

**County of San Diego
Ramona Community Planning Group
FINAL MEETING MINUTES
June 4, 2020
CONFERENCE CALL MEETING
(DETAILS)**

7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona

**Meeting shall be a public telephone conference call held at 7:00 P.M
Call Number: 978-990-5330
Access Code: 8612750**

A Temporary email address has been created to request agenda item information via email.

Please send an email to: rcpgcovid19meetinginfo@gmail.com to request documents for each item to follow along with during the teleconference.

Requests for documents will be responded to before and during the meeting as possible to accommodate any member of the public wishing to participate during the meeting.

Members of the public are requested to make a speaker request via email prior to the meeting as well. This request is to ensure everyone is heard and has an equal opportunity to speak during the meeting as well as providing the RCPG a chance to organize our speakers ahead of the meeting to ensure we have ample time for each item. Please indicate if you are speaking as PUBLIC COMMUNICATION or as an AGENDA ITEM and note the agenda item you wish to respond to and please limit your written response to 3 minutes or less.

Written comments to be read into the record will also be accepted via email prior to the meeting. Please indicate the item number you wish to respond to and please limit your written response to 3 minutes or less.

ITEM 1: PLEDGE OF ALLEGIANCE

ITEM 2: ROLL CALL (Lynch, Chair)

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

Absent: Donna Myers and Dawn Perfect absent, and Chris Holloway, resigned

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Robin Joy Maxson, 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 MINUTES 3-5-20 (Action)

MOTION: TO APPROVE THE MINUTES OF MARCH 5, 2020, AS SUBMITTED.

Upon motion made by Lynn Hopewell and seconded by Kevin Wallace, the motion **passed 12-0-0-0-3**, with Donna Myers and Dawn Perfect absent, and Chris Holloway resigned.

ITEM 4: ANNOUNCEMENTS AND CORRESPONDENCE RECEIVED'

The Chair announced that he talked to the County about the RCPG meeting in person, but the County did not recommend meeting in person. The County doesn't know at this point if the RCPG can meet in person July 2, 2020. Other announcements include the Aldi project was approved, the filing for odd number seats for the November election for the RCPG has not been finalized yet. The Demler Egg Ranch is not ready to come back to the RCPG, but they are getting closer. The Chair said he hopes that the RCPG can meet in person when this project is on the agenda due to the large number of people who attended the meeting the last time the project was on the agenda.

Ms. Mansolf said that establishing a weight limit on Highland Valley Road from Archie Moore Road to Bandy Canyon Road is on the Traffic Advisory Committee agenda for June 12, 2020. Concerning the RCPG vacancy, she ran the vacancy notice in the Ramona Sentinel as a classified ad, and so now the Clerk of the Board can vacate seat #1. It was advertised that the July 2, 2020 meeting would be when parties interested in filling the vacant seat will be addressing the RCPG.

ITEM 5: PUBLIC COMMUNICATION - *None*

CALL FOR ANY ADDITIONAL SPEAKERS

CO-CHAIR SHALL ANNOUNCE EACH SPEAKER REQUEST BY NAME, THE SPEAKER SHALL STATE THEY ARE ON THE CALL AND BEGIN. THE TIME LIMIT IS 3 MINUTES AND THE CHAIR SHALL CALL TIME AT THE END OF 3 MINUTES AND THE SPEAKER WILL STOP ON THE CALL.

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.

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

No changes were proposed to the agenda.

MOTION: TO APPROVE THE AGENDA AS PRESENTED.

Upon motion made by Robin Joy Maxson and seconded by Lynn Hopewell, **passed 12-0-0-3**, with Donna Myers and Dawn Perfect absent and Chris Holloway resigned.

ITEM 7: ACTION ITEMS:

- 7-A. MUP 20-003, Major Use Permit, Verizon Ramona North Relocation Cell Tower Installation. Verizon Wireless is proposing a 50 foot stealth pole (faux tree) on the southwest corner of Pine and Ash (1078 Pine), with 12 antennas, 1 MW dish, 6 RRUS, etc. A new ground enclosure will be constructed to house equipment.**

The Chair stepped down, and Ms. Maxson acted as chair of the meeting for the item.

Emanuel Higgins presented the project. The project is a relocation project, and the current cell site is located at 825 Ash. The owner is selling the property and not renewing the lease. A 50 foot stealthed, broadleaf tree is proposed at the new location, across Pine Street at 1078 Pine. Accessory equipment will be stored inside a 20 by 20 foot enclosure.

Mr. Ensign asked if the existing trees will be matched?

Mr. Higgins said it is anticipated the faux tree will blend with what is there.

Ms. Hopewell asked if a full branch count will be used for the faux tree?

Mr. Higgins said he will work with the planner to provide more specific information as the project gets closer to construction.

Mr. Summers asked if the site would be 5G now?

Mr. Higgins said right now it is not in the plans for the site to be 5G. Denser areas like San Diego and Los Angeles have 5G.

Mr. Tomlinson said that the elevation is higher at the new location from the Ash Street site. Why is the cell site to be so much higher than what is existing?

Mr. Higgins said there is a hill in the area that will cause for some degradation of coverage.

Mr. Wallace asked about when the site will become 5G – will it come back to the RCPG? He is concerned about a future change to 5G.

Mr. Higgins wasn't sure, but he said the County usually requires a modification of a Major Use Permit when there is a change. Verizon wants to get all permit approvals and wants to avoid code violations.

Ms. Maxson said the cell site maintenance vehicles will take access off of a secondary driveway.

Ms. Mansolf said the West Subcommittee heard the project and approved it with a full branch count and with the branches extending over the antenna, which will hopefully blend the faux tree in with the existing trees on site.

MOTION: TO APPROVE MUP 20-003, THE VERIZON RAMONA NORTH RELOCATION CELL TOWER INSTALLATION, AS PRESENTED, AND TO RECOMMEND A FULL BRANCH COUNT, WITH THE BRANCHES EXTENDING OVER THE ANTENNAS, AND HAVING THE ACCESSORY EQUIPMENT STRUCTURE BE PAINTED AN EARTHTONE (RATHER THAN WHITE).

Upon motion made by Kristi Mansolf and seconded by Lynn Hopewell, the motion **passed 11-0-0-1-3**, with Casey Lynch stepping down, Donna Myers and Dawn Perfect absent, and Chris Holloway resigned.

7-B: AD 20-006, Bandy Canyon Ranch Ag Clearing Permit for an unpermitted clearing violation of approximately 26 acres of vegetation. Parcel size is 106 acres. 16251 Bandy Canyon Dr.

Jason Greminger, the project representative, presented the project. His client is new to the area and did not know the rules for clearing and he committed a violation on his property. He cleared 26 acres on the hillside. Code Enforcement is involved. The Administrative Permit is part of the process to resolve the ag code clearing. There is enough of the right kind of biological vegetation left onsite, after the clearing of the 26 acres, to mitigate for what was removed. The County has accepted the findings. Thirty seven acres will be preserved onsite through tiering. The owner

wants to cultivate flowers onsite in the cleared area. The property is across the street from the Fenton Ranch.

Ms. Maxson said it sounded like the applicant is working to fix everything.

Mr. Summers asked for clarification – the property owner was clearing to cultivate flowers?

Mr. Greminger said the owner was unaware of the process he needed to follow.

MOTION: TO APPROVE AD 20-006, THE BANDY CANYON AG CLEARING PERMIT, FOR AN UNPERMITTED CLEARING VIOLATION OF APPROXIMATELY 26 ACRES OF VEGETATION, IN ORDER FOR THEM TO PROCEED WITH REMEDYING THE VIOLATION.

Upon motion made by Kristi Mansolf and seconded by Paul Stykel, the motion **passed 12-0-0-0-3**, with Donna Myers and Dawn Perfect absent and Chris Holloway resigned.

7-C: STP 20-014. Existing Jack in the Box exterior remodel and 376 SF addition to dining area, existing exterior patio will be removed, existing landscape areas to be rehabilitated. D5 Special Area Regulation applies

Mr. Ensign gave the Design Review Board report for this item. The project will be providing a horse post, striping the parking lot and improving the alley. The existing pole sign will be removed.

Mr. Brean gave the CUDA report. There was some confusion as to why it went to CUDA since there will be no new curb cuts on Main Street. There is really going to be no impact to anything. The alleyway is blighted. CUDA approved the project with the addendum the alleyway be improved as part of the project.

Mr. Ensign said the dining room will be under 400 square foot. Agave is not on the palette. Agave has not been approved in other areas of the Town Center. The look we are trying to achieve is country and not desert.

The Chair said taking on the alley is like taking on a public improvement plan. A lot of people use the alley to access Jack in the Box.

Mr. Tomlinson said the architecture looks very good. Getting rid of the patio will help a lot.

MOTION: TO APPROVE THE PROJECT WITH THE ADDENDUM THE ALLEYWAY BE DEVELOPED TO COUNTY STANDARDS.

Upon motion made by Torry Brean and seconded by Lynn Hopewell, the motion **passed 11-1-0-0-3**, with Kevin Wallace voting no, Donna Myers and Dawn Perfect absent, and Chris Holloway resigned.

7-D: Telecommunications Tower @ 19591 Horizon View Drive (Minor Use Permit ZAP-00-047) / SBA Site: CA20552-A San Pasqual. Transition/Redesign from unstealthed facility to a stealthed facility – applicant is asking for input. Current tower is about 60-65 feet tall with multiple carriers.

The Chair stepped down, and Ms. Maxson acted as chair of the meeting for the item.

Jacob Hamilton, representing the project, said the existing unstealthed cell site at 19591 Horizon View is going to be camouflaged. The existing site is about 61 feet tall and serves AT&T and T-Mobile. Some of the design options to be considered are a water tank, a faux eucalyptus and a faux pine. As there are no pines in that area and a water tank draws your eye to it, he was thinking the faux eucalyptus would be best. Mr. Hamilton would like feedback on the designs to be considered.

Ms. Maxson went down the list of members and asked for feedback.

Ms. Mansolf said she thought the eucalyptus would be the best fit for the area.

Ms. Maxson said she felt the tree was a better design.

Mr. Noyas agrees with the tree design.

Mr. Stykel prefers the tree design.

Mr. Tomlinson thought the tree would be best in that area.

Mr. Wallace liked the tree design.

Mr. Ensign said he prefers the eucalyptus tree in that area.

MOTION: TO PROVIDE DESIGN FEEDBACK TO THE APPLICANT OF THE CELL SITE.

Upon motion made by Kristi Mansolf and seconded by Lynn Hopewell, the motion **passed 11-0-0-1-3**, with Casey Lynch stepping down, Donna Myers and Dawn Perfect absent, and Chris Holloway resigned.

7-E: *Please note that all deferred agenda items from the 3-5-20 meeting will be carried over to the 7-2-20 meeting.*

ITEM 8. GROUP BUSINESS (Possible Action)

8-A: **Pursuant to the Vacancy of RCPG Seat #1, Vacated by Chris Holloway Effective 3-5-20, the RCPG Will Take a Vote to Recommend a Replacement at the 7-2-20 RCPG Meeting. At that time the RCPG will Hear from Interested Parties in Filling the Seat prior to Voting. All Applicants must have Certified applications filed prior to the 7-2-20 meeting to address the RCPG**

[https://www.sandiegocounty.gov/content/dam/sdc/pds/Groups/Chair Resources/Application.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/Groups/Chair_Resources/Application.pdf)

8-B: Appointment of New Transportation/Trails Subcommittee Chair.

The Chair said that Mr. Cooper is stepping down as the Transportation/Trails Subcommittee chair. He asked if anyone was interested in chairing? He has talked to Mr. Tomlinson about taking over as chair, and Mr. Tomlinson has said he will agree to do so.

Mr. Cooper thanked Mr. Tomlinson for stepping up to be the Transportation/Trails Subcommittee chair.

MOTION: TO APPOINT RICHARD TOMLINSON AS TRANSPORTATION/TRAILS SUBCOMMITTEE CHAIR.

Upon motion made by Casey Lynch and seconded by Scotty Ensign, the motion **passed 12-0-0-0-3**, with Donna Myers and Dawn Perfect absent, and Chris Holloway resigned.

As people were voting for Mr. Tomlinson, they thanked Mr. Cooper for his excellent service to the community while serving as the Transportation/Trails Subcommittee chair.

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

Mr. Ensign gave the Design Review Report.

For the Popeye’s Restaurant, there will be no changes to the building structure. The colors will be changing. Mr. Ensign wants them to do landscape enhancements.

For the SDG&E 14th Street canopy/fencing project, they are making a change to the height of the building based on the roof height to the warehouse. SDG&E wants to put up a bigger fence during construction – going from 4 to 6 feet – but it will be removed after construction. There was discussion on cleaning up the SDG&E lot at 11th and Main.

The Old Sizzler is going to become, “Barn” and have dancing and cocktails. The building will be the same colors. The “B” in “Barn” will be a little taller than what is usually allowed, and the Design Review Board is allowing it. The applicants want to bring in a wagon with a team of horses to put on the property for decoration.

The signs for Mike’s Liquor have been corrected. There will be a wooden frame around the sign. They are bringing the building into compliance. It has been on the Code Compliance list for 11 years.

The Ramona Market, next to the Kountry Kitchen, has been brought into compliance. It looks plain, but more rustic.

For Cheers, the building has been sold. It will be painted a light gray. The Design Review Board wants the signage brought into compliance.

A-1 had gotten rid of the wood storage sales lot, but someone is selling firewood on Main Street. Code Compliance needs to be contacted.

8-D: Discussion Items (Possible Action)

8-D-1: Concerns from Members – *None*

8-D-2: Future Agenda Item Requests

Mr. Summers requested having an agenda item to request the RCPG be added to the SANDAG “Regional Plan Stakeholders List.”

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

8-E: Meeting Updates

**8-E-1: Board of Supervisors, Planning Commission and TAC Meetings – *TAC
update given under Announcements***

**8-E-2: Future Group Meeting Dates – Next RCPG Meeting to be July
2, 2020, Ramona Community Library**

The Chair said that at the time of the meeting, he did not know what the next meeting format would look like, and if we would be able to meet in person.

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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