

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

A special meeting of the Ramona Community Planning Group (RCPG) was held July 11, 2019, at 7:00 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California. The meeting to be held the first Thursday of the month was cancelled due to the July 4, 2019, holiday.

**ITEM 1: Pledge of Allegiance**

**ITEM 2: ROLL CALL (Lynch, Chair)**

In Attendance: Jim Cooper                      Scotty Ensign                      Chris Holloway  
                         Casey Lynch                      Kristi Mansolf                      Robin Joy Maxson  
                         Donna Myers                      Elio Noyas (Arr 7:10)                      Paul Stykel  
                         Dan Summers (Arr 7:11)                      Kevin Wallace

Absent: Torry Brean, Lynn Hopewell, Richard Tomlinson, Lawrence Graham (resigned)

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: APPROVAL OF THE MINUTES FOR THE MEETING OF 6-6-19.**

The Chair announced that Lawrence Graham has resigned from the RCPG effective immediately due to the commitments of his job. The vacancy will need to be publically noticed, and the Parks Subcommittee chair position will be vacant, so the RCPG will need to vote on a replacement chair at the next meeting.

Regarding approval of the minutes, the Chair said that there was a motion to table the Demler Egg Ranch Manure Processing Plant project before the motion was made shown in the minutes on page 6, to table the project but to send a letter of questions to the County about some of the concerns that were voiced at the meeting. He would like to make this correction to the minutes.

**MOTION: TO APPROVE THE MINUTES OF THE MEETING JUNE 6, 2019, WITH THE CORRECTION OFFERED BY THE CHAIR – TO ADD THE ORIGINAL MOTION OF THE DEMLER MANURE PROCESSING PLANT TO THE MINUTES ON PAGE 6. THE ORIGINAL MOTION WAS TO TABLE THE PROJECT, AND IT FAILED, SO A SUBSEQUENT MOTION WAS MADE.**

Upon motion made by Robin Joy Maxson and seconded by Jim Cooper, the motion **passed 9-0-0-0-6**, with Torry Brean, Lynn Hopewell, Elio Noyas, Dan Summers and Richard Tomlinson absent, and Lawrence Graham resigned.

**ITEM 4: Announcements and Correspondence Received**

Ms. Mansolf announced the Washington Street cell site appeal is going to the Board of Supervisors on July 24, 2019. On July 18 there will be 2 watercourse enforcement meetings at the Ramona Community Library – 1 from 3 to 5, and 1 from 7 to 9.

The Chair announced the next quarterly chairs meeting will be happening soon. Kathy Flannery and Mark Wardlaw of PDS are interested in good communication between planning and sponsor groups and project applicants.

The Demler project planner contacted the Chair regarding the Demler Manure Processing Plant project. The County is working on the scoping letter for the project. We will wait for the scoping letter to comment. There is a coalition of people near the Demler project area that may want to bring news crews to our meeting when we discuss it in the future.

Mr. Ensign said he plans to go to the Washington Street cell site appeal at the Board of Supervisors on July 24. He would like to talk to the Chair prior to the meeting about this issue.

The Chair said that regarding the watercourse enforcement meetings, resources are available to help the neighbors who live along the creek. It is their responsibility to abate the issue on their property.

**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. – No Speakers**

**ITEM 6: 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 Jim Cooper, the motion **passed 11-0-0-0-4**, with Torry Brean, Lynn Hopewell, and Richard Tomlinson absent, and Lawrence Graham resigned

**ITEM 7: ACTION ITEMS:**

**7-A: Presentation by Battalion Chief Randy Scales, CAL FIRE on the topic of evacuation planning and the Ready, Set, Go! Program**

Chief Scales introduced himself and 2 Public Information Officers for CAL FIRE, Thomas Shoots and Isaac Sanchez. In Ramona, there are 2 Battalion Chiefs covering 6 fire stations, and there is 7 day a week coverage. When there is a fire, it is important to know where to get information.

Isaac Sanchez said a primary goal during a fire is to keep the community informed. Among the tools CAL FIRE uses are social media, traditional print and online media, TV and radio stations. Sanchez said KOGO AM 600 radio station is a good source of updated information. KOGO AM 600 jumps on it. They are the radio version of the Emergency Broadcast System and have beefed up their broadcasting ability. TV stations are another good source, as the stations will interrupt their broadcasting to get fire messages out.

On social media, Isaac Sanchez said CAL FIRE disseminates information on Twitter at @CALFIRESan Diego and Facebook @CALFIRESanDiego. He said CAL FIRE's tools are reliable sources of information whereas other Facebook pages may include speculation and not accurate information. CAL FIRE's social media tools are not targeted to any one group or individual community so it could contain information about a fire anywhere in the county, he added.

Shoots encouraged people to sign up for AlertSanDiego.org and ReadySanDiego.org, if they haven't already done so. Sign-ups on AlertSanDiego.org are necessary to receive emergency alerts and evacuation notices.

The Ready, Set, Go! app available on the Google Play Store is another great resource. CAL FIRE's Ready, Set, Go! campaign described on the readyforwildfire.org website breaks down instructions for preparing and responding to a wildfire. Be Ready: Create and maintain defensible space and harden your home against flying embers. Get Set: Prepare your family and home ahead of time for the possibility of having to evacuate. Be Ready to Go!: Take the evacuation steps necessary to give your family and home the best chance of surviving a wildfire.

Wireless Emergency Alerts (WEA) are Amber Alerts. All cell phones get these messages – a big area is covered. WEA messages will go to 1/10<sup>th</sup> of a million people by the end of the year.

A question from the audience asked if ReadySanDiego helps in an evacuation?

Isaac Sanchez said ReadySanDiego doesn't help in an evacuation, but in an emergency.

Another question was what if someone does their defensible space but their neighbor doesn't?

Chief Scales said concerns can be reported to CAL FIRE's defensible space inspectors by calling or visiting a local fire station and giving them the address you are concerned with. If the neighbor is not in compliance, a defensible space inspection can be done. Inspectors can give notice and a reasonable time for the property owners to correct the hazard. If no action is taken, he said the inspectors can follow up with an abatement process with the County. If the issue is excessive trash and debris on the property, County Code Enforcement officers may step in to take corrective action. If a property is abated by the County, a lien will be placed on the property. If the hazard is on County-owned property the best recourse is to file a complaint with the County.

Isaac Sanchez said if the property is private property and there's no permission to clear vegetation, CAL FIRE will enforce to within 10 feet of the property line. He recommended talking to the neighbor and offering to clear it for them if they can't clear it themselves.

If a fire becomes a danger, law enforcement will be in charge of evacuations, but the response from CAL FIRE, Sheriff's Department, California Highway Patrol, Caltrans and others will be a collective effort. Together, they're beginning to use digital map grids so they don't send anyone in the direction of a fire. Typically warnings are given before evacuation orders but a third option may be to shelter in place. Officials are working on identifying areas of safe refuge such as the Kmart parking lot or Wellfield Park ballfields.

Chief Scales said the goal is to get information out as quickly as possible. He always encourages people to evacuate. If CAL FIRE is rescuing people who didn't evacuate, then they aren't putting out the fire. A C130 aircraft will be in Ramona again this year during fire season.

RCPG members plan to schedule a public workshop with CAL FIRE and other agencies to get the word out about fire safety. A potential meeting date is Wednesday, August 28, at Olive Peirce Middle School, and an alternate meeting date is being considered.

**7-B: Waiver Request for Scenic Special Area Regulation (SR-67), One Story Single Family Dwelling with Detached Garage, APN 283-051-28-00, 19371 Susie Way**

Mr. Martz presented the project. He is moving back to Ramona. They want to build a 1,200 square foot house with a garage. It will be 213 feet to the front door from the highway, and the house will be 75 feet wide. They would like to plant 50 feet of the road frontage along the highway with coast live oaks and fruitless olive trees. They are going to work to mirror the trees along Highway 67 across the highway at Harbour Farms. They will be 300 feet from one neighbor and 500 feet for the other neighbor.

Ms. Mansolf said the West Subcommittee approved the request.

Ms. Myers asked why the RCPG is always giving waivers? We should be upholding the scenic corridor. She is opposed to waivers in the scenic corridor.

Ms. Maxson said that the corridor is scenic, but exceptions are allowed for, especially with trees and other similar elements that minimize impacts.

Mr. Summers said that it is good to place a house or other structure as far as possible from a scenic element. It doesn't mean houses can't be built there.

Mr. Stykel asked what would happen if the RCPG denies the request?

Ms. Mansolf said a site plan would be required.

The Chair agrees with Ms. Myers and honoring the scenic waiver. The ordinance discourages tract homes. The ordinance went blanket. Trees can be added for screening. Houses can be facing toward the road – these are things that can be considered when looking at projects in the scenic corridor. Maybe the ordinance needs to be updated. The Chair asked Ms. Mansolf if the project could be conditioned to add trees along the road?

Ms. Mansolf said that with the waiver of the Special Area Regulations, a yes or no response is required and the projects cannot be conditioned.

**MOTION: TO APPROVE THE WAIVER REQUEST FOR SCENIC SPECIAL AREA REGULATION FOR A ONE STORY SINGLE FAMILY DWELLING WITH DETACHED GARAGE. APN 283-051-28-00, 19371 SUSIE WAY.**

Upon motion made by Kristi Mansolf and seconded by Robin Joy Maxson, the motion **passed 10-1-0-0-4**, with Donna Myers voting no, Torry Brean, Lynn Hopewell, and Richard Tomlinson absent, and Lawrence Graham resigned

**7-C: Review a letter drafted from questions formulated to ask the County about their plans to develop the Mt. Woodson parking lot and surrounding area now that the purchase of the property to place the parking lot is final.**

Ms. Mansolf said a letter was written and revised to the County on the Mt. Woodson parking lot and surrounding area.

The Chair said that last he heard, the parking lot to be designed by the County would hold close to 200 parking spaces. He reminded people that the goal for the parking lot was to make it safer for people hiking Mt. Woodson by keeping them off of the highway.

Ms. Myers asked about the neighbors. Have they been involved with this process?

Ms. Mansolf said that neighbors to the project were in attendance at the meetings. There was at least one neighbor, Jim Edwards, who was in attendance that evening.

Ms. Myers asked the Chair if she could ask Mr. Edwards what his feelings were about the parking lot and project?

Mr. Edwards was allowed to answer the question, and he said he had hoped for there to be a resolution to the parking issue at Mt. Woodson for 30 years. He was very appreciative.

Ms. Mansolf said there was one recent change to the letter, which she confirmed was okay with Mr. Edwards, which involved asking the County to have the utility vehicles use the new access rather than to continue using the easement on Mt. Woodson Road. They can disturb the neighbors if they are waiting for other utility vehicles.

**MOTION: TO SEND THE MT. WOODSON LETTER TO THE COUNTY DEPARTMENT OF PARKS AND RECREATION AS PRESENTED.**

Upon motion made by Kristi Mansolf and seconded by Robin Joy Maxson, the motion **passed 11-0-0-4**, with Torry Brean, Lynn Hopewell, and Richard Tomlinson absent, and Lawrence Graham resigned

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

No new information was presented. A letter has been sent out to Caltrans and we are waiting for a response.

**7-E: Consideration of RCPG requesting that the County do an evacuation study of Ramona as they have done for other communities in the county**

The Hwy 67 ad hoc Committee reviewed the RCPG request that Planning and Development Services do an evacuation study similar to the one that was done for Jamul/Dulzura and Valley Center.

**MOTION: TO SEND A LETTER TO RICHARD CHIN AT THE COUNTY, REQUESTING AN EVACUATION STUDY BE DONE FOR RAMONA SIMILAR TO THE ONES DONE IN JAMUL/DULZURA AND VALLEY CENTER.**

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 11-0-0-4**, with Torry Brean, Lynn Hopewell, and Richard Tomlinson absent, and Lawrence Graham resigned

**7-F. Disposition of letter Ramona Community Trails Master Plan, regarding Obstructions of Trails**

Mr. Cooper said a letter was recently sent to the County on this issue. There has been no response yet.

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

Mr. Noyas said there was a June 17 meeting onsite. It looked as though progress was being made. There were boxed trees on site to be planted and a workplan. Now the sycamores are dead. He would like to see a copy of the agreement for the site maintenance. The landscaper lives close by. He would like to ask David Kahler for a copy of the agreement. The landscaping should be maintained.

Mr. Ensign said that Mr. Kuhn provided a chart for the landscaping plan. Now there are still a lot of weeds. He will contact the landscape contractor. Maybe they are waiting for a signed contract. He recommended keeping the item on the August 1 agenda.

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

Mr. Ensign said he is having a hard time knowing who to contact for the Creelman solar project at SDG&E. He suggested writing a letter to the County on the project.

The Chair said there is an option for cease and desist in the County Code.

Mr. Cooper said sit-down meetings are not good unless there is a memo for the record available after the meeting. A letter stays in the system forever.

**MOTION: TO SEND A LETTER TO DAVID KAHLER AT THE COUNTY REQUESTING THE PERMITTEE OF THE SOLAR PROJECT ON CREELMAN LANE COMPLY WITH LANDSCAPING GUIDELINES AS IDENTIFIED IN THE PROJECT APPROVAL LETTER AND TO INSURE FLOODWAY MANAGEMENT ON ASHLEY (COPY SUPERVISOR JACOB).**

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 11-0-0-4**, with Torry Brean, Lynn Hopewell, and Richard Tomlinson absent, and Lawrence Graham resigned

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

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

Mr. Ensign gave the Design Review Board report. A-1 Car Wash is going to remove the pole sign and put in a monument sign. Lighting will be shielded down. It took 4 months of work to get to this point. AT&T made an adjustment on their signage and it will be smaller. They will take the letters off of the back of the building. The new mural on Cheers bypassed the Design Review Board. People on motorcycles drinking beer are portrayed. The Design Review Board voted to add “drink responsibly” to the mural.

The Chair said he feels the mural should be corrected as it is sending the wrong message.

Mr. Ensign said a new drive-in cannabis place has opened across from the Masonic Lodge. People can drive up and get a medical marijuana card. It is a satellite medical marijuana facility from the facility on Montecito. There were banner signs, and other issues with the facility, and now they are working with the Design Review Board to identify and fix any issues. Lynn Hopewell has taken Eric Guenther’s place/seat on the Design Review Board. The Form Based Code ad hoc will be meeting in the next week.

**8-B: Training Reminder**

It was determined that there have been adequate reminders of having to complete training, so there is no need to keep this item on future agendas at this time.

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

The Chair said the preliminary agenda should be reviewed by everyone with business on the agenda to make sure their business is on there. Regarding the Hwy 67 ad hoc Committee, he asked that agendas are formalized a little better as the committee meets so frequently.

Mr. Stykel said he felt the ad hoc should become a standing subcommittee of the RCPG.

Mr. Summers said the Hwy 67 ad hoc has been meeting for almost a year. The committee has been basing their meetings on what SANDAG is doing. There will be a big vote on July 12 at SANDAG on the Big Five. He would like to pursue the committee till Hwy 67 is approved for widening.

Mr. Cooper said the issue being pursued is the widening of SR 67 from the Highland Valley/Dye Road intersection to Scripps Poway Parkway, which exceeds the boundaries of the Ramona Community Planning Area. Safety and mobility are issues being considered.

Mr. Stykel said if the widening goes outside the Planning Area boundaries, it is outside of our purview.

The Chair asked if the Hwy 67 ad hoc could come under the Transportation/Trails Subcommittee?

Mr. Cooper said he is not opposed to the ad hoc coming under the Transportation/Trails umbrella; however Transportation/Trails meets monthly and SANDAG is twice a month. If SR 67 ad hoc comes under Transportation/Trails, how will SANDAG be addressed?

A suggestion was made to put changing the Hwy 67 ad hoc to a standing committee on the August 1 agenda.

Mr. Summers said that 2 meetings were attended at SANDAG over the last month. Mr. Cooper handed out and presented his 10 page evacuation work. Mr. Summers wrote a piece for the Ramona Sentinel on the issue. Mr. Summers will be at the SANDAG meeting tomorrow morning. CALFIRE, CHP and Caltrans want to hold a fire related event in Ramona.

Mr. Cooper said SANDAG is looking at putting a transportation hub at the San Diego Airport, called the Big Five Plan, which will help to facilitate transportation up and down the coast.

Mr. Summers said funds intended for road improvements will go to transit if the Big Five Plan is approved. Mr. Summers will go to SANDAG July 12, and Mr. Cooper will go to the next meeting.

**8-C-1: Concerns from Members – None**

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

Mr. Cooper said he would like July 11, 2019, RCPG agenda items 7-D (evacuation) and 7-F (trail obstruction) on his next meeting agenda. His meeting will be July 23, 2019.

Ms. Mansolf said she received a brushing and clearing Administrative Permit for the East Subcommittee that will be on the August 1, 2019, RCPG agenda.

Mr. Cooper said he created his own Old Business list, and he would like this item to be on the next agenda.

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

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

It was suggested an ad hoc committee be formed for Old Business. The Chair asked Mr. Cooper to chair the ad hoc committee, and he agreed to. It was asked who wanted to serve on the committee – Mr. Ensign and Mr. Stykel volunteered. The Chair appointed Mr. Cooper to chair the committee with Mr. Ensign and Mr. Stykel serving on the subcommittee.

**8-C-5: Ramona Design Review Board Reappointment – Scotty Ensign (seat  
#9) - Ramona Planning Group Representative; Current term to expire  
8-17-19**

Mr. Ensign's term on the Design Review Board is expiring in August. He is a liaison, seated on both boards, between the Design Review Board and the RCPG.

**MOTION: TO RESEAT SCOTTY ENSIGN TO SEAT #9 ON THE DESIGN REVIEW  
BOARD.**

Upon motion made by Jim Cooper and seconded by Kevin Wallace, the motion **passed 11-0-0-0-4**, with Torry Brean, Lynn Hopewell and Richard Tomlinson absent, and Lawrence Graham resigned.

**8-C-6: Consideration of making RCPG roster available to public upon  
Request**

Ms. Mansolf said a member of the public requested RCPG members' email addresses. Although RCPG members' contact information has been available to people in the past, she wanted to check to make sure everyone was okay with her sending it out. The RCPG roster on the County website only shows member names, seat number and effective start and end dates.

Although no vote was taken, no members said they wanted their personal information made available to the public.

It was noted that on the Registrar of Voters (ROV) website (County of San Diego), for each election, all candidates' information is shown that is given to the ROV when signing up as a candidate.

**8-D: Meeting Updates**

**8-D-1: Board of Supervisors, Planning Commission and TAC Meetings – *No  
Information was Brought Forward***

**8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be August 1, 2019, at  
the Ramona Community Library**

**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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