

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held April 4, 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                      Chris Holloway                      Lynn Hopewell  
Casey Lynch                      Kristi Mansolf                      Robin Joy Maxson  
Donna Myers                      Elio Noyas                      Paul Stykel  
Dan Summers                      Richard Tomlinson (Arr. 7:10)

Absent: Kevin Wallace

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: APPROVAL OF THE MINUTES FOR THE MEETING OF 3-7-19.**

**MOTION TO APPROVE THE MINUTES OF THE MEETING, MARCH 7, 2019, WITH THE CHANGE TO CONFORM THE LANGUAGE ABOUT THE DEBRIS GETTING STUCK IN THE FENCE ON ASHLEY (BY THE SOLAR FACILITY ON CREELMAN – PAGE 5) TO THE LETTER SENT TO SDG&E.**

Upon motion made by Scotty Ensign and seconded by Lynn Hopewell, the motion **passed 11-0-2-0-2**, with Lawrence Graham and Paul Stykel abstaining, and Richard Tomlinson and Kevin Wallace absent.

**ITEM 4: Announcements and Correspondence Received**

Ms. Mansolf announced Supervisor Jacob is having the Ramona Revitalization meeting on April 25, 2019, from 2 to 4 pm, at the Ramona Library.

She recently noticed that 2 “Do Not Pass on the Shoulder” signs were installed along the north side of Highway 67, between Airmail Lane and Peace Valley Lane.

**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) (No Action Taken)**

**ITEM 7: ACTION ITEMS:**

**7-A: Scenic Waiver Request, Highway 78 near Rancho Santa Teresa Rd. Owner proposes a manufactured home on a private lot with a detached garage, 3 sea cargo containers, and a storage building on APN 286-030-03-00. Only the**

**storage building is subject to the Scenic Waiver. The storage building is 24 feet in height and 1,600 sq footage, which exceeds the 12 feet in height and 1,000 sq footage exemption requirements. Storage building to be less than 300 feet away from Highway 78. The closest property line abutting Hwy 78 is less than 50 feet away. The distance from the highway to the rear property line is less than 1,000 feet away.**

Myles Cooper presented the project. The property is 19.5 acres. The manufactured home proposed for the site is 2,070 square feet and 14 foot tall. The storage container on the site will be 24 feet tall and 1,600 square feet. There will be additional storage containers, but they are all allowed. There will be an 8 foot fence. Comments from the review committees so far is that the color preference for the fence be tan or earthtone in color. The property is agricultural and across Highway 78 from a large egg ranch. There are 2 Starwood projects – Starwood 1 and 2. Both have 24 foot tall storage containers within the scenic corridor. Waivers for both Starwood 1 and Starwood 2 were approved by the Design Review Board at their meeting. The property will be used for a hemp operation, and both properties will be developed similarly. For Starwood 2, the project is over 2 lots.

Mr. Ensign asked Mr. M. Cooper about adding pepper trees to the property? Trees could be added by the house. Nothing was planted yet.

Mr. M. Cooper said adding trees around the house was possible.

The East Subcommittee voted to approve the Starwood 1 project. Mr. M. Cooper said, at the meeting, that trees would be planted between the highway and the storage building.

Mr. Graham asked about the rationale for a 24 foot tall storage building?

Mr. M. Cooper said it is needed to accommodate agricultural equipment, such as a bobcat and skid loader. A 16 foot high door is required for access.

Mr. Graham asked what the rationale was for the location of the storage building?

Mr. M. Cooper said the building needs to be close to power.

Ms. Myers feels 24 feet is too tall. She asked if 12 foot would be enough?

Mr. Graham asked if the storage building was to service the business?

Mr. M. Cooper said the storage building was to service the business, and the business is agriculture.

Ms. Hopewell asked what size of trees would be planted?

Mr. Ensign said they would be in a 24 inch box.

**MOTION: TO APPROVE THE SCENIC WAIVER REQUEST FOR STARWOOD 1, APN 286-030-03-00.**

Upon motion made by Torry Brean and seconded by Dan Summers, the motion **passed 13-1-0-0-1**, with Donna Myers voting no and Kevin Wallace absent.

**7-B: 1652 Gam Lane – Proposed pool outside of wetland and vernal pool area. Site plan exemption requested. D Special Area Regulation applies**

Bill Freeman presented the project. The owners of the property moved onto the property in January. They want to put a pool on the property. The pool is out of the area of the vernal pools on the property. There is a D Designator over the property.

The Chair noted that there was a trail on the map for the property in the Ramona Community Trails Master Plan.

Mr. Brean said CUDA reviewed the project. The applicant was not present, but it was determined that since there would be no impacts to resources identified on the property by the pool, there was no reason not to approve the waiver request.

Mr. Freeman said the RCPG approved a site plan waiver for the house 1 to 1-1/2 years ago. Vernal pool studies were done on the property.

**MOTION: TO APPROVE THE LOCATION OF THE POOL AS PROPOSED ON THE SITE PLAN AND TO APPROVE THE D WAIVER EXEMPTION.**

Upon motion made by Paul Stykel and seconded by Scotty Ensign, the motion **passed 14-0-0-0-1**, with Kevin Wallace absent.

**7-C: At the request of some community members, Supervisor Jacob asked the Department of Public Works (DPW) to look into possible funding options to improve Etcheverry Street in Ramona. DPW found an option that would place the Etcheverry project into the County's Regional Transportation Improvement Program (RTIP) when it comes to the Board of Supervisors in 2020.**

Mr. Cooper said the paving of Etcheverry has been a high priority since 2008. It has been consistently high on the list for overall paving. Some parts of Etcheverry are paved and some are not. The goal is to get Etcheverry fully paved. The County was going to resurface Etcheverry but not pave it. Supervisor Jacob recently made an inquiry to the RCPG about using Ramona Street funds temporarily to get Etcheverry Street paved. Some of the road goes through the floodplain, so there may be a need for bridging in the future as there is flooding every year. If paved, the road will serve as a paved evacuation route to Boundary School.

Mr. Stykel asked if the Ramona Street Extension will be stopped?

Mr. Cooper said the Ramona Street Extension will not be stopped but postponed for 2 years..

Mr. Stykel said he felt Mr. Cooper lived very close to Ramona Street.

Mr. Cooper said he would have no benefit from the Ramona Street Extension being built and he doesn't live on Ramona Street.

The Chair called a Point of Order and asked all RCPG members to recuse themselves if there is a potential conflict of interest when voting on a project.

Mr. Cooper said he will not recuse himself because he is not benefited by the Ramona Street project.

Mr. Tomlinson asked what priorities numbers were Ramona Street and Etcheverry Street on the list?

Mr. Cooper said Ramona Street is number 11 and Etcheverry is number 2.

Mr. Tomlinson suggested doing the project that is higher on the list first.

Ms. Hopewell said she thought it was more important to look at this road as an evacuation route to be developed for the schools. Getting students and faculty to a safe place during an evacuation is more important than building Ramona Street

Ms. Maxson asked what roads would connect Etcheverry to the school?

The Chair said the County has an Irrevocable Offer of Dedication (IOD) in this area. By using both Etcheverry and the IOD, there can be a connection to the Boundary School.

Mr. Stykel said he is in favor of paving Etcheverry Street, but he wants to see Ramona Street go forward.

The Chair said Ramona Street is still on the list. An alternate route is being addressed and an evacuation route is being added.

**MOTION: WITH FULL CONSIDERATION OF ALL THE VARIOUS FACTORS INVOLVED WITH THE EXTENDING THE CONSTRUCTION OF THE RAMONA STREET EXTENSION, IT IS RECOMMENDED THAT THE FUNDING PLAN AS IDENTIFIED IN THE EMAIL FROM MR. ROBERT SPANBAUER (3-8-19) BE APPROVED AS SUBMITTED RESULTING IN THE PAVING OF ETCHEVERRY STREET FROM SR-67 TO HUNTER STREET IN 2022/2023 AND 2023/2024.**

Upon motion made by Jim Cooper and seconded by Lynn Hopewell, the motion **passed 11-3-0-0-1**, with Torry Brean, Scotty Ensign and Paul Stykel voting no, and Kevin Wallace absent.

**7-D: TM 5344-TER. Cumming Ranch Project, 125 Lots on 648.5 Acres. Highland Valley Rd, Hwy 67, El Sol Rd. The revised Tentative Map proposes the following changes to the approved TM: eliminating sewer and its connections and proposing septic treatment systems; redesign of lots; revised acreages of open space lots and the addition of one new open space lot; changes to road design; changes to trail / pathway design; elimination of detention basins and substitution of tree wells; etc. Please note that the number of residential lots proposed remains the same. MUP 18-013. At this meeting, comments from the public will be heard on the project. Public comment is due 4-10-19. The RCPG will send comments in the future, after receiving the scoping letter from the County, as per County request.**

The Chair said the County asked the RCPG to look at the project changes when the scoping letter came out. Right now we don't have all the information to review the project. He respects that the notice sent to residents only gives them 30 days to respond to the project information, and so the item is on the agenda this evening to get residents' comments.

Mr. Cooper said there was a project where the County sent out the notice over the Easter holiday, and we requested they re-send out the notice after the holiday, and they did.

Speaker: Gwen Nowrick, Ramona Resident

Ms. Nowrick provided written comments in addition to speaking. She owns property on 2 sides of the project and was involved with the West Subcommittee when Gene Driscoll first came to Ramona with the project, so she is very familiar with it. What does Ramona have to gain by having the project here? They say we need more homes – she doesn't disagree, however, she doesn't feel we need 125 more high dollar homes in Ramona. These homes would be outside the budget of Ramona residents who need and want housing. These are young and old couples, folks who lost homes to fire or had a mortgage bust. We need affordable housing that is priced within the budget of Ramona folks. 125 high end homes won't serve Ramona. It will bring in 125 new families from down the hill. New residents will add 375-500 people and 275 cars to Ramona's roads, fire and water infrastructure. An additional 275 vehicles will be crowding the roads in the event of another major fire. She asked that before the RCPG pushes this project through, please think about how this project will resolve housing shortages in Ramona, for Ramona residents. She is also concerned about the current change eliminating sewer in lieu of individual septic – in a flood plain, and other project changes.

Regina Wilson filled out a speaker slip that she would like to register her position of opposition to the project, but did not wish to speak.

Speaker: Linda Hogue, Ramona Resident

Ms. Hogue asked that all residents of Ramona are considered when reviewing this project, as this project will affect all Ramona residents.

Speaker: Michiyo Kirkpatrick, Ramona Resident

Ms. Kirkpatrick provided written comments. She said that in 2013, the project was approved for sewer. The developer's request to change to septic is a major change. This change would require the project applicant to amend the project EIR. As concerns traffic – the previous traffic studies are outdated, and every year the traffic is increasing. Updated studies should be provided. The septic request for the project is new information which must be evaluated based on biological surveys and septic impact studies before the developer goes forward. Without revision of the EIR, the project would likely endanger sensitive habitat and species. The County must provide updated biological surveys and septic impact studies in the area, wetlands and Ramona sensitive ecosystem, according to CEQA requirements. The more housing in the area, the more crucial safety issues regarding evacuation become. In 2007, when there was a mass evacuation of Ramona due to a major fire, bottlenecks occurred – one at the Highland Valley/Dye intersection. Although the project EIR noted, "the project site has the potential for catastrophic wildfires," it failed to determine that emergency services are adequate to serve the project area. With more increasing fire danger in California in recent years, emergency response and evacuation need to be determined in the revised EIR. In conclusion, due to the lack of environmental review concerning the use of septic for this 125 home residential development, it is impossible to determine whether this new septic proposal is acceptable. Updated studies must be done as indicated above, for septic and for emergency issues, and the EIR recirculated to the public.

Ms. Hopewell said that she has concerns with the change from sewer to septic. This will be taxing for the groundwater. Septic can leach into other areas with groundwater.

Mr. Cooper said the project is in the RMWD to generate money. This change from sewer to septic could impact the RMWD

The Chair said public comment is due April 10, 2019, based on the County notice. Further public comments will be accepted with additional discussion upon receiving more information and the scoping letter from the County. Cumming Ranch is an informational item only at this time because we don't have all of the information on the project. Once we get the information we will have a lot of time to discuss the project.

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

Mr. Cooper said the letter that was sent out regarding evacuation planning never got an official response, and it was determined that there was a better person to send the letter to, so the letter was sent to someone in Planning and Development Services. We were made aware of an evacuation-related plan for Valley Center done by Planning and Development Services, and Ms. Mansolf provided Mr. Cooper with a copy. He has completed his review and he found there are many similarities between Valley Center and Ramona. There are 2 ways in and out of both communities and a lot of dirt roads. Evacuation is not discussed as an evacuation issue – conditions that may impact evacuation are discussed. There is really no evacuation information and chokepoints are not addressed. He has been working on an evacuation study and analysis, and he recently gave the information to Mr. Summers as it is related to the Hwy 67 ad hoc issues.

**7-F. Consideration of the following changes to the Hwy 67 Ad Hoc Committee proposal; first, extend the four lane proposal from Poway Road to Scripps Poway Parkway; second, add to the proposal the establishment of MTS service from Ramona to transfer locations in San Diego; and third, delete the use of the word "segment" in the proposal. Additional discussion of attendance and speakers for 4/5 SANDAG Transportation Committee meeting. Goal to get Highway 67 moved up on the Regional Transportation Plan to before 2036—2050, as is currently proposed.**

Mr. Summers said SANDAG meets once a month. The SANDAG Transportation Committee meets twice a month. He would like himself or another member of the ad hoc to make a 3 minute speech at each meeting to keep the Hwy 67 issue in front of them.

He has learned from Caltrans that widening from the Highland Valley/Dye Road intersection to Poway Road will create a chokepoint. They recommended moving the end of this project to Scripps to alleviate the chokepoint. We now have to use the term “phases” and not “segments.” We can request MTS for Ramona. Mr. Cooper is working on the equation for evacuation capability. Mr. Summers is asking for approval to speak, for himself and his committee members, at the SANDAG and SANDAG Transportation Committee meetings.

Mr. Ensign said he prefers a monthly approval rather than a blanket approval.

Ms. Maxson said they would be talking on a predetermined topic.

Mr. Stykel agreed with Mr. Ensign. He felt we need to know what will be talked about. This would be going outside of Ramona to Poway, Lakeside, etc. An ad hoc should be of a shorter duration. The ad hoc seems to be expanding in purview and responsibility.

Mr. Brean said anyone can speak at a SANDAG and/or a SANDAG Transportation meeting.

Mr. Stykel said that if a member of the RCPG says at one of the board meetings that they are a member of the RCPG, it sounds like they are representing the RCPG.

Mr. Summers said he thinks it is a good strategy to have more different faces speaking on these issues.

Mr. Noyas brought up the medical marijuana ad hoc of the RCPG – Mr. David Ross was selected to represent the group on this item.

Mr. Summers said that on the issue of evacuation – this issue is known more by Mr. Cooper. He would present this topic to SANDAG. It would be authorizing members of the ad hoc committee to speak on various topics they are familiar with to the SANDAG boards.

**MOTION: MEMBERS OF THE HIGHWAY 67 AD HOC COMMITTEE WILL BE AUTHORIZED TO SPEAK ON BEHALF OF THE RCPG BEFORE THE SANDAG BOARD AND THE SANDAG TRANSPORTATION COMMITTEE IN APRIL.**

Upon motion made by Dan Summers and seconded by Torry Brean, the motion **passed 14-0-0-0-1**, with Kevin Wallace absent.

**7-G: Disposition of letter Ramona Community Trails Master Plan, regarding Obstructions of Trails**

The Chair said that based on information he had received at the PDS Chair meeting, he wanted to send a formal letter requesting a meeting with Margaret Diss of County Parks to discuss obstruction of trails. He would like her to meet with representatives of the Transportation/Trails Subcommittee and RTA

**MOTION: THE RCPG SEND A LETTER TO MARGARET DISS (COUNTY PARKS) REQUESTING A MEETING AT HER OFFICE WITH THE TRANSPORTATION/TRAILS SUBCOMMITTEE AND RTA TO DISCUSS POSSIBLE COUNTY FAILURE TO PROTECT THE RAMONA COMMUNITY MASTER TRAILS PLAN.**

Upon motion made by Jim Cooper and seconded by Robin Maxson, the motion **passed 14-0-0-0-1**, with Kevin Wallace absent.

**7-H: Warnock Solar Project Landscaping Update**

Mr. Noyas reported that there has been no response to the RCPG letter sent last month to the County for the Warnock solar project,

**7-I: Creelman Solar Project Landscaping**

Mr. Noyas reported that there has been no response to the RCPG letter sent last month to SDG&E with regards to the Creelman solar project landscaping.

**7-J: Board of Supervisors Meeting 3-27-19 Report: Updates on Mt. Woodson Parking lot Acquisition**

The Board of Supervisors approved the purchase of 84 acres by Mt. Woodson for use as a parking lot at their meeting March 27, 2019.

**7-K: Consideration of sending a letter to Caltrans requesting the results of the boulder survey done at the end of 2018 for the area south of Rockhouse Rd and north of Cloudy Moon Drive, on the west side of Hwy 67**

It was noted that there has been no report yet from Caltrans on the boulder survey done in December, 2018, between Cloudy Moon Drive and Rockhouse Road, on the west side of Hwy 67. A motion was made to send a follow up letter to Caltrans asking for the results of the boulder survey.

**MOTION: TO SEND A FOLLOW UP LETTER TO CALTRANS REGARDING REQUESTING THE RESULTS OF THE BOULDER STUDY DONE BY CALTRANS IN DECEMBER, 2018.**

Upon motion made by Lynn Hopewell and seconded by Dan Summers, the motion **passed 14-0-0-0-1**, with Kevin Wallace absent.

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

Ms. Mansolf announced the Washington Street Cell Site is going to the Planning Commission meeting on April 5, 2019.

Mr. Ensign said he plans to attend and represent the RCPG.

Ms. Mansolf said that RCPG had talked about possibly appealing the project, should it be approved. An appeal cannot be pre-approved until a project is officially approved by a County board or designated individual, so the project will have to be appealed in 10 days (ending April 15) and then on the agenda May 2 so the RCPG can vote on upholding the appeal.

**ITEM 8: GROUP BUSINESS (Possible Action)**

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

Mr. Ensign gave the report. The A-1 Carwash is going to take down the bubbles and come back with new color schemes. They will be back to the Design Review Board next month. The sign for the Chamber of Commerce meets the necessary codes. Fix Auto signage is too big. They have 18 inch painted letters (painted not fixed okay).

One member seat is still open on the Design Review Board, if anyone is interested in serving.

**8-B: Training Reminder**

The Chair reminded all RCPG members to complete their annual Planning and Sponsor Group Training and the biennial ethics training, if necessary. The deadlines for filing Form 700 has passed.

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

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

Mr. Cooper said he was concerned with the oversight of subcommittee members. Letters of interest in continuing to serve on a subcommittee were given to the secretary. A member was not confirmed

The Chair said subcommittee members carry over from year to year. We are inclusionary of the public.

Mr. Cooper said subcommittee members can give their letters of interest to the subcommittee chair, who will bring their names forward to the RCPG. He feels this should be a standard practice and be in the RCPG Standing Rules.

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

Mr. Cooper requested the subcommittee membership item be placed on the next agenda.

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

**MOTION: TO ADD JIM COOPER TO THE HIGHWAY 67 AD HOC COMMITTEE AND TO CONFIRM CONTINUING MEMBERS ROBIN JOY MAXSON, DAWN PERFECT, DAN SUMMERS (CHAIR) AND TORRY BREAN.**

**TO CONFIRM CONTINUING MEMBERS TO THE MT. WOODSON AD HOC COMMITTEE KEVIN WALLACE, SCOTTY ENSIGN, CHRIS HOLLOWAY AND KRISTI MANSOLF (CHAIR).**

**TO CONFIRM CONTINUING MEMBERS TO THE CUDA SUBCOMMITTEE ROB LEWALLEN, BOB STOODY, CAROL FOWLER, LAUREN SCHULTE, STEVE POWELL, JIM COOPER, DAWN PERFECT, GARY LOCKYER AND TORRY BREAN (CHAIR).**

Upon motion made by Dan Summers and seconded by Richard Tomlinson, the motion **passed 14-0-0-0-1**, with Kevin Wallace absent.

**8-C-4: Old Business: Review of spread sheet categories and discuss/identify possible projects to include on the spread sheet**

The Chair passed out a spread sheet he created to track old business. He asked that people give him the information they want on there.

**8-D: Meeting Updates**

**8-D-1: Board of Supervisors, Planning Commission and TAC Meetings (*No additional information brought forward not already presented during the meeting*)**

**8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 5-2-19 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.**

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