

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
June 13, 2024
Special Meeting
7:00 PM @ the Ramona Community Center, 434 Aqua Lane**

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 Jonas Dyer
 Debbie Foster Casey Lynch Kristi Mansolf
 Robin Joy Maxson Matt Rains Michelle Rains
 Andrew Simmons Paul Stykel Lauren Elyse Welty

Members absent: Holly Hamilton-Bleakley , Dawn Perfect, Dan Summers

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Elyse Welty, 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 5-2-24 (Action)

MOTION: TO APPROVE THE MINUTES OF MAY 2, 2024, AS PRESENTED.

Upon motion made by Robin Joy Maxson and seconded by Matt Rains, the motion **passed 11-0-1-0-3**, with Casey Lynch abstaining, and Holly Hamilton-Bleakley, Dawn Perfect 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. (There were no public speakers)

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

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

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 12-0-0-0-3**, with Holly Hamilton-Bleakley, Dawn Perfect 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 Malan was unavailable to attend the meeting and there was no report.

7-B: ACTION ITEM: PDS2024-STP-24-008 Children's Paradise Daycare Center. Zoning/Land Use Designation: RM-V5. Total Land Area: 18374 s.f. (0.422 acres). Total Building Area: 7858 s.f. Total capacity: 140 students (ages 6 weeks to 11 years). Parking: 2 ADA Accessible, 18 standard spaces (18 required per RM-V5). The project will serve the greater Ramona area Simmons, Town Center Perfect, Transportation/Trails Subcommittee

Julie Lowen presented the project, which will be located on B Street, between 11th and 12th. Children's Paradise Daycare Center provides home day care and it is a preschool, too. There are currently 11 locations in San Diego County. The model for the school was changed in 2008 when staff began to receive training from the County Office of Education and some of the preschool staff started to receive bachelor's degrees and teaching credentials.

Ms. Lowen said her husband is a civil engineer and he created the plans for the project.

The original building was used by as a learning center. The original structure had a cracked sewer pipe, and a new project was designed. The playground will have a planting plan. They will coordinate with local schools to provide after school care. They don't just do child care. They also connect parents to resources and offer numerous programs to parents.

Regarding the site plan – there are plans to remodel the playground. They are next to a vacant lot with a chain link fence between the properties. The parking lot will be in front of the property.

Mr. Lowen said the grading plans are not approved yet. The lot is flat. There will be no cuts or fills. The alleyway is partially improved.

Mr. Brean asked about the fence by the alleyway?

Ms. Lowen said the fence is not part of their property.

The Chair recommended the project go to the Design Review Board.

Ms. Maxson asked what type of fence would be by the playground?

Ms. Lowen said it will be wrought iron.

Ms. Welty asked what the total occupancy would be?

Ms. Lowen said it will probably be about 150 to 160. They won't know for sure until licensing has been involved.

Mr. Lowen said B Street is not improved between 14th and 11th. There are some future plans for B Street to be improved. He feels spot improvements can be dangerous. Sometimes they will pop the road out to 40 feet and then, as the road continues, it can pop in again.

The Chair said we cannot ask to have road improvements waived.

Mr. Lowen said possibly the improvements could be deferred, and there could be some negotiation on the plans.

Ms. Mansolf said the item did not come before the Town Center Subcommittee due to a miscommunication about the meeting time. She said that Ms. Perfect saw this project at the Transportation/Trails Subcommittee meeting, and it was approved.

MOTION: TO APPROVE THE CHILDREN'S PARADISE PRESCHOOL PROJECT AS PRESENTED.

Upon motion made by Robin Joy Maxson and seconded by Jonas Dyer, the motion **passed 12-0-0-0-3**, with Holly Hamilton-Bleakley, Dawn Perfect and Dan Summers absent.

7-C: Presentation by County Department of Parks and Recreation on designing a small community garden in Collier Park using grant funding, to be installed near the end of 2024. There will be 32 planting beds, 2 ADA accessible spaces, a shed and a compost area surrounded by a wooden fence. Plans are to lease the boxes to individuals and families on a yearly basis

Amy Hoffman, County Parks Project Manager, presented the project. A community garden, funded with \$400,000 of funds made available through the Federal American Rescue Plan Act of 2021, will go in the southwest corner of Collier Park. This garden will be broken into 32 planting beds and it will be available to individual gardeners who will be responsible for the upkeep of their garden plots. It has not yet been determined what the cost of renting the planting spaces will be. The County will maintain the rest of the grounds. Construction is expected to start in the fall of 2024 and be completed in the summer of 2025.

Mr. Brean asked where the funding came from?

Ms. Hoffman said the funding source is a covid funding source.

Mr. Brean said he supports this project. It doesn't complete or take away from the other parks initiatives that the RCPG has been working on.

7-D: DISCUSSION ITEM: Acquiring new park land in Ramona Brean, Parks and Recreation Subcommittee

Mr. Brean said the Parks and Recreation Subcommittee discussed acquiring new park land in Ramona. Park lands are acquired as the population expands in an area. Mr. Aquino was in attendance at the subcommittee meeting, and he advised, at the meeting, that if the community wishes to acquire land, it should add this information to the next iteration of the PLDO list in addition to identifying potential lots. There was discussion about how the interest is for active recreation space in the central areas of town. This will be on a future agenda for further discussion about potential sites.

**7-E: DISCUSSION ITEM: Shade over Dos Picos Park playground
Brean, Parks and Recreation Subcommittee**

Mr. Brean reported that no consensus was established for the shade over the Dos Picos Park playground due to lack of information. Ms. Perfect expressed concerns, at the meeting, that the cost would be too high to justify adding this to the PLDO list. Judy Tjiong-Pietrzak at county parks will be contacted to provide more information and this will be agendaized for a future meeting. There is also a discussion about the playground on Montecito Road at the old school site which is also in need of shade and repairs. This playground will be added to a future meeting agenda.

**7-F: DISCUSSION ITEM: Pickleball modification to tennis court at Collier Park
Brean, Parks and Recreation Subcommittee**

Pickleball modification to tennis court at Collier Park were discussed At the Parks Subcommittee meeting, David Thieme presented plans for changes to the tennis courts to allow use for both tennis and pickleball players. He noted that the courts are in bad shape and in need of resurfacing. He also noted that there is a need for additional accessories and signage for shared use, the paint lines need to be modified, and the net needs to be improved. Mr. Brean said this item will come back before the RCPG in the future.

**7-G: Safety concerns at intersection of San Vicente Road & Vista Vicente
Perfect, Transportation/Trails Subcommittee**

The Chair said this item was on the Transportation/Trails Subcommittee agenda. Action was taken on the item, but since there was no one there to present the item, he said the item would be tabled until the next month.

**7-H: INFORMATIONAL ITEM ONLY: Update on SANDAG from the Association
of Planning Groups - San Diego County**

Ms. Maxson said the APG has all 18 Planning Groups as members and recently added 3 of the Sponsor Groups as non-voting members. An additional Sponsor Group - Borrego Springs - will be considering membership on the APG at their next meeting. SANDAG is working on transparency and accountability with respect to the funds that they manage. This is a change from the past. We have been waiting for road improvements along SR 67 since 1988. The discussion at SANDAG is that the organization should fulfill these long promised projects

instead of ignoring them in favor of more recent projects. The unincorporated area seat does not have a vote, but we do have a voice and we are being heard. We have a presence at the Board.

**7-I: ACTION ITEM: Draft letter to Caltrans to evaluate feasibility of medians on Main Street between 6th and 10th streets to provide traffic calming, pedestrian safety, and beautification of the downtown district.
Brean for Dan Summers, RSRS Subcommittee**

Mr. Brean said he met with Mr. Summers and they worked to revise the draft letter to Caltrans regarding the request for medians on Main Street. He read the revised letter.

Mr. Stykel said that there were attempts to get this work done 18 years ago. At that time the South Bypass was being considered.

Mr. Brean said that they are just looking at the area between 6th and 10th.

Mr. Stykel said there are eucalyptus along Main Street, so widening is not an option.

The Chair said we are looking at long range planning.

No changes were proposed to the letter.

MOTION: TO SEND THE MEDIAN LETTER TO CALTRANS AS PRESENTED.

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 12-0-0-0-3**, with Holly Hamilton-Bleakley, Dawn Perfect and Dan Summers absent.

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

Ms. Maxson read the following items from Caltrans on the question of where the \$2.6 billion in unincorporated area investment is:

“According to Mario Orso the unincorporated area had about 2.6 billion of projects (investments). That seems like a big number and I have no idea where this money is being put to work. Please provide a list of the projects in the unincorporated area that comprise this 2.6 billion.”

Stephen Welborn's responses: "A portion of the \$2.6 billion is for projects in the San Vicente CMCP. The preliminary cost estimates provided in the CMCP are an estimated amount for the project inventory list (not programmed costs).

It is important to note that the CMCP can be used as a funding document to seek actual funds for individual projects. Also, any agency (not just Caltrans or SANDAG) can pursue funding opportunities for these projects. The project lists are in the final CMCP: [san-vicente-cmcp-appendices-2022.pdf \(sandag.org\)](https://www.sandag.org/files/2022/01/san-vicente-cmcp-appendices-2022.pdf)

My response has been delayed because the CMCP does not add up to \$2.6 billion and I'm still trying to figure out where the rest sits."

"The study area for the North County CMCP doesn't include SR 78 rural eastern area or SR-76. There is supposed to be an I-15 CMCP that could potentially include those areas. I'll find out more information for you."

"I spoke with Mario Orso. He clarified that the \$2.6 billion is the SHOPP funds we need for 10 years over the entire district, not just unincorporated areas. I understand that the community of Ramona is excited to hear about upcoming projects, funded and unfunded, so I will keep an eye out and send them to you as I come across them."

The Chair announced Department of Public Works will begin hosting in-person meetings to discuss our 2024-2026 Capital Improvement Plan for San Diego's unincorporated communities. On June 14 there will be a community input session on the Consolidated Plan 2025-2029, hosted by County's Housing and Community Development Services.

The Chair said he attended the Leadership Council meeting where they talked about a School Board bond for Career Technology Education. Someone was hired from the Bay area who has been successful with a bond. There was discussion on SR 67 being a State facility. It goes back to the Old Julian Highway. There was some discussion of that section at the end of SR 67 going back to the County and no longer being part of the State Highway system. He said possibly we can ask Murali Pasumarthi about this.

Mr. Brean said he would like to see this item go to the RSRS Subcommittee.

8-B: Discussion Items:

1. Concerns from Members

The Chair said he has 2 email addresses, and he asked RCPG members to use his cap13830@gmail.com email address.

Ms. Clark brought up the Otay fire.

The Chair said there were Tesla original batteries at that battery storage facility where there was the fire in. He thinks we will be seeing more battery storage facilities in the future.

The Chair thanked Ms. Rains for bringing up the idea of helping new RCPG members by putting together information for them. He would like to see this be a new member ad hoc. They will probably only meet once or twice. Ms. Rains can be the chair.

Ms. Clark said she would like to be on the ad hoc.

2. Future Agenda Item Requests

Mr. Brean said he would like to see Intersection of 5th and D on the next agenda, for consideration of a “through traffic doesn’t stop sign” on 5th or D

Ms. Foster said she would like to see on a future agenda SR 67 by Mt. Woodson. The road goes from 1 lane to 2 lanes for a very short distance, then narrows again. She would like this road segment looked at for safety.

The Chair said the item could go to RSRS..

Mr. Dyer said he would like the 3 way stop at Ramona Street and Montecito Road looked at again. The County determined there doesn’t need for any stop signs at this intersection as it does not meet the County criteria for a 3 way stop.

The Chair said we can talk about sending it to our County Supervisor.

3. Addition and Confirmation of New/Continuing Subcommittee Members (*No new members brought forward*)

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

Mr. Dyer said there was nothing to report. They discussed codes. There are 2 seats open on the Design Review Board. Lynn Hopewell passed away - there are plans to have a celebration for her. Migell Acosta will not continue serving on the board.

8-D: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings

Ms. Mansolf said there were 2 radar recertifications listed for Ramona for the TAC meeting agenda for June 7. One is Barnett Road/Eleventh St, Hanson Lane to San Vicente. The other is Eleventh Street, San Vicente to SR 67.

2. Future Group Meeting Dates – Next RCPG Meeting to be 7-11-24, 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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