

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
April 3, 2025
7:00 PM @ the Ramona Community Center, 434 Aqua Lane, Ramona**

ITEM 1: Call to Order, Lauren Elyse Welty, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Welty, Chair)

In Attendance:	Basil Aruin	Maureen Dant	Jonas Dyer
	Debbie Foster	Kristi Mansolf	Robin Joy Maxson
	Terry Maxson	Dawn Perfect	Andrew Simmons
	Paul Stykel	Dustin Turley	Lauren Elyse Welty

Members absent: Janelle Clark, Holly Hamilton-Bleakley, and Dan Summers (*resigned*)

Lauren Elyse Welty, RCPG Chair, acted as Chair of the meeting, Robin Joy Maxson, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 4: SEATING OF NEWLY APPOINTED RCPG MEMBER, ANDREA GIBSON

The Chair welcomed and swore-in newly appointed RCPG member Andrea Gibson.

ITEM 5: APPROVAL OF MINUTES 3-6-25 (Action)

MOTION: TO APPROVE THE MINUTES OF THE MARCH 6, 2025, MEETING AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Andrew Simmons, the motion **passed 11-0-2-0-2**, with Debbie Foster and Paul Stykel abstaining, and Janelle Clark and Holly Hamilton-Bleakley absent.

ITEM 6: 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: Peggy Brannen, Ramona Resident

Ms. Brannen said she was speaking as a board member of the Rancho San Vicente HOA. They would like to propose putting speed bumps at the top of Arena Way near Vista Ramona. Stop signs have been installed, but haven't made much difference. This area is by a park and small children are present. There are 4 speed bumps now on Arena Drive and they are made to accommodate fire trucks. She asked that this item be placed on a future agenda.

The Chair said asked that the Transportation/Trails Subcommittee Chair contact Ms. Brannen about putting this item on a future agenda.

Ms. Perfect, Transportation/Trails Subcommittee Chair, shared her contact information.

ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)

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

Upon motion made by Robin Joy Maxson and seconded by Jonas Dyer, the motion **passed 13-0-0-0-2**, with Janelle Clark and Holly Hamilton-Bleakley absent.

ITEM 8: ACTION ITEMS:

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

Lieutenant Crysler said they are still working on getting a temporary station for the Ramona Sheriffs during the construction of the new station. Two locations have been identified. There will be more of an update in the near future. In October the new construction will begin. The move into the temporary facility will be in January. It will take from January 2026 to 2028 to complete the project. They would like great artwork to be a part of the project.

Ms. Maxson asked how our local artists can get involved?

Lieutenant Crysler said he will pass along this interest to the real estate entity for the project.

Lieutenant Crysler said that after there were 2 fatal accidents on SR 67 they brought up motor strike teams twice to help with speeding on the roads. There were 170 stops and 40 citations issued on San Vicente Road. They found funding to pay for this effort.

Mr. Aruin said he appreciates the work put in on this.

Lieutenant Crysler said the State will continue paying for this effort.

Ms. Maxson thanked Lieutenant Crysler for his efforts. She asked if the Sheriff watches the traffic by the businesses on Main. Motorists are consistently going 20 miles over the speed limit. Has the Sheriff been involved with any of our local organizations, such as the Chamber of Commerce, to discuss this?

Lieutenant Crysler said 4 or 5 deputies are training to use the radar. There are definitely people speeding in Ramona.

Lieutenant Crysler said that he will be leaving Ramona and going to Personnel. He is thankful for the work he has done with the Chamber and other groups. He introduced Lieutenant Alejandro Navarro, who will be replacing him in Ramona. Mr. Navarro has worked 27 years in the department.

Mr. Navarro said he is looking forward to working in Ramona.

8-B: Action Item: North Coast Church (NCC) applicant proposes a Minor Deviation to the original Spirit of Joy (SOJ) Major Use Permit, approved in 2014. NCC improvements, events, and operation are identical to what was approved for SOJ, including the construction of a sanctuary, fellowship hall, administration office, classrooms, maintenance building, related site work, parking, and landscape. A modified architectural design of similar size, scale, and building footprint area are being proposed to complement the NCC brand. All improvements will comply with the previous approvals and impact areas. 19280 Highland Valley Road. *Moved to the May 1, 2025, RCPG Meeting*
Simmons, Town Center

The Chair said the Design Review Board did not have a quorum to review the North Coast Church project, so it was moved to May.

8-C: Action Item: Illuminated Wall Sign Proposed for Wells Fargo, 1674 Main Street, D Designator on Property
Simmons, Town Center

Steve Therriault presented the project. The current Wells Fargo sign will be replaced by a single sign that is a little smaller than the current sign. The current sign is 25.7 square feet and the new sign is 24 square feet. The color of the letters will change from yellow to red face letters.

Mr. Dyer said the Design Review Board approved the project.

MOTION: TO APPROVE THE WELLS FARGO AS PRESENTED.

Upon motion made by Basil Aruin and seconded by Andrew Simmons, the motion **passed 13-0-0-0-2**, with Janelle Clark and Holly-Hamilton Bleakley absent.

8-D: Action Item: Illuminated Wall Sign Proposed for Wingstop 1668 Main St Suite 4D, D Designator on Property
Simmons, Town Center

Robby Cain presented the project. Because the property is governed by a Site Plan and because the use of the space is changing from a cleaners to a restaurant, a Minor Deviation is required.

The project is the manufacture and installation of an 18 inch tall set of LED illumin pan-channel “Wingstop” letters on a halo-lit background with an exposed raceway

Mr. Dyer said the Design Review Board approved the project.

MOTION: TO APPROVE THE WINGSTOP PROJECT AS PRESENTED.

Upon motion made by Dustin Turley and seconded by Terry Maxson, the motion **passed 13-0-0-0-2**, with Janelle Clark and Holly Hamilton-Bleakley absent.

8-E: Action Item: Proposal for a Commercial Tenant Improvement that Includes Adding an Exterior Door to an Existing Bank of America to create an ATM room. 1407 Main St. D Designator on Property
Simmons, Town Center

The applicant was not in attendance, so the item was moved to the May 1, 2025, meeting.

8-F: Action Item: New Signs Proposed for Starbucks, 1801 Main St. D Designator on Property
Simmons, Town Center

Billie Jo Williams presented the project. They are proposing new signs for Starbucks and she shared the graphic design of the project.

Mr. Dyer said the Design Review Board approved the project.

MOTION: TO APPROVE THE STARBUCKS PROJECT AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Andrew Simmons, the motion **passed 13-0-0-0-2**, with Janelle Clark and Holly Hamilton-Bleakley absent.

8-G: Action Item: RCPG to vote on 1 of 4 Alternatives for the Caltrans SR 67 Improvement Project
Maxson, RSRS

Ms. Maxson said the RCPG had heard Caltrans alternatives for SR 67 at the March 6 RCPG meeting. RSRS had voted previously for Alternative 1, the dream alternative, which will include an emergency lane to be used for emergency vehicles going into Ramona. Residents may be able to use the emergency lane to pick up their animals.

MOTION: TO APPROVE SUPPORT OF ALTERNATIVE #1 AS PRESENTED BY CALTRANS WHICH INCLUDED, ON SR 67, FOUR DEDICATED OUTBOUND LANES FROM THE COMMUNITY DURING AN EMERGENCY, AND ONE SEPARATE INBOUND LANE FOR USE BY EMERGENCY VEHICLES.

Upon motion made by Robin Joy Maxson and seconded by Kristi Mansolf, the motion **passed 13-0-0-0-2**, with Janelle Clark and Holly Hamilton-Bleakley absent.

8-H: INFORMATIONAL ITEM ONLY: APG Report on updates in the
unincorporated area
Maxson

Ms. Maxson gave the APG report. The APG is in the process of having their advisory seat on the SANDAG Board of Directors become a voting seat. For the first four SANDAG Board meetings of 2025 there was no County representative in attendance for the 600,000 people residing in the unincorporated area of the County. This lack of representation highlighted the need to convert the current advisory unincorporated area seat to a voting seat and legislation is being developed in Sacramento to make this change.

Both Senate Bill 240, introduced by State Senator Brian Jones, and Assembly Bill 24, introduced by Assemblymember Carl Demaio address this lack of unincorporated area representation at SANDAG. These bills are intended to modify the two County seats: One seat would be for a Board of Supervisor member and the second seat would be for unincorporated area representation through an APG representative.

The APG is working to get full representation on the board so they can have a real vote.

8-I: Discussion and Possible Action: Ramona States Routes
Maxson, RSRS Subcommittee
Action Items:

1. Discussion/Possible Action: Status of SRs 67/78 Main Street traffic calming measures for safety.

Ms. Maxson said there is no update yet from Caltrans for this item.

2. Discussion/Possible Action: Status of SR 67 Highway Improvement Project.

Caltrans representatives said the environmental phase of the SR 67 Highway Improvement project continues with engineering and environmental surveys and studies underway. The public engagement portal is up on the Caltrans website so people can give input. Caltrans is receiving daily feedback from members of the community. The next milestone is the Draft Environmental document for the project, which is currently scheduled for summer 2026.

Ms. Maxson said that with the sliver project and brush clearing and other small projects, residents are impacted throughout the day. It would be nice if the projects were coordinated. Would the RCPG want to ask that the projects be bundled to provide better coordination?

The Chair asked if RSRS would want to write a letter relative to this topic?

3. Discussion/Possible Action: Striping of SR 67 and adding channelizers as a safety measure by new Mt. Woodson parking lot intersection.

Caltrans said the new delineators/channelizers are to be along the new left turn lane on the northbound side of SR 67. As far as adding delineators on the southbound side south of Archie Moore, the lane coming out of Archie Moore going south acts like an acceleration lane that drops and merges to the single southbound lane. With the new striping, vehicles coming out of Archie Moore will still need to merge to the single southbound lane not because the lane ends, but because the lane becomes a 'trap' lane to make a right turn into the Mt. Woodson parking lot. Vehicles driving south from Ramona that want to park at the trailhead parking lot will need to weave through to get into the right turn lane. Channelizers separating vehicles making a right turn from vehicles using the southbound lane are not deemed necessary yet, but once the work is completed, Traffic Operations can still make the determination that they are needed. RSRS discussed inviting Caltrans to attend a subcommittee meeting to review the Archie Moore/SR 67/Mt. Woodson Parking Lot intersection interface.

4. Discussion/Possible Action: SR 78 and Haverford intersection safety issue with westbound curve.

Regarding the road surface and shoulder conditions at the SR 78 and Haverford intersection - Caltrans reported the SR-78 Asset Management through Ramona is moving forward. The project is scheduled to be RTL (Ready to List - they have a draft contract - plans, spec's, and estimate) with constraints cleared (ROW, Env, etc - ready for a Construction funding request) by the end of the year. The project is scheduled to be advertised in the first quarter of 2026. In the meantime, Caltrans will continue to address road surface and shoulder conditions as they are reported.

Ms. Maxson said the subcommittee discussed that there have been multiple incidents of vehicles driving off the highway and through the fencing of private property on the westbound section of SR 78. RSRS would like this to be addressed.

MOTION: TO ADD A GUARDRAIL AT THE WESTBOUND CURVE ON SR 78 APPROACHING THE HAVERFORD ROAD INTERSECTION AND TO INCLUDE REFLECTIVE CURVE WARNING SIGNAGE.

The motion was made by Robin Joy Maxson and seconded by Kristi Mansolf. Discussion on the motion:

Mr. Aruin said he agreed with being proactive.

Ms. Welty said there would have to be room in the right of way for a guardrail to be added.

Ms. Perfect said there is no one on foot by the property. People may hit the guardrail.

Mr. Stykel said he lived in this area for years and was not aware this potential hazard.

Mr. Dyer asked if the RCPG is asking Caltrans for a guardrail or are we asking Caltrans to evaluate the need for a guardrail?

Ms. Dant said guardrails are to protect people. She thinks this issue should be studied before we ask that a guardrail be put in.

Ms. Maxson made a revised motion:

MOTION: TO STUDY THE WESTBOUND CURVE ON SR 78 AT HAVERFORD TO SEE IF AN ACCIDENT PREVENTION MEASURE CAN BE INSTALLED, SUCH AS A GUARDRAIL AT THE WESTBOUND CURVE ON SR 78 APPROACHING THE HAVERFORD ROAD INTERSECTION, AND TO INCLUDE REFLECTIVE CURVE WARNING SIGNAGE.

Upon motion made by Robin Joy Maxson and seconded by Kristi Mansolf, the motion **passed 11-2-0-0-2**, with Debbie Foster and Dustin Turley voting no, and Janelle Clark and Holly Hamilton-Bleakley absent.

5. Informational Only: Update on Community meeting to address the SR 67 and Mussey Grade intersection.

Ms. Maxson said there was no update from Caltrans on the SR 67 and Mussey Grade intersection.

ITEM 9: GROUP BUSINESS (Possible Action)

9-A: Announcements and Correspondence Received

The Chair said Chairs of Supervisor Anderson's District have been invited to meet on April 28 by Andrew Hayes. At this meeting they would like matters of interest and concern to be brought to the meeting. Should anyone on the RCPG have anything they would like brought up, please send an email to Ms. Mansolf to forward to the Chair.

Ms. Mansolf said that the work being done at the library is taking a little longer than expected, and the library may not be open by May 1. She has tried contacting the library Branch Manager but has not been able to get through to her.

The Chair said it may be best to plan to have the next RCPG meeting at the Community Center.

Ms. Perfect gave the Parks and Recreation CAC Report from the March 18 meeting.

- Budget \$300K for next fiscal year for improvements. RMWD CAC recommended allocation to a variety of projects in the park to get the most bang for the buck and best park user experience.

- Discussion about rates charged for ROCC & rodeo arena, difficulty scheduling more than one type of activity between those two facilities at the same time, as well as rates charged to groups of various types & times of use.
- Participation in a group exercise related to resiliency for the community.

A member of the RCPG asked about skatepark as one of the priority projects in the budget. It was reported that the location of a permanent skatepark has not been solidified yet, with mention during the RMWD CAC about a local church possibly providing a space, and that temporary skatepark was not itemized as part of the \$300K for improvements during the upcoming fiscal year.

8-B: Appointment of Parks Subcommittee Chair for 2025

Ms. Gibson had expressed interest in filling the Parks Subcommittee chair position at a prior meeting.

MOTION: TO APPOINT ANDREA GIBSON AS THE PARKS SUBCOMMITTEE CHAIR FOR 2025.

Upon motion made by Jonas Dyer and seconded by Robin Joy Maxson, the motion **passed 13-0-0-0-2**, with Janelle Clark and Holly Hamilton-Bleakley absent.

8-C: Discussion Items:

1. Concerns from Members

Ms. Maxson had concerns about the wording on the top of the agenda that designates the agenda as preliminary or final. She felt this was confusing when the current agenda was sent out. Do we need to put preliminary or final at the top of the agenda?

The Chair said there was no quorum at the Design Review Board for reviewing the North Coast Church project, so a decision was made to put the project on a future agenda. Originally it was to be on the May RCPG agenda.

Ms. Mansolf said she would look at the RCPG Standing Rules to see if the words ‘preliminary’ or ‘final’ need to be on the agenda.

Ms. Foster said the sign for the car dealership on Main Street has been put up and it hasn’t been reviewed yet.

Ms. Perfect said she would like the car dealership project to be reviewed by the Transportation/Trails Subcommittee to discuss access.

2. Future Agenda Item Requests

Mr. Stykel said he would like to talk about Ramona Street and Etcheverry Street from the perspective of evacuation.

Ms. Perfect this topic can be brought up when discussing the CIP list.

Ms. Maxson said she would like there to be an Evacuation Tabletop Exercise in Ramona.

Ms. Mansolf said the last Evacuation Tabletop Exercise in Ramona was in October of 2011, led by OES.

Ms. Foster attended the Fire Advisory Committee Meeting. She has signed up to be a Fire Advisory Committee member through their application process.

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 3-6-25 and the 4-3-25 meetings.

Ms. Mansolf had spent \$10.50 for copies for the March 6, 2025, meeting, and \$12.75 for copies for the April 3, 2025, meeting, for a total of \$23.25.

MOTION: TO APPROVE THE REIMBURSEMENT REQUEST OF \$23.25 FOR THE SECRETARY FOR COPIES MADE FOR THE MARCH 6, 2025, AND APRIL 3, 2025, RCPG MEETINGS.

Upon motion made by Terry Maxson and seconded by Andrew Simmons, the motion **passed 13-0-0-0-2**, with Janelle Clark and Holly Hamilton-Bleakley absent.

9-D: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed

Mr. Dyer gave the Design Review Board Report:

Waiver Requests:

1674 Main Street (Wells Fargo) – APPROVED

1668 Main Street (Wing Stop) – APPROVED

9-E: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings *(No additional information brought forward)*
2. Future Group Meeting Dates – Next RCPG Meeting to be 5-1-25, Ramona Community Library, 1275 Main Street

ITEM 10: 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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