

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held June 4, 2015, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Jim Cooper	Eb Hogervorst	Frank Lucio
	Kristi Mansolf	Donna Myers	Jim Piva
	David Ross	Dan Scherer	Paul Stykel
	Rick Terrazas	Richard Tomlinson	

Excused Absences: Torry Brean, Scotty Ensign, Barbara Jensen, Elio Noyas

Jim Piva, RCPG Chair, acted as Chair of the meeting, Paul Stykel acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 2: Pledge of Allegiance

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING 5-7-15

TO APPROVE THE MINUTES OF THE MAY 7, 2015, MEETING AS PRESENTED.

Upon motion made by Eb Hogervorst and seconded by Donna Myers, the motion **passed 10-0-1-0-4**, with Paul Stykel abstaining, and Torry Brean, Scotty Ensign, Barbara Jensen and Elio Noyas absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the RCPG received correspondence from the new Advocacy Coordinator for the San Diego County Bicycle Coalition. She introduced herself, and she is the go-to-person for programs, projects, events, bicycle infrastructure and issues relevant to bicycles.

The Chair announced the Mitigated Negative Declaration for the SDG&E solar project on Creelman Lane is out for public review with the public comment period ending July 6, 2015.

The Chair said he had been invited to the San Diego Association of Realtors (SDAR) meeting to speak. The SDAR is a very strong lobbying group. The Chair of the City Planning Group was there. The Chair talked about restrictions to wineries on stormwater run off that are mandated by the State, and how the restrictions could shut the wineries down. He also brought up solar and wind projects and said they don't belong in the middle of communities. The coast doesn't get solar facilities because it is overcast. Mini septic plans are being proposed for areas that don't perc. These will recycle on the property and will increase development. The Chair got very good feedback on his presentation.

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)

MOTION: TO APPROVE THE ORDER OF THE AGENDA WITH NO CHANGES.

Upon motion made by Dan Scherer and seconded by Frank Lucio, the motion **passed 11-0-0-0-4**, with Torry Brean, Scotty Ensign, Barbara Jensen and Elio Noyas absent.

ITEM 7: ACTION ITEMS:

7-A: Update by Michael Long, County DPW, on Progress of the San Vicente Improvement Project – Transition to Occur 6-24 to 6-29-15

Mr. Long presented the project. A project transition will be occurring in the very near future. June 26 through June 29 would be the first weekend the change will take place. The second weekend will be July 10 through July 13. There will be 6 transition areas. A noise variance will be in place from 7 p.m. to 7 a.m. For 2 weekends per month they are proposing to work around the clock to do the transition. Work will start at 7 p.m. on Friday and end at 5 a.m. on Monday. The pros are that school is not in session on the weekends and not as many people are going to work. One lane will be open during the transition period, and there will be flagging. Where new and existing roads cross each other, they have to raise the road to meet the new road. There are 3 transition areas in the first phase and 3 in the second phase, with the first phase to be accomplished the first weekend, and the second phase to be accomplished the second weekend. They will start paving on June 22. There will be an elevation transition for Deviney. For the second phase, they will take the existing road and raise it up to transition into the half built area. There will also be transitions at Chuckwagon and Wildcat Canyon. Traffic signals will change temporarily.

Mr. Lucio said the traffic signals at Warnock and San Vicente were way off. There was a proposal to adjust the lights using video.

Mr. Long said the detection equipment is part of the end of the project. He was aware of the recent signal issues and they are working to lessen impacts in the future. The video detection equipment will make a big difference. The first weekend flagging will adhere to no longer than a 10 minute wait. Motorist will be piloted through the work zone. With knowledge of the work to be done, motorists can plan their trips. People living in the area will be notified.

The Chair said the project has been well managed and there have been minimal waits.

MOTION: TO ACCEPT THE PROPOSAL FOR THE SAN VICENTE ROAD IMPROVEMENT PROJECT AS PRESENTED.

Upon motion made by Eb Hogervorst and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Torry Brean, Scotty Ensign, Barbara Jensen and Elio Noyas absent.

7-B: (East Subcommittee Item) MUP 15-012, Telecommunication Facility Proposed for 615 Highway 78. 45 Foot Faux Monopine with 12 Antennas and 1 Microwave Dish (approximately 385 feet from Highway 78) plus Concrete Block Equipment Shelter and Concrete Block Enclosure for Emergency Generator

Ms. Goodman handed out plans and photo simulations of the project. She presented a Verizon coverage map that showed the current coverage and the coverage that will occur after the tower is installed. The project is a 45 foot monopine with 12 antenna and a microwave dish. There will be

a block building to house the accessory equipment and also a block building to house the emergency generator. The tree will be north of the house, with the shelter north of the tree.

Mr. Scherer said the East Subcommittee reviewed the project and a motion was made to approve the project but it failed.

Speaker: Don Kohorst, Ramona Resident

Mr. Kohorst lives across the highway from the tower and he is opposed to it. The tower will be 425 feet from his guest house and 800 feet from his main house. He is concerned with there being a negative impact on his property. The Federal Government enacted a law in 1996 (Telecommunications Act) that said that health concerns cannot be a reason to deny cell sites. He is familiar with the opposition efforts of the people on Cedar Street where a cell site is also proposed. He feels Cedar Street is an area similar to his neighborhood on Highway 78. The RCPG voted against the Cedar Street cell site. Mr. Kohorst said the City of Glendale wants them to be at least 1,000 feet from homes.

Mr. Tomlinson said the new equipment is shown on the map as being further from the resident's house and pushed closer to the neighbors.

Mr. Cooper said he feels the issue should be studied and reconsidered because the Telecommunications Act of 1996 is outdated. In 2012 there was a study done by a scientific group that discovered that there were several health impacts cause by EMF. He felt they should be located away from residences.

Mr. Stykel asked how much outreach was done? He said the Cedar Street properties are much smaller.

Ms. Goodman said letters were mailed out to at least 20 neighbors within 300 feet of the project. If there are not 20 neighbors within the 300 feet of the project, they expand the area to include that many residents. A sign is posted at the site location.

The Chair said he thinks the cell site is close to the neighbor. The RCPG cannot recommend to the County to deny based on health concerns. The Planning Commission is the deciding authority and they will not be swayed by a recommendation based on health impacts.

Speaker: Ted Nofal, Ramona Resident

Mr. Nofal lives on the property next to where the cell site is proposed. He said there have been recent German and Israeli studies that recommend the towers be 1,200 feet from homes. There is a 3 to 4 times greater chance of getting cancer if people are closer. He may want to develop his land in the future.

Speaker: Ted Nofal, Jr., Ramona Resident

Mr. Nofal also lives on the property next to where the cell site is proposed. He is concerned with signal strength. People in the area can use Sprint rather than Verizon. Everyone on Amigos uses Sprint – it is the same technology. It would just increase radiation to put in another cell site. A study was done in Malaysia that was linked to people getting tumors. Families with children will be exposed to the EMF energy.

Speaker: Tony Nofal, Ramona Resident

Mr. Nofal showed a youtube video that measures the amount of EMF energy from a cell site mounted by a commercial building. The person in the video was interpreting the measurement for the audience. He did not want to be living by a cell tower.

Mr. Stykel said the cell site was proposed for a residential area, yet it is a commercial use.

Ms. Myers said there are reasons to deny the project beyond health concerns. She lives close to an industrial facility. She believes that using another carrier is a good option. She resents the neighbor who is benefiting from a business agreement pushing the tower closer to the neighbors.

The Chair encouraged the neighbors to work together. He feels the technical information and studies today are more viable than those from several years ago.

MOTION: TO REQUEST THAT THE CELL SITE AT THIS LOCATION BE DISAPPROVED FOR THE FOLLOWING REASONS:

- 1. COMMERCIAL/INDUSTRIAL APPLICATION IN A RESIDENTIAL AREA;**
- 2. VISUALLY SENSITIVE AREAS THAT INCLUDE THE SCENIC HIGHWAY.**
- PROJECT EXCEEDS THE HEIGHT REGULATIONS;**
- 3. RESIDENTS HAVE THE OPTION OF USING ANOTHER CARRIER IN THE AREA;**
- 4. ONE PROPERTY OWNER IS PROFITING AT THE EXPENSE OF THE NEIGHBORS;**
- AND**
- 5. CONCERNS OVER LOSS OF PROPERTY VALUES.**

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 10-1-0-0-4**, with Dan Scherer voting no and Torry Brean, Scotty Ensign, Barbara Jensen and Elio Noyas absent.

7-C: Presentation on Park Model Units on Private Property by Ms. Armand

Ms. Armand made a presentation on Park Model Units (PMU). These small residences are registered with the County as an RV and are 400 square feet. She is buying one for her elderly mother so she can be close to her and not in a care facility. To have the right to put the PMU on an existing residential lot, a physician's certification is required. They are considered a health care unit. She also had to make a drawing of where the PMU would go on her property. She had to get a preliminary Zoning review. She will have the unit on sewer and had to fill out an RMWD form and pay \$100. The process takes about 2 weeks.

The permit from the County is \$303.00 – but it is not really a permit and is required for temporary housing. The County seems resistant to the PMU's. She is required to have a yearly inspection that costs \$29, and get a new physician's certification annually. The first factory in California just opened in Lindsay.

Ms. Armand feels the PMU's are a good option to have for elderly parents that want to remain independent and she feels the process is very doable.

7-D: Consideration of RCPG Requesting Assistance from the County for Removal Of Dead Trees Due to Drought and Insect Pests

Ms. Mansolf said there has been a spike in tree mortality in Ramona over the last few years due to drought and insect pests. The County has had a hazardous tree removal program in place for about 10 years and has been working to remove dead trees in people's defensible space in Descanso, Pine Valley, Guatay and Palomar Mountain. Ms. Mansolf would like the RCPG to ask the County to consider including Ramona in their program in the future, as the dead and dying tree problem has increased dramatically over the last year and there is no indication the situation will get better in the near future. Due to the presence of the Gold Spotter Oak Borer throughout Ramona, it is anticipated the problem will increase in the future.

MOTION: DUE TO EXTREME TREE MORTALITY IN THE RAMONA COMMUNITY PLAN AREA CAUSED BY DROUGHT AND INSECT PESTS, WE REQUEST RAMONA BE CONSIDERED IN FUTURE DEAD AND DYING TREE EFFORTS DONE BY THE COUNTY.

Upon motion made by Kristi Mansolf and seconded by Paul Stykel, the motion **passed 11-0-0-4**, with Torry Brean, Scotty Ensign, Barbara Jensen and Elio Noyas absent

7-E: Announcement: Cañada de San Vicente (Monte Vista Ranch) Land Management Plan Available for Public Review May 6, 2015 through June 5, 2015 (per CEQA 30-day public review period). Available at: <https://www.wildlife.ca.gov/Lands/Planning/Canada-de-San-Vicente>

ITEM 8: GROUP BUSINESS (Possible Action)

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

Mr. Cooper gave the Design Review Board report. The Boulder Apartments came before the board and showed plans for the fence on the front of the property. They also brought forward changes in color for the building. Catt Farm Supply made a presentation on sign changes and repairs. There was a presentation on a new commercial building for Cross Fit at the corner of Kelly Avenue and Letton that was well received by the board.

8-B: Discussion Items (Possible Action)

The Chair said that a medical marijuana facility will be going in at 1210 Olive. Of the 7 facilities proposed in the County, Ramona may get 5. The Chair is concerned that people will be driving on Ramona streets using marijuana.

Mr. Terrazas said the Federal Government can close medical marijuana facilities.

8-B-1: Concerns from Members – None

8-B-2: Future Agenda Item Requests – None

8-B-3: Addition and Confirmation of New Subcommittee Members

Ms. Mansolf said Gary Lockyer, who introduced himself to the RCPG at the May meeting, would like to be added to the CUDA Subcommittee.

The Chair said he would like Mr. Lockyer to attend a CUDA Subcommittee meeting, introduce himself to the committee, and be approved to serve on the committee before the RCPG votes to appoint him.

8-B-4: RCPG Standing Rules

Ms. Mansolf received direction from the County on conforming and integrating the 4 items relating to Policy I-1 into the minutes, as brought up at a previous meeting.

Mr. Cooper said he felt the items were integrated into the minutes accurately.

MOTION: THE RCPG STANDING RULES, AS REVIEWED BY COUNTY STAFF AND COUNTY LEGAL COUNSEL, BE APPROVED.

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion **passed 11-0-0-0-4**, with Torry Brean, Scotty Ensign, Barbara Jensen and Elio Noyas absent.

8-C: Meeting Updates – None

8-C-1: Board of Supervisor and Planning Commission Meetings – No Announcements

8-C-3: Future Group Meeting Dates – Next RCPG Meeting to be 7-2-15 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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