

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held December 6, 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 Meyers	Elio Noyas
	Dan Scherer	Paul Stykel	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 11-1-18**

**MOTION: TO APPROVE THE MINUTES OF THE MEETING NOVEMBER 1, 2018, AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Robin Maxson, the motion **passed 12-0-1-0-2**, with Scotty Ensign abstaining and Chris Holloway and David Ross absent.

**ITEM 4: Announcements and Correspondence Received**

Ms. Mansolf announced the first meeting of 2019 would be January 10, following the first Board of Supervisors' meeting of 2019 (January 8) where the 2018 election would be certified. The Library is not available on January 10, so the RCPG meeting will be at the Ramona Community Center on 434 Aqua Lane.

The Form Based Code item did not yet go to the Planning Commission, and will be at the last Design Review Board/Ramona Village Design Committee meeting of the year (December 20), and the first RCPG meeting of the year.

The County Vegetation Management Division will be removing some trees in the Ramona area: a large oak tree at 24625 Pappas Road needs to be removed as it is damaging the concrete curb – this road will be receiving significant asphalt repairs in the near future; a pine tree at 23647 Atex Court needs to be removed as the roots are causing extensive damage to the road; a number of dead eucalyptus trees will be removed on 9th Street at I Street.

**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: John Degenfelder, Ramona Resident

Mr. Degenfelder gave an update on the progress of the Santa Maria Creek Greenway project. He said that there was a meeting of the Santa Maria Creek Greenway project recently and Supervisor Jacob was in attendance. They are planning to finish the project in about 2 years. There are eighty-five property owners along the Creek who are involved with the project. County Parks has 2 people working on the project, which was started 18 years ago. Mr. Degenfelder will update the RCPG as progress continues to be made.

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

**MOTION: TO COMBINE ITEMS 7-A AND 7-I, AND TO MOVE ITEM A TO ITEM I.**

Upon motion made by Tory Brean and seconded by Scoty Ensign, the motion **passed 13-0-0-2**, with Chris Holloway and David Ross absent.

**ITEM 7: Recognition of Outgoing RCPG Members**

The Chair recognized outgoing RCPG members Scotty Ensign, Frank Lucio, Elio Noyas and David Ross with a letter of appreciation for their service to the community and a certificate of recognition. Mr. Ross was not in attendance to receive his letter and certificate. Mr. Ensign served on the RCPG for 8 years, Mr. Lucio served on the RCPG for 4 years, and Mr. Noyas served on the RCPG for 4 years. The Chair commended the RCPG members for their volunteer efforts, and the time and energy everyone puts into making the RCPG a working entity. Torry Brean, RCPG Vice Chair, presented RCPG Chair, Dan Scherer, with a letter of appreciation for his service and a certificate of recognition, and also recognized him for his good work as RCPG Chair. Mr. Scherer served on the RCPG for 4 years.

**ITEM 8: ACTION ITEMS :**

**8-A: A Representative of Caltrans, Marcelo Peinado, District Division Chief, Traffic Operations, will provide updates on upcoming SR-67 projects (*Moved to Item 8-I – taken out of order*)**

**8-B: Lt. Ken Jones, assigned to command the Ramona Sheriff's Substation, will introduce himself and talk about issues of crime facing Ramona.**

Lt. Jones just completed his first month in Ramona, being in charge of the Ramona Sheriff's Substation. He lives in Ramona and is raising his family here. The Ramona Substation is at the top of the list, County wide, for a new substation. It is anticipated the groundbreaking for the project will be in 2 years. It will likely be in the same location. A privately owned lot across from the substation on 16<sup>th</sup> Street is also under consideration and may be purchased for the substation. A third location, a lot owned by the Sheriff's Department, next to the current substation, is under consideration for the substation, but there may be fairy shrimp on the site. The Health and Human Services Agency is operating out of the old Superior Court building while their building is being renovated.. The old Sheriff's Substation was built in 1977 or so.

Mr. Brean asked about crime free programs for multi-housing?

Lt. Jones said this would be handled by a Crime Prevention Specialist. The position is currently vacant, and a new person starts soon.

Mr. Lynch says the City of Poway recognizes officers every month. He attended a Poway City Council meeting where officers were recognized. He feels it is important to recognize the officers for all of the good work they do.

Lt. Jones said the VFW recognizes 1 Sheriff's deputy and 1 fire department employee each year. The Chamber of Commerce also recognizes outstanding officers once a year in February.

Ms. Maxson asked what Lt. Jones' philosophy was to mitigate crime?

Lt. Jones said he is pro-arrest. If someone breaks the law, they go to jail. He said educating people is important. People need to keep their cars locked. Criminals check door handles to see if cars/vehicles are open. It is important not to leave valuables in cars. People who need money may commit crimes, if they see an opportunity. Drugs are here, and people sometimes get drunk/drugged and beat each other up. Crimes that occur are mostly crimes of opportunity. He is pro-arrest and won't tolerate crime.

Mr. Summers asked how many officers are on duty at any time?

Lt. Jones said there are 16 uniformed deputies. There are 4 operational vacancies. There are 4 deputies on duty at any time and one sergeant. They work 12 hour shifts. Lt. Jones said the Sheriff's Substation has an outstanding relationship with the CHP, who handles traffic issues.

Mr. Cooper asked about sex offenders?

Lt. Jones said that sex offenders are required to register and people can look on the internet to see if there are sex offenders living in their areas.

Lt. Jones has an open door policy and welcomes input from the community.

**8-C: Informational Item: Applicant proposes to construct new service station Facility at Main St. and Wynola. New food mart structure to be approximately 2,800 sf and include retail and food services with drive-through. Fuel facility to include (4) multi-grade dispensers with a 4-column steel canopy approximately 35 feet by 50 feet size. On-site improvements to include new trash enclosure, landscaping and parking areas. Off-site improvements to include new driveways, sidewalk, curb and gutter and landscaping**

Bob Faudoa of Gary Engineering made the presentation. He would like to get the RCPG input on his proposal to put a service station at Main Street and Wynola. The property is zoned General Commercial, RMV4. The proposal is for a new gas station and a convenience store with a drive through. It will have 4 pumps and 2 underground storage containers. He submitted the project to the County on September 19, 2018, for preliminary review, and he plans to follow the checklist the County provided him with.

He has 40 years of constructing service stations in the County. It takes 4 years to get a project through the County. He is working on a project in Spring Valley and it is in its sixth year. He has prepared the project with 2 options. One has the project fronting on Main, and the other has the project flipped.

He is familiar with the Design Review Guidelines, which are very clear. He knows he is restricted on what he can do on the site. He would like to have a drive-through window where people pay first.

Mr. Lucio asked for clarification for the project. Will people pay at the drive-through window and then get in line to get gas? He thinks not having a walkway may be an inconvenience. A drive-through window may be a problem for customers if they buy their gas first and then get in line to pay, or pay first. People won't have a walkway for the drive-through, so they will have to go inside the store.

Mr. Faudoa said the project is only conceptual now and may not include a drive-through.

Mr. Lynch recommended the project go to the Design Review Board, then to the RCPG CUDA and Transportation and Trails subcommittees and then come back to the RCPG.

Mr. Ensign said the project looks like it is linked to the car wash that is on the next lot. The Design Review Board has been working with the car wash owners for code compliance.

Mr. Faudoa said they are working to get rid of code violations for the car wash. The lot the car wash is on is separate from the lot the gas station will be on.

Mr. Cooper said the project will have to comply with the Form Based Code and he thinks it should go to the Design Review Board for preliminary review.

**8-D: STP 18-037, D Street Mixed Use Project, 327 D Street and XXX D Street, Proposal to construct 2 mixed use structures on 2 separate lots. Current Land Use Designation is Office Professional with a Use Regulation of RMV4. Woodcrest REV – To be on 1-10-19 RCPG Agenda**

**8-E: Informational Item: MUP 18-005. Update on AT&T Proposal for 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. Consideration of site and design alternatives.**

Jim Kennedy is the new proponent for the Washington Street cell site, which was denied by the RCPG May 3, 2018. He gave an update of the research done since the May RCPG meeting on consideration of additional sites and designs that may be used to provide the coverage desired, etc.

The site needs to be kept in the original location to provide adequate coverage – there is a connectivity issue. For project design, a 35 foot faux eucalyptus tree is what is on the current application, which has not been resubmitted. Some design alternatives could include the faux tree proposed on the property; a cluster of 3 faux cypress trees could also be used; and a faux water tank is another consideration.

If there are changes, the project will be finalized and resubmitted to the County.

Speaker: James Harlan, Ramona Resident

Mr. Harlan has concerns with health issues. The design issue is cosmetic and is a side issue. He feels property values will be affected if the facility is built on the proposed site. He asked where

the community benefit was? There haven't been internet issues in this area. People have AT&T and it works just fine. Other areas would benefit from this project. If the facility is installed where it is currently proposed – there will be people living under it. They are concerned with health issues. Where is the justification?

Mr. Summers said that health considerations cannot be considered when talking about where to place a cell site.

Speaker: Gilbert Rousset, Ramona Resident

Mr. Rousset is concerned with health impacts to residents from the cell site. Cigarettes have warnings on them. There is nothing posted on the cell site to say it is dangerous, but there have been studies that prove the facilities can be harmful to people.

Speaker: Lynda Spivey, Ramona Resident

Ms. Spivey asked why the cell site needed to be in the proposed neighborhood? She cited census tracts and census blocks, and felt it could go in the Black Canyon area, where there is a lack of coverage and possibly provide the desired coverage. There is also less density and more open space in that area. She will have to spend a lot of money to protect her house from the EMF radiation. There is information available – studies done – that show EMF radiation impacts people.

Mr. Lucio gave the East Subcommittee report. There is no issue with current coverage for the internet in the area. As Ms. Spivey had mentioned, with census tracts and census blocks, the cell site could go in the Black Canyon area.

Mr. Summers said there is financial benefit to the property owner who has the cell site on their property.

Mr. Kennedy said this occurs through a base agreement.

Mr. Ensign said he wouldn't want one in his neighborhood.

Mr. Cooper felt the notification of neighbors was inadequate. The notices went out over Easter.

Mr. Kennedy said the County said to look at other alternatives. The landfill concept and the Black Canyon concept won't work to meet the desired coverage. They want a site that's going to perform. Carriers have limited site development funds. Mr. Kennedy is there because of carrier coverage.

Mr. Lynch brought up micro cell technology. The current project is a huge footprint for 1 tower. A micro area would be better where the antenna could be rotated depending on usage.

Mr. Brean said he felt the neighbors present had received bad information on the radiation put off by a cell site. Cell sites are the way of the future and there is no stopping them. The radiowaves do not cause cancer. The government has studied this. If it wasn't safe, they would not allow it. We are here to look at aesthetics.

Ms. Myers said that she feels we are missing a big point. Many neighbors will be impacted, and one neighbor will get a benefit. The carrier is making money. Smaller towers in other areas may solve the problem.

**8-F: Discussion of the extension of B Street to 14<sup>th</sup> Street. Currently B Street ends at 12<sup>th</sup> Street.**

Mischa Dobrotin presented the item. B Street could really help circulation on the north side of town if it went through to Montecito. Extending B Street would give people an alternate route to reach Albertson's and shops off of 78. It would help out with traffic when there are special events in Ramona by offering an alternate route. A Street can't be used, because it has a big wash on it.

Mr. Cooper gave the Transportation/Trails Subcommittee report. Plans are moving forward for the development of the Ramona Intergenerational Community Center (RICC) north behind the library. The extension of B Street would run through the middle of the RICC. Mr. Dobrotin had wanted to bring up A Street going through at the subcommittee meeting, but this was not agendaized, so discussion at the meeting was limited to B Street. The subcommittee made a motion to not approve B Street going through. Mr. Cooper asked Mr. Dobrotin if he wanted to have A Street on a future agenda?

Mr. Dobrotin said his intent is to get a road to 14<sup>th</sup> Street. 14<sup>th</sup> Street would have to be extended to A, should this item be considered.

Ms. Maxson said perhaps this project would be good for the County to study or for the RCPG to request this item to be on a future CIP list.

Mr. Cooper asked that review of east/west circulation north of Main between Highway 78 and Montecito Road be on the next Transportation/Trails Subcommittee meeting agenda.

**8-G: Ramona Community Protection and Evacuation Plan (CPEP)  
Discussion on concerns from members, Section E.**

Jim Cooper said the County hasn't responded yet to the letter that the RCPG sent requesting any reports that had been done for evacuation of Ramona.

**8-H: 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**

Don Wendt of the Ramona Trails Association presented the item. The Community Trails Master Plan identifies trail alignments over properties. When these properties are getting developed, the people developing the properties are ignoring the trail alignments requirements. Fences are being placed over potential trails. It doesn't appear that the County, when reviewing the plans through the development process, is aware of the trail alignments because they are approving plans to interfere with the trails proposed on the Community Trails Master Plan.

The pathway along Archie Moore has been paved over in some spots. He would like to see a letter sent to the County on this issue. He thinks PDS is ignoring the Community Trails Master Plan.

He would like to work through the Community Planning Group to PDS on this issue and not contact Supervisor Jacob unless necessary. Someone he knows who worked on this development detail at PDS has left the department, and he doesn't know who is covering trails review.

The property at 102 Penn Street has been identified as not meeting the guidelines for a trail/pathway. The Ramona Trails Association received a SDG&E grant after the 2007 Witch Fire to identify the trail/pathway known as the Park to Forest Trail. Surveying and installing fencing was part of the grant project. The Park to Forest Trail goes from the Ramona Community Park on to Penn St, and ultimately reaches the Cleveland National Forest land along Black Canyon Rd.

Mr. Cooper said he felt we should first take the action to the County then go to Supervisor Jacob if the County is unresponsive. The Transportation/Trails Subcommittee had prepared a letter to send to the County.

Mr. Lynch made a couple of corrections that added that building permits and other types of permits being issued are not being reviewed for trails.

Mr. Brean asked if specific properties would be identified?

Mr. Cooper said they want the issue addressed and not specific properties.

Mr. Stykel felt the third paragraph of the letter presented was accusatory and blaming the County for this oversight. We don't know if that is the case.

Mr. Lynch's changes would be incorporated into the letter.

**MOTION: TO PRESENT THE COUNTY TRAILS MASTER PLAN LETTER TO THE COUNTY.**

Upon motion made by Jim Cooper and seconded by Robin Maxson, the motion **passed 13-0-0-0-2**, with Chris Holloway and David Ross absent.

**8-A: A Representative of Caltrans, Marcelo Peinado, District Division Chief, Traffic Operations, will provide updates on upcoming SR-67 projects (*Taken out of order*)**

Marcelo Peinado, representing Caltrans presented projects to be done in Ramona in the near future. These projects are in the State Highway Operation and Protection Program (SHOPP) and Minor Program. A summary of the work to be done follows:

Project 1 (SHOPP)

Roadway preservation project on SR-67 from 0.2 mile north of San Diego River Bridge to State Route 78 Junction.

***Scope***

Pavement rehabilitation – remove and replace the existing asphalt concrete structural section layer with Stress Absorbing Membrane Interlayer (SAMI) + 0.20-foot of Rubberized Hot Mix Asphalt + 0.03-foot Asphalt Rubber Binder Chip Seal. The project will also slip line drainage culverts in fair or poor condition, construct and/or upgrade ADA curb ramps and pedestrian refuges, upgrade guard rail and end treatments, and install enhanced visibility crosswalks. Current performance targets (planning stage) include 50

lane miles of pavement, 12 culverts (slip lining), 105 ADA curb ramps & refuge areas, upgrade approximately 18,000-feet of guard rail & end treatments, and 16 enhanced visibility cross walks at five intersections.

***Schedule***

Project approval and environmental document are scheduled to be completed December 2019, complete design June 2021, begin construction winter 2021, and open to traffic fall 2022.

***Cost***

Escalated construction cost is \$27 million.

**Project 2 (SHOPP)**

Project to upgrade or repair various highway assets on State Route 67 from 0.2 Miles North of Riverford Road to Ellie Lane.

***Scope***

To be finalized January/February 2019. Work primarily is to address several thousand feet of culverts in poor condition. Also included are sign panel replacements, ADA repair/upgrade curb ramps, miscellaneous paving (pull-outs), enhanced crosswalk visibility, and installation of LED lighting.

***Schedule***

Project approval and environmental document are scheduled to be completed July 2022, complete design December 2023, begin construction summer 2024, and open to traffic fall 2025.

***Cost***

Escalated construction cost is approximately \$11 million.

**Project 3 (Minor Program)**

Rock scaling project on SR-67 from Cloudy Moon Drive to Rockhouse Road.

Geotechnical assessment/investigation is scheduled from 9:00 AM to 3:00 PM on Wednesday, December 12, 2018. There will be 3 to 4 climbers on the slopes conducting the investigation.

During this time one-way traffic control will be utilized with approximately 5-10 minute hold times. All traffic will be on the NB #2 lane (see exhibit below).

Project scope will be developed following the geotechnical investigation.

Mr. Peinado will be taking on a new role at Caltrans, District Division Chief, Maintenance Engineering/Asset Management. He introduced Gerard Chadergian of Caltrans, who will be taking his previous position as District Division Chief of Traffic Operations.

Mr. Ensign asked about the digital signs along SR-67?

Mr. Chadergian said they need a new pole for power and power to the digital signs. SDG&E had a problem with the pole. Power and connectivity are both an issue.

**8-I: 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. Brean said after Archie Moore, when heading south on SR-67, the center dots were removed, but they look like they are still there. They make it unclear how many lanes are there. He would like to see a configuration where there would still be a nice shoulder space for hikers to park, but that the road reconfiguration be such that it not narrow to one lane and then expand back to two lanes.

Mr. Peinado said that they would look into this issue for the RCPG.

**MOTION: CALTRANS TO REVIEW THE REMOVED DOTTED LINE TO PROVIDE CLARITY TO DRIVERS SOUTH OF ARCHIE MOORE ROAD (ON SR-67).**

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 13-0-0-2**, with Chris Holloway and David Ross absent.

**8-J: 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 the ad hoc committee met with the Mayor of San Marcos, Supervisor Elect Jim Desmond, who is the chair of the SANDAG Transportation Committee, on December 12, 2018. He attended the SANDAG Transportation Committee meeting on December 14, 2018, and spoke on the Highway 67 issue for 3 minutes on a non-agenda item. Mr. Summers has created another letter identical to the political supports letter, but this one will be signed by community supports. This would include CAL FIRE, the Real Estate Association, Barona, the Ramona and Julian Chambers of Commerce, the Bicycle Coalition, the Vinters Association and others. Mayor Vaus is not the Chairman of SANDAG. When talking to Marcelo Peinado, it was suggested that the improvements to Highway 67 be broken down into phases from Highland Valley/Dye Road to Poway Road. The volume of Highway 67 to Ramona is about 20,000 ADT's. Parts of the highway will be very expensive to improve.

**8-K: Warnock Solar Project Landscaping Update**

There was no update. The RCPG Chair had not contacted Supervisor Jacob's office to follow up on setting up a meeting with Supervisor Jacob (if available) and her staff.

**ITEM 9: GROUP BUSINESS (Possible Action)**

**9-A: Announcement of the Vacancy of 2 RCPG Seats, Left Vacant in the 2018 Election, Effective 1-7-19. The RCPG Will Take a Vote to Recommend Replacements for the 2 Seats on 1-10-19. Prior to Voting, the RCPG will Hear from Parties Interested in Filling. The RCPG Will Take Applications from Parties Interested in Filling the Seats until the meeting 1-10-19.**

Ms. Mansolf said parties interested in submitting applications for the 2 vacant seats on the RCPG can speak to the RCPG at the next meeting, January 10, 2019. The meeting will be at the Community Center instead of at the library.

**9-B: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed**

Mr. Ensign gave the Design Review Report. The Form Based Code has been minimal on landscaping, but now there will be a new Form Based Code landscape code. Something will be

drafted up for each “V” area. It has been 5 years since there was an update. The Design Review Board looked at the signs for the marijuana facility on Pine Street at their last meeting. They will be calling it “Releaf.”

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

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

Mr. Cooper passed out a summation of the Paradise Fire that discussed the failed evacuation of the area, and said that this type of tragedy could apply to Ramona in future fires.

The topic of absences came up with respect to Mr. Holloway missing many consecutive meetings due to being on military duty out of state.

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

Mr. Cooper asked that the TAC (meeting December 14, 2018) item for the speed limit for Magnolia/Black Canyon be on the next agenda.

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

**9-C-4: Old Business**

**9-D: Meeting Updates**

**9-D-1: Board of Supervisors, Planning Commission and TAC Meetings**

The Traffic Advisory Committee will be meeting December 14, 2018, and the speed limit for Magnolia/Black Canyon will be on the agenda. Mr. Cooper will be attending.

**9-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 1-10-19, at 7 pm, at  
the Community Center, 434 Aqua Lane (*Library not available*)**

**ITEM 10: ADJOURNMENT**

Respectfully submitted,

Kristi Mansolf  
Secretary

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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