

**County of San Diego  
Ramona Community Planning Group  
MEETING MINUTES**

**December 7, 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:        Janelle Clark                      Jonas Dyer                      Debbie Foster  
                                 Holly Hamilton-Bleakley Casey Lynch                      Kristi Mansolf  
                                 Robin Joy Maxson                      Dawn Perfect                      Matt Rains  
                                 Michelle Rains                      Andrew Simmons                      Dan Summers

Members absent:        Torry Brean, Lauren Schulte, Paul Stykel

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Michelle Rains, RCPG member, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary acted as Secretary of the meeting.

**ITEM 4: APPROVAL OF MINUTES 11-2-23 (Action)**

**MOTION: TO APPROVE THE NOVEMBER 2, 2023, MINUTES AS PRESENTED.**

Upon motion made by Robin Joy Maxson and seconded by Michelle Rains, the motion **passed 12-0-0-0-3**, with Torry Brean, Lauren Schulte and Paul Stykel 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: Arthur DeSanti, Ramona Resident

Mr. DeSanti brought up the need for ADA sidewalks west of the former K Mart property on Letton, Pala and Julian. Mr. DeSanti said that if there is to be a lot of new housing, more parks will be needed for the new residents. Parks can be discussed and planned for now, for the future. A master plan for roads should also be considered so that we can get money for needed roads in the future. There is a need for a crosswalk by Tractor Supply Company at Main Street. There may be funding for crosswalks and ADA sidewalks through grants for the community.

Speaker: Michelle Rains, Ramona Resident

Ms. Rains is speaking as a business owner. She got her renewed license for her business that day. The license covers entertainment, and every year the license needs to be renewed. Her license is on the wall at her business. The Sheriff does the licensing. She had requested an educational presentation by the Sheriff on the licensing process at an RCPG meeting. She wants people to know how to license their business. Other County Departments, such as Planning and Development Services, the Department of Public Works and the Department of Environmental Health may be involved. She felt her request has been dismissed. The issue is of laws and why there are laws. The laws help us to be safer. She would like to think we all follow the law. She feels this is a land use issue.

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

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

Upon motion made by Dan Summers and seconded by Robin Joy Maxson, the motion **passed 12-0-0-3**, with Torry Break, Lauren Schulte and Paul Stykel 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 had notified Ms. Mansolf before the meeting and said that he would be unable to attend this month.

**7-B. AD 16-023W1, Speckle Rock Vineyards, 16138 Highland Valley Rd., Escondido. The Administrative Permit Modification is required because the project's driveways have been redesigned to eliminate Conditions BIO #1 and BIO #2 described in the original Administrative Permit. East driveway improvements have been removed from the project to eliminate impact on an existing oak root zone. The west driveway has been redesigned to eliminate impact to a nearby waterway. Project was originally submitted in 2018. Maxson, Greater Ramona Subcommittee**

Bill Everett presented the project. Mr. Everett said that the project comes with conditions of approval. When the project information was prepared, a biological report was done. Small design items were mentioned. It appeared that there would be some environmental impacts if some of the project wasn't modified, so the entrances were redesigned from what was originally approved. There were 2 entrances to the property. One entrance would have had biological impacts, so it was eliminated. The other main driveway entrance could have impacted a sensitive area by about 2 feet, so that entrance was redesigned so impacts would be avoided. Due to these changes, the project had to return to the RCPG for review. There are just the 2 design changes to be reviewed.

Ms. Maxson said a motion was made at the Greater Ramona Subcommittee to approve the project as presented and it passed unanimously.

Ms. Rains asked if were to be any events with the Administrative Permit?

Ms. Maxson said that we have seen the project before, and we are only looking at the 2 items that are under review.

The Chair said that we are only looking at a modification of an Administrative Permit. If the project were a Tentative Map, there would be more issues to be considered. He said that it is expensive to mitigate biological areas.

**MOTION: TO APPROVE THIS ADMINISTRATIVE PERMIT REQUEST AS SUBMITTED.**

Upon motion made by Robin Joy Maxson and seconded by Dawn Perfect, the motion **passed 12-0-0-3**, with Torry Brean, Lauren Schulte and Paul Stykel absent.

- 7-C: Traffic circulation, potential road closures, parking/sidewalk/lighting improvements in Wellfield Park (Erica Wolski, General Manager, Ramona Municipal Water District)**
- **Affects ingress/egress on the following County streets: Elm St, 5th St, Earlham St and 2nd St**
  - **Potential to close all creek crossings to routine traffic**
  - **Private roads within the park (Aqua Lane, Community Center Drive) – Has the potential to affect adjacent county streets**
  - **Potential to add additional street parking, lighting and sidewalk/trail areas adjacent to private roads in the park**
- Perfect, Transportation/Trails Subcommittee**

Ms. Perfect presented the information. Gates are proposed to secure the Community Park when it is closed at the Elm Street entrance, the 5th Street entrance and the 2<sup>nd</sup> Street entrance. The gates will need to be far enough off the roadways to allow cars to turn around when the gates are locked. The 2<sup>nd</sup> Street gate would eliminate access to the RMWD parking lot that was expanded to act as a trailhead. Gates will need to be open very early in the morning and closed fairly late at night. An additional option would be installing a gate near the corner of the ROCC and Famous Ramona Water. Famous Ramona Water would need to be involved with the negotiations of this change..

When there is a significant water flow at the creek – they are considering to block/limit access across the creek. It was mentioned that the current crossing is part of the California Conservation Corps work done in the community, that included the culvert that runs through town, Collier Park and Ramona Elementary.

Traffic circulation changes were presented that included a possible one-way traffic flow.

RMWD is thinking of purchasing the vacant property at the corner of 5<sup>th</sup> and A Streets to use as a parking lot.

There were concerns about the dangers at the 2<sup>nd</sup> Street intersection with Hwy 78 and the 5<sup>th</sup> Street intersection at Hwy 78. There are vertical sight distance concerns if more exits should come from 2<sup>nd</sup> Street as well as concerns of the speed of traffic approaching town on the state highway. 5<sup>th</sup> Street seems a better exit route if there is only to be one-way traffic in the park. There is an RV business on the corner that creates visual obstructions with landscaping, signs

and parked RV's. Maybe the RV business would work with the community to make adjustments, making it safer for vehicles exiting the park.

**7-D: Community member proposal for a 3-way stop at Montecito Road and Ramona Street, near apartments.  
Perfect, Transportation/Trails Subcommittee**

Ms. Perfect said that Erica Wolski, community member, requested that the RCPG review the intersection of Ramona Street and Montecito Road near the apartments. Cars are parked along the roads, impacting visibility. Ms. Wolski wanted to see red curb extended near the intersection to help with visibility and a 3 way stop implemented. Interest was expressed by the members present that the County review the intersection to determine safety improvements that could be implemented. There is a lot of traffic in this housing area.

**MOTION: TO SEND THIS ITEM TO THE COUNTY TRAFFIC ENGINEER FOR A 3 WAY STOP TO BE IMPLEMENTED AT MONTECITO ROAD AND RAMONA STREET.**

Upon motion made by Matt Rains and seconded by Dawn Perfect, the motion **passed 12-0-0-3**, with Torry Brean, Lauren Schulte and Paul Stykel absent.

**7-E: Update from the Association of Planning Groups**

Ms Maxson said the Association of Planning Groups item that was on the SANDAG agenda for the Executive Committee of the Board of Directors was approved on the meeting consent agenda. Now the unincorporated portion of the County will have a representative.

**7-F: INFORMATIONAL ITEMS ONLY: Ramona State Routes Subcommittee  
Items  
Summers, RSRS Subcommittee**

- 1. Current Caltrans issues;**
  - a. Status of shoulder construction west of Hope Street**

Mr. Summers said that Stephan Wellborn of Caltrans said the bridge project on both sides of SR 67 just west of Hope Street is flawed and the project must be demolished and done over.

- b. Request to complete lane painting at Mussey Grade and SR 67**

Stephen Welborn said that the repainting of the intersection of SR 67 and Mussey Grade Road is complete.

Mr. Noyas had said at the RSRS meeting that he would like to see the traffic study on the intersection of SR 67 and Mussey Grade Road that recommends a stop light.

- c. Status of crosswalk installation at 6<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup>. Report from Stephen Welborn**

The RSRS Subcommittee would like the RCPG to send a letter to Caltrans requesting

additional crosswalks at 6<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup>, traffic calming measures in the downtown district and an island with trees as a center median. These improvements are part of the Village Design Plan.

The RSRS Subcommittee wants to know why the crosswalks at 10<sup>th</sup> and Main Street are only 3-sided and do not include the east side.

Mr. Summers said that according to Mr. Welborn, sidewalks are pending and under consideration.

**d. Explanation for light covered sections of new paving on SR 67.**

Mr. Summers said that the initial paving was not done according to specifications. The initial paving had to be trimmed down until it met the correct specifications.

The Chair said that the specifications also include a forg seal once the pavement is ground to the correct specifications.

**e. Lane painting and channelizers. Report from Stephen Welborn**

Mr. Summers said Mr. Welborn reported that the painting of the section of SR 67, Scripps Poway Parkway to Ramona, should be started the next week.

**2. Presentation to Sheriff and CHP on SR 67.**

The RSRS Subcommittee is stilling waiting to present to the Sheriff and CHP on SR 67 concerns.

**G. The Draft CAP and Draft SEIR are available for public review from October 26, 2023 – January 5, 2024. Documents are available on the [CAP Update Engagement Portal](#) where the public can leave comments on the Draft CAP and [Draft SEIR](#) using the interactive website. The public may also submit comments, including those on the Draft SEIR, by email to [CAP@sdcountry.ca.gov](mailto:CAP@sdcountry.ca.gov) and in writing to Meghan Kelly at the County of San Diego PDS, 5510 Overland Ave., Suite 310, San Diego, CA 92123.**

The Chair announced that the Draft CAP and Draft SEIR are available for public review from October 26, 2023 through January 5, 2024. The Chair said the CAP is a big deal and it affects development. Ramona is not in a transit corridor and the County is using the amount of driving and length of trips as measured by Vehicle Miles Travel (VMT) to measure traffic impacts of new development. Ramona is not considered to be a VMT efficient community.

Ms. Maxson said the RCPG wrote a comment letter to the County on this issue.

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

Mr. Rains announced that he reported the homeless encampment, in the vicinity of the K Mart property, to Code Enforcement and a case file has been opened on it.

The Chair said there would be a Planning and Sponsor Group (PSG) Chair meeting at the County on Saturday, December 9<sup>th</sup>, and he asked if anyone would like to attend.

Ms. Maxson said she would attend.

The Chair said that an issue came up relating to Policy I-1, and he received information from the County that there was a concern from an RCPG member after the last RCPG meeting when a member recused themselves but then presented information on a proposed agendized project. Policy I-1 has different rules for what is allowed depending on a person's role in a business. He would like to bring this issue up at a future PSG Chairs meeting for discussion as maybe the policy could be modified.

**8-B: Discussion Items:**

**1. Concerns from Members**

The Chair said that regarding Ms. Rains' request for a presentation on permitting – he would like to move that along. He feels PDS would be a good resource to learn more about permitting. At the next meeting he would like to set aside time to do a presentation /workshop with discussion on permits, to include the type we see as the RCPG, etc

The County is going to hold a virtual meeting on the Oaks project that includes the neighbors to the project, and he asked if anyone would like to attend? He felt 2 people could attend, from the RCPG.

Ms. Rains said she would like to attend.

Ms. Mansolf said she would attend.

**2. Future Agenda Item Requests**

Mr. Summers said that for RSRS, he would like to add an item to his agenda that includes traffic calming in the Business District and possibly a center median in the Business District. This is part of the Form Based Code plan.

The Chair said that he talked to Mr. Pasumarthi about the requested traffic calming efforts at the SDCE that included the restriping by the golf courses and the condos. Since we did not approve it, the County decided they couldn't wait, and they are going ahead with the work.

Ms. Foster heard they needed more parking in that area.

Ms. Mansolf said that Mr. Pasumarthi said it would be a liability for the County not to do anything as there are accidents and fatalities in that area.

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

- 4. **Reimbursement Requests**
  - a. **Reimbursement request to PDS for Dan Summers for room rental 11-1-23 and 12-6-23 for subcommittee meeting.**

As Mr. Summers had the receipt for November 1, 2023, RSRS meeting but not December 6, 2023, only that reimbursement request was voted on.

**MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR DAN SUMMERS FOR NOVEMBER 1, 2023.**

Upon motion made by Dawn Perfect and seconded by Michelle Rains, the motion **passed 12-0-0-0-3**, with Torry Breaun, Lauren Schulte and Paul Stykel absent.

- b. **Reimbursement request to PDS for the secretary for copies made for the 11-2-23 and the 12-7-23 meetings**

**MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR KRISTI MANSOLF FOR COPIES MADE FOR THE MEETINGS NOVEMBER 2, 2023 AND DECEMBER 7, 2023.**

Upon motion made by Casey Lynch and seconded by Andrew Simmons, the motion **passed 12-0-0-0-3**, with Torry Breaun, Lauren Schulte and Paul Stykel absent.

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

**8-D: Meeting Updates *(No Additional Information Brought Forward)***

- 1. **Board of Supervisors, Planning Commission and TAC Meetings**
- 2. **Future Group Meeting Dates – Next RCPG Meeting to be 1-4-23, 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.