

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
August 3, 2023**

7:00 PM @ the Ramona Community Center, 434 Aqua Lane, Ramona

ITEM 1: Call to Order, Casey Lynch, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Lynch, Chair)

In Attendance:	Janelle Clark	Jonas Dyer	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Matt Rains
	Michelle Rains	Lauren Schulte	Andrew Simmons
	Paul Stykel	Dan Summers	

Members absent: Torry Brean, Debbie Foster, Holly Hamilton-Bleakley, Dawn Perfect

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 7-6-23 (Action)

MOTION: TO APPROVE THE MINUTES OF THE JULY 6, 2023, MEETING AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Lauren Schulte, the motion **passed 10-0-1-0-4**, with Robin Joy Maxson abstaining and Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Dawn Perfect absent.

**ITEM 5: PUBLIC COMMUNICATION:
Opportunity for members of the public to speak to Group on any subjectmatter 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: Arthur DeSanti, Ramona Resident

Mr. DeSanti requested the completion date of the ADA sidewalks along Main Street in Ramona. He would like to see ADA sidewalks at Vermont, La Brea, Robertson, etc., all the way to Hunter Street.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

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

Upon motion made by Paul Stykel and seconded by Robin Joy Maxson, the motion **passed 11-0-0-0-4**, with Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Dawn Perfect 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 Malan was in attendance. After the last RCPG meeting, where the traffic calming item at SDCE was on the agenda, he spoke with County Traffic Engineering regarding San Vicente Road. San Vicente Road from the golf course has not yet been surveyed for speed. Deputy Sheriff's have the ability to enforce in places that have been surveyed for speed, but if an area hasn't been surveyed for speed, the CHP would do it. Once San Vicente Road has been surveyed for speed, they will be able to enforce for speed. If people are going 51 mph, the speed gets rounded to 50 mph. If the speed limit is over 45, a golf cart can't cross the road.

Mr. Summers asked if Deputy Sheriff's have radar, can they make a traffic stop?

Lieutenant Malan said they can make a traffic stop. Deputy Sheriff's can pace a vehicle when driving and can take someone to traffic court.

Lieutenant Malan said the new Sheriff's substation should start construction in a year.

Right now the local Deputy Sheriff's are hitting transients in Ramona pretty hard. They will be offering services and housing to the homeless.

Ms. Rains said the volunteer Sheriff's were mentioned at the last RCPG meeting in relation to having a presence at the schools. She thanked Lieutenant Malan for the volunteer Sheriff's being in attendance daily at the schools.

Lieutenant Malan said they are working with the school superintendent to provide this service. They are working to make their presence normal.

Ms. Maxson asked about homeless outreach in Ramona. Are the Deputy Sheriff's following the same rules as the City of San Diego?

Lieutenant Malan said the laws are not the same in the City and the County for transients. The laws are going to change. The City is working to move homeless people out of the city. They don't want the transients. The County has a hotel voucher program. He would like to bring up the Sargeant who is working on this program to discuss it.

The Chair said thank you for the enforcement on the streets. He asked about the active enforcement of the 3 dispensaries in Ramona. On Highway 78, there is a cartoonish pot leaf on a sign by the dispensary. The dispensary on Olive Street has flags. There is specific signage mentioned in the ordinance for dispensaries. He feels the dispensary on Montecito follows the rules the best.

Mr. Stykel said the dispensary on Highway 78 has changed hands.

7-B: INFORMATIONAL ITEM ONLY: Presentation on Kmart property revitalization project, 1855 Main Street.

Kimberly Kantrud, representing the Atlantis Group, made the presentation. The project has been presented to the Design Review Board once. If they are seeking a plan site waiver, they may come to the RCPG. Ms. Kantrud said she welcomes the RCPG feedback on her presentation.

The Chair welcomed Ms. Kantrud and thanked her for being at the meeting. It is important to keep in mind that we don't decide the stores that will be coming up here. We are looking at the planning and land use aspects of the project.

Ms. Kantrud said there are 4 prospective tenants for the former K Mart site. At the time of the meeting, they had not signed a contract yet, and Atlantis Group is hoping the issue will be closed by the end of the month. Where there was 1 tenant in the building previously, now there will be 4 tenants: Marshalls, Grocery Outlet, PetSmart and Five Below. The parking lot and landscaping will be updated and lighting will be redone. The northwest corner of the site will be a loading dock. They are in the Initial Consultation phase with the County and have not submitted their plans yet.

The Chair asked if there will be a full site plan?

Ms Kantrud said there will be a full site plan.

Speaker: Sue Thygesen, Ramona Resident

Ms. Thygesen said that first, she would like to publicly thank Lieutenant Dan Vengler for his years of service to the Ramona Community and she would like to welcome Lieutenant Malan to Ramona. From what she sees, Ramona fully supports law enforcement and she looks forward to the continuation of its collaborative, interactive community relationship.

Ms. Thygesen said she would personally like to welcome the projected 4 new tenants to the Ramona Station complex. The need to fill the vacancies is an essential element for the community, and with Ramona's remote location, we are sort of in a "beggars can't be choosers" situation. She asked about the updated status of the 4 leases. While we need to have the vacancies filled, we need to examine the community's needs. She thinks Marshalls will be a good choice for Ramona. Grocery Outlet – Ramona already has a saturated market with similar places, and she did not feel it was needed. For PetSmart – she feels it is the same situation as with Grocery Outlet – Ramona already has pet need suppliers. For Five Below she feels there is also no need for another discount store.

Ms. Thygesen gave some suggestions of businesses to be at the Ramona Station. A military recruiting station would be a great association with our youth and school district. A DMV office is something everyone needs at one time or another – this could be another suggestion. A Michaels or Joanne's type of store would also be beneficial. The San Diego County Credit Union or another heavily utilized financial entity would be a welcome addition to Ramona. It is good to just ask the question , "what do I go down the hill for that could be part of Ramona in the future."

Mr. Summers said the parking lot has deteriorated. Will it be refurbished somehow? What will be done about landscaping?

Ms. Kantrud said slurry will be put over the parking lot. The landscaping is being determined.

Ms. Maxson asked what prompted the decision to go with 4 tenants?

Ms. Kantrud said they thought it would be easier to get 4 tenants than 1. There just isn't the market currently to fill such a big space.

Ms. Maxson asked if they will be putting up solar panels to cool the parking lot?

Ms. Kantrud said it is likely that they will put the solar panels over the parking lot. Shade structures are a condition of the project.

Mr. Simmons asked how the current small tenants at the Ramona Station will be affected by the changes?

Ms. Kantrud said they will be staying.

Mr. Summers said that Ramona has a history of failed evacuations. Would Ms. Kantrud's company consider the use of the parking lot – it could be a place to shelter - in an evacuation situation?

Ms. Kantrud said she doesn't know.

The Chair thanked Ms. Kantrud for coming to the meeting. Big box stores are dead, so it makes sense to open the space to 4 tenants. He asked that she stay in touch regarding the site plan.

**7-C: ACTION ITEM: STP 21-007, Automotive Equipment and Parking, 2325 Main Street (Kalbaugh and Rotanzi). Use by Right request to park automotive equipment, specifically tree trimming pick-up 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, Town Center Subcommittee**

Boris Ilich presented the project. He has updated his plan since he last came to the RCPG. He presented the new plan to the Design Review Board and they approved it. The newer plan has been submitted to the County. The updated site plan includes landscaping. There will be a wrought iron fence on Main Street and a black vinyl chain link fence on the back of the property. Vehicles will park in the lot on weekends and in the evening. There is a Caltrans encroachment permit for accessing the property.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Kristi Mansolf and seconded by Lauren Schulte, the motion **passed 11-0-0-0-4**, with Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Dawn Perfect absent.

7-D: DISCUSSION AND POSSIBLE ACTION: SDG&E Tree Removal Projects -- SDG&E, in coordination with the County and CalTrans, will be removing multiple trees along two roadways in the Ramona area

The Chair said SDG&E called late and they will not be in attendance. They want to remove 5 trees on Montecito Road. The trees are not part of the historic colonnade, but are of the same age and character. The reason they want to remove them is they have a fungus. They have already received a permit from the County to remove the trees. The RCPG could write to Supervisor Anderson and ask for the tree removal to be stalled. He would like to see an arborist's report. We voted to protect the colonnade.

Speaker: Diane Conklin, Ramona Resident

Ms. Conklin is the president of the Ramona Tree Trust. She said SDG&E doesn't have all of their permits yet to remove the trees. We have some time to look into this. There is a problem with SDG&E and there is a problem with the County for issuing the permits to remove the trees. These are not protected trees but they are the same age as the colonnade and similar in character and they provide shade for the area. She thinks it is a good idea to contact Supervisor Anderson. She received a plaque from him for the colonnade. We need to find out the process and get a second opinion of an arborist. SDG&E will come next month and we can hear what they have to say.

The Chair said there is a concern a tree may fall over and damage the SDG&E infrastructure. The main focus is to keep trees from falling. SDG&E is currently doing undergrounding in Ramona. He has asked for a phased plan. If SDG&E is worried about their infrastructure being hit by a tree, they could underground it at this location.

Mr. Summers has a colonnade at his house. He has 8 eucalyptus. He has an arborist come out and check the trees, and the trees have been treated for fungus. The question here is can the trees be treated? SDG&E comes out and looks at his trees annually. Most diseased trees are treatable. SDG&E has not tried to treat the trees yet.

Mr. Dyer said that everyone likes the trees on Main Street. The trees on Montecito are not part of the colonnade. Eucalyptus trees are themselves brittle and in high winds already pose a danger to areas below them. Treating trees cost money.

Ms. Rains asked if the Ramona Tree Trust could donate money for an arborist?

Ms. Conklin said if they had the funds, they would donate them, but they don't. Big trees are sturdy and are not easily uprooted in the wind.

Ms. Maxson said working with Supervisor to protect the trees is a good idea. SDG&E promotes the planting of trees. The community doesn't know if everything has been done to protect the trees.

Ms. Rains said the trees are an important part of our character. Trees can fall down but it is part of our character to have the trees. She cannot imagine the shopping center with all of the trees gone. It would be hideous.

MOTION: TO PUT AN IMMEDIATE STOP TO THE PERMIT IN PLACE TO REMOVE THE TREES ALONG MONTECITO ROAD, CONTACT SUPERVISOR ANDERSON'S OFFICE TO ASK FOR FURTHER INVESTIGATION INTO THE CONDITION OF THE TREES AND ASK CAN THE TREE(S) BE RESOLVED/SAVED.

Upon motion by Robin Joy Maxson and seconded by Michelle Rains, the motion **passed 11-0-0-0-4**, with Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Dawn Perfect absent.

7-E: Update on the initiative to secure an Unincorporated Area Advisory Board Seat on the SANDAG Board of Directors through the newly formed "Association of Community Planning Groups - San Diego County" to advance representation for the unincorporated communities

Ms. Maxson gave the update/report. The Association of Planning Groups - San Diego County met July 26th and has completed draft Bylaws for the new organization. The draft Bylaws were created with the assistance of Eileen Delaney, Chair of the Fallbrook Community Planning Group; Robin Joy Maxson, Ramona Community Planning Group and founder/coordinator of the initiative; Michael Kulis, from Supervisor Joel Anderson's office; and Hunter McDonald, from Supervisor Jim Desmond's office. These draft Bylaws include how the Association would function in its initial year and thereafter. The draft Bylaws are currently with County Counsel for review to ensure there are no "red flags" for the County and that the Bylaws reflect pertinent issues for the Association. She expects a response from County Counsel within the next week or two. The goal is to have the Association vote for a representative to the new Unincorporated Communities Advisory Board Member seat on the SANDAG Board of Directors by January 1, 2024. The role of the new Unincorporated Communities Advisory Board Member is to be a conduit of information between SANDAG and the Association of Planning Groups. The Association of Planning Groups is not a replacement for the Community Planning Groups - its role is to provide an Unincorporated Area representative to SANDAG in order to fill the current gap in SANDAG's understanding of how their policies (e.g. VMTs and fire evacuation) impact unincorporated communities and for the Unincorporated Area representative on SANDAG to in-turn bring SANDAG's policy discussions and proposed changes impacting the unincorporated area back to the Association of Planning Groups. Members of the Association of Planning Groups would then take this information back to their respective Community Planning Groups for discussion and/or action for their individual communities. The unincorporated areas of San Diego County have a total of 513,000 residents. This fact means that the unincorporated area is the second largest community in the County, second only to the City of San Diego.

7-F: Ramona State Routes Subcommittee Items INFORMATIONAL ITEMS ONLY

- 1. Unresolved Caltrans issues;**
 - a. Guardrail explanation on SR67 where callbox used to be**

Mr. Summers said a call box was put in a long time ago along SR 67 north of Mina de Oro and south of Cloudy Moon Drive. It was put in on a flat area that was determined to be safe and then

a guardrail was put around it making it inaccessible. Now the call box is gone. Caltrans is investigating the reason the call box was taken away.

Speaker: Sue Thygesen, Ramona Resident

Ms. Thygesen suggested Mr. Summers contact the CHP or Sheriff Department or Fire Department to re-enforce his inquiry as to why the call box was removed and the shoulder narrowed so vehicles could not safely pull off the road in case of an emergency to make a call.

b. Status of SR67 construction project west of Hope Street

Mr. Summers said the construction project by Hope Street has come to a close. Hopefully the k-rails will be removed shortly.

c. Status of request for additional crosswalks at 6th, 8th, and 9th.

Mr. Summers said crosswalks are being put in at 10th and Main and 7th and Main. What about putting them in a 6th, 8th and 9th? The business community wants the Main Street area to be as safe as possible. Kids cross Main Street to get to and from the schools.

Speaker: Sue Thygesen, Ramona Resident

Ms. Thygesen suggested contacting the CHP and asking them about it since it is a safety issue.

Mr. Summers said he could ask them what the criteria is for crosswalks and schools, and then get an answer so he can pursue this issue more effectively.

2. Report on presentation to Cal fire/SD County Fire on 7/17/23.

Mr. Summers made a presentation on July 17 to Cal Fire/San Diego County Fire regarding the limitations of SR 67 during an evacuation and the need for improvements. Mr. Lynch attended and made a strong point, as did Mr. Brean. Mr. Summers talked about the impact of the 2 failed evacuations we have had in Ramona. What is the impact of the 2 previous failed evacuations? Maybe people won't leave next time. He wanted to make a presentation to Chief Mecham, as the chief of Cal Fire and County Fire, but Chief Mecham wasn't able to attend, so there were 12 chief officers in Ramona for the presentation in Chief Mecham's absence. A case was made for safety and evacuation. This saga is 35 years old. We have had to wait 35 years to get SR 67 widened

The Chair reiterated his comment from the presentation, that per SANDAG, there are 39 and 40 thousand households in Ramona. This doubles with people evacuating from Julian, Borrego, etc. The static capacity of SR 67 is 1,200 cars.

Speaker: Kevin Riedy, Ramona Resident

Mr. Riedy asked about the ½ cent tax from 1988 SANDAG collected on I-5. He said we are getting a runaround from Caltrans about getting Highway 67 improved. He doesn't understand why the broadband wiring along Highway 67 has been put in the area in which the road is being widened/improved.

**3. Should we pursue a presentation to Hassan Ihkrata? Anyone else?
Summers, RSRS Subcommittee**

Mr. Summers said he would like to make a presentation on this topic to Hassan Ihkrata.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received.

The Chair said there will be a ribbon cutting ceremony the next day (August 4, 2023) for the crosswalks along Main Street that are completed. He has been asked to speak at the ceremony.

The Chair has been receiving correspondence about the K Mart property from individuals in the community and he hopes that these people will attend the meeting when the K Mart comes up again.

8-B. Speaker Slip – Update

Ms. Mansolf had copies of the newly revised speaker slip for review.

The topic of people repeating information that had already been presented was brought up. The speaker slip guide for speakers, item 4, said “speakers should not repeat testimony already presented.”

Mr. Rains said it is desirable for speakers to not repeat what others have said to reduce time spent on the topic at the meeting.

Ms. Maxson said that at the Board of Supervisors’ meetings, people repeat the same thing over and over again and it is allowed.

The Chair said that when the chicken ranch item came up on the agenda, no one liked it and people kept repeating what others had said. It is good to hear someone say something new and relative to the topic.

Mr. Stykel said that the same words coming out of peoples’ mouths can make a statement for big crowds.

Ms. Rains doesn’t like to put restrictions on public speakers.

Ms. Schulte suggested amending item 4 to say “speakers are encouraged to not repeat testimony already presented.”

MOTION: TO APPROVE THE SPEAKER SLIP AS AMENDED BY LAUREN SCHULTE.

Upon motion made by Matt Rains and seconded by Lauren Schulte, the motion **passed 11-0-0-0-4**, with Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Dawn Perfect absent.

8-C: Appointment of Greater Ramona Subcommittee Chair for remainder of 2023

The Chair said Mr. Rains has resigned as Greater Ramona Subcommittee chair. He asked if someone would fill that position for the rest of 2023?

Ms. Maxson said she would take over as chair of the Greater Ramona Subcommittee for the remainder of 2023.

MOTION: TO CONFIRM ROBIN JOY MAXSON AS SUBCOMMITTEE CHAIR FOR THE REMAINDER OF 2023.

Upon motion made by Kristi Mansolf and seconded by Jonas Dyer, the motion **passed 11-0-0-0-4**, with Torry Breaun, Debbie Foster, Holly Hamilton-Bleakley and Dawn Perfect absent.

8-D: Discussion Items:

1. Concerns from Members

Ms. Rains asked about having ADA sidewalks in the Ramona Acres area?

Ms. Schulte said the roads in the Ramona Acres area are privately owned.

The Chair said that the roads south of Kelly have private road easements on them. The map that was done was a phased parcel map and it is known as a “record of survey.” All the roads are private roads with the public having a right to use them. These are not public streets. We could request the County talk to us about this. All parcels are considered separate and then were deeded back to the County. These are appurtenant easements.

Mr. Rains said that maybe people can apply for something like a grant from the County to get work done in that area.

The Chair said that an example of how far the cost of building a road would go is the Ramona Street Extension. It will cost \$3.2 million to build 1,200 feet of road.

Mr. Rains said a sidewalk is not a road.

The Chair said there will be no sidewalk without a road. A special assessment is still a private road.

Ms. Schulte said the County would want curb, gutter and sidewalk when building a road.

The Chair said the County could buy all easements. The County can eminent domain property, but they don’t want to. This item could be discussed at the Transportation/Trails Subcommittee meeting.

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

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

4. Reimbursement request to PDS for the secretary for copies made for the 7-6-23 and the 8-3-23 meetings

MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR COPIES MADE BY THE SECRETARY FOR THE JULY 6, 2023, AND THE AUGUST 3, 2023 MEETINGS.

Upon motion made by Robin Joy Maxson and seconded by Andrew Simmons, the motion passed **11-0-0-4**, with Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Dawn Perfect absent.

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

Mr. Dyer gave the following report:

SITE PLAN REVIEW

- Automotive Equipment and Parking, 2325 Main St - APPROVED

WAIVER REQUESTS

- Garden Mural, Main Street Coffee, 680 Main St – Mural APPROVED, no location specified
- Tribute to Sheriffs Mural, China Blue Salon, 579 Main St – APPROVED
- Revision/Replacement Mural, Dave’s Auto, 310 Main St – APPROVED
- 7-Eleven Pump Signage, 1076 Main St – APPROVED
- Ramona Workspace / Wine Bar Signage, 636 and 638 Main St – APPROVED
- Change Care Facility to Business Support Services, 816 B St - APPROVED

PRELIMINARY REVIEW

None

The Chair said he was going to step down and be a public speaker and ask that Mr. Dyer bring a topic to the Design Review Board meeting. At the corner of 10th and 9th, there are a lot of cars parked on a property. There has been a blue tarp at the property and a temporary paint booth. He feels this is a Design Review Board issue – the signage at the property, the blue tarp and the temporary paint booth.

8-F: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings

Ms. Mansolf said the most recent TAC agenda had no Ramona items on it.

There were no updates brought forward on Board of Supervisors or Planning Commission meetings.

2. Future Group Meeting Dates – Next RCPG Meeting to be 9-7-23, 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.

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