

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held November 1, 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	Frank Lucio
	Casey Lynch	Kristi Mansolf	Robin Joy Maxson
	Donna Meyers	Elio Noyas	Dan Scherer
	Dan Summers	Richard Tomlinson	

Members Absent: Scotty Ensign, Chris Holloway, Paul Stykel, 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 10-4-18

Mr. Brean offered the correction that he was in attendance at the meeting October 4, 2018, and acted as Vice-Chair.

MOTION: TO APPROVE THE MINUTES OF THE MEETING OCTOBER 4, 2018, WITH THE CORRECTION ON PAGE 1 THAT MR. BREAN ACTED AS VICE CHAIR OF THE MEETING.

Upon motion made by Torry Brean and seconded by Richard Tomlinson, the motion **passed 11-0-0-4**, with Scotty Ensign, Chris Holloway, David Ross and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the Ramona Form Based Code changes were going to the Planning Commission on November 16, 2018. From County Vegetation Management: pine trees on 14th Street were removed on October 9. A small oak on Dos Picos Road that has been repeatedly hit by taller traffic entering the park will be removed in the near future. There are a few dead oaks on Mussey Grade Road that will be removed, also in the near future, as well as any dead tree limbs overhanging Mussey Grade Road.

The Chair announced the Ramona Skatepark, first annual golf tournament fundraiser, to be held on November 3, 2018, at the San Vicente Golf Resort.

Mr. Cooper announced that he had a copy of the certificate he received for attending the Traffic Engineering Workshop for Public Officials on September 28, 2018. He turned the copy of the certificate in to the RCPG Secretary. Mr. Cooper said Ms. Maxson also completed the training.

The Chair announced that he was contacted by the County on the Jiffy Lube project. There are 4 eucalyptus trees between Auto Zone and Jiffy Lube, and Jiffy Lube wants more space for big trucks to turn around, so they would like to remove the trees. The County feels a D Special Area

Regulation applies, and so would like the project to go before the RCPG in December to review the project against the D Special Area Regulation.

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: Mischa Dobrotin, Ramona Resident

Mr. Dobrotin said he would like the RCPG to consider the extension of B Street to 14th Street. Currently B Street ends at 12th Street. The extension of B Street to 14th Street would minimize traffic on Hwy 78 coming into town. It will minimize congestion at the intersection of Hwy 78 and Hwy 67, and offer a quicker route to the Library. It would help with the Ramona Rodeo traffic and the merchant’s Halloween Festival. Mr. Dobrotin said he is also concerned about the kids walking through the area. He requested being on the RCPG December 6 agenda.

Mr. Cooper said Transportation/Trails will see this item prior to the RCPG meeting, on November 27 at 6:30.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Robin Joy Maxson, **the motion passed 11-0-0-4**, with Scotty Ensign, Chris Holloway, David Ross and Paul Stykel absent.

ITEM 7: ACTION ITEMS:

7-A: Request for Exemption from “D” Special Area Regulations for a used motor vehicle dealership at APN 282-203-07-00, 2366 Main. D and D-5 Special Area Regulations apply

John Robinson presented the project. He wants to establish a used car dealership at Kalbaugh and Main. There will be no changes to the property, and he plans to put RV’s in the front row. There is wrought iron fencing around the property. He is putting up a low sign – 5 or 6 feet tall, and has a little bit of concern that it won’t be very visible due to the wrought iron fencing. He would like a waiver for the D special area regulations since he is not changing access to the site or affecting eucalyptus trees along Main Street.

Mr. Cooper said the project went to the Design Review Board, but he wasn’t there and he hasn’t seen the minutes to know the action taken.

MOTION: TO APPROVE THE EXEMPTION FROM THE “D” SPECIAL AREA REGULATIONS.

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

7-B: Consideration and discussion of the property at 928 D Street, where a single family residence is currently. Property is in the Form Based Code Area, and owners would like to put a 3 unit townhome.

Rob Franklin had presented the project briefly at the October 4, 2018, meeting as a non-agenda item, and requested to be on the November 1 agenda.

Ms. Mansolf did some research with the County, and was told the property is designated General Commercial in the General Plan, and there is no density on it currently. In discussing the property with Advance Planning staff, the property is in the Form Based Code Area, and the recent Form Based Code changes that were reviewed by the RCPG will be voted on by the Planning Commission, adding a density of 7.26 dwelling units per acre to the property. However, the property is 7,500 square feet, so only one residence would probably be allowed.

Mr. Franklin said he will try to attend the November 16 Planning Commission meeting and see if he get clarification on how the property could be developed.

7-C: Ramona Community Protection and Evacuation Plan – Discussion on concerns from members, Section E.

Mr. Cooper said the Transportation/Trails Subcommittee is still waiting for a response from the County before going any further with this issue. Mr. Lynch attended a meeting at the City of Poway where SANDAG presented traffic counts for the entire County including ADT's. Mr. Lynch asked what ADT's will be at build out. This item will stay on the Transportation/Trails Subcommittee agenda.

7-D. Discussion on Emergency Evacuation Route through the Grasslands (proposed but not adopted - not part of Ramona CPEP)

Mr. Cooper said Mr. Lynch brought maps in of the area under discussion, showing parcel ownership and a dirt road that could be used for evacuation. There is also the potential to put a route across County land and the RMWD land. The RMWD would have to be a partner in the future for this to happen. Air operations may be a hurdle. There is still the question of this route being viable for evacuation. It may be when the area is more built out. There was discussion on whether or not to keep the item on the agenda, and it was determined that there was a consensus to tie this into the emergency evacuation plan in the future. No further action to be taken at this time.

7-E. Community Trails Master Plan – Discussion of new homes encumbering trails by putting up homesites and fences along trails of this plan – an example is the trail between the Ramona Community Park and the border of US Forestry land

Mr. Cooper said the person requesting to have this item on the agenda did not come to the Transportation/Trails meeting, so the item will be on the next agenda.

7-F: On Highway 67, south of Archie Moore Rd, heading southbound, review of where the 2 lanes begin and the line configuration on the road

Mr. Cooper said no one was at the Transportation/Trails meeting to represent this issue, so the item will be pushed to next month.

7-G: Report from ad hoc committee on seeking Funding and Political Support to get Highway 67 moved up on the Regional Transportation Plan to before 2036—2050

Mr. Summers said everyone that is being contacted so far has agreed to support the request to move Highway 67 up on the priority list of the Regional Transportation Plan. Some of the groups he is seeking support from are the vinters, CAL FIRE, The Sheriff, the developer of Montecito Ranch and Cumming Ranch, the Chamber of Commerce of Ramona, Julian and Poway and the Bicycle Coalition. There was a meeting on Monday with Caltrans and SANDAG, and they gave advice as to future direction. The segment of 67 we are looking at is Ramona to Poway Road. The SANDAG Transportation Committee meets December 14, and he is planning to go to that meeting to present the topic.

7-H: 2018 Ramona PLDO Priority List Request

The Parks Subcommittee reviewed the PLDO Priority List at their meeting. No items were added and the list remains in the order it was in for 2018.

MOTION: THE RCPG SEND THE 2018-2019 RAMONA PLDO PRIORITY LIST TO THE COUNTY AND TO APPROVE THE LIST. THE RCPG DIRECT THE PARKS SUBCOMMITTEE TO PREPARE AN INFORMATIONAL LETTER TO BE PUBLISHED IN THE RAMONA SENTINEL REGARDING THE PLDO PROGRAM, INCLUDING A REQUEST FOR THE COMMUNITY TO BRING FORWARD NEW QUALIFIED PARKS AND RECREATION PROJECTS FOR 2019.

Upon motion made by Casey Lynch and seconded by Torry Brean the motion **passed 11-0-0-0-4**, with Scotty Ensign, Chris Holloway, David Ross and Paul Stykel absent.

7-I: Warnock Solar Project Landscaping Update

Mr. Noyas said no progress has been made.

Ms. Mansolf said she called Supervisor Jacob's office and followed up with someone, who was going to follow up at that end, but has heard nothing back.

ITEM 8: GROUP BUSINESS (Possible Action)

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

There were no minutes, and Mr. Cooper had not been able to attend the meeting

8-B: Discussion Items (Possible Action)

8-B-1: Concerns from Members – *None brought forward*

8-B-2: Future Agenda Item Requests

Mr. Fadu would like to present his service station facility proposal at Wynola and Main as an informational item at the next meeting. The D Street Mixed Use project was sent to the RCPG by the County and will be on the agenda for action.

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

8-B-4: Old Business

Mr. Cooper brought up the Trails Plan for the Backcountry and bike trails. He noted there are no bike lanes on Main Street.

8-C: Meeting Updates

8-C-1: Board of Supervisors, Planning Commission and TAC Meetings – *Information already presented during the meeting – Ramona not on TAC agenda*

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 12-6-18 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.

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information: You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.