

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
October 5, 2023**

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

ITEM 1: Call to Order, Casey Lynch, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Lynch, Chair)

In Attendance:	Torry Brean	Janelle Clark	Debbie Foster
	Holly Hamilton-Bleakley (Arr 8:10)	Casey Lynch	Kristi Mansolf
	Robin Joy Maxson	Dawn Perfect	Michelle Rains
	Lauren Schulte	Dan Summers	

Members absent: Jonas Dyer, Matt Rains, Paul Stykel, Andrew Simmons

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 9-7-23 (Action)

Ms. Maxson said that regarding MUP 08-012, a vote was started and it solidified over a period of vote casting discussions. Ms. Maxson suggested taking out the "first vote count" verbiage as it looks as if there had been two votes and there was only the one drawn out vote.

Ms. Mansolf said that things happened very quickly. The vote was tallied and then 2 members changed their vote.

Ms. Perfect said that she remembered the vote happening as portrayed in the minutes.

MOTION: TO APPROVE THE MINUTES OF SEPTEMBER 7, 2023, AS PRESENTED.

Upon motion made by Dawn Perfect and seconded by Lauren Schulte, the motion **passed 9-0-0-1-5**, with Michelle Rains abstaining and Holly Hamilton-Bleakley, Jonas Dyer, Matt Rains, Paul Stykel and Andrew Simmons 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.

As there were people in attendance at the meeting that wanted to speak on The Oaks property, the Chair said the RCPG just received the project from the County, and the item is not on the current agenda. If anyone wished to speak on the issue, the Chair requested that they fill out a speaker slip and speak under the Public Communication portion of the agenda.

Speakers: Rob Knudson and Jason Starkey, SDG&E

Mr. Knudson and Mr. Starkey handed out information about the SDG&E undergrounding program. Showing on page 1 is Main Street. Existing overhead lines are planned to be put underground. This proposal is in SDG&E's undergrounding plan that goes to 2032. Areas that qualify are determined by maps produced by CAL FIRE. CAL FIRE has maps that relate to fire danger potential. Areas labeled "2" and "3" are high priority for SDG&E. The benefit of undergrounding is there will be no outages and electricity will be more stable. For wood to steel poles – not everyone qualifies for this program. The back country will see more steel. For the steel poles, the conductor is insulated and helps with the wind. In referencing the information that was handed out, it was noted that Montecito Road and 13th Street are included in the plans for undergrounding. For undergrounding – SDG&E will come in, trench and then place the wires underground. Sometimes poles are left due to other utilities using them.

Speaker: Arthur DeSanti, Ramona Resident

Mr. DeSante is requesting the actual finish date of ADA sidewalks by the Ramona Acres (west of the former Kmart property) along Highway 67 – Letton, Vermont, La Brea and Pala. He thought the original completion date was to be in 2012. He would like to see Ramona more walkable. A program like the Community Enhancement Program may help to pay for this improvement.

Speaker: Joan Babcock, Ramona Resident

Ms. Babcock received a notification from the County for The Oaks property regarding the open space at the site. There is already a violation of the open space on the property with the winery, the vineyards, etc. The County issued the scoping letter on the property in August. There have been more violations of the open space since then. This issue is not settled until all actions are stopped. Now the roadway has been put through and the owners are asking for an encroachment permit into the open space. All of the open space violations did not get 1 permit. There are 4 open space easements on the property.

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

MOTION: TO MOVE ITEM 7-E TO BEFORE ITEM 7-A, AND TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Casey Lynch and seconded by Dawn Perfect, the motion **passed 10-0-0-0-5**, with Holly Hamilton-Bleakley, Jonas Dyer, Matt Rains, Paul Stykel and Andrew Simmons absent.

ITEM 7: ACTION ITEMS:

E: ACTION ITEM: STP 18-037M1, D Street Mixed Use Project, 325 and 327 D Street. Applicant is requesting to have power pole and lines to remain overhead per San Diego County Policy I-92 (*Taken out of order*)

Mr. Powell presented the request. The County is asking that the proponent underground the power pole that will be in place for the project. The County says that the undergrounding of utilities may be waived if any of the following conditions are met: a. all other properties in the immediate area are completely “built out” to planned densities and uses and the established utility system for that area is overhead; or, b. undergrounding would result in no reduction in the number of poles on or adjacent to the project; or, c. the cost of undergrounding is prohibitively high based on utility company estimates.

Mr. Powell said, regarding item a, the vast majority of the properties within a ¼ mile radius are built out and the established utility system is overhead; regarding item b, undergrounding utilities for the project will result in no reduction of poles; regarding item c, it is cost prohibitive and impractical to run these facilities underground. It is estimated that it would cost 4 times more to underground the facility than to have it running overhead.

Ms. Foster asked about the cost of undergrounding the facility?

Mr. Powell said he undergrounded a power pole at the Tractor Supply property, and it cost \$500,000 in 2013. Plus the other utilities would need to be addressed, too, as part of the cost.

MOTION: TO APPROVE THE REQUEST FOR THE WAIVER OF THE UNDERGROUNDING OF UTILITIES FOR THE D STREET MIXED USE PROJECT.

Upon motion made by Torry Brean and seconded by Dan Summers, the motion **passed 8-1-0-1-5**, with Robin Joy Maxson voting no, Lauren Schulte stepping down and Holly Hamilton-Bleakley, Jonas Dyer, Matt Rains, Paul Stykel and Andrew Simmons absent.

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

Lieutenant Malan had another meeting commitment that evening and so was not in attendance.

**B. ACTION ITEM: TPM 21445, Tentative Parcel Map to subdivide remainder lot into 4 parcels. Request for RCPG to review and provide comments, an advisory vote and to list any recommended conditions for the project based on completeness and adequacy of project description; compatibility of project design with the character of local community; consistency with the community plan and zoning; and environmental effects. Project Location: Whispering Sage Ln, Total Project Acreage: 19.53 acres; Total lots: 4; Smallest Proposed Lot Size: 4 acres.
Maxson, Greater Ramona Subcommittee
Perfect, Transportation/Trails Subcommittee**

Sharon Quisenberry presented the project. They are creating 4 lots from a remainder lot of a previous subdivision. All utilities are existing and underground – water, electricity and telephone. The project is approved for septic. There will be no wells. They will be using RMWD water. A road maintenance agreement is in place.

Ms. Maxson said the Greater Ramona Subcommittee approved the project with no conditions.

Ms. Perfect said the Transportation/Trails reviewed the project.. Whispering Sage is already paved, with utilities underground. The Plan has been submitted to the fire department; no response or concerns expressed at this time. The road is private and does not have curb, gutter, or sidewalk but is sufficiently wide for vehicles and non-motorized use. A vote was taken to approve and the motion carried.

MOTION: TO APPROVE AS PRESENTED AND WITHOUT CONDITIONS.

Upon motion made by Michelle Rains and seconded by Debbie Foster, the motion **passed 9-0-0-1-5**, with Casey Lynch stepping down and Holly Hamilton-Bleakley, Jonas Dyer, Matt Rains, Paul Stykel and Andrew Simmons absent.

- C. **DISCUSSION AND POSSIBLE ACTION:** Traffic safety item on San Vicente Rd, between Gunn Stage and Ramona Oaks Rd. Presentation by County Traffic Engineering. The RCPG voted ‘no’ on this item on 7-6-23. To reconsider the item, pertinent new information must be presented. If the RCPG votes to reconsider, the RCPG may reconsider the project in light of the new information.
Perfect, Transportation/Trails Subcommittee -- Pulled from the agenda at the Request of the Proponent

- 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.

Rob Knudson and Jimmy Webb, the vegetation management program manager for SDG&E presented the issue.

Mr. Webb said there was discussion on removing eucalyptus trees near power poles along Montecito Road. Consideration was being given to safety and liability. Everyone is worried about the threat of fire. State law requires certain clearances around trees due to the potential of falling branches, etc. SDG&E has a certified arborist on staff. The State of California has the tallest and oldest trees in the world. They had identified a tall tree along Montecito that was about 50 to 60 years old. They were concerned about it falling. He wants to only see trees removed when it is necessary. The tree is leaning and has fungus. Undergrounding in this area has given the tree new life. They are standing down on removing the tree now. As an arborist, he cares for all trees. To underground, they will bore deep underneath the roots of the tree.

Mr. Summers asked how far the eucalyptus tree in question is from Main Street?

Mr. Webb said it is about 25 feet from Main Street.

Mr. Summers said he was glad to see SDG&E standing down.

Mr. Webb said they will be standing down in perpetuity.

Mr. Knudson said the undergrounding of utilities in the Montecito Road area will start in about 9 months.

The Chair said we first got a report that trees would be coming down. We wanted an arborist report. Then we heard a permit had been issued to remove the trees. Then he had to contact our Supervisor to stop the permit. The Chair asked that SDG&E come to the RCPG in the future with a well formed report. When we hear a tree is to come down, it gives us a chance to respond. The trees are beautiful.

Mr. Webb said that he supports the trees. At that time he was not aware the undergrounding project could play a role in saving the tree.

Mr. Knudson said that the undergrounding work will be done in the higher fire threat areas, those that are labeled a “2” and a “3.”

Ms. Foster said the downtown area has never been touched by fire. She thinks it is great to underground the utilities. Then power won’t be shut off when there are high winds and the businesses can stay open.

Mr. Webb said they have weather stations and data models. They look for the highest fuel loads.

Ms. Mansolf said that fire history maps dating back to 1910 show that the Town Center has never been touched by fire.

- E. **ACTION ITEM: STP 18-037M1, D Street Mixed Use Project, 325 and 327 D Street. Applicant is requesting to have power pole and lines to remain overhead per San Diego County Policy I-92 Taken out of order)**

Items 7-F through 7-H Moved to the November 2, 2023, meeting agenda due to lack of a quorum at the Parks and Recreation Subcommittee

- F. **ACTION ITEM: PLDO existing project status update**
 - 1. **Wellfield Park Sports Lighting and Scoreboard**
 - 2. **Skate Park**
 - 3. **Tennis and Pickleball Courts**
 - 4. **5K Route Going Through Wellfield Park, Plus Scoring Equipment****Brean, Parks and Recreation Subcommittee**
- G. **ACTION ITEM: Establish PLDO Priority List for 2023**
Brean, Parks and Recreation Subcommittee
- H. **DISCUSSION ITEM: Potential future PLDO project requests**
Brean, Parks and Recreation Subcommittee

The Chair said he and Mr. Brean are on the Wellfield Park Advisory Board. As far as maintenance at the Park, there is a maintenance deficit, and they can only spend \$3 million a year on maintenance. This prevents and limits spending.

- I. ANNOUNCEMENT AND POSSIBLE DISCUSSION: Cannabis Program EIR. The Notice of Preparation for the EIR is being circulated for public review from September 15, 2023, through October 31, 2023, to allow the public and agencies the opportunity to provide input on the environmental topics that should be analyzed in the environmental document, including any suggestions for measures or alternatives that should be considered to minimize environmental impacts.**

Ms. Mansolf announced that the Cannabis Program EIR, Notice of Preparation for the EIR is being circulated for public review, which ends before the next RCPG meeting on October 31, 2023. Planning and Development Services is hosting 2 virtual meetings to gather public input on this topic in October. The RCPG has had an ad hoc committee for this item in the past and we have given a lot of input on it.

Ms. Maxson said she felt groundwater was still an issue.

J. Ramona State Routes Subcommittee Items INFORMATIONAL ITEMS ONLY

- 1. Current Caltrans issues;**
a. SR 67 guardrail issue (*Taken out of order*)

Mr. Summers said he would like to hold off on the guardrail issue until last.

- b. Status of shoulder construction on both sides of SR67 just west of Hope Street that involves abutments and 5G installation**

Mr. Summers said the k-rails are now being removed. There is one more thing that must be done before the work is completed.

- c. In addition to our requests, how should we pursue additional crosswalks at 6th, 8th, and 9th**

Mr. Summers said there are a lot of good reasons to have crosswalks. There are kids in the apartments that have to cross Main Street to get to school. It would be good if downtown Ramona were walkable.

The Chair said most of the money for things like crosswalks comes from the Clean California Program. It cost \$1.2 million for 3 crosswalks. It will cost \$2 million for 3 more.

- d. Finally reinstallation of channelizers**

Mr. Summers said Caltrans still has to finish paving SR 67, then they will add the paint and lastly the channelizers.

- e. Update on Mussey Grade stoplight**

Mr. Summers said Caltrans still has to pursue funding for and design the future stoplight at the intersection of Mussey Grade Road and SR 67.

2. SANDAG appearance

Mr. Summers said he made a presentation at SANDAG on SR 67 and his presentation was reduced to one minute. The secretary at the meeting asked for a copy of the 3 minute presentation to distribute to the Board.

3. Poway has declined our request for a presentation. Valley Center Is still considering it. We've made presentations to Caltrans, County Fire, and CAL FIRE. Where else should we go

The City of Poway declined having a presentation on SR 67 as they have already heard the issues presented. Valley Center, which also has limited access, gave a negative response to having a presentation on SR 67.

Ms. Maxson said the City of Poway supports SR 67 improvements as people drive through Poway when leaving Ramona. She was disappointed Poway was not interested in a presentation. Most accidents happen around Mt. Woodson and beyond. Poway needs to be a part of the discussion.

The Chair suggested the 3 of them show up at a Poway City Council meeting and present the topic.

Mr. Summers said he would like to make a 20 minute presentation to the CHP and Sheriff.

The Chair suggested starting higher and writing a letter to the Transportation Department.

Mr. Summers said we are interested in having 7.8 miles of SR 67 improved rather than the full distance to Lakeside as much of the road is already 4 lane.

a. SR 67 guardrail issue *(Taken out of order)*

Mr. Summers said the response to the issue of the addition of the guardrail over the callbox was his mistake. The shoulder looked like a safer place to park before they added the guardrail. He should have looked at the site first before asking to send a letter. He did go look at it, and at the east end there are 2, 7 foot culvers to direct rainwater. On the west side of the location, there are big boulders and further down the road there is another guardrail. Lastly, there is a big shoulder for people to pull out on just past the guardrail. He made a mistake and he understands why the guardrail is there now. He wanted to rescind the motion made at the September 7 RCPG meeting to send a letter regarding the guardrail.

MOTION: TO NOT SEND THE LETTER REGARDING THE GUARDRAIL BY THE CALL BOX (ALONG SR 67) AS VOTED ON AT THE SEPTEMBER 7, 2023, MEETING.

Upon motion made by Dan Summers and seconded Robin Joy Maxson, the motion **passed 11-0-0-0-4**, with Jonas Dyer, Matt Rains, Andresw Simmons and Paul Stykel absent.

Summers, RSRS Subcommittee

ITEM 8: GROUP BUSINESS (Possible Action)

A. Announcements and Correspondence Received.

Ms. Mansolf announced DPW is holding 4 in person meetings throughout the County, in October, on the 2025-2029 Capital Improvement Plan to educate the public on the topic and to gather input on how to improve neighborhoods throughout the County.

Ms. Mansolf said Carol Fowler contacted her saying that there was going to be a Form Based Code Update, and they would like the RCPG to have a representative at their upcoming meetings, yet to be announced.

The Chair, Ms. Schulte and Ms. Rains showed interest in possibly being the RCPG representative for this topic. The Chair said he could possibly attend the next Design Review Board meeting, if needed, and represent the RCPG until we have time to get the item agendized to select a representative.

B. Discussion Items:

1. Concerns from Members

Mr. Summers said he received a letter asking him if he wanted to stay with SDG&E for electricity or did he want to go to the new Community Energy entity for electricity. He chose to stay with SDG&E but he ended up with the Community Energy entity anyway. His last electric bill was \$875. This is the biggest bill he has ever received. He learned that California passed a law where the government can move you from one provider to another. He has to file some paperwork to get back to SDG&E.

Ms. Foster said she read Mr. Harrel's article on the cemetery in Ramona in the Ramona Sentinel. We asked a year ago about it's dilapidated condition. Two members on the board for the cemetery have been on there more than 20 years. The cemetery is a mess.

Ms. Maxson said the cemetery is a park.

Ms. Perfect said the cemetery is a district.

Ms. Rains said we should ask Supervisor Anderson to clarify.

Ms. Maxson said the cemetery has an advisory board under the jurisdiction of Supervisor Anderson.

Mr. Brean said he did not know what the Parks and Recreation Subcommittee could do regarding this item.

Ms. Maxson suggested having the RCPG write a letter about the condition of the cemetery on the next agenda.

Ms. Rains said she would like to ask the Sheriff about licensing for the pop up food places. The Department of Environmental Health can see who is permitted. The Sheriff has no database for this. She asked if the RCPG could ask the Sheriff what goes into the licensing for the pop up food places. Then we will know the requirements.

The Chair said we can call the Ramona Sheriff's Substation and talk to the Crime Prevention Specialist. We need to stay in line with land use as we don't have a code enforcement permit. We can look at the policy, see how it impacts us and bring the item back for discussion.

2. Future Agenda Item Requests

Mr. Brean said he would like to put on a future Transportation/Trails agenda the installation of rumble strips on Rainbird as a traffic calming effort.

The Chair said the County won't install rumble strips. Paint on the road may be a possible consideration.

There was a possible request for the next agenda to send a letter regarding the park and amenities for the RICC.

3. Addition and Confirmation of New/Continuing Subcommittee Members

Ms. Perfect brought Michelle Laws' name forward to be added to the Transportation/Trails Subcommittee.

Ms. Maxson said Mr. Rains and Debbie Foster are off the Greater Ramona Subcommittee.

MOTION: TO CONFIRM MICHELLE LAWS TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE.

Upon motion made by Dawn Perfect and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Jonas Dyer, Matt Rains, Andres Simmons and Paul Stykel absent.

4. Reimbursement Requests

- a. Reimbursement request to PDS for the secretary for copies made for the 9-7-23 and the 10-5-23 meetings**

MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR THE SECRETARY (FOR COPIES) AS SUBMITTED.

Upon motion made by Torry Brean and seconded by Robin Joy Maxson, the motion **passed 11-0-0-0-4**, with Jonas Dyer, Matt Rains, Andres Simmons and Paul Stykel absent.

- b. Reimbursement request to PDS for Dan Summers for room rental 10-4-23 for subcommittee meeting**

Mr. Summers did not have the receipt for his room rental so the room reimbursement item will be on the November 2, 2023, agenda.

C. DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed

As Mr. Dyer was absent, there was no Design Review Board report.

D. Meeting Updates

- 1. Board of Supervisors, Planning Commission and TAC Meetings (*No information was brought forward*)**
- 2. Future Group Meeting Dates – Next RCPG Meeting to be 11-2-23, 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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