

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

November 7, 2024

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
	Holly Hamilton-Bleakley	Casey Lynch	Kristi Mansolf
	Robin Joy Maxson	Dawn Perfect	Andrew Simmons (Arr 7:15)
	Paul Stykel	Dan Summers	Lauren Elyse Welty

Members absent: Debbie Foster, Matt Rains, Michelle Rains

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 10-3-24 (Action)

MOTION: TO APPROVE THE MINUTES OF THE OCTOBER 3, 2024, MEETING AS PRESENTED.

Upon motion made by Robin Joy Maxson and seconded by Jonas Dyer, the motion **passed 10-0-1-0-4**, with Janelle Clark abstaining and Debbie Foster, Matt Rains, Michelle Rains 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. *(No Speakers)*

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

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

Upon motion made by Lauren Elyse Welty and seconded by Jonas Dyer, the motion **passed 11-0-0-0-4**, with Debbie Foster, Matt Rains, Michelle Rains and Andrew Simmons 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 said the Sheriffs Substation may be temporarily relocated while the new Sheriff Substation is being built. They may relocate to the vacant bank building across from the current station. They will be moving in a couple of months and may be in the temporary space for 18 months, depending on how long it takes the retrofit to be done on the substation.

Ms. Maxson asked if there will be enough parking at the temporary Sheriffs location?

Lieutenant Malan said there would not be enough parking for the 120 vehicles the Sheriffs use. Temporary solutions may need to be considered. For instance, rural deputies will start work from their home.

Ms. Maxson asked if the Post Office can be used for parking?

Lieutenant Malan said he doesn't know yet.

Lieutenant Malan said Ramona is going to be participating in a "Safe Cities" Program. Automated License Plate Readers (ALPR) are going to be installed in Ramona and Sheriffs will have the ability to gain access to residential and business security cameras. Video feeds on private properties that are recorded on residential and commercial properties will be selectively available to Sheriffs Deputies. Participants would register for their cameras to be used. There is no cost to register. A data base will be built. Cameras will only be facing to a public area and not in people's backyards. If there is an alarm, they can plan a response. The information will be available for 30 days if a crime has occurred, and if an investigation reveals that a crime has occurred, the information will be available until the issue is resolved. Cameras can be wired to a County asset such as light poles. ALPR cannot be on State facilities or SDG&E facilities. The cameras can record license plate information for up to a distance of 65 feet and they can be zoomed in and out. Two places Sheriffs are planning to station cameras are at Eighth and Main Streets, and at 13th and Main Streets to monitor Main Street. He would like to see them on Hanson Lane by the schools. On Hanson Lane there are no County lights. Cameras could be stationed on a school light pole. Information will be shared selectively with Sheriffs Deputies.

Mr. Dyer asked if the cameras could be inside businesses?

Lieutenant Malan said that the cameras could be inside a business because it is public.

Mr. Stykel asked if the program will expand in Ramona? He is in full support of the program.

Lieutenant Malan said the program will expand in Ramona, and he would like to have a camera at every school.

The Chair said he is in full support of Ramona's participation in the Safe Cities Initiative. This is a useful tool to keep the community safe.

**7-B: ACTION ITEM: AD 24-016, Administrative Permit – 5,600 square foot proposed Accessory Structure (non-habitable), under 24 feet tall, and 6 existing Sea Containers – 1 is 20 feet long, 8 feet wide and 8 feet tall, and 5 are 40 feet long, 8 feet wide and 8 feet tall.
Hamilton-Bleakley, Greater Ramona Subcommittee**

The Chair recused himself from the discussion.

Kenna Montag presented the project. A 5,600 uninhabitable ADU is proposed and there are 6 sea containers already on the property that have not been approved. They are starting a farm and need the buildings to contribute to their business.

Ms. Hamilton-Bleakley said the Greater Ramona Subcommittee heard the project and approved it.

Mr. Brean asked if the property had A-70 zoning over it?

Ms. Montag said the property was A-70.

Mr. Stykel asked if the County asked them to remove the sea containers?

Ms. Montag said the County said they covered too much of the property with the proposed ADU.

Mr. Stykel said he was in favor of the project.

MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT AS PRESENTED.

Upon motion made by Holly Hamilton-Bleakley and seconded by Jonas Dyer, the motion **passed 11-0-0-1-3**, with Casey Lynch stepping down and Debbie Foster, Matt Rains and Michelle Rains absent.

**7-C. DISCUSSION AND POSSIBLE ACTION: Presentation of suggested inputs to the County of San Diego Policy I-1, as collected and agreed upon by the Policy I-1 Ad-Hoc committee.
Welty, Policy I-1 ad hoc Committee**

Ms. Welty presented suggested changes/updates to Policy I-1 that provide clarification on the policy.

Mr. Brean said it is important that if someone is involved with a project, they can be part of the discussion.

Mr. Summers thanked Ms. Welty for her efforts.

MOTION: TO APPROVE THE POLICY I-1 INFORMATION AS PRESENTED.

Upon motion made by Torry Brean and seconded by Robin Joy Maxson, the motion **passed 12-0-0-0-3**, with Debbie Foster, Matt Rains and Michelle Rains absent.

7-D: DISCUSSION AND POSSIBLE ACTION: Update on the RCPG Telecommunication guideline/requirements with discussion to decide if the RCPG will offer telecommuting.
Clark

Ms. Clark said teleconferencing is optional but it can be used by the RCPG to facilitate having a meeting. One of the requirements is that everyone has to be seen during the meeting. The RCPG should vote on whether to have it. Personal laptops and equipment must be used. The County will not provide technical support for the meeting.

The Chair said sometimes the wifi in a building doesn't work and some people are unable to attend a meeting.

Ms. Maxson said the Standing Rules need to reflect we aren't going to offer teleconferencing meetings. Technical support is important to have with teleconferencing meetings.

Mr. Dyer said he believes the community is very important. Applicants should be able to come to meetings in person, if they can. He would like to see us make time to meet in person.

MOTION: FOR THE RCPG STANDING RULES TO SAY TELECONFERENCING IS NOT SUPPORTED AT THIS TIME.

Upon motion made by Janelle Clark and seconded by Dan Summers, the motion **passed 12-0-0-0-3**, with Debbie Foster, Matt Rains and Michelle Rains absent.

7-E: INFORMATIONAL ITEM ONLY: APG Report on updates in the unincorporated area
Maxson

Ms. Maxson said the 94 corridor had a tour with the focus being wildfire/evacuation. SANDAG, Caltrans, the fire department, the Sheriffs and the planning groups for that area all participated. The road is 2 lane.

The CEO of SANDAG was encouraged to say when bottlenecks would be fixed at Ellie Lane

and Mina de Oro. There is still no shoulder. This issue is not resolved. The RCPG may be asked to write a letter on this. Now SANDAG is focused on the 125.

**7-F: Transportation/Trails Subcommittee
Perfect, Chair**

1. DISCUSSION AND POSSIBLE ACTION: Proposed stop sign at the intersection of 5th and D Streets.

Ms. Perfect said the Transportation/Trails Subcommittee discussed the need for a 4-way stop sign at the intersection of 5th and D Streets. It was determined that there was a need for a 4-way stop at this intersection, and the subcommittee voted to support a 4-way stop at the intersection of 5th and D Streets, as follows:

MOTION: TO SUPPORT A 4-WAY STOP AT THE INTERSECTION OF 5TH AND D STREETS.

Upon motion made by Dawn Perfect and seconded by Andrew Simmons, the motion **passed 12-0-0-0-3**, with Debbie Foster, Matt Rains and Michelle Rains absent.

2. DISCUSSION AND POSSIBLE ACTION: Mt Woodson parking area and trail connectivity

Cheryl Wegner was in attendance at the Transportation Subcommittee meeting. She gave a brief history of the Fry-Koegel trail. The Fry-Koegel trail is a County dedicated trail, and it was a requirement of the Mt. Woodson housing development. The trail includes valuable connections to Archie Moore Road. The subcommittee had a motion relating to the trail to ensure that the Fry-Koegel Trail remain accessible and it passed.

Ms. Clark has a concern that there are 7 fire hydrants on Archie Moore Road and none of the curbs are painted red. Where there are fire hydrants, the curb should be painted red.

Mr. Stykel said they are circumventing the Mt. Woodson HOA with their request.

Ms. Perfect reiterated that the issue was resolved before any homes were built and the trail was a condition of the approval of the Mt. Woodson development.

Speaker: Tony Dvorak, Mt. Woodson HOA President

Mr. Dvorak said the HOA did not want the Mt. Woodson development to be impacted by there being easy access to the Fry-Koegel trail from the parking lot.

The Chair said as of right now, there is no access planned from the Fry-Koegel Trail to the parking lot.

MOTION: ENSURE THAT THE FRY-KOEGEL TRAIL, AND ITS CONNECTION TO ARCHIE MOORE ROAD REMAINS ACCESSIBLE, PARTICULARLY WITH THE DEVELOPMENT OF THE PLANNED PARKING LOT, AND NEW INTERESTED TRAIL USERS.

Upon motion made by Dawn Perfect and seconded by Torry Brean, the motion **passed 11-1-0-0-3**, with Paul Stykel voting no, and Debbie Foster, Matt Rains and Michelle Rains absent.

3. INFORMATIONAL ITEM ONLY: Rancho de Canada; public access.

Glenn Morgan of the Ramona Trails Association was in attendance at the Transportation/Trails Subcommittee meeting. He provided a brief history of the property which was formerly known as the Monte Vista Ranch many years ago. The property is near Barnett Ranch. The project proposed 20 plus miles of trails over the 5,000 acre ranch. Many years ago there was a housing development planned, along with public trails and a conference center. The County did not approve the plan and the ranch was sold a couple of times. It is now owned by California Fish and Wildlife. There is interest in regaining public access to the existing trails, however, the State has refused to provide access. The State has also refused to provide any information including budget documents, even after a formal public records request was made. Ramona Trails Association is contacting public officials to discuss the issues. Ms. Perfect asked that any interested parties contact Glenn Morgan (Ramona Trails Association).

Ms. Perfect said many community members want to use the trails. Not all publicly owned programs are open to the public all of the time.

4. INFORMATIONAL ITEM ONLY: Mussey Grade Road/Hwy 67 alignment.

Ms. Perfect said there will be a community meeting to discuss options for the Mussey Grade Road/Hwy 67 alignment at the beginning of 2025. The subcommittee had a very brief discussion of some of the options for the intersection improvement, including having Dye Street as an option.

5. INFORMATIONAL ITEM ONLY: Bridge naming policy: County & Caltrans.

Ms. Perfect reviewed the Bridge Naming Policy with the Transportation/Trails Subcommittee. The new 13th Street bridge project may be a possible bridge naming opportunity.

6. DISCUSSION AND POSSIBLE ACTION: Standing Rules/Policy I-1 as it relates to subcommittees.

Ms. Perfect said no action was taken on the Standing Rules/Policy I-1 item, and the subcommittee defers to the RCPG for recommendations on this issue.

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

1. Review of SR 67 and 78 projects. Spoke with Stephen Welborn on 11-2-24
 - a. No news on additional improvements at the intersection of SR 78 and Havorford Rd

Mr. Summers said there is no news on the improvements to the intersection of SR 78 and Haverford Road.

- b. Community meeting to address the Mussey Grade intersection will occur early in 2025

Mr. Summers said the community meeting to discuss optional improvements to the intersection of Mussey Grade Road and SR 67 will occur early in 2025. No date has been given. The intersection improvement options include a stop light, a round-a-bout, a Dye Road/Mussey Grade extension, the application of Archie Moore Road improvements to Mussey Grade Road, and making Mussey Grade a right turn only with a u-turn installed at the Highland Valley Road intersection. A letter was proposed to send to Caltrans naming the options. It was also recommended as follows: that a Caltrans traffic engineer be invited to the next RSRS meeting for counseling on the topic and that traffic engineers are invited to the community meeting.

Ms. Maxson said they also want Transportation/Trails Subcommittee input.

The Chair said the Dye Road Extension is a valuable option to explore. He recommended putting this item on the next agenda for action.

- c. Litter request can be made to csr.dot.ca.gov

A request for litter removal along SR 67 can be made on the Caltrans website. Ms. Clark will be following up on this.

- d. The city limit and population signs are in the works. No date available.

Mr. Summers said there was no update on when this item will be completed.

- e. No progress on median project

Mr. Summers said there has been no progress on the median project in downtown.

- f. Status of Mr. Noya's concerns about repaving project

Mr. Summers said Mr. Noyas had concerns about some of the repaving project. Repairs were made but Mr. Noyas is concerned the repairs won't last. It is a quality control issue

The Chair said we have to be careful about community members acting on their own. He felt that it was likely that Caltrans followed the Caltrans manual for the work that was done.

Ms. Perfect said anyone can report an issue with a phone call or email.

- 2. Consider manner and process of involving the Association of Planning Groups to lobby for rural highway improvements including SR 67

Mr. Summers said there are 560k votes in the unincorporated area in the APG. The APG has the challenge that we have in that Transnet taxes paid by rural taxpayers are being spent on the coast for trolleys and MTS. He would like to have a letter written on this topic and perhaps the APG members would sign the letter in agreement. We want funding for road projects.

Mr. Stykel asked that RSRS write the letter and bring this issue forward.

Mr. Summers said RSRS can write the letter.

The Chair said the APG only acts to transfer the responsibility for local control to someone else.

Ms. Maxson said the APG does not create policy nor take positions on issues. The APG should not have been listed as part of an agenda item in the first place - that was a mistake. Planning Groups take their own individual actions. The RCPG should come up with the letter and share with other Groups.

Ms. Perfect said RSRS should come up with the letter that Transnet funds have been used in urban areas and not in the unincorporated area.

The Chair suggested refining the idea more.

Ms. Perfect said the letter can be crafted and brought back to the RCPG.

Mr. Stykel said he appreciated the idea. Our money has been spent wrong.

Mr. Summers said the Transnet money being spent wrong was first stated 8 years ago. A letter was written regarding Transnet and signed by 20 groups/people at the beginning of their campaign. Transnet money went to the coast.

Mr. Brean asked that this item be on the next RCPG meeting agenda.

3. Discuss the bottlenecks created by recent brush removal on SR 67. It was extensive and there was no fire

Mr. Summers said there was a bottleneck on SR 67 for 2 days due to the brush clearing. This needs to be brought up to Caltrans.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received.

The Chair said the RCPG received the project information for The Oaks, an existing Major Use Permit. This will be on the agenda next month. He also received correspondence relating to the PLDO priority list for Ramona.

Ms. Mansolf said the Mt. Woodson parking lot project broke ground, and Mr. Aquino said he would come to the RCPG meeting next month to talk about the project.

8-B: Discussion Items:

1. Concerns from Members *(None Specifically Brought Forward)*
2. Future Agenda Item Requests

Mr. Stykel said he would like to recognize the Ramona Archway Association individuals. They have changed Ramona forever. He would like to recognize those that spent their time making the Archway a reality.

The Chair said they were recognized by Supervisor Anderson at the unveiling ceremony on October 31.

Mr. Stykel said he would like us to agendize a letter of commendation to those responsible for the Archway.

Ms. Clark said the Onboarding issue should be on the next agenda.

The Chair said the ad hoc could meet in November. He would like to ask that Jonas Dyer be in attendance at the meeting.

Consideration of additional items to be on the agenda for next month: review of the Major Use Permit for The Oaks, which would go to the Greater Ramona Subcommittee; review of the red curbs by the fire hydrants on Archie Moore would go to Transportation/Trails Subcommittee.

3. Addition and Confirmation of New/Continuing Subcommittee Members

Ms. Perfect said she would like to bring Basil Aruin forward to serve on the Transportation/Trails Subcommittee.

MOTION: TO ADD BASIL ARUIN TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE.

Upon motion made by Dawn Perfect and seconded by Kristi Mansolf, the motion **passed 12-0-0-0-3**, with Debbie Foster, Matt Rains and Michelle Rains absent.

4. Reimbursement request to PDS for the secretary for copies made for the 10-3-24 and the 11-7-24 meetings

Ms. Mansolf said she spent \$10.80 for copies for the October 3, 2024 meeting and \$14.23 for copies for the November 7, 2024, meeting.

MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR THE SECRETARY AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Lauren Elyse Welty, the motion **passed 12-0-0-0-3**, with Debbie Foster, Matt Rains and Michelle Rains absent.

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

Mr. Dyer gave the Design Review Report, as follows:

SITE PLAN REVIEW

1025 Main Street (*Del Taco*) – **TABLED**

WAIVER REQUESTS

1520 Main Street (*Ramona America Jiu Jitsu*) – **APPROVED**

203 Rotanzi Street (*Manufactured Home*) – **APPROVED**

PRELIMINARY REVIEW

1342 Main Street (*Dollar Tree*) – **Board provided feedback on signage; Tenant will present**

for a decision at the November meeting.

1721 Main Street (*Children's Paradise*) – **Board remained in support of the previously approved project.**

8-D: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings
(*No Information Brought Forward*)
2. Future Group Meeting Dates – Next RCPG Meeting to be 12-5-24,
meeting location to be determined.

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.