

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held June 7, 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: Torry Brean Jim Cooper Scotty Ensign
 Frank Lucio Casey Lynch Kristi Mansolf
 Robin Joy Maxson Donna Myers Elio Noyas
 Dan Scherer Paul Stykel (Arr 7:10) Dan Summers
 Richard Tomlinson

Members Absent: Chris Holloway, David Ross

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 4-5-18 and 5-3-18. The Minutes of the 4-5 meeting were approved 5-3-18, but a correction needs to be made.

MOTION: TO APPROVE THE CORRECTION TO THE MINUTES OF THE APRIL 5, 2018, MEETING AS PRESENTED ON PAGE 2: The property the cell site will be going on is next to vacant land that has not been cleared. .

Upon motion made by Richard Tomlinson and seconded by Elio Noyas, the motion **passed 12-0-0-3**, with Chris Holloway, David Ross and Paul Stykel absent.

MOTION: TO APPROVE THE MINUTES FOR THE MEETING MAY 3, 2018.

Upon motion made by Donna Myers and seconded by Robin Joy Maxson, the motion **passed 12-0-0-3**, with Chris Holloway, David Ross and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced upcoming planned tree removals in the San Diego Country Estates, due to upcoming road improvements. The County will be removing a tree at the end of Vista Vicente way, a tree at 15974 Litten way, and 3 trees at 23922 Otero Way. The County will also be removing a eucalyptus tree at 23456 Vista Vicente Way. This tree is causing damage to the curb, gutter, and street and will be removed ahead of scheduled street improvements next year. Lastly, they will be removing two dead oak trees on Mussey Grade Road. One tree is located at Arbol Lane and the other is approximately one quarter of a mile southeast of Dos Picos Park Road.

The Parks and Land Development Ordinance update/changes will be going to the Board of Supervisors for review and action on June 27, 2018.

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. *None*

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

MOTION: TO MOVE ITEM 7-C TO BEFORE ITEM 7-A, AND TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Dan Scherer and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Chris Holloway and Dave Ross absent.

ITEM 7: ACTION ITEMS:

7-C: (CUDA Subcommittee Item) TM 5560, Estates at Willow Ridge, Consideration of a Waiver Request for the Undergrounding of Utilities (Policy I-92) for a power pole located onsite. 4-7-16 the RCPG approved a similar Waiver Request for power poles along the project frontage. 1666 Hanson Lane. Woodcrest REV, Representative (*Taken out of order*)

Steve Powell made the presentation. The utility pole is located onsite at the former McDonald property which Mr. Powell is working on developing. The project is across from OPMS. Previously they had requested to have a waiver for undergrounding power poles along the project frontage a few years ago, and the request was approved. For the pole in question now, they thought the pole was on a neighboring property, however it turns out the pole serves the neighbor, but is located on the Estates at Willow Ridge site. The neighbor does not want the pole moved, and if the waiver is not approved, the pole would be moved to the neighbor’s property. The pole is 2 feet from the property line. Mr. Powell showed some exhibits of the property to the RCPG.

Mr. Brean said the CUDA Subcommittee approved the waiver.

MOTION: TO APPROVE THE WAIVER OF THE UNDERGROUNDING OF THE ONE POWER POLE LOCATED ONSITE, AS PRESENTED.

Upon motion made by Torry Brean and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Chris Holloway and Dave Ross absent.

7-A: (West Subcommittee Item) Jennings Minor Use Permit Modification, PDS2018-ZAP-00-008W1, is proposing to convert an existing wireless facility into a faux mono-eucalyptus tree. This is a request for the approval of a Minor Use Permit (Tier 3 Modification) per SD County staffs request to serve as a permit renewal and to address minor improvements to be added to the facility. On April 30, 2003, the County adopted the Wireless Telecommunications Facilities Ordinance, subjecting all wireless telecommunication facilities located within a rural or residential zone to amortization (site to expire on April 30, 2018). Sites located within this zone must be redesigned into a faux facility (ie, tree, water tower, utility pole) that is consistent with the surrounding community character in order to be deemed compliant with the adopted Wireless Ordinance. 17534 Hwy 67 (*Taken out of order*)

Tom Hanna, of Crown Castle, presented the project. Crown Castle buys towers and makes the space available to carriers. The carrier at this location is Sprint. This site has been permitted for a cell site for over 10 years. Crown Castle is going to upgrade the site to a stealthed facility. No other modifications are proposed.

Mr. Cooper said there were very specific concerns voiced at the West Subcommittee meeting. One concern is that workers pull up to the gate and leave their engines running while they wait, causing a problem for the neighbors from car exhaust and noise. Another concern was maintaining the road after the work is done.

Mr. Stykel said this is a beautification project to an existing pole. The site has already been constructed and the request is to make it a faux tree. Discussions on construction traffic don't apply in his opinion.

Mr. Brean asked if we don't like the condition of the road after the work is done, do we go back to Crown Castle?

Mr. Hanna said there could be a conditional approval for a specific time period and then a revocation.

Speaker: Robin Joy Maxson, Ramona Resident

Ms. Maxson said the problem is that cars idle outside of Mr. Jennings gate while they are waiting for something, such as another contractor or getting into the location. The entry way to Mr. Jennings property is very near to her home. Once they get to the gate, they can't go any further, and then their vehicles idle. It is almost as if some information wasn't communicated clearly, so they have to wait. This is normally a very quiet neighborhood.

Mr. Hanna asked if a sign at Mr. Jennings gate would help?

The Chair said that maybe a double locked gate would work.

Mr. Hanna said they usually visit the site every 1 to 3 months for maintenance, so maintenance should not be a problem.

Ms. Mansolf said the West Subcommittee approved the project and wanted a full branch count with the branches extended over the antenna. There was also discussion on the foliage of the faux tree being green and not blue. There were some concerns over the road condition and maintenance after the work is done and contractors idling their engines outside of the project gate, impacting neighbors to the project.

Mr. Hanna didn't know if there is specific language in the County Telecommunications Ordinance relating to branch count and extending the branches over the antenna..

Ms. Mansolf said she didn't remember seeing a discussion of branches in the Ordinance, so it may be good to include it.

Mr. Stykel said this project is to beautify an existing site so there won't be the same amount of construction traffic as when the site was newly constructed. He did not think road maintenance needed to be part of a motion.

MOTION: TO APPROVE THE EXISTING CELL TOWER PLAN TO BEAUTIFY THE CELL SITE. TO REQUEST EXTENDING THE BRANCHES OVER THE ANTENNAS OF THE FAUX TREE, HAVE A FULL BRANCH COUNT (TO MAKE THE FAUX TREE LOOK FULLER), AND THAT THE TREE HAVE GREEN FOLIAGE.

Upon motion made by Paul Stykel and seconded by Torry Brean, the motion **passed 10-1-0-2-2**, with Jim Cooper voting no, Casey Lynch and Robin Joy Maxson stepping down, and Chris Holloway and Dave Ross absent.

7-B: (CUDA Subcommittee Item) ZAP-00-046M1 The project is an existing Arco AM/PM Service Station, that operates on a 24 hour, 7 days a week basis. Existing site consists of a 2,442 SF. Convenience Store and 4 fuel system dispensers with overhead metal canopy. Proposed scope of work will consist of the addition of an approximate 430 SF Storage Room, 173 SF Car Wash Equipment Room along with a 817 SF Car Wash. Proposed 500 gallon propane tank. Site conditions will remain the same except for the modification to the existing parking stalls, where the stalls will be relocated to remain in compliance, additional landscaping to be added, reconstruction of existing drive approach, and the removal of existing concrete drive approach.

Harry Heady presented the project. The site is an existing Arco Station. It has been reviewed by the Transportation/Trails Subcommittee, the CUDA Subcommittee and the Design Review Board, and all boards approved the project. Right now there is 1031 square feet of landscaping. They will be tripling it. The Arco sign was 20 feet, 6 inches. They will be modifying it to 5 feet tall and 6 feet, 6 inches wide. The access on 10th Street will be closed. The remaining drive approach on 10th will meet Caltrans standards. The project will be ADA accessible.

The propane tank will be moved to a new location. There is the need for additional storage space. The neighbors support the new location. The new trash enclosure will be covered by a trellis. The car wash will be well lit.

Mr. Brean said CUDA approved the project with no concerns.

Mr. Cooper noted the item was not on the RCPG agenda as a Transportation/Trails item, so he did not feel he could talk about what Transportation/Trails said.

Ms. Mansolf said she did not think subcommittee references needed to be on the agenda. Leaving off Transportation/Trails for this item was an oversight on her part. The item was on the agenda.

Mr. Tomlinson asked what the setback was for the car wash being up against the alley?

Mr. Heady said there was a 3 foot setback.

MOTION TO APPROVE THE PROJECT AS SUBMITTED.

Upon motion made by Scotty Ensign and seconded by Dan Summers, the motion **passed 12-1-0-0-2**, with Frank Lucio voting no and Chris Holloway and Dave Ross absent.

7-C: (CUDA Subcommittee Item) TM 5560, Estates at Willow Ridge, Consideration of a Waiver Request for the Undergrounding of Utilities (Policy I-92) for a power pole located onsite. 4-7-16 the RCPG approved a similar

Waiver Request for power poles along the project frontage. 1666 Hanson Lane. Woodcrest REV, Representative (Taken out order before Item 7-A)

- 7-D: (South Subcommittee Item) MUP 18-006, Woods Hill Ln and Vista Ramona Rd. Sprint proposes to install a 70' high faux mono-broadleaf tree inside a proposed 20'x20' chainlink equipment enclosure. Installed on the proposed faux tree will be 16 panel antennas, 2 microwave dishes and 32 RRHs. Proposed ground equipment consists of 3 BTS cabinets, 1 telco cabinet and 1 PPC cabinet on to a proposed 20'x20' concrete slab.**

A representative for Sprint presented the project. The tower will be 70 feet tall with 16 antennas. The equipment on the ground will be contained within a 20 foot by 20 foot chainlink equipment enclosure. No fuel will be stored onsite and there will be no generator.

Mr. Noyas said he would like to see more foliage on the tree. The South Subcommittee approved the project with the stipulation that the neighbors were notified. There are not many neighbors to the project in that area.

Mr. Brean said he doesn't want to see a faux tree in this location.

The Sprint representative said he thought the tower was required to be stealthed by the County Telecommunications Ordinance. The County wants to co-locate other carriers on this cell site.

Mr. Cooper said there could be other options, such as a water tower or a windmill. A tree in this location will stick out like a sore thumb.

MOTION: TO APPROVE AS PRESENTED WITH THE STIPULATION THAT THE NEIGHBORS TO THE PROJECT WERE NOTIFIED.

Upon motion made by Elio Noyas and seconded by Robin Joy Maxson, the **motion passed 11-1-0-1-2**, with Jim Cooper voting no, Casey Lynch stepping down, and Chris Holloway and Dave Ross absent.

- 7-E: (Transportation/Trails Subcommittee Item) Discussion of substantial increase in road noise brought about by installation of rumble strips at Quail Rock along SR-67. Consideration of sending correspondence to Caltrans to correct this issue**

Mr. Cooper said the person interested in bringing this item forward could not be at the meeting, and he would like to put this item on the next agenda.

- 7-F: (Transportation/Trails Subcommittee Item) Haverford and Elm Intersection – Discussion of motorists going out of control in this area, spinning onto adjacent properties and causing life threatening accidents and property damage – consideration of asking the County to investigate potential unsafe conditions and/or discussions of possible remedies**

Frederik Waag lives on the corner at the Haverford and Elm intersection. He is concerned with the speed people are going, and they run the stop sign. He thought possibly a 4-way stop would help. The intersection lends itself to chaos. The road is wide open and people can see far away. People often make a rolling stop through the intersection. On Haverford, the speed limit is 45 mph. Most people go faster. He gave a summary of people going off the road in the area. He had prepared a presentation that was handed out to each RCPG member that included photos of accident locations and other relevant information.

He thought a 4 way stop sign would help with reducing the speed through the intersection. He thought blinking lights on the stop sign would be effective at this location. He also thought of adding additional markings on the road.

Ms. Maxson said this road is used as a bypass on the weekends for Main.

There was a discussion on installing rumble strips in. The County is the responsible party for this intersection. It would be good if there were enforcement. A guardrail may help.

Mr. Stykel talked about the progression of intersection improvements. First the intersection is not controlled at all. Then there will be a yield sign, if one is needed. If that doesn't help, a stop sign can be installed.

Mr. Lucio said that there is a good line of sight at Pamo and Haverford. People fly down the road.

MOTION: TO ASK THE COUNTY TO CONSIDER ADDITIONAL LANE PAINTING TO INDICATE "STOP AHEAD" ON ELM STREET, AND CONSIDERATION OF A LIGHTED STOP SIGN AT THE INTERSECTION.

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 13-0-0-0-2**, with Chris Holloway and Dave Ross absent.

7-G: (Transportation/Trails Subcommittee Item) Discussion of additional routes, Keyser Road, Equestrian Trail and/or Royal Vista, connecting Hanson Lane to Warnock to alleviate traffic congestion in the vicinity of Hanson Lane. Consideration of requesting the County to do a GPA so that a feasibility study can be done in the future

Mr. Cooper said the Transportation/Trails Subcommittee tabled the item to do more research on the issue.

7-H: (Transportation/Trails Subcommittee Item) Consideration of adding a street light (not a traffic light) at the intersection of 16th Street and Main to improve visibility and safety

Mr. Cooper said this issue was brought to the Transportation/Trails Subcommittee by Dawn Perfect, who spoke with a Sheriff at the recent Revitalization Meeting about this topic. The Sheriff said that a street light there would improve visibility. This section of the road is very dark. People run across the street (Highway 67/Main Street) to the apartments. Accidents have occurred.

MOTION: TO PURSUE THE INSTALLATION OF A STREET LIGHT ON THE NORTHEAST CORNER OF 16TH AND MAIN STREET (SR-67).

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 13-0-0-0-2**, with Chris Holloway and Dave Ross absent.

7-I: Ramona Transportation Summit: Development of Summit Objectives

Mr. Cooper said the goal of the summit could be to accomplish improvements on Highway 67, but further time was needed to develop thoughts, so the subcommittee will be discussing this next month.

7-J: (South Subcommittee Item) Warnock Solar Project Landscaping Discussion on Letter to Send to the County Regarding Condition of Landscaping

Mr. Noyas filled out the Request for Investigation form, as an individual, on the Code Enforcement website, for the Warnock solar facility landscaping. Code Enforcement has already been in touch with him, and he will update the RCPG as necessary.

7-K: (Parks Subcommittee Item) Wellfield Park Storm Water Discussion: RPRA MUP Permit Review—*The Parks Subcommittee did not meet*

**7-L: (Parks Subcommittee Item) Wellfield Park Projects: Construction Progress
*The Parks Subcommittee did not meet***

7-M: (Parks Subcommittee Item) Discussion of new/revised Parks Land Development Ordinance (PLDO)

Mr. Lynch said there are 25 word changes proposed to the PLDO and 3 alternatives: 1) more credit to trails; 2) private parks don't get to be used by the public; 3) there will be a credit to an account and a reimbursement to the developer. Our account could diminish. Developers may get involved to affect policy.

Mr. Cooper said he feels alternative 1 is the best choice. Alternative 2 promotes private parks and alternative 3 could give the Director a blank check with our funds. He has no problem with the 25 word changes.

Mr. Lynch said that there is language in the 25 word changes where more fees could be collected. Mr. Lynch said he supports additional trails and he feels more trails should be encouraged so developers go above and beyond.

Mr. Brean says he agrees with alternative 1. A developer can put in more acreage for parks than is required. For Subject Area 23, it requires park plans to go to the RCPG for information and not for recommendation/approval.

MOTION: TO SEND A LETTER TO THE COUNTY PARKS AND RECREATION DEPARTMENT AND THE BOARD OF SUPERVISORS IN SUPPORT OF OPTION 1, AND TO REQUEST A REVISION TO SUBJECT AREA 23 (BOARD POLICY I-44): TO PRESENT TO APPLICABLE PLANNING/SPONSOR GROUP FOR APPROVAL/RECOMMENDATION AND NOT FOR INFORMATION.

Upon motion made by Casey Lynch and seconded by Jim Cooper, the motion **passed 13-0-0-0-2**, with Chris Holloway and Dave Ross absent.

ITEM 8: GROUP BUSINESS (Possible Action)

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

Mr. Ensign said that Mike’s Liquor, a mobile home park and Ramona Realty are still on the Code Enforcement list. O’Reilly came to the Design Review Board meeting, and they made changes to move the building 30 feet to stay away from the vernal pool. Grahams Diner at 733 Main, between the Town Hall and Bella Mia, had signage changes that were approved. Of the utility box mural project, 17 power boxes will be painted – 2 more were presented at Dunkin Donuts and the Women’s Club on Main. Barb Roberson and Rex Gamon were reappointed to the Design Review Board.

Mr. Stykel asked about the status of the Myers Realty vehicles being parked all over Ramona?

Mr. Ensign said they are not responding to Code Enforcement.

8-B: Discussion Items (Possible Action)

8-B-1: Concerns from Members

Mr. Brean said he would like to hear subcommittee reports prior to the applicants making their presentations at meetings.

Mr. Cooper called a Point of Order and said that the Arco project had been seen by Transportation/Trails, and he was upset Transportation/Trails was not listed on the agenda for when the item came up for discussion. He asked that the County be asked for a ruling on this issue, and if this information was required to be on the agenda for him to bring forward information from his subcommittee meeting.

8-B-2: Future Agenda Item Requests

The botanical gardens will be on the next agenda and the location will be north of Royal Vista.

Ms. Mansolf said O’Reilly will be on the next RCPG agenda, and it will be going to CUDA and Transportation/Trails.

Mr. Cooper said he would like the Emergency Evacuation Route on the agenda for next month.

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

None brought forward

8-B-4: Standing Rules – Possible Change: Consideration of adding “Old Business” as an ongoing agenda item

Mr. Cooper said that a number of items seem to fall off the agenda. There was a letter to the Post Office asking to move mailboxes for which there was no response. There has been no action on the boulders over Highway 67 and the requested median barrier in approximately the same location. The Chair and Casey Lynch were going to go to the RMWD meeting over Wellfield Park issues, and that hasn’t happened. We take action and then there is no way for the items to stay in the minutes. Roberts Rules of Order says there can be an Old Business item on the agenda. Then when the item stagnates, another button can be pushed.

Mr. Cooper was asked how far back in time he wanted to go?

Ms. Mansolf asked Mr. Cooper if he would provide a list of stagnate projects?

Mr. Cooper said he thought the secretary could read through all of the old minutes and compile a list.

The Chair said to add “Old Business” as an ongoing agenda item by Executive Order.

8-C: Meeting Updates

8-C-1: Board of Supervisor and Planning Commission Meetings:

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 7-5-18 at the Ramona Community Library, 7 p.m. Consideration on changing t to be 7-12 due to the holiday

It was determined that there would be a good chance of having a quorum if the RCPG meeting was scheduled for 7-5-18, so the date decided on for the July meeting was 7-5-18.

8-C-3: The filing period for the November election for RCPG members is from July 16 – August 10, 2018

The Chair announced the filing period for the November election would be from July 16 to August 10, 2018.

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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