

MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 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:	Jim Cooper	Scotty Ensign	Lynn Hopewell
	Casey Lynch	Kristi Mansolf	Robin Joy Maxson
	Donna Myers	Elio Noyas	Dan Summers
	Kevin Wallace		

Absent: Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson

Casey Lynch, 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: SEATING OF NEWLY ELECTED/APPOINTED RCPG MEMBER,
ELIO NOYAS, TO SEAT 14**

The Chair welcomed and swore-in newly appointed RCPG member Elio Noyas.

ITEM 4: APPROVAL OF THE MINUTES FOR THE MEETING OF 2-7-19.

MOTION: TO APPROVE THE MINUTES OF THE MEETING FEBRUARY 7, 2019, AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Lynn Hopewell, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

ITEM 5: Announcements and Correspondence Received

Ms. Mansolf said that regarding appeals, she asked at the County, and the RCPG cannot appeal a zoning issue but can appeal use permits. A letter was written and sent to the County before the Form Based Code issue went to the Board of Supervisors on February 27, 2019, and the Chair went to the meeting to represent the RCPG.

Form 700 deadline is April 2, 2019.

A new project was received for the East Subcommittee – a scenic waiver. The item will be on the April 4, 2019, agenda.

Ms. Mansolf asked at the County, and an RCPG member can chair both a Standing Subcommittee and an Ad Hoc Committee.

Mr. Summers' reimbursement form for maps made has been submitted to the County.

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The Chair welcomed Ramona Jr. Chamber of Commerce members to the meeting, and thanked them for attending.

The Chair said the Ramona Real Estate Association asked him to participate in some upcoming meetings as a surveyor and an RCPG member. A group is forming to discuss planning issues. One thing to be discussed is how projects are processed and how to streamline the processing.

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.

Speaker: Martha Gonzalez, Ramona Crime Prevention Specialist

Mr. Gonzalez introduced herself as the new Ramona Sheriff Crime Prevention Specialist. One of her responsibilities includes connecting with groups in the community. There will be times when she will be reviewing plans the RCPG receives. Her role will be to stay updated on issues in the community.

Mike Fry filled out a speaker slip for Item 8-G, the report on the Mt. Woodson parking item. He wanted to speak about parking for the Fry-Koegel trail, which is also on Mt. Woodson. It was decided he could speak on a non-agenda item since parking for the Fry-Koegel trail has not been brought forward as a topic of discussion and was not on the agenda.

Speaker: Mike Fry, Poway Resident

Mr. Fry has done trail maintenance work on the Fry-Koegel trail and other Poway trails for 35 years. Right now people park along Hwy 67 to access the trail, and there is no parking area designated for hikers. He is hoping the purchase of the Taylor parcel for parking could solve some of the problems that occur with no parking for the trail. He talked to Steve Powell, the board president of the Mt. Woodson HOA about this, and as the Fry-Koegel trail passes through the backyards of 16 homeowners of the Mt. Woodson development, there is a concern that more people will come if the trail becomes a valid route with a parking area.

Mr. Fry is happy to work with the RCPG on this subject in the future. He has come up with a redesigned trail to get the hikers away from the homes.

ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)

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

Upon motion made by Scotty Ensign and seconded by Donna Myers, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

ITEM 8: ACTION ITEMS:

- 8-A: Washington Street Cell Site is going to the Planning Commission on 4-5-19.
(PDS2018-MUP-18-005) (AT&T site NS0676)**

The Chair announced the Washington Street Cell site is going to the Planning Commission on April 5, 2019.

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Speaker: Lynda Spivey, Ramona Resident

Ms. Spivey asked that the RCPG send a representative to the Planning Commission meeting for when the Washington Street cell site issue comes up. The RCPG voted against the project. She also asked if the RCPG would consider appealing the item if it is approved at the Planning Commission meeting. She said AT&T is accepting federal subsidies to provide broadband internet to rural areas without connectivity/coverage, but this isn't the case in her neighborhood where the cell site is proposed. She did not feel there was a benefit if the services proposed are for fixed wireless internet and not cell coverage.

Speaker: James Harlan, Ramona Resident

Mr. Harlan said there are more densely populated areas of Ramona that could benefit from cell site coverage. In his area there is great coverage by both AT&T and Verizon. There is no service interruption. He feels the concerns of the neighbors to this project are valid, and asked for the RCPG to support them at the Planning Commission meeting.

The Chair said we cannot vote to pre-appeal the project.

Ms. Mansolf said the date the appeal would have to be filed by is April 15. Since there will be no RCPG meeting prior to April 15, the appeal would have to be filed and then confirmed at the May 2 RCPG meeting.

Mr. Ensign said he will attend the Planning Commission meeting and represent the RCPG's position. He suggested that Ms. Spivey and Mr. Harlan bring other neighbors to the Planning Commission to share their concerns about the project.

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

Mr. Cooper said no official word from the County was received on this issue; however, it appears that we possibly sent the evacuation letter of September, 2018, to the wrong person, which is why we have not received a response. Now it appears the right person has been identified through a chain of emails, and the letter should have been sent to Planning and Development Services and not the Department of Public Works. Mr. Cooper would like to send the letter again, addressed to the right person.

Additionally, Mr. Cooper received Annex Q from Ms. Mansolf, who received this document from the County, and looking at the formula for determining evacuation times in the document and applying it to Hwy 67 – if there is 6.5 miles from the Highland Valley/Dye/Hwy 67 intersection to Poway Road, Hwy 67 can only accommodate 1373 vehicles standing still given vehicle length and space between vehicles. With double lanes, the total amount of cars that would be accommodated would be only a small amount more, or 1648. Using this formula, it would not appear Hwy 67 can evacuate Ramona. He would like these figures to be validated by County Engineers. He feels we should be looking at sheltering options. He would like to know what is the static vehicle capacity of Hwy 67? We need facts and capabilities. Where can we evacuate in town where we can put 1,000 cars?

MOTION: EVACUATION LETTER TO BE RE-ADDRESSED TO RICHARD CHIN AT PLANNING AND DEVELOPMENT SERVICES, AND RE-SENT.

Upon motion made by Jim Cooper and seconded by Dan Summers, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

8-C: Highway 67 Ad Hoc Committee of the RCPG Report from SANDAG Transportation Committee meeting 2-15-19 and 2-22-19; Goal to get Highway 67 moved up on the Regional Transportation Plan to before 2036—2050, as is currently proposed.

Mr. Summers said he made the presentation to the SANDAG board, using the powerpoint presentation produced by the ad hoc committee, and it was met with success. SANDAG had wanted the presentation in advance of the meeting – so he sent it down – however, after the last RCPG meeting he retrieved it and suggestions made at the RCPG meeting were incorporated into the document. He was given 10 minutes to make his presentation. The verbal presentation went well. The clicker on the slide apparatus did not advance the slides, but the verbal presentation went well. Supervisor Jacob, CAL FIRE Chief Tony Mecham and Sheriff Lt. Ken Jones came to speak in favor of Hwy 67 road improvements. The RCPG Chair also spoke as did community member David Stone.

There was a follow up meeting with Caltrans focusing on evacuation where a future tabletop exercise, evacuating cars and cars with trailers and sheltering in place were discussed. Ms. Maxson gave this report. Caltrans will investigate adding bike lanes to Hwy 67 and consider activating a new safety campaign or reactivating previous safety campaigns for Hwy 67. Caltrans is proposing extending the length of the project to Scripps Poway Parkway, rather than Poway Road, to help avoid bottlenecks. It was also recommended that the project be broken into phases and not segments. Caltrans realizes evacuation as a number 1 safety concern for Ramona. They would like to see MTS be included in the Hwy 67 improvement goal as funding is moving toward opportunities to include alternative transportation modes.

Mr. Cooper said we need to keep the pressure on for this issue, and recommended keeping the item on the monthly RCPG agenda.

8-D: Disposition of letter Ramona Community Trails Master Plan, regarding Obstructions of Trails

Mr. Cooper said this item will be carried over to the next agenda. He will be in contact with the Chair regarding any response received from the County on this issue. He will also talk to RTA to gather more information on this topic.

8-E: Warnock Solar Project Landscaping Update

Mr. Ensign said the South Subcommittee prepared a draft letter for the Warnock solar project regarding the landscaping issue.

Mr. Noyas said the first walk through was December 10, 2016. There have been other walk-throughs, one as recently as a year ago in 2018. The landscaping is still not in a good condition.

MOTION: TO SEND THE LETTER, AS PRESENTED TO SUPERVISOR JACOB AND MR. KAHLER, LANDSCAPE ARCHITECT, AT THE COUNTY.

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

8-F: Creelman Solar Project Landscaping

Mr. Ensign said the South Subcommittee prepared a draft letter for the Creelman solar project landscaping. There is a maintenance agreement for the project but it does not appear to be adhered to. There was some weed-whacking done on the site last month. As far as Ashley Road flooding, some portions of Ashley Road were under water during the rains. Recent storm debris needs to be removed and future flooding prevented.

MOTION: TO SEND THE LETTER TO SDG&E AS AMENDED: “THE RCPG WOULD LIKE TO GET AN UPDATE AS TO YOUR COMPLIANCE TO THE LANDSCAPE MAINTENANCE AGREEMENT AT THE CREELMAN LANE SOLAR PROJECT, AND ANY MITIGATION TO RELIEVE THE FLOODING ON ASHLEY ROAD.”

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

8-G: Board of Supervisors Meeting 2-27-19 Report: Parking, Mixed Use Minimum Commercial and Side Street Density, Hagey Property and Form Based Code Updates; Mt. Woodson Parking Lot Acquisition

The Chair said we learned the RCPG could not do an appeal of a zoning issue, so a letter was sent to the Board of Supervisors prior to February 27 hearing, requesting the Board of Supervisors to send the Hagey property issue of the Form Based Code back to the RCPG, as the addition of more parcels of the Hagey property into the Form Based Code was a change and there was no public process. At the Planning Commission hearing, public comment was closed. At the Board of Supervisors hearing, Supervisor Jacob added the 25 percent commercial requirement in so the lands intended for mixed use won't just be residential. Mr. Hagey has no real project yet, but when he has a real project, we will review it and give our comments to the County.

The Mt. Woodson parking issue was taken on consent. The property to be purchased is north of the fire station. It was a former Civilian Conservation Camp and also a fire training camp. The location for the access road to the parking lot will have to be identified and a trail built to connect the parking lot with the access road. The parking lot will get the cars off Hwy 67. Some of the historic buildings will be saved.

Speaker: Steve Powell, Ramona Resident

Mr. Powell said that Mr. Fry reached out to him. Mr. Powell is the board president of the Mt. Woodson HOA, and he would like to work to solve the hiking/parking issue. The property purchased is 2 lots, 84 acres total, and about 75 acres of the property will be in open space. Less than 50 people climb the Fry-Koegel trail every day, while many, many more climb Mt. Woodson. It's going to be hard to build an adequate parking lot for Mt. Woodson. The parking lot at the Devil's Punchbowl has made the parking issue worse in that area. He thought the County should boundary adjust the property so the parking lot would accommodate 200 cars.

ITEM 9: GROUP BUSINESS (Possible Action)

9-A: Appointment of 2019 Design Review Board, RCPG Representative

The Chair opened nominations for the 2019 Design Review Board, RCPG representative.

MOTION: TO NOMINATE/CONFIRM SCOTTY ENSIGN TO BE THE RCPG DESIGN REVIEW BOARD REPRESENTATIVE FOR 2019.

Upon motion made by Jim Cooper to open nominations, with the motion seconded by Lynn Hopewell, and with nominations closed by the Chair, the motion to nominate Scotty Ensign to be the RCPG Design Review Board Representative **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

9-B: Appointment of South Subcommittee Chair for 2019

The Chair opened nominations for the South Subcommittee Chair for 2019.

MOTION: TO NOMINATE/CONFIRM ELIO NOYAS TO BE THE SOUTH SUBCOMMITTEE CHAIR FOR 2019.

Upon motion made by Scotty Ensign to open nominations, with the motion seconded by Jim Cooper, and with nominations closed by Donna Myers, the motion to nominate Elio Noyas to be the South Subcommittee Chair **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

9-C: Training Reminder

Members were reminded to complete the annual Planning and Sponsor Group training and Ethics training (to be completed every other year) if they have not already done so. Form 700 is due April 2, 2019.

9-D: DESIGN REVIEW REPORT (Vacant) – Update on Projects Reviewed (*The Design Review Board did not meet due to having no business*)

9-E: Discussion Items (Possible Action)

9-E-1: Concerns from Members

Mr. Ensign said he would like to see future Hwy 67 public transportation to and from Ramona on a future agenda.

9-E-2: Future Agenda Item Requests

Ms. Mansolf said County Parks sent us an item for review over a month ago regarding lighting at Wellfield Park.

The Chair said the RMWD dramatically increased the cost of the Musco lighting for a Wellfield Park project to \$650,000. He suggested agendizing this item for the April 4, 2019, agenda.

A request was made to add a follow up item to the April 4, 2019, agenda to request the results of the boulder study for the boulders over Hwy 67 by Rockhouse Road done by Caltrans in December, 2018.

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

MOTION: TO CONFIRM CONTINUING TRANSPORTATION/TRAILS SUBCOMMITTEE MEMBERS JIM COOPER (CHAIR), KEN BRENNCKE, DAN

SUMMER, CHERYL WEGNER AND LYNN HOPEWELL TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE FOR 2019, AND TO CAP MEMBERSHIP AT 5.

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

MOTION: TO CONFIRM NEW MEMBER, TIM CORLEY, CONTINUING EAST SUBCOMMITTEE MEMBERS JIM COOPER AND ROBIN JOY MAXSON (CHAIR) TO THE EAST SUBCOMMITTEE FOR 2019.

Upon motion made by Robin Joy Maxson and seconded by Lynn Hopewell, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

MOTION: TO CONFIRM CONTINUING SOUTH SUBCOMMITTEE MEMBERS ELIO NOYAS (CHAIR), JIM COOPER, KEN BRENNERKE, GEORGE EASTWOOD, MARK HUTTON, THOMAS LEVIN AND MIKE WORKMAN TO THE SOUTH SUBCOMMITTEE FOR 2019.

Upon motion made by Elio Noyas and seconded by Scotty Ensign, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

MOTION: TO CONFIRM CONTINUING WEST SUBCOMMITTEE MEMBERS ROBIN JOY MAXSON, JIM COOPER, KEVIN WALLACE AND CHAIR KRISTI MANSOLF, TO THE WEST SUBCOMMITTEE FOR 2019.

Upon motion made by Kristi Mansolf and seconded by Donna Myers, the motion **passed 10-0-0-0-5**, with Torry Brean, Lawrence Graham, Chris Holloway, Paul Stykel and Richard Tomlinson absent.

9-E-4: Old Business

Mr. Lynch will create an excel spreadsheet to track old business on. He will bring it to the next RCPG meeting for review.

9-F: Meeting Updates

9-F-1: Board of Supervisors, Planning Commission and TAC Meetings (*Updates given during the meeting*)

9-F-2: Future Group Meeting Dates – Next RCPG Meeting to be 4-4-19 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 #6: 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

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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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