

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held May 3, 2018, 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: Scotty Ensign (Arr. 7:18) Frank Lucio Casey Lynch
Kristi Mansolf Robin Joy Maxson Donna Myers
Elio Noyas Dan Scherer Paul Stykel
Dan Summers Richard Tomlinson

Members Absent: Torry Brean, Jim Cooper, Chris Holloway, David Ross

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Member, 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 4-5-18

MOTION: TO APPROVE THE MINUTES FOR THE MEETING APRIL 5, 2018, AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Robin Joy Maxson, the motion **passed 11-0-0-4**, with Torry Brean, Jim Cooper, Chris Holloway, David Ross absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf received an email update from Mr. Lubich regarding the County Parks and Land Dedication Ordinance. A summary of recommended changes will be presented to the Board of Supervisors on June 27, along with 3 options for Board consideration. Tentative dates are set for July 11 and July 25 for the first and second reading of the ordinance.

The Chair said he received correspondence from the County saying 5 RCPG members did not turn in their Form 700's yet. They were due April 2. He asked for the RCPG members who did not turn in their forms yet to do so.

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: Donna Myers, Ramona Resident

Ms. Myers was encouraged when she read a recent news article about affordable senior housing being built on 16th Street. There is a real need for affordable senior housing in Ramona. She knows people who live in the mobile home park for seniors and they used to pay \$300.00. Now their rent is \$500.00 more than it was. This project will help with rent increases, waiting lists and overcrowded mobile home parks.

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

MOTION TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Scotty Ensign, the motion **passed 11-0-0-0-4**, with Torry Brean, Jim Cooper, Chris Holloway, David Ross absent.

ITEM 7: ACTION ITEMS:

7-A: Presentation on a Proposal for 20 Bed Care Facility on B St

David Larson presented the project. The property is in escrow. He wants to build a group care facility for people with psychological issues. The majority of the people living there would be older than 60. The facility will be partially locked, will have 20 beds and will be staffed 24/7. An architect is working on the building design. It will be gated and fenced.

The Chair thanked Mr. Larson for attending the meeting and making his presentation, and asked that Mr. Larson plan to attend the RCPG and subcommittee meetings in the future once his project plans are filed.

7-B: (East Subcommittee Item, Reviewed 4-2-18) MUP 18-005 AT&T Proposes a new unmanned wireless facility at 374 Washington St: 35 foot Faux tree; proposed 9 foot, 4 inches by 26 feet, 8 inches CMU Enclosure; 12 new antennas; 24 new RRU's; 4 surge protectors; 6 filters; one diesel generator 15 KW

Ms. Mansolf announced that the County reissued new notifications to neighbors since the last meeting showing the cell site in the correct location on the property.

Mr. Lynch stepped down because he does work with AT&T. Mr. Lucio stepped down because he lives fairly close to the project.

Christian Ruvalcaba presented the project. The cell site will be a 35 foot tall faux tree. A generator is required for the project, and so a generator will be onsite.

Mr. Lucio gave the East Subcommittee report. At the meeting (April 2, 2018) it was noted that the cell tower was shown in the wrong location on the map sent to the neighbors as part of the notification process. When the neighbors received the notifications, it was approaching Easter and many of the neighbors were tied up with family commitments, so the project was not heard at the April 5 RCPG meeting. There is a Sky Valley transponder on a hill in the immediate project area, and it was not known if the AT&T project would interfere with the Sky Valley signal. After giving the East Subcommittee report for the project, Mr. Lucio again stepped down.

Ms. Maxson asked if the tower would be on the crest of the hill or below?

Mr. Ruvalcaba said they went with the lowest height they could where the site will still be functional.

Ms. Maxson asked if vendors other than AT&T would be utilizing the tower?

Mr. Ruvalcaba responded that co-locations are sometimes done, but co-location is not planned for this location.

Ms. Maxson asked if the ongoing/maintenance work is contracted to a third-party vendor, will the vendors be adhering to the expected number of trips and hours AT&T has stated will be business hours for accessing the cell tower?

Mr. Ruvalcaba said that they are expected to.

Ms. Mansolf asked what design of faux tree would be used, and would the tree have a full branch count with the branches extended over the antennas? She said the RCPG has seen slightly bluish foliage on faux trees in the past, and she would like to see the foliage on the tree be green.

Mr. Ruvalcaba said the tree will be green and the tower will be well camouflaged. The tree will be a eucalyptus. AT&T will make sure that Sky Valley's signal won't be impacted, and there will be no interference.

Speaker: Mike Vest, Ramona Resident

Mr. Vest lives 100 feet from where the site is proposed. The map showing coverage in the area is all red showing there is no coverage. The project is providing internet coverage and not cell phone coverage. Washington Street is a private road and not County maintained. There are 13 houses and 7 vacant lots. Should the project go through, he would like to see a road maintenance clause in the conditions of approval. The road ruts out, and he is concerned that if there is a fire, fire trucks won't be able to get down the road. He and a neighbor maintain the road. The cell tower will extend 10 feet above the grade of his house.

Speaker: James Harian, Ramona Resident

Mr. Harian lives above the proposed site. Power waves are dangerous. U.S. standards are not the same as in other countries. He has a 5 year old grandson who is with him half of the time. There isn't sufficient information from AT&T to show the waves emitted from the project are not harmful. For him, the project is a safety issue.

Speaker: Mike Pavlocak, Ramona Resident

Mr. Pavlocak is concerned about the generator that will be on the project site. There will be noise pollution and stored fuel. There are easements for utility pipes in the area, but AT&T doesn't have an easement. AT&T wants 24/7 access to the property.

Speaker: Dan Ruops, Ramona Resident

Mr. Ruops doesn't oppose the tower but the location. There are thousands of acres of vacant land nearby that would be a more appropriate place for a cell site. He has concerns with the neighbors' privacy being impacted and viewshed issues. There are thousands of acres nearby that would be more appropriate for the project, such as the old landfill.

Speaker: Lynda Spivey, Ramona Resident

Ms. Spivey owns property directly north of the proposed cell site, and the site will be 350 feet from her bedroom window. She worked near a Verizon tower and the radio waves affected her, so she

started working from home. She would like to see the cell site in another location. Her main concern is fire danger. The winds really blow in this area, and she is at the top of the hill. Washington Street is a private road – maintained by homeowners. There are undeveloped parcels on the right going up the easement to Charlotte Roman's property. To develop these parcels, road improvements and bringing up the water line would be required. Why isn't AT&T subject to these same requirements, since they are pulling a Major Use Permit for the tower?

Speaker: Paul Tarr, Ramona Resident

Mr. Tarr is a realtor with property in the area of the cell site – but he isn't currently living on it. His property is closest to Ramona Real. He has been a real estate agent since 1990. He said a cell site is an argument for a lower price when selling. Cell sites affect property values.

Speaker: Jim Adams, Ramona Resident

Mr. Adams asked what the tower is going to do to the view? There will be more vehicles on the road, and neighborhood children play near the road. He has concerns for the safety of the children in the neighborhood and impacts to the viewshed.

Speaker: Ben Hyden, Ramona Resident

Mr. Hyden said he was not notified that the cell site would be going in. He thinks the cell site may be on a property line.

Speaker: Glen Brugh, Ramona Resident

Mr. Brugh said that they were the third persons approached in the neighborhood to have the cell site on their property. There is a tree already on the property in the area where the faux tree will go. He apologized that the neighbors were not notified and that they are upset the cell site is going on the property. He is not educated about the effects of radio waves. Everyone should be doing their part to keep the brush down on their property, reducing the risk of fire.

Speaker: Charlotte Roman, Ramona Resident

Ms. Roman said only one neighbor contacted her and said they were unhappy about the project. She feels only 2 properties will see the tower. AT&T says they only check the equipment every 3 months unless there is a problem.

Ms. Myers said she is opposed to people being compensated for a use of their property that impacts their neighbors. The neighbors' views will be ruined, and there are other impacts.

Mr. Stykel said he is concerned with the road. He doesn't think the radio waves will be a problem. He thinks people may be making an assumption there will be a lot of truck traffic from the cell site. FedEx and other delivery trucks go more frequently down neighborhood streets. He doesn't feel people should be concerned with monthly maintenance visits.

Mr. Ruvalcaba said the site will have maintenance every 1 to 3 months to check the generator. There will only be work at night if there is a major issue.

Mr. Ensign feels the concerns are valid. We have heard them before. He feels that radio waves will not be a problem. The County has overruled our votes before. He agrees with Mr. Stykel on the road. The neighbors should have something in writing for road maintenance.

Mr. Summers said there is a great deal of open space in the area and there are concerns from the neighbors. The cell site should be put in the open space.

Mr. Ruvalcaba said not every site works in open space. The facility will provide fixed wireless internet. This is a program to bring internet to rural areas – it is more of a government program. Verizon and AT&T are the biggest carriers.

Mr. Ruvalcaba was asked if another carrier wanted to add another tower on the property could they do so?

Mr. Ruvalcaba said that it is hard for him to know, but that is always a possibility if another carrier such as T-mobile has a need for colocation, but there is no plan at this time for any colocation on this property; besides he didn't think it would be possible due to the 35' height limit.

Mr. Tomlinson said we gave SDG&E a hard time over the solar panels on Creelman. His biggest concern is fire. This is a high wind area where the wind could rip the wires off the poles. There is no water and few resources in that area. Anything can burn if it gets hot enough.

The Chair said the equipment will be housed in a CMU block building.

Speaker: Sandy Kingman, Ramona Resident

Ms. Kingman asked if the facility will be limited to 1 tower? How many facilities will be here? Will it grow to be have numerous facilities like Mt. Woodson has?

Mr. Ruvalcaba said only one AT&T facility is planned for the area.

Speaker: Richard Javell, Ramona Resident

Mr. Javell is opposed to the AT&T facility going into this neighborhood. He had a question about the height limit.

Mr. Ruvalcaba said the 35 foot height limit is set by the County.

The Chair said if AT&T wants to add towers, a new permit will be required and there will be a new permit process. The RCPG has fought battles, and there is strength in numbers. The RCPG doesn't have the power to deny the cell site – we can only recommend. Regarding the concerns with radio waves – Europe is different than us, but falls within our standard. The RCPG looks out for all of Ramona.

MOTION: TO NOT APPROVE AS PRESENTED DUE TO CONCERNS FROM THE PUBLIC REGARDING: 1) ACCESS ON AN UNMAINTAINED ROAD; 2) NEIGHBORS' CONCERNS WITH IMPACTS TO VIEWSHED; 3) FIRE ISSUES/CONCERNS IN THIS PARTICULAR AREA.

Upon motion made by Elio Noyas and seconded by Richard Tomlinson, the motion **passed 9-0-0-0-2-4**, with Casey Lynch and Frank Lucio stepping and Torry Brean, Jim Cooper, Chris Holloway, David Ross absent.

Ms. Mansolf said the decision to approve or deny the project lies with the Planning Commission. People who were notified about the project will probably get a notice of when the Planning Commission will hear the project. The decision can be appealed to the Board of Supervisors. There is a cost and a time limitation for filing the appeal. If appealed, the Board of Supervisors would be the final deciding authority.

7-C: (East Subcommittee Item) MUP 18-007, 1217 Elm St, In His Steps Christian Recovery Home, 8.19 acre site. Proposal for a 14 Bed Recovery Home.

Dianne Acevedo from Procopio made the presentation. The request is to use the site as a residential facility for women. Fourteen people will be living onsite. The change is to the physical site. The Design Review Board and the East Subcommittee approved their plans. There have been no complaints but there is a violation on the property over enclosing a breezeway between a 1 car garage and a 2 car garage so it could be converted to an office. The facility has been operating for 16 years and is asking for a Major Use Permit from the County. Hillside Excavating has some storage space onsite, but that will be eliminated during the permit process.

Ms. Maxson asked if the facility was registered with the State?

The response was that In His Steps is not required to have a State license as they are just providing housing and not administering drugs/medications on the property.

Mr. Lucio said the East Subcommittee approved the project. There were some concerns with driveway runoff.

Mr. Ensign said the Design Review Board approved the project, but asked that County requirements be followed.

MOTION: TO APPROVE THE EXISTING GARAGE CONVERSION ALONG WITH THE REST OF THE PROPOSAL AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Kristi Mansolf, the motion **passed 11-0-0-0-4**, with Torry Brean, Jim Cooper, Chris Holloway, David Ross absent.

7-D: (Transportation/Trails Subcommittee Item) Intersection of San Vicente and Wildcat Canyon – Discussion of the big painted island in the road, going into SDCE. Island may limit movement of cars

Mr. Lynch gave the Transportation/Trails Subcommittee item. He said Mr. Cooper watched cars at the San Vicente and Wildcat Canyon intersection, to investigate this issue, and Mr. Cooper did not feel there was a problem with the intersection. The intersection was recently improved. The island is configured for traffic movement. It could be modified into a right turn lane.

Mr. Tomlinson said the intersection was recently improved and it was supposed to be 4 lane but there was no money to make it 4 lane.

Mr. Lynch said there are no known/documented accidents at the site.

The Chair said there have been no significant accidents to date. This is an opportunity to be proactive.

MOTION: TO BRING THIS ROAD ISSUE TO THE ATTENTION OF THE COUNTY, AND REQUEST THEY INVESTIGATE THE CORNER TO CONSIDER A RIGHT TURN LANE, FROM SAN VICENTE ROAD TO WILDCAT CANYON ROAD.

Upon motion made by Dan Scherer and seconded by Kristi Mansolf, the motion **failed 3-8-0-0-4**, with Scotty Ensign, Frank Lucio, Casey Lynch, Robin Maxson, Donna Myers, Paul Stykel, Dan Summers and Richard Tomlinson voting no, and Torry Breaun, Jim Cooper, Chris Holloway, David Ross absent.

7-E: (Transportation/Trails Subcommittee Item) Discussion of the alleyway between tenth and eleventh behind 7-11 and Jack-in-the-Box

Mr. Lynch said Jim Piva and Eb Hogervorst fixed the holes in the alleyway behind 7-11 and Jack-in-the-Box, with the owners' permission. We had been told the alleyway was private but he has since found out that it is a public alley.

7-F: (Transportation/Trails Subcommittee Item) To Reconsider the motion from 12-7-17, "To Approve Item 3, Relating To Requesting the Reduction of the Speed Limit from 55 mph to 45 mph along/through Ramona SR-67 Corridor/ Neighborhood". New information will be presented, and then a new vote will be taken. T&T approved the request to recommend lowering the speed limit, but the RCPG did not approve it on 12-7-17.

Ms. Maxson said there were eight accidents occurring on SR 67 within a 1 mile range of each other between February 25 and May 2. Not all accidents happened at named roads. Accidents occurred near Boortz, Via Penasco, Shady Oaks Drive, Kay Dee Lane, Air Mail Lane and Rancho de Oro Drive. Based on this new information, the Highway 67 Neighborhood requests a 10 mile per hour speed limit reduction between Cloudy Moon Drive and Mussey Grade Road, as more than 70 access points occur within that range of distance. Normal daily activities are being disrupted by the ongoing accidents. She personally saw 3 of the accidents. She asked the RCPG support the request for a reduced speed limit by sending a letter to Caltrans, the CHP and Supervisor Jacob requesting a speed limit reduction.

Mr. Lynch said the Transportation/Trails Subcommittee reviewed the request and considered factors such as people driving distracted and speeding. The subcommittee supported the request.

Ms. Mansolf said there are over 60 access points, more than 30 on each side of the road between Cloudy Moon Drive and Mussey Grade Road – a 3-1/2 mile stretch. Only a few serve one residence. A few serve 14 or more residences. There are limited left turn lanes for over 60 access points. People are going slow when they turn off and onto 67. Visibility is also impacted due to the curves in the road.

Mr. Lucio and Mr. Stykel asked for official accident information from agencies like the CHP, showing that speed was a factor in the accidents.

Ms. Maxson said not all accidents are reported.

Mr. Lynch said that obtaining official accident information from the CHP can be costly.

Speaker: Chuck Withrow, Ramona Resident

Mr. Withrow is against making any changes to the speed limit. No one will pay attention to a lower speed limit, and people are having a hard time getting in and out of town already.

Several RCPG members said they felt there was no new information.

MOTION: TO RECONSIDER THE PREVIOUS VOTE FROM DECEMBER 7, 2017, BASED ON NEW INFORMATION RELATIVE TO REQUESTING A REDUCTION IN SPEED LIMIT FROM 55 MPH TO 45 MPH THROUGH THE HIGHWAY 67 NEIGHBORHOOD.

Upon motion made by Dan Summers and seconded by Robin Maxson, the motion **failed 5-6-0-4**, with Scotty Ensign, Frank Lucio, Donna Myers, Dan Scherer, Paul Stykel and Richard Tomlinson voting no, and Torry Brean, Jim Cooper, Chris Holloway, David Ross absent.

7-G: (Parks Subcommittee Item) Wellfield Park Storm Water Discussion: RPRMUP Permit Review – (*The Parks Subcommittee did not Meet*)

7-H: (Parks Subcommittee Item) Wellfield Park Projects: Construction Progress – (*The Parks Subcommittee did not Meet*)

Mr. Lynch said the Parks Subcommittee did not meet, however, he wanted to report RPRM is moving forward with construction by getting bids.

7-I: (South Subcommittee Item) Warnock Solar Project Landscaping

Mr. Noyas said the site had some weed whipping done, and now more of the dead plants on site are visible. The owner never got gopher cages. Mr. Noyas presented a timeline for the last time the RCPG had requested an inspection onsite, and it has been more than a year since the first inspection of 2017 was done, and no one from the County has been out to reinspect that the required work identified at that meeting was completed. He would like the RCPG to send a letter directly to Code Enforcement. He requested that writing a letter to Code Enforcement for the project be on the next agenda.

7-J: Response from County DPW on Request for Feasibility Study for Adding Equestrian Trail, Keyser Rd and Royal Vista as Circulation Element Roads between Warnock Rd and Hanson Ln

Ms. Mansolf presented the email response from Nick Ortiz and Jim Bolz on the topic. A General Plan Amendment (GPA) would be required to study the feasibility of having other roads go through in the vicinity of Ramona schools by Hanson Lane. Only 4 GPA's can be done in a given year, and for 2018, there are already 4 GPA's in process. The RCPG can ask for the GPA to be considered in the future.

The Chair said to put the item on the next Transportation/Trails Subcommittee agenda for review.

ITEM 8: GROUP BUSINESS (Possible Action)

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

Mr. Ensign gave the Design Review Report. Arco moved the propane tank. A setback had been required, and the tank was sitting on the property line. Arco will be adding a car wash. The propane tank will be 500 gallons. Three more utility boxes were approved for murals. Goodwill wanted to put an 8 by 22 foot sea train behind their store.

8-B: Discussion Items (Possible Action)

8-B-1: Concerns from Members – None

8-B-2: Future Agenda Item Requests

Mr. Brennecke requested, as a member of the public, that a botanical garden for Ramona be added to the next South Subcommittee agenda.

Speaker: Frederik Waag, Ramona Resident

Mr. Waag said he lives by the intersection of Haverford and Elm. He has concerns because motorists are going out of control in this area, and spinning onto adjacent properties and causing life threatening accidents and property damage.

The Chair said to put this item on the next Transportation/Trails Subcommittee agenda.

Mr. Gemmingen, speaking as a member of the public, received a notice of proposed cell site work along Highway 67.

Ms. Mansolf said the item would be on the next agenda. There will also be a West Subcommittee meeting, but it would fall on Memorial Day so it will need to be rescheduled. Ms. Mansolf got Mr. Waag's and Mr. Gemmingen's contact information to be able to send them agendas for the subcommittee and RCPG meetings.

Mr. Tomlinson said the July meeting will fall on the day after the 4th of July, and he thought the RCPG may want to consider meeting July 12th rather than July 5th.

The Chair said to put this item on the next agenda for consideration.

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

No new or continuing members were brought forward. Mr. Noyas said Rochelle Hancock resigned from the South Subcommittee due to work conflicts.

8-B-4: Standing Rules – Possible Changes: Consideration of having the RCPG Chair authorize the Transportation/Trails Subcommittee Chair to attend TAC meetings and represent Ramona when Ramona items are on the TAC agenda; Consideration of adding “Old Business” as an agenda item to the RCPG agenda

Ms. Mansolf said there are 2 Standing Rule changes being considered: one would be to add to the Standing Rules that Mr. Cooper could attend TAC meetings in the Chair's place and represent the RCPG. The second would be to add “Old Business” as a standing agenda item so matters/issues don't get lost and forgotten.

The Chair said he thought it was fine to add to the Standing Rules that he could authorize Mr. Cooper to attend TAC meetings in his place to represent the RCPG. He did not feel at this time that it would be a good idea to add “Old Business” as an agenda item.

MOTION: TO ADD THAT THE TRANSPORTATION/TRAILS SUBCOMMITTEE CHAIR COULD ATTEND TAC MEETINGS IN THE RCPG CHAIR’S PLACE, AND REPRESENT THE RCPG.

Upon motion made by Dan Scherer and seconded by Casey Lynch, the motion **passed 11-0-0-0-4**, with Torry Brean, Jim Cooper, Chris Holloway, David Ross absent

It was agreed to leave the “Old Business” on the next agenda so Mr. Cooper could address this request.

8-C: Meeting Updates

8-C-1: Board of Supervisor and Planning Commission Meetings – *Update given at the beginning of the meeting under Announcements on PLDO*

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 6-7-18 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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