

**County of San Diego  
Ramona Community Planning Group  
MEETING MINUTES  
May 2, 2024**

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

**ITEM 1:**      **Call to Order**, Lauren Elyse Welty, RCPG Vice Chair, acting as RCPG Chair, called the meeting to order at 7 pm

**ITEM 2:**      **PLEDGE OF ALLEGIANCE**

**ITEM 3:**      **ROLL CALL (Lynch, Chair)**

In Attendance:	Torry Brean	Janelle Clark	Jonas Dyer
	Debbie Foster	Holly Hamilton-Bleakley	
	Kristi Mansolf	Robin Joy Maxson	Dawn Perfect
	Matt Rains	Michelle Rains	Andrew Simmons
	Paul Stykel	Dan Summers	Lauren Elyse Welty

Members absent:      Casey Lynch

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

**ITEM 4:**      **APPROVAL OF MINUTES 3-7-24 (Action)**  
                  **APPROVAL OF MINUTES 4-4-24 (Action)**

***APPROVAL OF MINUTES 3-7-24***

**MOTION: TO APPROVE THE MARCH 7, 2024, MINUTES AS PRESENTED.**

Upon motion made by Michelle Rains and seconded by Torry Brean, the motion **passed 12-0-0-1**, with Debbie Foster and Matt Rains abstaining and Casey Lynch absent.

***APPROVAL OF MINUTES 4-4-24***

**MOTION: TO APPROVE THE APRIL 4, 2024, MINUTES AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Andrew Simmons, the motion **passed 12-0-2-0-1**, with Matt Rains and Michelle Rains abstaining and Casey Lynch 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: Stacey Ralston, Ramona Resident

*(Received from the speaker)*

My name is Stacey Ralston and I have been a Ramona resident over 30 years. I live on 8th St. and was very interested when a topic was presented to the Ramona Community Planning Group (RCPG) at the last meeting that I am very familiar with. The topic was the speed that cars are traveling on 7th St. The street that I live on, which is 8th St., has the same problem which is excessive speeding. I believe all the ideas presented to the RCPG to slow the traffic were excellent and should also be implemented on 8th St. to slow the traffic as well.

If the ideas are implemented and successful in slowing the traffic on 7th St., I believe it will force drivers over to 8th St. and compound the already existing speeding problem.

There are 2 schools and a Head Start building located on 8th St. There is a school zone sign with a 25-mph speed limit posted. It is not unusual for people to drive 50-60 mph at all hours of the day and night. There are many families with children that live on 8th St. Through the years I have seen traffic increase, and the speeds also increase to dangerous levels.

I am here tonight to request that RCPG please INCLUDE 8th St. with concerns about excessive speeding to the County Traffic Engineer.

Speaker: Kathleen Makker, Ramona Resident

Ms. Makker requested help for getting rent caps at Mussey Grade Park. There are constant raises in rent. Ms. Makker is starting at the RCPG level to try and address this problem. She is requesting advice on how to proceed.

Speaker: Paul Stykel, Ramona Resident

Mr. Stykel apologized for being absent for the past 2 months. His previous employment ended and he is about to enter a new business venture he bought outright.

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

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

Upon motion made by Dawn Perfect and seconded by Jonas Dyer, the motion **passed 14-0-0-0-1**, with Casey Lynch 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 introduced Sergeant Sean Gallagher, who will be taking over investigations in Ramona. He has a lot of licensing experience and he supervises traffic investigations. He was in Poway previously.

The Sheriff's Department will be hosting a Junior Women's Academy for women 14 to 18 years of age. It is a 3 day camp. The women will have a chance to work with women in law enforcement.

The County will be using a new evacuation and repopulation system. The new system is called Genasys. A grid system has been used to date for evacuation. They will be shifting to a zone system. They want to be ready for the upcoming fire season.

Mr. Summers asked if the RCPG could have a presentation on the new system?

Lieutenant Malan said he could make a presentation at the next meeting. There will be a public facing side with the new system, and it will be used County wide.

Mr. Brean asked who owned Genasys? Who will administer the new system?

Lieutenant Malan said Genasys was previously Zonehaven. The CHP and Sheriff's Department will administer the new system.

Ms. Maxson said the CHP is not in the zone to enforce from Cloudy Moon Drive to Scripps Poway Parkway along SR 67. Poway is good about patrolling along Scripps, but not from Cloudy Moon Drive to Scripps Poway Parkway along SR 67.

Sergeant Gallagher said he will pass this information on to the Poway Captain.

Mr. Rains said daily enforcement prevents accidents.

Ms. Maxson said another concern is that there are a lot of visitors on the weekends going to Ramona and she hasn't been seeing any enforcement on the weekends.

Lieutenant Malan said there is a new Poway Captain. He will let her know.

**7-B: INFORMATIONAL ITEM ONLY: Report from Caltrans  
Summers, RSRS Subcommittee**

Mr. Summers said he talked to Stephen Welborn about the draft letter to Caltrans that will be brought up later in the meeting, about medians on Main Street. Mr. Welborn said if we want angled parking in Ramona on Main Street, we can't have crosswalks and medians. We would have to decide whether we want angled parking or crosswalks and medians. Mr. Welborn had planned to attend the May 2 RCPG meeting, but instead will be in attendance at the June 6 meeting.

**7-C: INFORMATIONAL ITEM ONLY: Request for feedback on building a 2,600  
sq ft (approx) single family residence house and a 3,400 sq ft (approx)  
commercial office with a 1,200 sq ft ADU above the office at the northeast  
corner of 7th and B Street.**

Ms. Salinas made the presentation. She and her husband are the owners of the vacant lot located on the Northeast corner of 7th and B Streets. She was in attendance to present their proposed

project and was looking for feedback from the Ramona Community Planning Group. Ms. Salinas said their plan is to apply for a Site Plan waiver from the County of San Diego. The project consists of a 2,600 square foot single family residential home and a 1,700 square foot office with 1,680 square feet of storage. There will also be a 1,200 square foot ADU above the office. The office will have a total of 7 parking spaces with 1 of those being a handicapped space.

Mr. Summers asked if the new building will be Ms. Salinas' home?

Ms. Salinas said the new building will be their home and they will also have their business on site.

Mr. Stykel asked why they don't want to provide a site plan?

Ms. Salinas said the County is way behind with their site plan review. If they file a site plan now, it would take 1 to 2 years to process. If they get a waiver, the project review will happen sooner.

Mr. Dyer asked if the project would be using groundwater?

Ms. Salinas said there is no groundwater available at the site.

Mr. Dyer recommended having a fire assessment done.

Mr. Brean said he was in favor of the mixed aspect of the project. He recommended that the Salinas' meet with the Design Review Board. They will help break up the visual impact of the long wall. He looks forward to the project being built.

Ms. Perfect asked what type of business will be at the site? How many parking spaces will there be?

Ms. Salinas said the businesses to be there include civil engineering and construction. There will be 7 parking spaces hidden by the buildings.

**7-D: ACTION ITEM: County DPW Project Presentation to Ramona CPG - D Street Sidewalk Improvements. The project is to fill an existing pedestrian gap to continue the sidewalk along D St. Item to go to the Board of Supervisors on 5-22-24.**

Cynthia Curtis presented the D Street Sidewalk project. The project will construct approximately 420 feet of sidewalk and one pedestrian ramp on the north side of D Street at 10<sup>th</sup> Street. The project extends sidewalk improvements to improve access within residential and commercial areas, the senior center and medical offices. The total cost of the project is \$420,000. The project will be going to the Board of Supervisors on May 22, 2024, to be considered for approval.

**MOTION: TO APPROVE THE D STREET SIDEWALK IMPROVEMENT PROJECT AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Robin Joy Maxson, the motion **passed 14-0-0-0-1**, with Casey Lynch absent.

**7-E: ACTION ITEM: PDS2023-STP-79-040W1 Ramco Ramona Gas Station Site Plan Minor Deviation & Sign – adding a New 3,172 SF Gas Station to an existing Car Wash Site.**

Allen Dueber, project architect, presented the project. They are proposing a new 1,375 square foot mini mart between the existing car wash and existing canopy. The existing curb shall be modified to allow fire department access between the existing permitted car wash and the existing curb as shown on the approved plans..

Lighting will be shielded as per a request from the Design Review Board. Their request was to provide 4" light shields on all exterior lighting as well as a lighting schedule, a 4' rock wainscot on the front of the new mini mart and canopy columns to match the existing car wash rock wainscot. They asked that the line under the mini mart sign be painted and not illuminated. Mr. Dueber met with people from the fire department and the fire department has no issue with getting into the back of buildings. These items are addressed on the stamped DRB approved plans.

Mr. Brean asked if trailers would be able to pull through the project?

Mr. Dueber said the car wash can accommodate a 50 foot, 5<sup>th</sup> wheeler now.

Mr. Brean asked if the site would offer dump services?

Mr. Dueber said a dump station, propane tank and car wash all are included with the project.

Mr. Stykel asked if all of the changes have been incorporated into the plans?

Mr. Dueber said the Design Review Board has approved the plans with 3 changes. He will provide the secretary with a set of emailed plans to share with the RCPG.

**MOTION: TO APPROVE AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 12-0-1-1-1**, with Holly Hamilton-Bleakley abstaining, Michelle Rains stepping down and Casey Lynch absent.

**7-F: ACTION ITEM: Request for Ramona Community Planning Group liaison to sit on Community Advisory Committee for the Ramona-Barona Climate Adaptation and Action Plan (CAAP) being led by Ramona Municipal Water District, Barona Band of Mission Indians and other partners.**

Erica Wolski of the RMWD said the RMWD is requesting an RCPG liaison to sit on the Community Advisory Committee for the Ramona-Barona Climate Adaptation and Action Plan (CAAP). This process started 2 years ago and the Committee formed. They have applied for

funding through grants. The Committee does want an RCPG liaison, and Ms. Wolski heard from the RCPG Chair that Ms. Welty has volunteered to be the RCPG liaison.

**MOTION TO SUPPORT THE INCLUSION TO THIS COMMITTEE (CAC CAAP) AT THE RECOMMENDATION OF THE CHAIR.**

Upon motion made by Torry Brean and seconded by Dan Summers, the motion **passed 14-0-0-0-1**, with Casey Lynch absent.

**7-G: INFORMATIONAL ITEM ONLY: Update from the Association of Planning Groups - San Diego County on SANDAG Board of Directors April meetings Maxson, APG Representative**

Ms. Maxson said SANDAG has a new CEO. Former SANDAG CEO, Hasan Ikhata, focused funding on coastal projects and not in the unincorporated area. Mr. Ikhata had developed a multi-billion dollar project for the airport area, yet ignored the needs of the rest of the County. The new SANDAG CEO is Mario Orso from Caltrans. Mr. Orso is an expert in highway systems and understands the safety needs for our highway. Mr. Orso follows the highway standards and takes public service very seriously. He will be leaving Caltrans to go to SANDAG.

**1. ACTION ITEM: RCPG to consider sending a letter to SANDAG regarding SANDAG'S Fiscal Year 2025 Budget and the allocation of TransNet funds to Ramona Maxson, APG Representative**

Ms. Maxson drafted a letter to SANDAG on behalf of the RCPG regarding the FY 2025 Budget and the allocation of TransNet funds to Ramona.

Mr. Brean read the letter. Mr. Brean said he would like to see the word 'evacuation' added to the letter.

**MOTION: TO SEND THE LETTER TO SANDAG AS PRESENTED, BUT TO INCLUDE THE WORD 'EVACUATION.'**

Upon motion made by Kristi Mansolf and seconded by Dan Summers, the motion **passed 14-0-0-0-1**, with Casey Lynch absent.

**7-H: ACTION ITEM: Request from County Vegetation Management to remove a large tree in the County Road Right of Way at the Intersection of La Plata and Nectar Way. The tree is leaning toward the road and the roots are lifting the road requiring replacement of curb and gutter. Removal of roots for curb and pavement replacement could expedite the tree falling into the roadway.**

Ms. Mansolf said she was contacted by County Vegetation Management about removing a large tree in the County Road Right of Way, at SDCE, at the intersection of La Plata and Nectar Way. Right now the tree is leaning toward the road and ruining the existing curb and gutter to the extent that it needs to be replaced.

**MOTION: TO APPROVE REMOVING THE TREE, AS PRESENTED, FROM THE COUNTY RIGHT OF WAY.**

Upon motion made by Dawn Perfect and seconded by Robin Joy Maxson, the motion **passed 13-0-0-1-1**, with Paul Stykel stepping down and Casey Lynch absent.

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

- 1. Current and resolved SR 67 issues;**
  - a. Status of SR 67 repaving project**

Mr. Summers said that regarding the SR 67 repaving project, some painting still needs to be done. He is not sure why it has not been done.

- b. Request for crosswalks at 6<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> streets along with a digital speed monitor on SR 78 east of 6<sup>th</sup> street to slow traffic entering the downtown district. Stephen Welborn will respond to this request at a personal appearance at the RCPG.**

Mr. Summers said RSRS would like to add crosswalks at 6<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup>, and they would also like a digital speed monitor in this area to help with traffic calming. Mr. Welborn will discuss this item with the RCPG at our next meeting, at which he will be in attendance.

- c. Status of asphalt on SR 78 and Haverford Road**

Mr. Summers said that concerns were brought up about the deteriorating asphalt in the south bound lane of SR 78 at Haverford Road. Mr. Welborn put in a request to have this problem fixed that same afternoon.

- d. ACTION ITEM: Draft letter to Caltrans to evaluate feasibility of medians on Main Street between 6<sup>th</sup> and 10<sup>th</sup> streets to provide traffic calming, pedestrian safety, and beautification of the downtown district.**

Mr. Summers said the RSRS Subcommittee discussed having medians on Main, between 6<sup>th</sup> and 7<sup>th</sup>, between 7<sup>th</sup> and 8<sup>th</sup>, between 8<sup>th</sup> and 9<sup>th</sup>, and between 9<sup>th</sup> and 10<sup>th</sup>. These will improve pedestrian safety and draw more businesses to the business district. Mr. Summer drafted the letter. The letter requests that Caltrans perform a feasibility study to determine if center medians on Main Street between 6<sup>th</sup> and 10<sup>th</sup> Streets of different lengths are a possibility. The subcommittee requests that medians in these locations be pursued by Caltrans.

Mr. Rains said that he felt the whole first paragraph should be removed as he did not feel it was relevant. He also feels that the third paragraph should be removed as it makes it sound like the medians are the Chamber's responsibility.

Mr. Brean said he thinks we should remove the first 3 paragraphs and focus on the last paragraph. Caltrans is receptive to walkability and other similar elements, and we can include information on that, if we would like to, in the letter.

Ms. Perfect suggested Mr. Rains and Mr. Summers work on the letter and bring it back.

Mr. Stykel asked how people will turn into their businesses if there are medians?

Ms. Maxson said medians will not take up a whole block.

Mr. Summers said Main Street is so wide, we need a safety zone like crosswalks with medians. If we want diagonal parking in Ramona on Main Street, we can't have crosswalks and medians. Mr. Summers asked that the median/crosswalk item be brought up on the next agenda.

**ITEM 8: GROUP BUSINESS (Possible Action)**

**8-A: Announcements and Correspondence Received.**

There were no announcements and no specific mention of correspondence received.

**8-B: Discussion Items:**

**1. Concerns from Members**

Dawn Perfect and Michelle Rains said they would both be unable to be at the June 6 RCPG meeting because Ramona High Graduation was also on June 6. Dan Summers and Matt Rains said they would not be able to attend the June 6 RCPG meeting due to Ramona High Graduation.

Ms. Welty said that maybe we should consider moving the June 6 meeting back a week since so many would not be able to attend.

Ms. Rains apologized for her recent absences from RCPG meetings. She was absent on March 7 due to threats that were made at the time the winery issue was brought up. She has missed another meeting because she had asked the Chair to add an item to the agenda and it was not added.

Mr. Stykel said that the Chair brought up a good point – we are elected to be here and represent the people of Ramona.

Mr. Brean said we need to be consistent when coming to meetings. Every time someone is absent is a no vote.

Mr. Rains said if enough RCPG members don't show up, we don't have a quorum.

Mr. Simmons said he has been absent recently because he had to fly to Philadelphia many times for business. Now he has sold his restaurant in Ramona so he should not keep missing meetings.

Mr. Dyer said he is familiar with the RCPG Standing Rules, and we are not supposed to miss 3 or 4 meetings a year. People who can't serve the community should be moved out of their RCPG member position.

Mr. Rains said one of the reasons he has missed meetings is he has asked the Chair to put items on the agenda and then they were not added.

Ms. Perfect said if members want items added to the agenda, they can bring that up at meetings under the categories ‘concerns from members’ and ‘future agenda item requests’ and request that an item be added to the agenda.

## **2. Future Agenda Item Requests**

Ms. Rains said she would like add to the agenda an item relating to on-boarding new RCPG members. She would like for the Chair to send a welcome letter out to new members, talking a little about being an RCPG member.

Ms. Mansolf asked Ms. Rains to send her the agenda item description as the next meeting gets closer.

## **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 4-4-24 and the 5-2-24 meetings**

Ms. Mansolf submitted a reimbursement request for copies made for the April 4, 2024, meeting in the amount of \$11.25, and for the May 2, 2024, meeting in the amount of \$10.50.

## **MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR THE SECRETARY FOR COPIES MADE FOR THE APRIL AND MAY RCPG MEETINGS.**

Upon motion made by Torry Brean and seconded by Andrew Simmons, the motion **passed 13-0-0-0-2**, with Casey Lynch and Matt Rains absent.

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

Mr. Dyer gave the Design Review Report from the Design Review Board meeting April 25, 2024.

### **Site Plan Review**

Ramco, 2525 Main St. – **APPROVED**

### **Waiver Requests**

The Brokerage, 1174 Main St. (*sign addition*) – **APPROVED**

Pamo Valley Winery Tasting Room, 636 Main St. (*outdoor patio area*) – **APPROVED**

## **8-D: 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 6-6-24,**  
**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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