MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held February 7, 2019, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Lynch, Chair)

In Attendance: Torry Brean Jim Cooper Scotty Ensign
Lawrence Graham Lynn Hopewell Casey Lynch
Kristi Mansolf Robin Joy Maxson Donna Myers
Paul Stykel Dan Summers Richard Tomlinson
Kevin Wallace

Absent: Chris Holloway

Casey Lynch, 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: SEATING OF NEWLY ELECTED/APPOINTED RCPG MEMBER, SCOTTY ENSIGN

The Chair welcomed and swore-in newly appointed RCPG member Scotty Ensign.

ITEM 4: APPROVAL OF THE MINUTES FOR THE MEETING OF 1-10-19

MOTION: TO APPROVE THE MINUTES OF THE JANUARY 10, 2019, RCPG MEETING AS PRESENTED.

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion passed 12-0-1-0-1, with Scotty Ensign abstaining, Chris Holloway absent and 1 seat vacant.

ITEM 5: Announcements and Correspondence Received

Ms. Mansolf announced Supervisor Jacob’s Coffee with Constituents would be February 22, 2019, 9:30 to 11:30 at the Ramona Town Hall. The RCPG received a report from County Parks on the Wellfield Park Bid Package. This item will probably be discussed at the next RCPG Parks Subcommittee and subsequent RCPG meeting. AB 626 establishes a microenterprise home kitchen operation as a new category of retail food facility. Cities and Counties can opt in to authorize the program, which allows for use of home kitchens for cooking and serving up to 30 meals a day or 60 meals a week at their primary residence. The Board of Supervisors will review options for microenterprise home kitchens in the near future. The County will present this topic to Planning and Sponsor Groups upon request. The Quarterly Chair meeting for Planning and Sponsor Group Chairs will be February 9, 2019, and a presentation on microenterprise home kitchens will be given there.
ITEM 6: 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 7: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO MOVE APPOINTMENT OF SUBCOMMITTEE CHAIRS (ITEM 9-A) DOWN ON THE AGENDA TO AFTER ITEM 9-D.

Upon motion made by Donna Myers and seconded by Kevin Wallace, the motion passed 12-0-1-0-1, with Jim Cooper abstaining, Chris Holloway absent and 1 seat vacant.

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

Upon motion made by Robin Joy Maxson and seconded by Scotty Ensign, the motion passed 13-0-0-0-1, with Chris Holloway absent and 1 seat vacant.

It was discovered there was a speaker from the public on non-agenda items.

Speaker: Yvonne Slater-Grigas, Ramona Resident

Ms. Slater-Grigas said she is with the Centre for Electro Smog Prevention. On February 27, 2019, the Board of Supervisors will be voting on expediting the processing of cell sites. The wavelengths from cell sites can tear human DNA apart. There will be about 20,000 new cell sites in the next 5 years.

Mr. Lynch said the FCC wants expedited processing of permits for cell sites. Currently it is 60 to 90 days. The County’s hands are tied.

ITEM 8: ACTION ITEMS:

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

Mr. Cooper said no official response has been received yet from the County on this issue, and he wants to keep the item on the agenda until an official response is received. The item was tabled at the subcommittee meeting.

8-B: Review of Ramona Resurfacing List 2018-2019. Roads resurfacing comparison between the County recent list and the proposed list from the RCPG last year

Mr. Cooper gave the Transportation/Trails subcommittee report on the roads resurfacing comparison between the County recent list and the proposed list from the RCPG last year. The list was divided into three categories: Thirteen were high priority, 7 were medium priority, and 10 were of low priority totaling 30 roads desiring resurfacing actions by the County for 2019.

The County list for action in 2019 listed 22 roads for resurfacing action in 2019. Of these, 4 were approved from the RCPG high priority list, 1 was approved from the medium priority list, and 10 were approved from the low priority list.
Thus 17 of the RCPG’s 30 identified roads list were approved by the County for road resurfacing in 2019. Note that some roads geographic clustering exists as it lowers construction costs when the County can complete a number of road projects near each other while the construction equipment is localized.

Mr. Stykel asked why are we reviewing the list?

Mr. Cooper said we can see what the County has done. It gives us an opportunity to look at the list and start thinking about the 2020 list. We will be better prepared when the County asks for priorities in the future.

8-C: Presentation by the Highway 67 Ad Hoc Committee of the RCPG, to get Highway 67 moved up on the Regional Transportation Plan to before 2036-2050, as is currently proposed.

Mr. Summers gave the Highway 67 Ad Hoc Committee report. The committee has done a tremendous amount of work. They have obtained political support for Highway 67 road improvements. Next Friday, February 15, the item is on the SANDAG Transportation Committee agenda. He will be given 10 minutes to speak and make a presentation. Monday, February 11, they will be meeting with Supervisor Jacob, and he is going to ask her to attend the meeting and speak. Numbers are important, so he is inviting all the RCPG members to be at the SANDAG meeting. He has done his presentation before the Transportation/Trails Subcommittee, received feedback and incorporated that feedback into the current presentation. In 1988 Caltrans proposed to expand Highway 67, and in 2007 SANDAG proposed to expand it. The goal is to have the road improvements for Highway 67 moved up on the list. In 2003 and 2007 Ramona was devastated by fires and our roads failed. All Ramona was channeled to Highway 67 in 2007 when the whole town was evacuated. People were stuck on Highway 67 for hours. Fortunately, the canyon above Dos Picos Park that leads up to Highway 67 did not burn. Recently there was the Paradise fire up north, and their evacuation route failed. In the powerpoint presentation, Mr. Summers included the above points and also information on the curve between Cloudy Moon Drive and Rockhouse Road where he has documented 58 collisions, 9 of which were head-on, with 52 medical transports including 20 major traumas requiring air transports and 12 fatalities.

County-wide the philosophy is to spend the money where it will do the most good for the most people. Now there is a push to move people to transit. However, in Ramona there is no transit. Highway 67 is a risk to the community. The articles he has collected provide a timeline and a life span. There is a link to the articles in his powerpoint presentation.

In discussing the powerpoint presentation with SANDAG, they asked for a copy of the powerpoint presentation prior to the February 15 meeting.

Mr. Stykel called a point of order for Mr. Summers giving the presentation to SANDAG before it was presented to the RCPG.

The Chair said that possibly we should have voted first. Maybe the presentation could be retracted from SANDAG?

Mr. Summers said SANDAG requested it.

The Chair suggested that if a presentation is going to be made to another body/group, it should come to the RCPG first in the future.
Mr. Stykel said he didn’t like SANDAG seeing the presentation before the RCPG.

Ms. Hopewell commended Mr. Summers and the committee on putting the presentation together.

Mr. Stykel doesn’t like the history in the powerpoint. Problems have been mitigated by the work done on the roadway. In the last 30 years, road improvements have been made to Highway 67. There is no new data in the powerpoint reflecting current conditions with the improvements. Information on fatalities/accidents with the channelizers is not current. Between 1987 and 2017 there were 58 collisions. There have been improvements to the roadway but no new statistics, so it is history without new information. He doesn’t agree with all of the news articles. He wants the presentation to be more concise. He thinks there is some good information there, but doesn’t know if it can all be confirmed. Mr. Stykel noted that Dan Scherer’s name is included in the presentation but he is no longer on the board.

Mr. Brean said he feels that the articles show the will of the people.

Ms. Maxson said the powerpoint is a tool. It gives the audience something to refer to and is meant to supplement Mr. Summer’s delivery. There are statistics included from Caltrans, SANDAG and the Ramona Sentinel. We are going to the people who have the ability to improve our lifestyle. The information is tailored to a specific audience.

Mr. Graham feels the powerpoint presentation is well done and informative. As the project goal is to move Highway 67 up on the plan, would it be possible to ask for a span of years that these improvements would occur in? There were some phases discussed in the presentation.

Ms. Myers has attended SANDAG meetings and doesn’t remember Ramona getting attention from SANDAG. She thinks the presentation is good.

Mr. Wallace said he came to the table late on this issue. He feels safety improvements are needed. He would like to convey to SANDAG that Ramona should not grow more until there are more safety improvements.

Ms. Mansolf said the RMWD area of 75 square miles is referenced in the presentation, but the Ramona Community Planning Area is greater than 75 miles and not everyone lives in the Ramona Water District. The Sheriff’s service area for Ramona is 130 square miles. A lot of the various boundaries for Ramona vary. She thought on the page near the end where the ad hoc committee is named, the Ramona Community Planning Group should be at the top of the slide.

Mr. Ensign said the presentation was great. He agrees with Mr. Stykel on the amount of grimness.

Mr. Stykel asked if Poway and Lakeside have been notified about the RCPG moving forward with this issue?

The Chair said the letter has been signed by many entities.

Mr. Summers said the City of Poway wrote their own letter in support of this issue.

The Chair said this work has been 100 percent volunteerism. He felt the presentation was better than the one given at the Transportation/Trails Subcommittee meeting. He felt the 3 points that are being made in the presentation should be brought up sooner in the presentation. Now they are
brought up one-half way through the presentation. We have a bottleneck in and out of town. There is a housing crisis. Ramona is a great place to live. He thinks the presentation is great.

Mr. Summers said he will respond to the feedback. He understands all comments. He will send out the powerpoint presentation to the RCPG members with the changes.

**MOTION: TO HAVE THE HIGHWAY 67 AD HOC COMMITTEE PRESENTATION PRESENTED TO SANDAG ON FEBRUARY 15, 2019, APPROVAL SUBJECT TO ADDITION OF COMMENTS MADE AT THE FEBRUARY 7, 2019, RCPG MEETING.**

Upon motion made by Richard Tomlinson and seconded by Jim Cooper, the motion passed 12-0-0-1-1, with Kristi Mansolf stepping down, Chris Holloway absent and 1 seat vacant.

8-D: 1-25-19 TAC Meeting Report from Jim Cooper on speed limit on Magnolia/Black Canyon item

Mr. Cooper said he attended the TAC meeting, and a speed limit of 50 mph on Magnolia, Highway 78 to Pile Street was set, with no objections. He had visited the USFS office on Black Canyon Road. There is a 35 mph curve by the office. He talked to residents in the area. There is limited line of site and driveways. He recommended a speed limit of 40 mph. Based on 2 readings of Magnolia, past Pile, the speed limit was reduced to 45 mph.

8-E: Warnock Solar Project Landscaping Update

Mr. Ensign said he would like to chair the South Subcommittee meeting prior to the next RCPG meeting. The Warnock solar project landscaping is still a concern, and now the Creelman solar project landscaping (SDG&E) is also a concern.

The Chair made the determination to table the Warnock solar project landscaping for one more month until March 7.

8-F: Planning Commission Meeting 1-25-19 Report: Parking, Mixed Use Minimum Commercial and Side Street Density, Hagey Property and Form Based Code Updates

The Chair gave the report from the Planning Commission meeting. Parking, side street density and the Hagey property were discussed. The 2 remaining parcels of the Hagey property were included into the Form Based Code Boundary. Two commissioners wanted more area to build commercial, and they felt the original 2 parcels were not going to be enough. The Planning Commission agreed on the 2 space parking requirement. The 50 percent minimum commercial designation on Main Street was included in the approval. The 25 percent density on side streets was not approved. The Ramona Village Form Based Code will be updated every 2 years.

Speaker: Sally Westbrook, Ramona Resident

Ms. Westbrook did not wish to speak but wanted to register her support for the addition of 2 more parcels of the Hagey property to be included into the Ramona Village Form Based Code boundary.

Speaker: Lisa “Chris” Anderson, Ramona Resident
Ms. Anderson did not wish to speak but wanted to show her support of the Planning Commission recommendation on January 25, 2019, to include the 2 additional parcels of the Hagey property into the Ramona Village Form Based Code boundary.

Speaker: Maya Phillips, Ramona Resident

Ms. Phillips did not wish to speak but wanted to show her support of the Hagey property project to move forward and be implemented as soon as possible as a wonderful addition to Ramona.

Speaker: Gloria Troidl, Ramona Resident

Ms. Troidl did not wish to speak but wanted to support the Planning Commission recommendation to include 2 more parcels into the Ramona Village Form Based Code.

Speaker: Kimberly Warnock, Ramona Resident

Ms. Warnock did not wish to speak but wanted to show her support of the Planning Commission vote to include 2 additional parcels to the Hagey Elliott Pond project.

Speaker: Marina Griffin, Ramona Resident

Ms. Griffin did not wish to speak but to show support for the Hagey project.

Speaker: Carol Fowler, Ramona Resident

Ms. Fowler did not wish to speak but wanted to register her position of support for the Planning Commission vote to include the 2 additional parcels to Elliott Pond – Hagey project.

Speaker: Nicholas Deseno, Ramona Resident

Mr. Deseno wanted to show support for the Planning Commission recommendation for the Hagey property to include 2 additional parcels into the Ramona Village Form Based Code boundary. He said it took 18 years to get the project going, but it will be beautiful.

Ms. Myers said she attended a Planning Commission meeting years ago when the property being added to the Form Based Code Boundary was denied. Then it was brought back. The County made a promise not to make a decision til neighboring residents were notified and people responded. Residents didn’t want commercial encroaching into the residential area. Mixed use and commercial are being added to a neighborhood. The Hagey property was not on the last RCPG agenda. She heard the Planning Commission did not allow rebuttals. We may want to let the County know we are unhappy about the decision.

The Chair said they were looking for consensus. The Planning Commission closed public comment. The Planning Commission chair warned a member of the public who was speaking out of turn, so we lost our voice. We are an advisory board and can be overruled. The Commissioners said commercial property can’t be built so small. Notices didn’t go out this time. We can submit a protest to the Board of Supervisors for the February 27, 2019, meeting.

Mr. Stykel said he is surprised the Planning Commission added the 2 additional parcels into the Form Based Code Boundary. He applauds them for doing it. The original 2 parcels alone would have been too small.
Mr. Ensign said previously residents were notified and had an opportunity to speak. As a group, we stood by only 2 parcels being added into the Form Based Code Boundary. Staff supported us. The Form Based Code area will thicken but not expand downtown.

Mr. Summers applauded Ms. Myers. We are elected to represent the community. He feels the item should be looked at again by us since the addition of the 2 parcels is a big change. We need to stand up for us.

Mr. Cooper came to the Planning Commission meeting after the TAC meeting, and felt the RCPG was well represented before the vote. We can go to the Board of Supervisors as individuals and send a letter to the Board reiterating the RCPG position on the addition of the 2 additional parcels into the Form Based Code Boundary, rather than appeal the vote on the project. We can create a letter to the Board of Supervisors and try to persuade them.

The Chair said we don’t have time to send a letter. That can take awhile. We can represent our position at the meeting. We had several meetings on this topic.

Ms. Fowler wished to speak and put in a speaker slip.

**MOTION: TO REOPEN THE PUBLIC COMMENT PERIOD.**

Upon motion made by Jim Cooper and seconded by Robin Joy Maxson, the motion **passed 13-0-0-0-1**, with Chris Holloway absent and 1 seat vacant.

Speaker: Carol Fowler, Ramona Resident

Ms. Fowler said the Hagey project has been worked on for more than 10 years. Some larger parcels along Main Street are impacted by vernal pools and can’t be built upon. This is the last large parcel contiguous to Main Street. By the time the acreage for the pond is taken off and the property is connected to 16th Street, there will be less acreage left for commercial development.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke reminded everyone that Mr. Hagey had concurred with what was originally proposed for the property. The Planning Commission added more property arbitrarily.

**MOTION: THE RCPG FILE AN APPEAL TO THE BOARD OF SUPERVISORS OF THE ADDITION OF THE 2 PARCELS OF THE HAGEY PROPERTY ADDED TO THE FORM BASED CODE BOUNDARY.**

Upon motion made by Donna Myers and seconded by Kevin Wallace, the motion **passed 10-2-1-0-1**, with Scotty Ensign and Paul Stykel voting no, Lawrence Graham abstaining, Chris Holloway absent and 1 seat vacant.

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

9-A: Appointment of Subcommittee Chairs for 2019 – **Moved to under Item 9-D**

9-B: Mandatory Annual Planning Group Member Training, In Person Training; Biennial Ethics Training; and Form 700 -- **Reminder**
RCPG Minutes 2-7-19

9- C: Pursuant to the Vacancies of 1 Remaining RCPG Seat Left Vacant in the 2018 Election, Effective 1-7-19, the RCPG Will Take a Vote to Recommend 1 Replacement for Seat #14. The RCPG will Hear from Parties Interested in Filling the Seats prior to Voting. All Applicants must have Certified applications prior to the meeting to address the RCPG.

Mr. Cooper asked if the final 2 applications for the RCPG were certified?

Ms. Mansolf said Debra Foster and Samara Moschiano were now certified. Glenn Rick and Gary Lockyer withdrew from consideration.

The Chair said he would consider all applicants, even though not present, except those who withdrew.

Speaker: Elio Noyas

Mr. Noyas served on the board for 4 years. He feels he has more to give and more work to do. He listens to the community and votes to represent them. The County needs to be reminded they work for us. The RCPG was ignored on the Warnock project. The County should be held accountable. He would like to keep pursuing this issue to get it resolved.

Ms. Myers commended Mr. Noyas on his work on the South Subcommittee.

Speaker: Tim Corley

Mr. Corley has lived in Ramona (Holly Oaks) for 2 years. Previously he lived in Poway for 28 years and before that San Diego. He thinks the RCPG is a good thing for Ramona, and he would like to serve the community on the RCPG.

The Chair suggested that if Mr. Corley is not voted in, he join one of the RCPG subcommittees.

Speaker: Dawn Perfect

Ms. Perfect has served on the Transportation/Trails subcommittee for 20 years. She is currently on other subcommittees and serves on the Highway 67 ad hoc committee. She has driven the roads in Ramona to evaluate the need for road improvements and is familiar with the Form Based Code, the Ramona Community Plan, the Ramona Road Master and the bicycle network. She has also served on other boards and committees. She would like to serve the community on the RCPG.

Speaker: Nick Deseno

Mr. Deseno is invested in Ramona. He feels it is important to be actively engaged in the community. He is looking for ways to contribute to the community. He has been to County meetings and wants to help represent the community.

Mr. Cooper said he was elected in 2012. When he was elected, he read the RCPG minutes from 2000 to 2012 to better understand what was going on in Ramona.

Speaker: Samara Moschiano
Ms. Moschiano said her background, education and experience are with social services. She would provide fresh insight if seated on the RCPG. She would like to serve the community. She was previously an addiction therapist. She would like to serve on a subcommittee.

**Voting Record, First Vote**

Torry Brean  
Jim Cooper  
Scotty Ensign  
Lawrence Graham  
Chris Holloway  
Lynn Hopewell  
Casey Lynch  
Kristi Mansolf  
Robin Joy Maxson  
Donna Myers  
Paul Stykel  
Dan Summers  
Richard Tomlinson  
Kevin Wallace  
1 seat vacant

Elio Noyas received 6 votes, Dawn Perfect received 4 votes and Debra Foster received 3 votes.

**Voting Record, Second Vote**

Torry Brean  
Jim Cooper  
Scotty Ensign  
Lawrence Graham  
Chris Holloway  
Lynn Hopewell  
Casey Lynch  
Kristi Mansolf  
Robin Joy Maxson  
Donna Myers  
Paul Stykel  
Dan Summers  
Richard Tomlinson  
Kevin Wallace  
1 seat vacant

Elio Noyas received 8 votes, Dawn Perfect received 3 votes and Debra Foster received 2 votes.

**MOTION: TO CONFIRM ELIO NOYAS TO SEAT 14.**

Upon motion made by Torry Brean and seconded by Scotty Ensign, the motion passed 13-0-0-0-1 with Chris Holloway absent.

9-D: Reimbursement for RCPG Member for Maps for Highway 67 Ad Hoc Committee of the RCPG
MOTION: TO REQUEST REIMBURSEMENT OF $310.00 FOR DAN SUMMERS FOR MAPS FOR HIGHWAY 67 AD HOC COMMITTEE.

Upon motion made by Jim Cooper and seconded by Lynn Hopewell, the motion passed 13-0-0-0-1, with Chris Holloway absent and 1 seat vacant.

9-A: Appointment of Subcommittee Chairs for 2019 – Taken out of order

CUDA: Torry Brean
East: Robin Joy Maxson
Parks: Lawrence Graham
South: Vacant
Transportation/Trails: Jim Cooper
West: Kristi Mansolf
Highway 67 ad hoc: Dan Summers
Mt. Woodson ad hoc: Kristi Mansolf

Ms. Mansolf said she would ask the County if she can chair both a standing subcommittee and an ad hoc committee.

MOTION: TO CONFIRM THE LIST OF SUBCOMMITTEE CHAIRS AS DISCUSSED.

Upon motion made by Torry Brean and seconded by Robin Joy Maxson, the motion passed 13-0-0-0-1, with Chris Holloway absent.

9-E: DESIGN REVIEW REPORT (Vacant) – Update on Projects Reviewed

Mr. Ensign gave the report. Releaf, on Pine Street, made corrections to lighting so that the bright lights are not facing traffic now and the blinking lights are no longer blinking. Now the project conforms to lighting standards. Mr. Powell presented the D Street Mixed Use project, and the project was approved. There will be 3 new murals in Ramona. One will go on the Pott Belly Shop, 1 will go on D’Carlos that shows a blacksmith working, and the third will be a quinceanera mural with faceless people and bright colors for Leslie’s Pool Supply.

9-F: Discussion Items (Possible Action)

9-F-1: Concerns from Members

Ms. Maxson asked if the Planning Commission rules against us on a Ramona issue, can we do an automatic appeal if we feel they are going to approve it?

9-F-2: Future Agenda Item Requests
Ms. Mansolf said that when the Parks Subcommittee meets, they could look at the Parks Wellfield Park Bid Package proposal.

Mr. Ensign asked to put both the Warnock and Creelman solar project landscaping on the next agenda.

The Chair said he would have Mr. Ensign chair the South Subcommittee until a chair is designated.

9-F-3: Addition and Confirmation of New/Continuing Subcommittee Members

Mr. Brean said he got a request to serve on CUDA from Gary Lockyer. He will bring other members forward next month.

MOTION: TO CONFIRM GARY LOCKYER FOR THE CUDA SUBCOMMITTEE.

Upon motion made by Torry Brean and seconded by Kristi Mansolf, the motion passed 13-0-0-0-1, with 1 member absent.

Ms. Mansolf said all subcommittee chairs are asked to request from their subcommittee members letters/emails saying they wish to stay on a subcommittee.

9-F-4: Old Business

Mr. Cooper brought up the topic of tracking old business. There have been many issues that have occurred in the past that were unresolved.

The Chair said the information can be tracked with a spreadsheet.

Ms. Mansolf asked about starting now to track current and recent issues, and then add additional past events. She can maintain a spreadsheet.

Mr. Brean suggested starting with letters we have sent and seeing if there was a response.

9-G: Meeting Updates
9-G-1: Board of Supervisors, Planning Commission and TAC Meetings
9-G-2: Future Group Meeting Dates – Next RCPG Meeting to be 3-7-19 at the Ramona Community Library, 7 p.m.

ITEM 10: 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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