside project is 16,000 square feet, and the Ramona Skate Park project will be 17,000 square feet. Parking lots and bathrooms will also be built for the Ramona project. She asked that \$250,000 be allocated for the Skate Park, and that the item be the only item on the PLDO list.

PLDO will build the physical structure of the Skate Park. Money will be needed for maintenance. They also need help to negotiate the maintenance contract with the County. The Skate Park will carry insurance.

The Skate Park committee has cleared their expenses for this year. They would like to sell donor bricks at \$175 a piece. They would also like to sell larger donor blocks for more (\$500). There is an order form online, and other options to purchase a donor brick.

Ms. Engels said the plot of land the Skate Park will be going on still needs to be negotiated.

MOTION: THE RCPG INDICATE THEIR SUPPORT FOR THE SKATE PARK PROJECT AND RECOGNIZE THE WORK OF THE CHAMPION.

Upon motion made by Jim Cooper and seconded by Torry Brean, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

Mr. Lynch said he would like to discuss the additional Parks agenda items at this time, and not wait until later on in the agenda.

Mr. Ensign made a motion to reconsider the “order of the agenda” motion.

MOTION: TO RECONSIDER THE “ORDER OF THE AGENDA” MOTION.

Upon motion made by Scotty Ensign and seconded by Torry Brean, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

MOTION: TO MOVE ITEMS 7-J AND 7-K TO AFTER ITEM 7-I ON THE AGENDA.

Upon motion made by Scotty Ensign and seconded by Chris Holloway, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

7-J: (Parks Subcommittee Item) Review of Horseshoe and Disc Golf Course Plans to Include Lighting Calls and Possibly Update to LED Lighting Sources – *Taken out of Order*

MOTION: TO TABLE ITEM 7-J.

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

Mr. Lynch said he is behind the brick donor campaign. He said the RCPG needs to ask for a report of the current PLDO fund status. The last ending balance without obligations and encumbrances was over \$320,000. The LED lighting for the soccer field will need more work to get the project started, as will the horseshoe project.

Ms. Engels said one-half of Lakeside's Skate Park was funded from PLDO. The other half Supervisor Jacob got funded through Federal and State revitalization funds.

7-K: (Parks Subcommittee Item) Consideration of Requesting a Report from Bill Saumier regarding the Remaining PLDO Funds Available to Ramona – Taken out of Order

MOTION: TO RECOMMEND ALLOCATING \$250,000 OF CURRENT PLDO FUNDS TO THE RAMONA SKATE PARK.

Upon motion made by Casey Lynch and seconded by Donna Myers, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

7-A: (Mt. Woodson Parking Ad Hoc Subcommittee Item) Mt. Woodson Parking Issue Research Presentation and Discussion

Mr. Lynch said there are 2 issues with the Mt. Woodson parking. The first is where cars will park, and the second is how hikers will access the trail. There was discussion on constructing a parking lot behind the Fire Station on County owned property. There is some significant history associated with the trail, as it was built by the Civilian Conservation Corps in 1933, and there is an FDR CCC marking along the trail. If a parking lot is built, an historical marker could be put in. There is no legal access from the County properties to the trail. The Fire Department was at the subcommittee meeting, and they support putting in a parking lot on County land. Mr. Lynch would like to see signage added for hikers to help them find the trail better. Hikers ask CAL FIRE to use their restroom even though signs are posted asking people to stay out of the CAL FIRE property. He was thinking post and cable may be a good material to put along the trail to keep hikers off the CAL FIRE property.

There will be a meeting in Supervisor Jacob's office on July 13 to discuss the Mt. Woodson parking issue. The Chair and Ms. Mansolf have been invited to attend. Ms. Mansolf will ask Supervisor Jacob's office if Mr. Lynch can attend to present the subcommittee findings.

MOTION: TO RECOMMEND DISCUSSION AT THE SUBCOMMITTEE BE CARRIED FORWARD WITH THE ALTERNATE PARKING LOT, OPTION 3 ACCESS, AND TO INSTALL POST AND CABLE ALONG SR-67 TO CONTROL THE MOVEMENT OF THE HIKERS.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

7-B: (East Subcommittee and Transportation/Trails Subcommittee Item) TPM 21252, 4 lot Subdivision with a Remainder Parcel at 632 Ash. Parcel is 4.79 Acres. Zenovic, Owner

Mr. Zenovic presented the project. Each lot will be ½ acre with one lot being 2-1/2 acres. A house is going in on the remainder parcel at the front of the property.

Mr. Cooper said that the Transportation/Trails wanted a trails pathway so there would be a continuous trail along the east side of the property. The owner of the property said he would put the trail on the plan. The East Subcommittee also approved the trail on the property. The trail is on the County Trails Master Plan.

Mr. Zenovic said ½ acre of the property is flat, and 2-1/2 acres runs up the hill. The General Plan update called for more density in this area, at 2.9 houses per acre – which would yield 14 homes. He is only asking for 4.

MOTION: TO APPROVE AS SUBMITTED WITH THE ADDITION OF THE TRAIL (AS INCLUDED IN THE COUNTY TRAILS MASTER PLAN).

Upon motion made by Jim Cooper and seconded by Torry Brean, the motion **passed 12-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

7-C: (East Subcommittee Item) ZAP 03-012W2, 26975 Old Julian Highway and Highway 78. Modification to an existing cell site to increase the height of the existing tower from 34 feet at the tip of the antenna to 49 feet to the top of the antenna. Install (3) antennas, (3) RRU's on existing tower on new antenna pole mounts. Install (1) Purcell SSC cabinet, (1) PBC05 equipment cabinet, install (3) 1 1/4 HCS cables and (6) fiber jumpers on new 12' X 6' concrete pad. Scenic Designation Applies

Justin Davis presented the project. The project is to co-locate a T-Mobile cell site on the existing AT&T facility. Mr. Davis said that a Federal law allows up to a 20 foot height extension for wireless carriers. The cell site will be extended 15 feet to a height of 49 feet. The existing tower is 34 feet.

Mr. Cooper gave the East Subcommittee report. The Subcommittee was opposed to the height extension and the additional antennas. Mr. Cooper said if the company were willing to camouflage the facility, he thought something could be worked out.

Mr. Ensign said the current facility is just behind a building. The added height will make it very visible.

Mr. Davis said T-Mobile will not camouflage the site as that would cost about \$500,000. People don't like to see their bill go up 5 times.

The question came up of how far the existing tower is off Highway 78 and the Old Julian Highway. It was determined the tower was 50 to 75 feet from the road.

Mr. Ensign said he thinks a water tank/tower design would be better.

MOTION: THE RCPG DISAPPROVE THE MINOR USE PERMIT MODIFICATION AS PRESENTED DUE TO THE FACILITY BEING IN A

SCENIC CORRIDOR WITH TOO MANY ANTENNAS AND THE HEIGHT EXTENSION.

Upon motion made by Jim Cooper and seconded by Paul Stykel, the motion **passed 11-0-1-0-3**, with Casey Lynch member abstaining and Frank Lucio, David Ross and Richard Tomlinson absent.

7-D: (Transportation/Trails Subcommittee Item) Concerns regarding roadway conditions for the entire length of H Street. – *Item discussed under CIP Item (Item 7-G)*

7-E: (Transportation/Trails Subcommittee Item) Concerns regarding a large boulder seen on the hillside above Hwy 67 opposite Rock House Road.

Mr. Cooper reported Mr. Summers has followed up with the resident on the hill, above SR-67, near Rock House Road, whose property the boulder is on that is sticking out over the highway. Mr. Summer made contact and has requested to cross the property to get a better look at the boulder, but he has recently gotten no response. One possible solution is to write Caltrans a letter regarding the threat of the boulder on the side of the cliff, hanging over the road. Mr. Cooper would like to continue this item as an agenda item for next month.

MOTION: TO CONTINUE THE ITEM AS AN AGENDA ITEM UNTIL NEXT MONTH (AUGUST, 2017).

Upon motion made by Jim Cooper and seconded by Dan Summers, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

7-F: (Transportation/Trails Subcommittee Item) Speeding on Arena Way (within the RSVHOA) - Rex McCray and Lisa Brown

Both Lisa Brown and Rex McCray were in attendance at the Transportation/Trails Subcommittee meeting. A decision was made to request a traffic study on Arena Way with a focus on considering traffic calming solutions. The following motion was made:

MOTION: TO REQUEST THE COUNTY OF SAN DIEGO, DEPARTMENT OF PUBLIC WORKS, DO A TRAFFIC STUDY ON ARENA WAY WITH A FOCUS ON CONSIDERING THE FOLLOWING FIVE ACTIONS TO DIMINISH THE SPEEDING ALONG THIS ROADWAY: 1) SPEED BUMPS, 2) RUMBLE STRIPS, 3) FLASHING LIGHTS WITH SPEED POSTED, 4) ADDITIONAL STOP SIGNS IN SPECIFIC LOCATIONS, AND 5) “KIWANIS CHILDREN PLAYING” SIGN ADJACENT TO THE CHILDREN’S PARK.

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 11-0-1-0-3**, with Scotty Ensign abstaining and Frank Lucio, David Ross and Richard Tomlinson absent.

7-G: (Transportation/Trails Subcommittee Item) Review and update, for possible RCPG action, the 2014 Ramona Community Planning Group Capital Improvement Road Priority List.

Mr. Cooper said there was discussion at the Transportation/Trails Subcommittee meeting on conforming items on the RCPG CIP list with those on the RCPG Revitalization list. There will be more discussion on the CIP list at the next meeting.

Mr. Brean said he would like to hear the County opinion on Ramona Street when this issue comes up.

A decision was made to conform the items between the 2 lists, and the following motion was made:

MOTION: TO ADD THE FOLLOWING ROADS TO THE REVITALIZATION LIST: BOUNDARY AVENUE TO ETCHEVERRY FOR SCHOOL SAFETY; ETCHEVERRY, FROM HUNTER TO SR-67.

TO ADD THE FOLLOWING ROADS TO THE CIP LIST: H STREET FROM RAMONA STREET TO MAIN STREET (FROM LAST MONTH'S TRANSPORTATION/TRAILS SUBCOMMITTEE RECOMMENDATION; IMPROVE EXISTING ALLEYWAY BETWEEN MAIN AND D STREET FROM 5TH TO 11TH STREET; DESIGN AND CONSTRUCT CURBS, GUTTERS AND SIDEWALKS ON BOTH SIDES OF D STREET BETWEEN 9TH STREET AND 12TH STREET; CONSTRUCT SIDEWALKS, CURBS AND GUTTERS ON B STREET BETWEEN 5TH AND 10TH STREET; IMPROVE VERMONG STREET BETWEEN ETCHEVERRY STREET AND PALA STREET TO PROVIDE TRAFFIC RELIEF ON MAIN STREET.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

7-H: (Ad Hoc Subcommittee for Median Barrier) Median Barrier between Cloudy Moon Drive and Rock House Road – Discussion on Supporting Correspondence from RCPG on this Issue

Mr. Summers said he apologized for any confusion he had caused, but he thought the addresses on the segment of road he had brought forward at a previous meeting, for between Cloudy Moon Drive and Rock House Road were 15857 Highway 67 to 17000 Highway 67. He has learned that he was using the address of the first house on Rock House Road as a Highway 67 address. He passed out a handout that showed a rework of the numbers. The curve is still dangerous and needs to be addressed.

Mr. Brean said he was unaware that he was to have a meeting (he had left the last meeting early, before the item was discussed), and he will have one before the next RCPG meeting in August.

MOTION: TO TABLE.

Upon motion made by Chris Holloway and seconded by Jim Cooper, the motion **passed 12-0-0-0-3**, with Frank Lucio, David Ross and Richard Tomlinson absent.

7-I: (Parks Subcommittee Item) Report on Skate Park Champion Donor Brick Campaign – Taken out of Order before Item 7-A

7-J: (Parks Subcommittee Item) Review of Horseshoe and Disc Golf Course Plans to Include Lighting Calls and Possibly Update to LED Lighting Sources – Taken out of Order before Item 7-A

7-K: (Parks Subcommittee Item) Consideration of Requesting a Report from Bill Saumier regarding the Remaining PLDO Funds Available to Ramona – Taken out of Order before Item 7-A

7-L: (South Subcommittee Project) Update on Warnock Solar Facility Landscaping – Maintenance work and replanting to be done by end of May.

There was discussion on what to do next regarding the Warnock Solar Facility Landscaping. A letter has been sent to the County requesting them to meet on site to discuss the lack of progress of the landscaping.

Mr. Noyas said he will contact the County contact regarding the project progress and request a meeting.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Quarterly Chair Meeting at the County 7-15-17

The Chair said he was going to try to make the meeting. Mr. Brean said he could possibly attend if the Chair was not available to attend.

8-B: Ramona Village Design Group, Report on Review to Update Ramona Village Center Form-Based Code Text

The Form Based Code was discussed at the Ramona Village Design meeting. There will be changes to signs and text changes. Density along side streets was never addressed and will be included with this update.

Mr. Brean said the Form Based Code allows the second story to be residential over commercial (mixed used) and density figures need to be added.

The inclusion of the Hagey project into the Form Based Code Area is down the road still at this point and may not be ready for the August 3 RCPG meeting.

Mr. Cooper said that he has concerns with a big box development on the Hagey property. He has seen a plan at a meeting for the project, and H and Ramona Streets will become thoroughfares. Opening up a store like Walmart could potentially impact locally owned businesses and force them to close.

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

Mr. Ensign gave the Design Review report. The Adobe Animal Hospital is changing their signage. The Arco gas station is going to have a legal non-conforming, double-posted sign. Gas prices will be smaller, and the board will be digital. Ramona will have no more new gas stations coming into town. Jack in the Box will be redoing their branding. They will have no more outdoor seating.

There was discussion on the Form Based Code. There will be residential/commercial combinations. Some of the remaining lots in town are small and narrow. It is hard to envision these lots being developed with parking included on them. The next Village Design meeting will be Monday, July 24.

8-D: Discussion Items (Possible Action)

8-D-1: Concerns from Members – *None*

8-D-2: Future Agenda Item Requests

Ms. Mansolf said the Montecito Ranch project is requesting a time extension, and will be on the August 3 agenda. No additional changes have been made since the RCPG took action on the project a couple of years ago, when the map was refined and brought into conformance with the lay of the land. The West Subcommittee does not wish to see it, however, the Transportation/Trails Subcommittee may wish to see it as there have been questions recently from people living in the area about road improvements and potential traffic impacts associated with the project.

Mr. Cooper said Transportation/Trails would like to see the project.

8-D-3: Addition and Confirmation of New/Continuing Subcommittee Members – *None brought forward*

8-D-4: Update on Standing Rule Changes

Ms. Mansolf said she called and emailed someone at the County regarding the latest standing rule changes, and was told only an RCPG member can chair a subcommittee, so that change cannot be added. The Chair tried to follow up with a phone call to get clarification, but has not yet gotten a response.

8-E: Meeting Updates

8-E-1: Board of Supervisor and Planning Commission Meetings – Bridge Naming Item

Ms. Mansolf said she got a request from Supervisor Jacob's office for the RCPG to write a letter of support for this issue. The item passed and the CAO will be coming up with a policy for the Board to review in the near future. The letter from the RCPG is in the members' packet

8-E-2: Future Group Meeting Dates – Next RCPG Meeting to be 8-3-17 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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