

**County of San Diego  
Ramona Community Planning Group  
MEETING MINUTES  
April 6, 2023**

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

**ITEM 1: Call to Order, Casey Lynch, Chair**

**ITEM 2: PLEDGE OF ALLEGIANCE**

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

In Attendance:      Torry Brean (Att 7:13)      Janelle Clark      Holly Hamilton-Bleakley  
                                 Casey Lynch                      Kristi Mansolf      Robin Joy Maxson  
                                 Dawn Perfect                      Lauren Schulte      Andrew Simmons

Members absent:      Jonas Dyer , Debbie Foster, Matt Rains, Michelle Rains, Paul Stykel, Dan Summers

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: APPROVAL OF MINUTES 3-2-23 (Action)**

**MOTION: TO APPROVE THE MINUTES OF THE MARCH 2, 2023, MEETING AS PRESENTED.**

Upon motion made by Dawn Perfect and seconded by Lauren Schulte, the motion **passed 8-0-0-0-7**, with Torry Brean, Jonas Dyer, Debbie Foster, Matt Rains, Michelle Rains, Paul Stykel and Dan Summers absent.

**ITEM 5: 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 has concerns with the Ramona Trails Development, at 3<sup>rd</sup> and F Streets, and water runoff from the rains. A storm drain should have been put in. Ms. Thygesen asked if the developer pays for infrastructure improvements?

The Chair said stormwater runoff is addressed as part of the development. A stormwater analysis must be done. The stormwater improvements have not been built yet. The developer will have to address both County and State stormwater regulations as part of the development process.

Speaker: Susan Thygesen, Ramona Resident

Ms. Thygesen asked that the Cumming Ranch project be placed on the May 4, 2023, agenda. The project is going to LAFCO. The project is 863 acres on Highland Valley Road. She is concerned with the additional traffic that will be on Highway 67. She was also concerned about noticing requirements and the neighbors being aware of the project.

The Chair said the Cumming Ranch project is an approved project. It has already gone through public review. Requirements for noticing the neighbors are to notify a given number residents around the project area about the development. If they don't reach the required number of residents within 300 feet of the project area, they keep going until the required number of residents is reached.

**ITEM 6: 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 Andrew Simmons, the motion **passed 8-0-0-7**, with Torry Brean, Jonas Dyer, Debbie Foster, Matt Rains, Michelle Rains, Paul Stykel and Dan Summers absent.

**ITEM 7: ACTION ITEMS:**

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

Lieutenant Vengler was in attendance at the meeting. He said that he really had no update, However, the Sheriffs' Substation is about 2 years out.

Speaker: Susan Thygesen, Ramona Resident

Ms. Thygesen has concerns with mail being stolen from people's mailboxes. Her mailbox, that she shares with other residents of the development was robbed – the door was ripped off and all the mail was stolen. It is taking the post office months to get the box fixed and the mail cannot be protected.

Lieutenant Vengler said mail theft has been occurring all over Ramona.

**7-B: MUP 21-005. The proposed project is a new wireless telecommunications facility to be installed on an existing light pole near the athletic fields at Ramona High School, and the installation of an equipment area near the light pole. The AT&T antenna top height is 63'-9" on the 80'-7" light pole. The RCPG approved this project on 9-2-21. The County requested the applicant stealth the project, and it is coming back for RCPG review of the stealthed facility.**

Ms. Mansolf said this item was pulled from the agenda by the applicant on the previous day. They are working on the design to make it fit better into the community and minimize impacts.

**7-C: Update on Paseo Norte Apartments, 13<sup>th</sup> and Walnut Streets (RICC) Simmons, Town Center Subcommittee (joint meeting with the Design Review Board) – *Project Proponent is asking that the item be moved to a future agenda – date to be determined – so the item will not be discussed 4-6-23***

This item was presented and tabled at the joint meeting of the Town Center Subcommittee and the Design Review Board.

**7-D: The Unincorporated Communities' initiative to secure representation on the SANDAG Board of Directors through an Advisory Board Member seat will be proposed as a County Board Resolution modifying the current County's I-1 policy to include creation of a "coalition" of County Sponsor and Planning Groups. Supervisor Anderson's office is requesting feedback on the draft of this proposed modified I-1 policy in order to create a new policy that incorporates input from County Sponsor and Planning Groups.**

Ms. Maxson presented the item. The Community and Sponsor Planning Groups of the Unincorporated Communities met with Supervisor Joel Anderson and have discussed his sponsorship of the initiative to add a new Advisory Board Member to the SANDAG Board of Directors representing the Unincorporated Communities of San Diego County. The Supervisor's Senior Policy Advisor, Michael Kulis, is going to work with the Groups to develop a plan.

Here is a complete and updated list of those Planning and Sponsor Groups of the Unincorporated Communities of San Diego County who are supporting the initiative to add an Advisory Board Member representing Unincorporated Community interests on the SANDAG Board of Directors.

Borrego Springs,  
Boulevard,  
Campo,  
Descanso,  
Fallbrook,  
Jacumba/Dulzura,  
Jamul,  
Rainbow,  
Ramona,  
San Dieguito,  
Spring Valley,  
Twin Oaks,  
Valle de Oro,  
Valley Center.

Lakeside is in the process of voting on a letter to send.  
Pine Valley has voted to support this initiative and will draft a letter, too.  
Sweetwater is in the process of voting on a letter to send.

The Chair said the sole purpose of this group would be to act as a liason with SANDAG. Usually SANDAG is involved with transportation issues. He suggested limiting the purpose of the committee's oversight. The purpose of this group is to be a non-voting member at SANDAG meetings. Planning Groups need strength.

Ms. Perfect said such this could become another layer of bureaucracy. She thought we wanted a direct line to SANDAG.

The Chair said there are other advisory members on SANDAG. We are trying to get equal representation.

Ms. Perfect asked if these meetings would be public. Could someone go to these meetings and circumvent their local planning group?

Ms. Maxson said this is not the intent, and the items addressed are not project specific.

The Chair said this board will be dealing more with informational items. It is just a pass through of information. The Board of Supervisors feels it is important to have a voice on SANDAG. He feels it is time we got representation on SANDAG. All the money for our area is going to I-15 and I-5.

Ms. Maxson said SANDAG does regional planning for housing.

**7-E: INFORMATIONAL ITEM (Dawn Perfect, Transportation/Trails Subcommittee) BOS approves \$1M for Santa Maria Greenway Trail**

Ms. Perfect said the Board of Supervisors approved \$1 million for the Santa Maria Greenway Trail.

The Chair asked if the County will be purchasing an easement?

Ms Perfect said she doesn't know. This issue has been being worked on for years.

Mr. Brean asked when the trail is going in?

Ms. Perfect said the County will create easements with willing partners. No specific area is specified for parking, but people can park in the parking lot at the former school on Montecito Road, which will be the staging area for the trail. The trail will be non-motorized.

**7-F: INFORMATIONAL ITEMS ONLY (Dan Summers, RSRS Subcommittee)**

Mr. Brean gave the RSRS report in Mr. Summers' absence. Ms. Hoffman of Caltrans has not come back and attended any RSRS meetings. The Caltrans PIO is the new connection between the community and Caltrans.

The Chair said there were too many channels of communication, so now there is only one.

- 1. Monthly update from Caltrans on SR 67 and 78 projects.**
  - a. Update on major paving project.**

For the major repaving project, they will be starting work soon in Lakeside.

- b. Update on traffic signal at the SR 67 and Mussey Grade Road.**

For the stop light at Mussey Grade Road – there is no real update. The subcommittee heard it has been approved. There are no designs yet. They can't buy any equipment yet. We can request a presentation on this issue.

Speaker: Kathleen Hakker, Ramona Resident

Ms. Hakker has concerns about Mussey Grade Road. She would like to find out the other concerns within the community about this issue. Will there be a u turn allowed at Dye Road should there be work on Dye Road that will help residents on Mussey Grade Road to improve circulation? What will happen during an evacuation? How will people get out? She would like information on the number of accidents and also the number of fatalities relating to Mussey Grade Road and Highway 67. She thinks speed is a problem and that the Mussey Grade Road and Highway 67 intersection is a frightening place to drive.

The Chair said that we don't know much about the light yet at the Mussey Grade Road and Highway 67 intersection. As far as the Dye Road Extension – this project has been discussed off and on for the last 20 years. Should the work be done, there will be a connection, but it will be like patchwork. The Chair asked Ms. Hakker if she would like to see a stoplight at Mussey Grade Road and Highway 67? He asked Ms. Hakker to check the Ramona Sentinel for Transportation/Trails meetings happening in the community, as the agendas are posted in the paper.

Speaker: Rebecca Wise, Ramona Resident

Ms. Wise said she is at the trailer park on Mussey Grade Road, and there are 140 residents at the trailer park, Mussey Grade Village. She has been a resident of Ramona for 45 years, and has lived off Mussey Grade Road for 15 years. The traffic has gotten much worse with community traffic over the years. The fires created a horrible situation for Mussey Grade residents. She feels a stop light is imperative and would regulate the traffic commuters. Sometimes it takes 10 minutes to make a left turn at Mussey Grade Road onto Highway 67. She feels every time she goes out of her area she is taking her life in her hands. She also has concerns about the quality of the road at the intersection since it is so bad and has been that way for awhile. There are other communities down Mussey Grade Road besides Mussey Grade Village, such as Fernbrook.

The Chair said the major repaving project of Highway 67 will start in Lakeside and end in Ramona. In order to pave, they need the temperature to be within a certain range to get the best results.

Ms. Wise said she thought the pavement project should start in Ramona as Highway 67 is so bad up here.

c. **Update on downtown crosswalk installations.**

Mr. Brean said the crosswalk project should occur within the next month.

d. **Update on the opportunity to make a presentation to the SR 67 Improvement Project (*No Update*)**

**2. Update on the Transportation/Trails Subcommittee’s review of the Phase One South Bypass Plan**

Mr. Brean said the Phase One South Bypass is no longer listed on the Ramona CIP list.

**7-G: INFORMATIONAL ITEM ONLY New Development at 3601 Highway 67 Called 67**

The Chair had added this item to the agenda, but said he would move it to a future agenda as there was nothing to report yet.

**ITEM 8: GROUP BUSINESS (Possible Action)**  
**8-A: Announcements and Correspondence Received**

Ms. Perfect announced that on May 1 LAFCO will be reviewing the Cumming Ranch project with respect to the RMWD expanding their service area to accommodate the project and provide wastewater services to the development. A conforming sphere of influence amendment for the expansion of the RMWD’s activated wastewater service area will be part of this process.

**8-B: Review of Standing Rules Changes from 2-2-23**

Ms. Mansolf said she had sent out a strike out/underline version of the proposed Standing Rules changes. The section that said “CUDA” was changed to “Town Center.” For Greater Ramona, the information for the West, South and East subcommittees was all crossed out and Greater Ramona was added with the same language that followed each subcommittee previously to include the airport.

Mr. Brean said he agreed with the changes and felt they would simplify the subcommittee review process.

**MOTION: TO APPROVE THE RCPG STANDING RULES CHANGES AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Lauren Schulte, the motion **passed 9-0-0-0-6**, with Jonas Dyer, Debbie Foster, Matt Rains, Michelle Rains, Paul Stykel and Dan Summers absent.

Ms. Mansolf said she would said the Standing Rules to the County for review and approval.

**8-C: Discussion Items:**  
**1. Concerns from Members**

Ms. Perfect said roads in the Town Center are being torn up and work is being done. She is concerned that an inadequate job is being done closing up the work. It was suggested that this item be on the next agenda to get an update and to request the pavement be rehabilitated.

**2. Future Agenda Item Requests**

The Chair said he would like to have the project manager for the subdivision on F Street to attend an RCPG meeting and give a presentation/update on the project. It would be an informational item.

Ms. Mansolf said the speaker slip will be on the May 4, 2023, agenda.

**3. Addition and Confirmation of New/Continuing Subcommittee Members**

Ms. Perfect said she would like to add Joe Cahak to the Transportation/Trails Subcommittee.

**MOTION: TO ADD JOE CAHAK TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE.**

Upon motion made by Dawn Perfect and seconded by Torry Brean, the motion **passed 9-0-0-0-6**, with Jonas Dyer, Debbie Foster, Matt Rains, Michelle Rains, Paul Stykel and Dan Summers absent.

**4. Reimbursement request to PDS for the secretary for copies made for the 3-2-23 and the 4-6-23 meetings**

Ms. Mansolf brought forward a reimbursement request for the March 2, 2023, meeting and also for the April 6, 2023, meeting, with a total of \$57.72.

**MOTION: TO APPROVE THE REIMBURSEMENT REQUEST (\$57.72) FOR MS. MANSOLF AS SUBMITTED.**

Upon motion made by Dawn Perfect and seconded by Andrew Simmons, the motion **passed 9-0-0-0-6**, with Jonas Dyer, Debbie Foster, Matt Rains, Michelle Rains, Paul Stykel and Dan Summers absent.

**8-D: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed**

Mr. Dyer was not in attendance to give the Design Review Board report.

**8-E: Meeting Updates**

- 1. Board of Supervisors, Planning Commission and TAC Meeting (*No information brought forward*)**
- 2. Future Group Meeting Dates – Next RCPG Meeting to be 5-4-23, Ramona Library, 1275 Main Street.**

**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 #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.*