

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 6, 2015, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

**ITEM 1: Pledge of Allegiance**

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

In Attendance: Torry Brean                      Jim Cooper                      Scotty Ensign  
                    Eb Hogervorst                      Frank Lucio                      Kristi Mansolf  
                    Elio Noyas                      Jim Piva                      David Ross  
                    Dan Scherer                      Paul Stykel                      Rick Terrazas  
                    Richard Tomlinson

Excused Absences: Barbara Jensen and Donna Myers

Jim Piva, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, 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 7-2-15**

**MOTION: TO APPROVE THE MINUTES OF THE JULY 2, 2015, MEETING AS PRESENTED.**

Upon motion made by Scotty Ensign and seconded by Dan Scherer, the motion **passed 12-0-1-0-2**, with Jim Cooper abstaining, and Barbara Jensen and Donna Myers absent.

**ITEM 4: Announcements and Correspondence Received**

The Chair announced that 200 homes were affected by the rain that occurred July 17 and July 18. Supervisor Jacob came to the San Diego Country Estates and toured the area with Chris Anderson, Mario Trejo and himself. Four inches of rain came in a short amount of time. Every homeowner affected appreciated the outpouring of support. The County helped with the cleanup as did the Salvation Army and the Red Cross.

As concerns a gateway sign in Ramona, Joe Hull of Caltrans contacted the Chair and said there can be no permanent overhead sign over a state highway – only flags and temporary banners are permitted. For this reason, the gateway sign concept may shift to 10<sup>th</sup> Street, which is a County road.

Ms. Mansolf announced the former Rancho Esquilago property (intersection of Highland Valley Road and Rangeland Road, across from the Wildlife Research Institute former site) has been turned into a mitigation bank with 6 acres of vernal pool mitigation available; in that vernal pool basins include 0.6 acres of basin surface area and 5.4 acres of grassland watershed. Per Carol Fowler, the County estimates about 20 acres of vernal pool mitigation land are needed to mitigate for the vernal pools in Ramona.

The Snuz Mountain cell site was approved by the Planning Commission on July 17. The Nickel Creek Condominiums Final Map was approved by the Board of Supervisors on July 22, 2015.

Nickel Creek is located at the 14<sup>th</sup> Street cul-de-sac north of Main Street. The Lilac Hills Subdivision that is proposed around the Valley Center area will be going to the Planning Commission on August 7. This is a plan many feel is not consistent with the San Diego County General Plan. Approval of a lease with the United States Department of the Interior, Bureau of Land Management for 4,282 acres of recreation and public purpose lands that include Mount Gower was approved by the Board of Supervisors on July 22, 2015.

The County will be present at the September 3, 2015, meeting to discuss cell site requirements and to try to answer questions about concerns that have been raised recently at meetings. Ms. Mansolf asked individuals that had concerns to send them to her so that she could forward them to the County.

**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 WITH NO CHANGES.**

Upon motion made by Jim Cooper and seconded by Scotty Ensign, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

**ITEM 7: ACTION ITEMS:**

**7-A: (West Subcommittee Project) AD 15-019, Administrative Permit for 8,200 Sq Ft, Pre-Fabricated, Non-Habitable Agricultural Storage Building (Stable) at 15635 Paseo Penasco. Seward, Representative**

Gary Seward was at the West Subcommittee meeting, but was unable to be at the RCPG meeting. The owner was there in his place. He said he was going to use the stable to house neglected and abused horses. An exercise area would also be provided. He will have a non profit status for this use. He hopes to bring in children periodically to visit the facility and see the horses. He currently has 7 horses and hopes to have 20.

Ms. Mansolf gave the West Subcommittee report. Mr. Seward said the project application for the Administrative Permit is more complete than when he came to the West Subcommittee meeting in June. The project will be an Administrative Permit for a stable. Due to the building being the first on the property, an Administrative Permit is required. He is also getting a Zoning Verification. The parking requirement for the project is 1 parking space per 5 stalls. No grading permit will be required as the amount of dirt being moved is not enough to trigger a grading permit. The 8,200 square foot stable will be used for horses that have been rescued. Based on a 2-1/2 acre lot size, he can have 25 horses. Ten horses per acre is allowed. There will be no lights. There will be a 10,000 gallon water tank on the property and fire sprinklers in the stable. The requirements are different for a stable and a barn. The project qualifies as a stable.

**MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT FOR THE 8,200 SQUARE FOOT AGRICULTURAL STORAGE BUILDING AS PRESENTED.**

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

**7-B: (East Subcommittee Project) MUP 14-038, M&M Telecom, Inc., Agent for Verizon, Redesign of the Proposal for Installation of a New Wireless Telecommunications Facility on a Residential Property, A-72 Zone, of a 35 foot Faux Eucalyptus Tree (Previous Design was for 2 Faux Chimneys on Existing Residence with 6 Antennas and 1 Microwave Dish Inside). Additional Concrete Block Equipment Shelter and Concrete Block Enclosure for Emergency Generator Proposed to be on Portion of Rear Yard. 19075 Caesar Dr and Hwy 78**

Ms. Goodman presented the project. The project was originally designed as faux chimneys on the house, and the RCPG approved it in October, 2014. When the County comments were available, a redesign was asked for. The County felt the chimneys were too bulky a scale for the house. One of the required project setbacks was also not going to be met. Now the project is proposed to be a 35 foot faux eucalyptus tree with 8 antennas and a 1 to 2 foot microwave dish. The tree will be adjacent to the driveway. Accessory equipment will be housed in a new CMU block shelter. A generator will be kept in a different CMU block shelter. The project won't be visible from Highway 78. The tree will be 470 feet from Highway 78. There is also a 123 foot grade difference. It is 555 feet to the nearest neighbor, who is located at a 59 foot lower elevation. There is also a hill behind the house to help shield it from the highway.

Mr. Scherer gave the East Subcommittee report. General concerns with radio interference and health issues caused by cell towers were expressed at the meeting. There was a motion made to approve the project, but it did not pass with 2 yes votes, 1 no vote and 1 member absent.

Speaker: Kevin Wallace, Ramona Resident

Mr. Wallace said he has noticed his radio is losing reception. So much frequency and bandwidth is being used in the Ramona valley. Mr. Wallace asked how many more towers are proposed now and how many more will be proposed in the future? He did not feel there was enough opposition to get any changes to occur.

Speaker: Sharron Camaratta, Ramona Resident

Ms. Camaratta said she has concerns about cell towers going into neighborhoods. She feels they should not be close to residences.

Mr. Scherer asked Ms. Goodman where coverage would increase with the installation of the cell site?

Ms. Goodman said coverage will increase along Highway 78 and Ramona Trails.

**MOTION: TO APPROVE THE REDESIGN OF THE CELL SITE AS PRESENTED.**

Upon motion made by Dan Scherer and seconded by Frank Lucio, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

**7-C: (CUDA Subcommittee Project) Ramona Family Naturals, Request to Waive Undergrounding of Utility Poles (Policy I-92) at 325 6th Street**

Mr. Powell presented the project. The former site of the Ramona Post Office is the new site for Ramona Family Naturals. The site is built out and they are asking for a waiver of undergrounding

the utility poles (Policy I-92). Requirements for the area were different in the 1970's, and now the requirement is to do curb, gutter and a trail along 6th. He feels the site meets the criteria for a waiver of undergrounding utilities.

Mr. Stykel said there was no quorum at the CUDA meeting. The subcommittee listened to an informal presentation. There was no opposition to the waiver request, but no vote.

Mr. Powell said utility poles were undergrounded behind the Tractor Supply Company when that project was built. Undergrounding here could cost up to \$400,000. All lots in the area by 6th are built out. There will not be a significant reduction of poles in the area if undergrounding is done.

Mr. Ensign said the eucalyptus trees in front of the pole are maintenance challenges.

Mr. Powell said both trees will be removed.

**MOTION: TO APPROVE THE WAIVER REQUEST FOR THE UNDERGROUNDING OF UTILITY POLES.**

Upon motion made by Richard Tomlinson and seconded by Scotty Ensign, the motion **passed 12-0-1-0-2**, with Frank Lucio stepping down, and Barbara Jensen and Donna Myers absent.

**7-D: (South Subcommittee Project) MUP 15-016, 50 Foot Faux Pine Tree/Cell Site Proposed Plus Accessory Equipment Structure at SDCE by Casey Tibbs Western Center, Verizon**

Mr. Noyas stepped down for this item to speak as an individual. The Chair also stepped down for this item.

Mr. Cooper said the South Subcommittee met, but did not have a quorum, so an informal presentation was made and no opposition was voiced.

Mr. Terrazas asked if the San Diego Country Estates Association wanted to see the cell site in this area?

Mr. Trejo, General Manager for the San Diego County Estates Association, said the Association supports the cell site.

Andrea Urbas presented the project, which is a 50 foot faux pine tree cell site that will go in by the equestrian facility. She feels the project is consistent with what is there.

Mr. Scherer asked if the cell site was needed for coverage?

Mr. Lucio asked about the distance to the closest house?

Ms. Urbas said that 1,000 notifications went out due to the proximity of the cell site to the time shares. Of the responses received, 2 were in favor, 1 was neutral and 1 expressed concerns.

Mr. Brean said he hoped the color of the tree would appear natural and not blue.

Speaker: Elio Noyas, Ramona Resident

Mr. Noyas said he lives 200 yards from where the tower will be located. He wasn't noticed and questioned why? There is good coverage in the area.

**MOTION: TO APPROVE THE CELL SITE AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 9-3-0-1-2**, with Frank Lucio, Elio Noyas and David Ross voting no, Jim Piva stepping down and Barbara Jensen and Donna Myers absent.

**7-E: Mike Harrison, Congressman Hunter's Office, to Discuss Letter to USFS Regarding Allowing Next Generation Air Tankers at the Ramona Airport; RCPG Letter to Board of Supervisors on Same Issue**

Mr. Harrison said the entire San Diego Congressional Delegation (5 members) signed a letter asking the USFS to allow the use of Next Generation Air Tankers at the Ramona Airport. Right now the tankers are operating out of the San Bernardino Airport, which has a very congested air space. The County sees the tankers as an asset and voted to send a letter to President Obama asking that they be allowed to be used at the Ramona Airport on July 21. The USFS had originally said the infrastructure was lacking and the runway was not long enough. However, the County and other agencies have said it is adequate.

Speaker: Gary Hurst, Ramona Resident

Mr. Hurst is a pilot in Ramona. He said the Next Generation Air Tankers will be able to climb out of the Ramona Airport with a full load, and he supports them operating out of the Ramona Airport.

The Chair said that the RCPG heard about the item going to the Board of Supervisors on short notice, and he and Ms. Mansolf sent a letter to the Board of Supervisors supporting the use of the tankers at the Ramona Airport on behalf of the RCPG. He asked that the RCPG consider voting to support sending the letter after the fact. The use of the tankers in Ramona would help out during future wildfires.

**MOTION: TO ACCEPT THE LETTER TO THE BOARD OF SUPERVISORS AS WRITTEN.**

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion **passed 13-0-0-0-2**, with Barbara Jensen and Donna Myers absent.

**7-F: Mike Harrison, Congressman Hunter's Office, to Discuss Measures Taken Regarding Aftermath of Storms in Ramona 7-17 and 7-18. Opportunity for Ramona Residents to Speak on Flooding Issues**

Mr. Harrison said Federal resources are available to help with the damage caused by the flooding in Ramona on July 17 and 18. Congressman Hunter's office asked for a Federal Declaration of Emergency. They are still waiting for a response. Even if the request is denied, the flooding will be on record, which will help if there is flooding in the future.

**7-G: Invasive Plant Removal with help from Nonregulatory Government Programs IMC Requesting Letter of Support from RCPG**

Kit Kesinger presented the item for the Iron Mountain Conservancy (IMC). They have been working with the NRCS, the US Fish and Wildlife Service and the USFS on the invasive plant removal issue. Three plants are targeted in particular – tree tobacco, tamarisk and arundo. This is a timely issue after the big flood. The IMC is requesting a letter of support from the RCPG supporting the efforts with the invasive plant cleanup.

The cleanup is part of the long term project of establishing the Santa Maria Greenway. The Greenway is part of the 2020 General Plan. It was endorsed by the Board of Supervisors in 2001. It is also in the County Trails Master Plan. The IMC had endorsed the Greenway in a statement in 2000.

It is important to keep the creek in good condition. The NRCS will probably be the lead on the project and not the USFS. The IMC did a walk through of the creek with the USFS and it went well.

**MOTION: TO WRITE A LETTER SUPPORTING THE INVASIVE PLANT CLEANUP.**

Upon motion made by Frank Lucio and seconded by Eb Hogervorst, the motion **passed 13-0-0-2**, with Barbara Jensen and Donna Myers absent.

**7-H: Sol Orchard Landscape Maintenance, Warnock Dr and Dye Rd**

Mr. Ensign gave an update on the Sol Orchard landscape maintenance work. He met with Mr. Kuhn, his associate and Mr. Cooper at the site and walked the property. A new 5-strand fence has been installed. Dead plants have been replaced at a 1 to 1 ratio. One hundred shrubs had to be replaced. A 5 gallon size rather than a 15 gallon size is being used. Mr. Ensign said he felt the maintenance person was doing a good job. There is a 50 foot buffer from the road. Vandalism continues. Mr. Cooper suggested a follow up meeting in 120 days.

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

**8-A: Letters of Interest from Subcommittee Members for Continuing to Serve on Subcommittees**

Mr. Brean brought forward the names of the following people to continue serving on the Parks Subcommittee in 2015: Denise Drum, Jeff Moody and Dawn Perfect.

Mr. Stykel brought forward the name of Gary Lockyer to serve on the CUDA Subcommittee.

Mr. Scherer brought forward the names of Matt Condon and Jordon Abeel to serve on the East Subcommittee.

**MOTION: TO RECONFIRM PREVIOUS MEMBERS DENISE DRUM, JEFF MOODY AND DAWN PERFECT FOR THE PARKS SUBCOMMITTEE; TO ADD GARY LOCKYER TO THE CUDA SUBCOMMITTEE; AND TO ADD MATT CONDON AND JORDON ABEEL TO THE EAST SUBCOMMITTEE.**

Upon motion made by Dan Scherer and seconded by Torry Brean, the motion **passed 13-0-0-2**, with Barbara Jensen and Donna Myers absent.

**8-B: Letter to Board of Supervisors Regarding Next Generation Air Tankers at the Ramona Airport – Addressed under Item 7-E**

**8-C: Flooding Issues from Community Following Storms of 7-17 and 7-18-15 – No Community Members were Present to Speak on the Issue**

**8-D: Discussion of Cell Site Comments and Concerns Raised at 7-2-15 Meeting**

Mr. Brean said he has concerns with some of the comments on recent cell site projects that have been reviewed by the RCPG. He thinks the comments will diminish credibility and the RCPG will lose its voice. As far as health issues, studies have been done and there is no evidence to support health concerns. Scientists have taken a position. He feels denying cell sites by saying they are a commercial/industrial use in a residential zone doesn't make sense from a policy standpoint, and should not be cited as a reason to deny a project.

The Chair said the only time the RCPG has spoken against a cell site is when the neighbors don't want it.

Mr. Brean said good reasons should be focused on.

Mr. Stykel noted that 2 cell sites had been approved that evening.

Mr. Tomlinson said there is a requirement where neighbors within 300 feet of the project need to be notified.

Mr. Cooper said that regarding the Telecommunications Act of 1996, he feels it is outdated. Many studies have been done since that time. The findings of these studies should be included in a revision of the Telecommunications Act. He would also like clarification on the notification process.

Mr. Ross said he wanted to know how many more are proposed.

Mr. Brean said he thought collocation of towers may be an option.

Ms. Mansolf said her understanding of collocation meant taller towers due to the need for separation between providers' equipment to avoid interference.

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

Mr. Billick made a presentation to the Design Review Board on signage to promote the winery industry in Ramona. The sign location and design have not been approved by Caltrans or the County. There was a concern expressed about setting a precedent for future winery signage. Currently there are 2 different winery associations and only Ramona Valley Vineyard Association was at the meeting. The signs will be no larger than 8 feet by 5 feet with vinyl facing imaged and laminated with the name of the association, the logo and *Ramona Wine Trail* on the top. The signs were approved by the Design Review Board.

Big Apple Bagel is to be converted into a Taco Bell. The representative was asked to bring information back to the Design Review Board and to present to CUDA next month.

The Design Review Board had concerns with the Albertsons' sign being proposed at 12 feet when 8 feet is recommended in the Form Based Code. They liked the sign but wanted to have more review regarding the height proposed.

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

**8-F-1: Concerns from Members – *None brought forward***

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

Mr. Ensign said he would like the road resurfacing item on the next agenda for follow up.

The Chair said he just got a letter from the County on Ramona’s road resurfacing projects. He will put this item on the agenda for September 3.

Mr. Terrazas said he would like to ask the County about their perspective on Park Model Units when they come to the meeting on September 3.

Ms. Mansolf said the County has requested the RCPG to review their PLDO project priorities prior to the end of September, so this item will be on the next meeting.

Ms. Mansolf said that the County responded to the RCPG request for Ramona to be added to future dead and dying tree removal efforts (San Diego County Fire Authority). In the letter they cite the priorities had been determined by the FAST group (Forest Agency Safety Task Force). However, the FAST group has not met for over a year and there are no plans for it to meet in the near future. The County does add in the letter that they will try to consider Ramona in future dead and dying tree removal efforts.

**8-F-3: Addition and Confirmation of New Subcommittee Members – *Addressed under Item 8-A***

**8-G: Meeting Updates – *None***

**8-G-1: Board of Supervisor and Planning Commission Meetings – *Reported on under Announcements***

**8-G-2: Future Group Meeting Dates – Next RCPG Meeting to be 9-3-15 at the Ramona Community Library, 7 p.m.**

**ITEM 9: ADJOURNMENT**

Respectfully submitted,

Kristi Mansolf