

**County of San Diego  
Ramona Community Planning Group  
MEETING MINUTES  
February 2, 2023**

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

**ITEM 1: Call to Order**, by Lauren Schulte, Vice Chair

**ITEM 2: PLEDGE OF ALLEGIANCE**

**ITEM 3: ROLL CALL (Lynch, Chair)**

In Attendance:	Torry Brean	Janelle Clark	Jonas Dyer
	Debbie Foster	Holly Hamilton-Bleakley	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Dawn Perfect
	Matt Rains	Michelle Rains	Lauren Schulte
	Andrew Simmons	Paul Stykel	Dan Summers

Casey Lynch arrived at 7:10. Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Schulte, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary acted as Secretary of the meeting.

**ITEM 4: SEATING OF NEWLY ELECTED/APPOINTED RCPG MEMBER**

Ms. Schulte gave the Oath of Office to returning member Dawn Perfect.

**ITEM 5: APPROVAL OF MINUTES 1-12-23 (Action)**

Ms. Mansolf said the January 12, 2023, minutes were not completed yet so the approval of the January 12, 2023, minutes will be moved to the February 2, 2023, meeting.

**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 submit speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond.**

Speaker: Susan Thygesen, Ramona Resident

Ms. Thygesen asked if the County has addressed land use for the former Kmart on Main Street? Has current zoning been identified? Has the gentleman who presented on the 2023 Housing Ordinance said anything about how the property will be used in the future? Will it be an emergency homeless shelter? Where is the County?

Speaker: Kathleen Lippitt, Poway Resident

Ms. Lippitt spoke about concerns with large scale solar and wind projects which are both environmentally destructive specifically about the ability of soils and insects to sequester carbon in the soils that are scraped off when the land is prepared for large scale energy storage or wind

turbines. The County seems to have failed to include an accurate assessment of both the cost to taxpayers--County claims supporting expanded energy storage will cost \$89 million, when the non profit Protect our Communities Foundation, estimates that building new transmission lines will cost \$3.9 BILLION as well as the dissipation of energy over long transmission lines. The County also dismisses solar rooftop energy production as inconsequential necessitating these large scale facilities. On the contrary, individual solar production, not only on homes, but parking lots etc should be encouraged.

**ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)**

**MOTION: TO APPROVE THE ORDER OF THE AGENDA, AS PRESENTED.**

Upon motion made by Dawn Perfect and seconded by Lauren Schulte, the motion **passed 15-0-0-0.**

**ITEM 8: ACTION ITEMS:**

**8-A: INFORMATIONAL ITEM ONLY : Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona.**

Lt. Vengler gave an update on the Sheriff's Department relations with the San Diego County Fire Authority and how much Ramona has been helped since San Diego County Fire Authority (SDCFA) has been involved with Ramona. They outfitted the deputies with knox box keys for schools and other business so that deputies can access the keys for a building. SDCFA also rolled out the residential knox box program for homebound people and people with limited mobility. With the knox box system, fire and Sheriff personnel can open a box to access the keys to a home.

SDCFA also rolled out a livestock/agriculture program where, when there is an evacuation for a fire, community farmers, who attend a 4 hour class, can get back to their properties to care for their animals and plants. They will have to leave by sunset. Ramona's program is a pilot program.

There is Narcan available at the Sheriff's Substation to be administered to overdose victims.

The Chair asked how the deputies and fire personnel will find the knox box on a house?

Lt. Vengler said that firefighters can do a site survey when they get to a property. The captains check doorknobs and windows, etc.

Ms. Perfect asked if the local Senior Center has been made aware of the knox box program?

Lt. Vengler said he will follow up on that request.

Mr. Stykel said he got a knox box for his mom and the process was very easy – it took just 2 weeks to have the knox box installed.

**8-B: Presentation by Ramona Cannabis Company on the plans for their new building at 736 Montecito Way. The County Board of Supervisors have**

**asked the applicant to receive feedback from the local planning groups and they are presenting the plan for feedback.**

The applicant was not in attendance at the meeting. He had said the item was not quite ready for review at the beginning of the week, and he would not be there unless the project was completely ready for review.

Ms. Lippitt had put in a speaker slip for this item.

The Chair said the item would not be discussed and he offered Ms. Lippitt an opportunity to speak on this item, although there would be no discussion.

Ms. Lippitt asked how many times can someone have the opportunity to be on the agenda without attending the meetings?

Mr. Summers said there have been 2 opportunities for Ramona Cannabis Company to present the project to the RCPG.

The Chair said we can't really discuss it as we don't know what the project is. This is State law.

**8-C: Proposed Irrevocable Offer of Dedication Vacation, SC 910 (Hilldale Road)**

Richard Chin from the County presented the project. When the parcel map was created on Hilldale Road, PDS required an IOD. Mr. Chin referenced a yellow area on a map to be vacated. The request for the vacation is so the owners can better utilize the parcel. All County departments that have reviewed the vacation have given their approval of the vacation. Before the vacation of the IOD can go to the Board of Supervisors, the vacation has to be reviewed by the RCPG.

Mr. Brean asked why the IOD was required initially?

Mr. Chin said the parcel was created in 1980. At that time there was a public road that was anticipated to be in the area. Now they do not feel it is necessary.

Ms. Perfect asked if there was a trail involved, and did the IOD involve any Parks land?

Mr. Chin said there are no trails and no Parks land involved.

Ms. Rains asked if there were any culverts in the IOD area?

Mr. Chin said there were not.

Mr. Lynch stepped down and spoke as a individual. He said that in order to get the septic to work, the IOD needs to be vacated.

**MOTION: TO APPROVE THE IOD VACATION AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 14-0-0-1-0**, with Casey Lynch stepping down.

**8-D: INFORMATIONAL ITEM ONLY Presentation by County Staff on the Progress of the North County MSCP**

Stephanie Neal of the County was unable to attend the meeting and she will be presenting the information on the progress of the North County MSCP at the March 2, 2023, RCPG meeting.

**8-E: Mt. Woodson Parking Lot (*Possible Action*)**

Steve Powell made the presentation. The Board of Supervisors passed the Mt. Woodson Parking Lot project at their meeting January 25, 2023. Everyone at the Mt. Woodson development agrees with the parking lot being built. The County reached out to the Mt. Woodson HOA on a couple of occasions for their input. He also worked with Mike Fry who has an association with the Fry-Koegel Trail.

Staff had taken the connection from the parking lot to the Fry-Koegel trail off the map after the parking lot started to be more defined early on in the process. There was no official way to get from the parking lot to the trail, but there was one path hikers used that went by several houses. Mr. Powell described connectivity and said he is familiar with the tributary off Highway 67. There was outreach to the County to keep a trail away from the Mt. Woodson development. Then there was the question about how to keep hikers from going down the tributary. The County will be putting fencing around CAL FIRE. Now there appears on the map a trail on the RMWD easement that wasn't there before. The County got a grant to do brush clearing along the RMWD easement. He requested an onsite meeting with staff and asked what can be done to discourage hikers from wandering into the Mt. Woodson development. He was told that nothing can be done.

The Association Board doesn't support the RMWD easement as a trail. There was no notification to the HOA Board about this change. The County says there will be a trail connection. The RMWD easement, as a trail was not in the project environmental document. The Board included using the chunk of land, in yellow on his map (the RMWD easement) as part of the project. The only choice is to look at ways to deter individuals from wandering off the RMWD easement on their way to the Fry-Koegel trail. If they are going to add the RMWD easement as a trail, it needs to be analyzed. The HOA had an emergency meeting to discuss the project and the addition of the RMWD easement (to be used as a trail connection) with the residents. He felt the outreach for the project was deceptive. It is hard to measure the impact of this trail connection on the residents. Now there may be 10-15 hikers. In the future there could be over 1,000 hikers. The HOA doesn't support the trail not be analyzed.

The Chair stepped down and spoke as an individual. Mr. Lynch said the noticing went haywire. The parking lot will be a good addition for people who climb Mt. Woodson. Mr. Powell asked that County Parks and Recreation do their due diligence and ensure that there is no wandering and that the facilities are maintained.

Ms. Rains asked if it was possible for the HOA to build a fence?

Ms. Maxson said right now the trail is barely utilized but it could become heavily utilized. She brought up the topic of trail maintenance.

Mr. Powell said the trails were maintained initially but then fell into disrepair, but now they are doing a better job of maintaining them again. Mr. Powell objects that the trail shown in yellow (on his map) was shown to the Board of Supervisors as an active trail, especially since it is an RMWD easement and not an active trail. Also the residents of the Mt. Woodson were not informed of the change.

Mr. Powell would like the new trail connection abandoned.

Nicole Revelo, the County environmental person for the parking lot project said Fry-Koegel was a condition of the Mt. Woodson development. It was part of the project MUP. Recently it was transferred to the County.

Ms. Foster asked what the signs would say in the area of the new trail connection?

Ms. Revelo said they don't know yet.

Mr. Brean said SDCE has residents that don't like when people use the nearby trails. Many people support the trail access for Mt. Woodson and Fry-Koegel. Eventually the trails will connect. He feels this is a nimby issue. Trails need to connect and people should have access to the trail.

Mr. Powell said when Mt. Woodson was developed, there were 3 discretionary applications filed. If for the greater good the trail is analyzed, don't work backwards. The Fry-Koegel is a condition of the map. The trail connection is not.

Ms. Perfect said the HOA can create a buffer for the residents.

Mr. Powell said people inside of the development do not have gates.

Ms. Perfect said the public comes as invited guests. It is publicly owned and people should be able to use it. They should not go onto private property, but she is not inclined to block trails. If the HOA has an issue with the trail connection, they should block nearby properties. The HOA should deal with this issue. If it goes to litigation we shouldn't weigh in on.

Mr. Powell said there should be some analysis for an impact. The trail connection makes the project a different project. It isn't fair to throw in a late hit.

Ms. Revelo said the parking lot is to get people from parking on Highway 67. There are 4 easements to the Fry-Koegel trail.

Ms. Hubbard from County Parks was also in attendance. She said she can discuss with DPW about Archie Moore to see if it is a possible access point.

Ms. Hamilton-Bleakley said she doesn't like something being changed at the last minute. If it was in a study, it would be better.

Mr. Powell said they are just trying to keep wanderers off of the development.

Ms. Revelo said there will be no additional public access added and no additional easements. They will deal with the problem when it comes up. They can use enforcement, etc., if the issue is brought up.

Mr. Summers says he appreciates Mr. Powell's passion. The current traffic situation is a risk. There can be 180 cars parking on the west side of Highway 67. The parking lot will take the cars off of Highway 67. He is thrilled with the parking lot. He will try to weigh Steve's issues versus with life and death on the highway. He is opposed to blocking a trail connection anyway. He thinks this issue can be brought up again down the road, if necessary.

Mr. Powell said he supports the parking lot but he wants the hikers to be respectful of the residents in the development. He applauds Jerry Taylor for selling the 84 acres to the County. His concern is that no one heard of the trail connection until the day of the Board of Supervisors meeting. It is unfair to push this on 1,000 constituents. County folks are focused on the parking lot. It has been a miracle no one has been killed. A lot of people don't know what is going on. The impact should be part of the project, and impacted residents should be aware there is a potential impact. They would like some deterrents for hikers to keep them out of the development. There should have been an opportunity feedback and this did not happen.

The following motion was made:

**MOTION: TO TABLE THE MT. WOODSON ITEM.**

Upon motion made by Dawn Perfect and seconded by Michelle Rains, the motion **passed 8-5-0-2-0**, with Torry Brean, Janelle Clark, Jonas Dyer, Holly Hamilton-Bleakley and Paul Stykel voting no, and Casey Lynch and Lauren Schulte stepping down.

Ms. Maxson said there may be an opportunity for a conflict of interest because 2 members of the RCPG work for Mr. Powell.

Following this comment, Ms. Schulte changed her vote from no to step down.

**9-F: INFORMATIONAL ITEM ONLY ((Dan Summers, RSRS Subcommittee)**  
**1. Monthly update from Caltrans on SR 67 and 78 projects.**

Mr. Summers said Marvin Canton was promoted and Cynthia Hoffman will be taking his place. He will be continuing to work with her on SR 67 and 78 projects.

**2. Update on major re-paving project.**

Mr. Summers said Caltrans is planning on starting the repaving project in Lakeside in April. The 5G cable portion of the project has begun. With the guardrail portion of the project, there is a problem because a call box is behind a continuous length of guardrail between Cloudy Moon Drive and Mina de Oro and it is inaccessible. One hundred fifty channelizers between Cloudy Moon Drive and Mina de Oro have been removed and they aren't sure why.

Ms. Mansolf said the construction workers for the guardrails pulled them out.

The Chair said the road is too narrow over the canyon so they had to remove them to give themselves more space on SR 67 for traffic control.

### **3. Update on installation of a traffic signal at the intersection of SR 67 and Mussey Grade Road.**

After 3 accidents at the intersection of SR 67 and Mussey Grade Road, we had asked Caltrans to replace the paint on the road and do temporary repaving. Caltrans did not want to pay for temporary repaving so they put sealer on to help with the condition of the road. We didn't ask for the stoplight at the Mussey Grade intersection. Caltrans decided to do that after they conducted their own analysis. There will be a delay before the stoplight is installed because they are waiting for materials.

Ms. Foster asked if a traffic analysis would be done because there is already a stoplight at Highland Valley Road?

Mr. Summers referenced the South Bypass, Mussey Grade to Dye. If that road were completed, people using Mussey Grade Road would have that as an option. For Archie Moore Road, they have long merging turn lanes for both north and southbound directions onto SR 67. He was thinking of having the update of the Transportation/Trails review of the South Bypass on the next RSRS agenda.

Mr. Brean asked who approved the stoplight at the Mussey Grade and SR 67 intersection? What does it mean if Caltrans approved this? He is surprised Caltrans approved it without a traffic analysis.

Mr. Summers said he doesn't know how Caltrans makes a decision. Caltrans said a light is needed.

The Chair asked if the project is funded? The traffic light would need to be designed to standards. A traffic model would be needed. Mr. Summers can work with Ms. Hoffman and Mr. Amen to allow other projects to come forward. The South Bypass is not funded.. As he remembers, Phase I, Mussey Grade Road to Dye Road had the funding removed. He doesn't know about Phase II and Phase III.

Ms. Maxson said the Mussey Grade/SR 67 intersection is called out in the CMCP plan for special consideration. A traffic light at that intersection is in the plan.

Speaker: Susan Thygesen, Ramona Resident

Ms. Thygesen said if a stop light goes in at the Mussey Grade/SR 67 intersection, people will turn left at Archie Moore, when coming into town, and go down Highland Valley Road to avoid the stoplight at the Mussey Grade intersection. People are already doing that to avoid traffic.

The Chair asked Ms. Maxson if a stop light was also planned for the Archie Moore and SR 67 intersection?

Ms. Maxson said no, not at this time that she is aware of.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke said Phase I of the South Bypass, Mussey Grade Road to Dye Road was voted down. Phase II, Dye to Ramona Street was voted down, also, and Dye to San Vicente (Phase III) is still on the CIP list. It should be voted down. The South Bypass concept was thrashed out and voted down.

The Chair asked that Ms. Mansolf pull out the minutes of the South Bypass project.

Mr. Stykel said the Ramona Street Extension project was paused.

**4. Update on timeline for downtown crosswalk installation.**

Mr. Summers said the work on the sidewalks in downtown Ramona will start in March and will be completed in summer.

Ms. Perfect asked where crosswalks would be placed?

Mr. Brean said they crosswalks would be at 7<sup>th</sup> and 10<sup>th</sup>.

**5. The Phase One South Bypass is a connector between Mussey Grade Road and Dye Road has been added to the Transportation/Trails Agenda for February. Further discussion.**

Mr. Summers said he would like RSRS to explore the southern bypass further and see what Transportation/Trails comes up with on this issue.

**6. Update on the SR 67 Improvement Project. This is the parallel project underway and separate from the San Vicente Comprehensive Multimodal Corridor Project**

Ms. Summers said Caltrans was lobbied for 4 years. SANDAG produced the CMCP. There are animal crossings, 84 bicycle improvements and weed abatement. The SR 67 Improvement Project is a separate project. He would like to ask first responders what can be done to make the road safer. He would like to take the research statistics and make a presentation to the the SR 67 Improvement Project group as was made to Caltrans and SANDAG. He is requesting the RCPG make a presentation to the SR 67 Improvement Project group and get a commitment for SR 67. He thinks SR 67 should be 4 lanes for when there is an event like an evacuation. He is on the San Diego County Fire Advisory Board. He would like to go as the RCPG representative to attend these groups meetings.

The Chair said Mr. Summers has been given the right to bring this information to SANDAG. He has the authority to speak for the RCPG. The Chair would like to attend the meetings when the items are presented.

**ITEM 9: GROUP BUSINESS (Possible Action)**

**9-A: Announcements and Correspondence Received.**



Mr. Summers announced that Ms. Foster just retired from the San Diego Fire Department after 1 27 year career.

The Chair said he was going to move Item 9-C in front of 9-B.

The Chair said that everyone received the notice from the County regarding the Biennial Ethics training, and he reminded those who needed to take it this year to take it. A new Form 700 is required to be filled out by each member for 2023.

**9-C: Review & Discussion of Standing Rules regarding RCPG Sub-Committees (Chair). Discuss the potential merger of standing sub-committees for more efficiency and delegation of duties. (Taken out of order)**

The Chair asked Mr. Brean to speak on this item.

Mr. Brean said there were too many subcommittees, and it is often hard to conduct business at meetings. He felt it made more sense to combine the geographic subcommittees into one subcommittee.

Ms. Perfect said CUDA should be on its own, as should the Parks and Recreation Subcommittee and the Transportation/Trails Subcommittee.

The Chair said CUDA will remain a subcommittee of its own and will include the Town Center. CUDA will be renamed to the Town Center Subcommittee. For the geographic subcommittees, Mr. Noyas had been chair of South, Ms. Hopewell had been chair for East and Ms. Mansolf had been the chair for West. These 3 subcommittees will be rolled together and will be called the Greater Ramona Subcommittee. Two members each from East, South and West will serve on this subcommittee, and there will be 1 chair.

Mr. Summers said there is now a 3<sup>rd</sup> ALS ambulance at Station 82. And more staffing to back up the ambulance. He said the 3<sup>rd</sup> Ambulance ad hoc Committee can be deleted.. There will still be RSRS. Sometimes RSRS overlaps with the Transportation/Trails Subcommittee, but for now they should remain 2 standing subcommittees.

**MOTION: TO CHANGE THE NAME OF THE CUDA SUBCOMMITTEE TO TOWN CENTER.**

Upon motion made by Dawn Perfect and seconded by Andrew Simmons, the motion **passed 15-0-0-0-0.**

**MOTION: THE STANDING RULES TO BE ADJUSTED TO ROLL EAST, SOUTH AND WEST INTO 1 SUBCOMMITTEE, AND CALL IT THE GREATER RAMONA SUBCOMMITTEE.**

Upon motion made by Dawn Perfect and seconded by Robin Joy Maxson, the motion **passed 15-0-0-0-0.**

**9-B: Appointment of Subcommittee and Ad Hoc Chairs 2023 (Taken out of order)**

The Chair asked Mr. Simmons if he would still like to chair the Town Center Subcommittee?

Mr. Simmons said he would.

The Chair asked Ms. Mansolf if she would like to chair the Greater Ramona Subcommittee?

Ms. Mansolf said she would let someone else chair the Greater Ramona Subcommittee, but she would still like to be the chair for the Mt. Woodson ad hoc Committee.

The Chair asked who would like to chair the Greater Ramona Subcommittee?

Ms. Perfect said she would be chair of the Greater Ramona Subcommittee.

The Chair asked Mr. Rains if he would like to continue to be the Transportation/Trails Subcommittee chair?

Mr. Rains first said that he would, but then said he would prefer to chair the Greater Ramona Subcommittee.

Ms. Perfect said she would take Transportation/Trails and Mr. Rains could take the Greater Ramona Subcommittee.

The Chair asked Mr. Summers if he would like to continue to chair RSRS?

Mr. Summers said that he would.

**MOTION: TO CONFIRM SUBCOMMITTEE AND AD HOC CHAIRS AS FOLLOWS FOR 2023: TORRY BREAN – PARKS AND RECREATION; MT. WOODSON AD HOC – KRISTI MANSOLF; ANDREW SIMMONS – TOWN CENTER SUBCOMMITTEE; MATT RAINS -- GREATER RAMONA SUBCOMMITTEE; DAWN PERFECT -- TRANSPORTATION/ TRAILS SUBCOMMITTEE; AND DAN SUMMERS RSRS SUBCOMMITTEE.**

Upon motion made by Lauren Schulte and seconded by Kristi Mansolf, the motion **passed 15-0-0-0.**

**9-D: Reimbursement request to PDS for the secretary for copies made for the 12-1-22, 1-12-23 meeting and the 2-2-23 meetings**

Ms. Mansolf had receipts for agendas and other supporting documentation that was copied from the December 1, 2022, January 12, 2023 and February 2, 2023, RCPG meetings, which she presented for reimbursement.

**MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR THE SECRETARY AS PRESENTED.**

Upon motion made by Lauren Schulte and seconded by Torry Brean, the motion **passed 15-0-0-0-0.**

**9-E: Discussion Items:**

**1. Concerns from Members**

Ms. Foster said she had concerns about potential conflicts of interests of members on the RCPG regarding the Mt. Woodson item.

The Chair said that Mr. Powell was speaking as a private citizen on the Mt. Woodson Parking Lot. If he had been speaking as Woodcrest Rev, that would have been different.

Ms. Rains said she disagreed.

Ms. Maxson said if there is an ethical situation, it is the appearance of a conflict of interest that is the concern.

Mr. Stykel said he felt that every time Mr. Powell comes into the room, people who are employed by him and on the RCPG should leave.

Ms. Perfect said this information is covered in the Ethics Training.

The Chair said it is a personal decision on whether a member of the RCPG steps down on an item. He will have a meeting with the Planning and Sponsor Group Coordinator on this issue. When discussing ethics, there can be a fine line separating complex issues.

**2. Future Agenda Item Requests (*None brought forward*)**

**3. Addition and Confirmation of New/Continuing Subcommittee Members (*None brought forward*)**

**9-F: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed**

Mr. Dyer said the Design Review Board met. There was an RMWD item on the agenda, but the General Manager, Erica Wolski, was not in attendance, so it was tabled until the next meeting. An antique shop was on the agenda too, and that item was also tabled.

**9-G: Meeting Updates**

**1. Board of Supervisors, Planning Commission and TAC Meetings (*No meeting updates were brought forward*).**

**2. Future Group Meeting Dates – Next RCPG Meeting to be 3-2-23, Ramona Library, 1275 Main Street.**

## **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 #6: 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.

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.