

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
November 4 , 2021
7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona
Meeting is In-Person**

ITEM 1: Call to Order

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Maxson, Chair)

In Attendance: Torry Brean Scotty Ensign Debbie Foster
Lynn Hopewell Kristi Mansolf Robin Joy Maxson
Elio Noyas Dawn Perfect Dan Summers
Kevin Wallace

Absent: Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons, Paul Stykel

ITEM 4: APPROVAL OF MINUTES 9-2-21 (Action)

MOTION: TO APPROVE THE MINUTES OF THE MEETING OF SEPTEMBER 1, 2021, AS PRESENTED.

Upon motion made by Torry Brean and seconded by Elio Noyas, the motion **passed 8-0-2-0-5**, with Lynn Hopewell and Dawn Perfect abstaining, and Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent.

ITEM 5: APPROVAL OF MINUTES 10-7-21 (Action)

MOTION: TO APPROVE THE MINUTES OF THE MEETING OF OCTOBER 7, 2021, AS PRESENTED.

Upon motion made by Lynn Hopewell and seconded by Debbie Foster, the motion **passed 8-0-2-0-5**, with Dawn Perfect and Kevin Wallace abstaining, and Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent.

ITEM 6: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to Group on any subject matter within the Group’s jurisdiction that is not on posted agenda. (Speakers will be limited to 3 minutes)

Mr. Brean read from correspondence sent by Rosalyn Morales:

“I am concerned with the degradation of a vacant land area of Wellfield Park. One form of the degradation is the graffiti painted on the old Native American bedrock mortar grinding holes located on the hillside next to the Ramona soccer fields. In addition this hillside has been home to burrowing owls which are a California Species of Special Concern. And at the base of the hillside there is a reoccurring vernal pool that is home to fairy shrimp which are federally listed as threatened.

It is my understanding that this land belongs to the Ramona Water District. Initially paths were made for public enjoyment. Daily, numerous residents use this area to hike, walk their dogs, ride horses and appreciate nature.

Unfortunately people are also driving cars on and off the paths, destroying the natural habitat and creating noise and erosion. The cars are a safety hazard to people walking and on horseback and have created easy access to the rock that holds the ancient Native American grinding holes that have been vandalized with graffiti. The cars are also allowed to drive through the vernal pond that is home to ghost shrimp, and this pond area is designated for parking and camping when large events are held at the baseball and soccer fields which decimates it.

My concern is that nothing of consequence has been done by the Ramona Water District to mitigate the destruction of this ecological, historical and culturally significant site. The argument I've heard is that they don't have the money, but somehow horseshoe pits that nobody uses and a frisbee course have been recently installed. I would like to have a seat at the table when decisions are made regarding this vacant land area of Wellfield Park."

ITEM 7: 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 Dawn Perfect, the motion **passed 10-0-0-5**, with Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent.

ITEM 8: ACTION ITEMS:

- 8-A: STP 21-007, Automotive Equipment and Parking, 2325 Main Street (Kalbaugh and Rotanzi). Permit request to store automotive equipment and parking, specifically tree trimming trucks (chipper box trucks) with chipper trailers. No non-operational vehicles will be on premises. Vehicles will park on property in the evenings and holidays. Vehicles will enter the property on the existing asphalt driveway and park on DG. The property is fenced and the entrance is on Main Street. D and D5 Special Area Regulations apply. Simmons, Current Urban Development Area (CUDA) Subcommittee**

Ms. Mansolf said that the applicant was not ready to attend the Design Review Board meeting, and he contacted her and requested to be pulled from both the CUDA Subcommittee agenda and also the RCPG agenda for this month.

MOTION: TO TABLE ITEM 8-A.

Upon motion made by Scotty Ensign and seconded by Lynn Hopewell, the motion **passed 10-0-0-5**, with Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent.

- 8-B: Presentation by the County of San Diego on County Climate Action Plan (CAP) Update Smart Growth Alternatives**

Darin Neufeld made the presentation. The County is updating the Climate Action Plan and is looking at Smart Growth Alternatives. The County recognized the relationship between local greenhouse gas (GHG) emissions and climate change in the 2011 General Plan. The General Plan EIR contained mitigation strategies consistent with AB 32 – Global Warming Solutions Act of 2006. The CAP mitigates emissions within the unincorporated areas of the County and County owned facilities. The County prepared the 2012 CAP and the 2018 CAP, and both were challenged and removed.

The Board wants a CAP that is legally enforceable. The Board wants us to remove more GHG than we make. The new CAP will have updated data and modeling. It will be shaped by community input. Right now they are preparing draft materials. The CAP exceeds SB 32 (2016) greenhouse gas emissions reductions. It establishes actions to meet net zero carbon emissions by 2035-2045. The County is receiving input and direction from the Climate Advisory Committee.

The Court of Appeal directed that the County revise or delete mitigation measures allowing carbon offsets; revise the Cumulative Impacts Analysis; evaluate “Smart Growth” Alternative(s) to reduce vehicle miles traveled (VMT); evaluate consistency with the SANDAG Regional Plan.

The Board may select one of the smart growth alternatives as part of the CAP hearings. They are reaching out to the environmental groups, industry and communities on where to locate Smart Growth and incentives to encourage Smart Growth and disincentives to discourage it.

He will be back with an update in the future.

Mr. Summers said the US has made good progress in reducing GHG. Three countries make the most GHG in the world. Why do we have to foot the bill? Cars will be taxed for VMT. He asked Mr. Neufeld when VMT's will be implemented?

Mr. Neufeld said SANDAG will have to go to a vote to implement VMT's. The Board of Supervisors can help to incentivize this process. For example, they can install more vehicle charging stations.

Mr. Noyas asked if the CAP will take into consideration people living further out and having longer travel distances? Rezones are done to make areas more dense. He moved here to get away from the density. From Ramona we burn more gas and produce more carbon. He is bothered by a plan we didn't vote for.

Mr. Brean said he was told smart growth was housing the work force in condos and apartments by where transit is. We have housing but no transit and no jobs. What do we do? The County has streamlined the permit process. Ramona wants streamlining. The marijuana industry is getting streamlined. What is the Board of Supervisors doing to fix Highway 67? We have been promised that Highway 67 would be improved for 50 years. Mr. Summers, unpaid, has gotten more done with his subcommittee than anyone toward this goal.

Ms. Perfect asked about mobility hubs?

Mr. Neufeld said SANDAG has to develop mobility hubs to reduce GHG. SANDAG will release grants and funding for projects where most of the jobs are.

Ms. Perfect asked if there would be a mobility hub in Ramona?

Mr. Neufeld said there would not be a mobility hub in Ramona, and probably very few mobility hubs in the unincorporated area.

Ms. Perfect said the density on Main Street was changed with development of the Form Based Code. Do we get credit for this?

Mr. Neufeld said density can be removed if the Board chooses to do so with the Regional Plan.

Ms. Perfect said Ramona is a high fire risk area and there is no transportation. There is not a lot of new housing development in Ramona and many of our areas that were identified for development are no longer available to build on. A lot of services are provided using per capita funding. How do we keep the town vibrant?

Mr. Wallace said in the 1970's and 1980's options were looked at to get people out of their cars. Carpooling doesn't work. He doesn't want to see a lot of growth in Ramona. We are running out of water. We need to keep things under control. We are not in the position for Smart Growth.

Mr. Ensign said he is into the solution and not the problem. Growth happens a lot. He works with the Form Based Code. Is there a model to look at for Ramona, Pine Valley and Alpine? Alpine has the interstate next to it. A lot of traffic goes through the desert, etc. There are a lot of road issues to deal with. We have waited 50 years for road improvements. How many more years will we have to wait? There are no Ubers and the bus in Ramona runs hourly during the day.

Mr. Summers said he agrees with Mr. Ensign. The main problem is Highway 67. Ramona's population is approaching 40,000. We can't get out of town when there is a fire. People were stuck on Highway 67 and other roads were on fire in 2007.

The Chair asked how the County can help us in the future when the CAP is imposed on us? How can the County help us with the mandates?

Mr. Neufeld doesn't know the answer to that question right now. He thanked the RCPG members for their input and said he will be back in the future for an update.

The Chair thanked Mr. Neufeld for his presentation.

**8-C: Pine Street Vacation
Lynch, Transportation/Trails Subcommittee**

As Mr. Lynch was absent, the Chair asked for a motion to table Item 8-C.

MOTION: TO TABLE ITEM 8-C.

Upon motion made by Elio Noyas and seconded by Torry Brean, the motion **passed 10-0-0-5**, with Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent.

8-D: The RCPG to consider making a recommendation on a Ramona Municipal Water District (RMWD) proposal to add fire staff (1 firefighter to each responding engine - instead of 2 there will be 3) and a third ambulance to the Ramona Fire Department.

**The RMWD will be working with the San Diego County Fire Authority in the future.
Jim Hickle and Jim Piva presenting.**

Water Board Director Jim Piva asked to have this item pulled from the agenda, and requested that it be agendized for the December 2, 2021, meeting.

MOTION: TO TABLE THE RMWD PRESENTATION.

Upon motion made by Dawn Perfect and seconded by Dan Summers, the motion **passed 10-0-0-0-5**, with Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent.

8-E: Report of meeting with Mr. Jim Hickle and Mr. Jim Piva from the RMWD 3rd Ambulance Subcommittee to include a game plan moving forward Summers, Third Ambulance Ad Hoc Committee

Mr. Summers gave the report. In 1989 there were 20,000 people in Ramona and there were 2 ambulances. Today the population is double that figure, and there are still 2 ambulances. When both ambulances are in use and there is a need for a 3rd ambulance, that 3rd ambulance may come from Warner Springs, Borrego, Julian or Poway. All decision makers are aware of the problem. The RMWD has also formed a 3rd ambulance ad hoc committee. The RCPG 3rd Ambulance ad hoc recently met with the RMWD 3rd ambulance ad hoc. Before long there will be a solution to this problem. They shared ideas and discussed a game plan at the meeting.

8-E-1: Share updates (*See Above*)

8-E-2: Game plan for moving forward (*See Above*)

**8-F: PLDO Priority List for 2021-2022
Wallace, Parks and Recreation Subcommittee**

8-F-1: \$700,000 for lighting of the Soccer Field

Mr. Wallace gave the report. The Parks and Recreation Subcommittee of the RCPG had their first in person meeting in over a year. The County has not given the subcommittee an estimated budget. What happened to the \$700,000 that was allocated to be used for lighting the playing fields?

Ms. Perfect said the JEPA was drafted for the Girls Softball LED Scoreboards. It will be presented to the RMWD in the near future, possibly in December. Then it may go to the Board of Supervisors in January for approval.

8-F-2: Skate Park Development. Approved up to \$250,000 from previous priority list

Ms. Perfect said the subcommittee talked about whether or not the Skateboard Park should go on a fast track. It seems that the County is discouraging the project going on a fast track.

8-F-3: Development of a 5k course

Ms. Perfect said the subcommittee doesn't feel a lot of funding will be required for development of a 5k course and that it will pretty much follow the terrain of wherever it goes.

**8-G. Report on RICC Developments and BMX Development
Wallace, Parks and Recreation Subcommittee**

Ms. Perfect said BMX is not yet on the table. They need someone from the community to step forward to champion this project. There are plans to develop the RICC comprehensive plan in 2022-2023. The RICC will be a 'Live Well' site. A Community Needs Assessment is being done by the County for the RICC.

Mr. Wallace said the plan right now is that the new senior center will be built at the RICC, then the Skateboard Park.

The Chair asked if the PLDO Priority List was informational?

Ms. Perfect said it was.

Mr. Ensign asked if the skatepark development is just an idea, or do they actually plan to make a skatepark?

Ms. Perfect said they do plan to make a skatepark and they are trying to keep to the amounts on the PLDO list.

Mr. Ensign asked if the report of PLDO money available has come in yet?

Ms. Perfect said she doesn't have that information currently, but she will get that information.

**8-H: Monthly update from Marvin Canton
Summers, Ramona State Routes Subcommittee**

Mr. Summers said Mr. Canton calls in to his RSRS meeting each month with an update. Mr. Canton talked about the major road resurfacing project, Scripps Poway Parkway to through Old Town. Asphalt will be torn up and replaced. Caltrans will also be installing a portion of the broadband project as part of the road resurfacing project. What happened with the original bid is only 1 bidder bid and the bid was way above budget. Caltrans is repackaging the bid project now. They plan to send it out in the near future and hope to start work in 2022. They plan to try to do the work at night as the work will impact traffic and it is an enormous project. The recent resurfacing work that was done was temporary resurfacing done in specific locations.

For the San Vicente Corridor, Highland Valley/Dye Road to Maplevue, Caltrans will make SR-67 4 lanes. Transnet was approved to be used for this project 40 years ago, but the money for the project has since been transferred to downtown. The SANDAG budget for the project is \$20 million. More Permit to Enter letters have been sent by Caltrans to those along the corridor who have not signed the original Permit to Enter letters. Caltrans wants to be able to do soil sampling and environmental studies. The project is divided into 6 segments. Segments 1 to 3 are from Maplevue to Scripps. Segments 4 to 6 are north of Scripps. For the Permit to Enter letters, Caltrans wants everyone to respond.

**8-I: Update on shoulder improvement at Mina De Oro.
Summers, Ramona State Routes Subcommittee**

Mr. Summers said SR-67 by Mina de Oro is narrow and dangerous. Caltrans plans to fix a ¼ mile stretch on the south side of the road to help with evacuations. The budget for this project is \$300,000. They want to do the work between the beginning of November, 2021, and the beginning of December, 2021. The project has been delayed by a couple of weeks.

**8-J: Returning to SANDAG meetings in person
Summers, Ramona State Routes Subcommittee (*Addressed under Concerns From Members*)**

**8-K: RCPG to send a letter of support on the proposal to move to a
Community Services District to LAFCO.
Lynch**

MOTION: TO TABLE ITEM 8-K.

Upon motion made by Torry Brean and seconded by Lynn Hopewell, the motion **passed 10-0-0-0-5**, with Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent.

**8-L: RCPG to send a letter to the County of San Diego's Independent
Redistricting Commission declaring our community remain
undivided and within a single district.
Maxson**

The Chair said there 2 redistricting efforts going on currently. One is the County Board of Supervisors, District 1 through 5, and the other is being conducted by the State for State Assembly lines. There are many maps available. Where does Ramona fit into this process? She drafted a letter that supports and talks about keeping Ramona together. We need to convey to voting Supervisors that keeping Ramona together is what we want. The County has an aggressive timeline.

MOTION: TO SEND THE REDISTRICTING LETTER TO THE COUNTY AS PRESENTED.

Upon motion made by Dan Summers and seconded by Kevin Wallace, the motion **passed 10-0-0-0-5**, with Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent

**ITEM 9: OTHER BUSINESS (Possible Action)
9-A: Announcements and Correspondence Received**

Ms. Mansolf said, that regarding the Permit to Enter letters to be returned to Caltrans by affected parties living along the Highway 67 corridor – the last round of Permit to Enter letters had over a page of text crossed out that was in the original letter. Caltrans had said in the letter that by signing the Permit to Enter document, Caltrans would be able to create a road on individual property owners' property that would accommodate a drill rig that could drill 200 feet into the ground for soil samples. She knew people who would not sign the letter with that clause in there and now it is crossed out.

Mr. Summers congratulated Julie Gallant of the Ramona Sentinel for receiving 9 separate awards relating to journalism.

The Chair made the following announcements:

County sent a Courtesy Notice regarding a Discretionary Permit for a Noise Variance at 704 D Street - a SDG&E site.

County's "Green Streets" webinar is scheduled for November 18.

County's MEHKO workshops will be on November 9, 10, and 11.

McKellar McGown asked for PDS planner information on the Hagey Property.

Ms. Mansolf announced that Planning and Development Services (PDS) will be presenting the Sunset Review of Board of Supervisors Policy I-63 on December 8th. The Board will be provided with the option of either retaining the existing version of the policy, removing the policy, or directing PDS to return at a later date with options to amend the policy, including adding minimum criteria for GPA applications. In the event that the Board directs amendments to the policy, PDS will provide an update to local Community Planning and Sponsor Groups regarding potential options to amend the policy.

9-B: Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e).

The Chair said the State has reinstated the Brown Act. Due to the continuing state of emergency, virtual meetings can still be held. Meetings can be virtual or in person or both. This also holds true for subcommittees. The Chair presented the following motion, read by Torry Brean:

MOTION: TO FIND THERE IS A PROCLAIMED STATE OF EMERGENCY AND STATE AND LOCAL OFFICIALS HAVE IMPOSED OR RECOMMENDED MEASURES TO PROMOTE SOCIAL DISTANCING AUTHORIZING TELECONFERENCE MEETINGS PURSUANT TO GOVERNMENT CODE SECTION 5493(e). [THIS MOTION IS INTENDED TO APPLY TO ALL OF THE LEGISLATIVE BODY SUBCOMMITTEES THIS LEGISLATIVE BODY HAS CREATED.] [IF THE LEGISLATIVE BODY DOES NOT HOLD A MEETING WITHIN THE NEXT 30 DAYS, THE CHAIR IS DIRECTED TO REVIEW THE STATUS OF THE STATE OF EMERGENCY AND WHETHER STATE OR LOCAL OFFICIALS CONTINUE TO IMPOSE OR RECOMMEND MEASURES TO PROMOTE SOCIAL DISTANCING. IF BOTH CONDITIONS EXIST, THE CHAIR IS DIRECTED TO MEMORIALIZE SUCH DETERMINATION IN WRITING AND SUCH WRITING WILL BE PRESENTED FOR RATIFICATION AT THE NEXT MEETING OF THE LEGISLATIVE BODY.]

(Discussion on the motion)

The Chair said that each month we will ratify and renew the options. A subcommittee chair can choose to have a teleconferencing meeting.

Ms. Foster asked about having hybrid meetings?

The Chair said the RCPG can't do hybrid meetings (Zoom and in person meetings) due to lack of equipment. Subcommittee chairs can provide hybrid meetings (teleconferencing and in person meetings) if they choose. The public has to have the same option as the board members.

(Voting on the motion)

Upon motion made by Torry Brean and seconded by Scotty Ensign, the motion **passed 10-0-0-0-5**, with Casey Lynch, Matt Rains, Michelle Rains, Andrew Simmons and Paul Stykel absent

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

Mr. Ensign gave the Design Review Board meeting report. The parking lot project (Item 8-A) was tabled. The project falls into the Form Based Code Area. The applicant came in with a site plan that may trigger a road improvement. The parking lot project needs to be screened. They can't use chain link fencing. The applicant doesn't have Caltrans permission yet to use Main Street. The Design Review Board would like there to be access on Vermont.

The SDG&E storage yard on 14th Street (by the proposed RICC) came in with a new generator to be added to the yard proposed. The generator will be huge and will only be used in an emergency. They will have photo voltaic solar power that will reduce the use of the generator, and if the photovoltaic power source goes off, the generator will go into use. This project was approved. There will also be a new carport, photovoltaic system and battery system at the same location. Next to the new generator and further down from the building there will be a micro grid like shipping container with a fire suppression system. The whole function of the batteries is to back up the site so that generator doesn't need to be used. Carport canopies will be to the north and east of the admin building. This project was also approved.

The oversized sign at Bamboo Creek II Massage was removed. A new sign was proposed, and it was approved.

Tanguay's Ramona Truck and Auto is leaving and the new business going in will be a recreational vehicle repair business. The project was reviewed and approved for their plans for lighting, signage, etc. They will park motor homes inside at night.

Jack in the Box came back with signage. There were some questions on the different sets of plans that were submitted for review, and the item was tabled.

Mr. Ensign said the Design Review Board has a new Code Compliance list.

9-D: Discussion Items (Possible Action)
9-D-1: Concerns from Members

Mr. Noyas said he was concerned with the attendance with the current and last RCPG meetings.

Mr. Summers said SANDAG is not yet meeting in person. Members of the public have 1 minute to speak via Zoom. He is trying to get an answer for when meetings will be open to the public again.

Mr. Ensign asked if there was any update from the County on the parking lot at Mt. Woodson?

Ms. Mansolf said she asked Mr. Lubich of County Parks about the Mt. Woodson parking lot and was told they are still in design and conducting environmental analysis. They received comments from Caltrans on their interchange study, resubmitted, and now are waiting for comments or approval. Once that occurs they will work with Caltrans and CAL FIRE on finalizing the design. Mr. Lubich still needs to coordinate with the RCPG on the interpretive signage. He received some information from the history center and plans to have something put together for RCPG review and input hopefully in early 2022. At that time they will also provide a more complete update.

9-D-2: Future Agenda Item Requests

Ms. Mansolf said that at the next meeting an 18 car showroom project (an ADU) will be on the agenda. The location is on Paseo Penasco off of Highland Valley Road. The West Subcommittee will also be meeting at 6:30 on November 29, 2021, to review the project.

Ms. Perfect said she would like to see on a future agenda possible County acquisition of the RUSD 40 acre site adjacent to Ramona High School for future recreational facilities.

9-D-3: Addition and Confirmation of New/Continuing Subcommittee Members *(None brought forward)*

9-E: Meeting Updates

9-E-1: Board of Supervisors, Planning Commission and TAC Meetings *(No information was presented)*

9-E-2: Future Group Meeting Dates – Next RCPG Meeting to be 12-2-21, Meeting Location to be Determined

ITEM 10: 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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