

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

**May 1, 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	Janelle Clark	Maureen Dant
	Jonas Dyer	Holly Hamilton-Bleakley	<i>(Arr 7:10)</i>
	Kristi Mansolf	Robin Joy Maxson	Terry Maxson
	Dawn Perfect	Andrew Simmons	Paul Stykel
	Dustin Turley	Lauren Elyse Welty	

Members absent: Debbie Foster, Andrea Gibson

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: APPROVAL OF MINUTES 4-3-25 (Action)**

**MOTION: TO APPROVE THE MINUTES OF THE APRIL 3, 2025, MEETING AS PRESENTED.**

Upon motion made by Jonas Dyer and seconded by Andrew Simmons, the motion **passed 12-0-0-0-3**, with Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley 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: Blake Becker, Ramona Resident

Mr. Becker said he thought a stop light was needed at the intersection of 5<sup>th</sup> and Main to prevent car accidents. He also had concerns about the barriers for a skatepark being built in Ramona. He wants to see the skatepark be built and he would like to see fundraising for the skatepark and a potential start date for the work to be done.

**ITEM 6: 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 Basil Aruin, the motion **passed 12-0-0-0-3**, with Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley 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 Navarro had a meeting conflict and Sergeant Daniel Sloppy was attending in his place. Ramona Sheriff's have been working on traffic issues at San Diego Country Estates (SDCE) and on Main Street. Crime has not gone up. They are trying to keep Ramona safe. There is no update on the new Sheriff's substation.

Mr. Stykel asked if there were still multiple Sheriff's units enforcing speeding?

Sergeant Sloppy said the Sheriff's have grant funding for enforcement for certain scenarios. They have been focusing recently on San Vicente Road and Main Street.

Ms. Perfect said she has concerns with speeding traffic on Arena Way, Vista Ramona to Open View. It is quite the racetrack. She would like to ask the County about this issue and also bring it up to the Sheriff's.

Sergeant Sloppy said they spent 1 day out there recently. Seventeen people were stopped and 6 citations were issued. Eleven verbal warnings were issued. One person was going 74 mph.

**7-B. INFORMATIONAL ITEM ONLY:** Presentation by Planning and Development Services on Proposed Recovery Fees

Sam Murray, Chief of Support Services at Planning and Development Services, presented the 2025-2026 proposed Cost Recovery Proposal. This item will be going to the Board of Supervisors on May 7. Each year, County departments update their cost recovery packages by revising fees, deposits, and hourly rates. The overall methodology and changes are similar to prior years, with the exception of one aspect. Planning and Development Services and the Department of Environmental Health and Quality are each proposing to terminate a fee waiver program this year, as the funding source for each program is being reallocated within the County enterprise. Three County Departments are included in the Land Development Fee Package: Planning and Development Services, the Department of Parks and Recreation and the Department of Public Works. They are looking at a variety of fees and permits with the proposal. Non Discretionary costs – salaries and benefits - are the greatest costs.

Ms. Maxson asked how often there are audits for looking at the fees?

Mr. Murray said the fees are looked at every year. They look at the type of things people are working on and compare it to other years. Under the proposal, Planning and Development Services would end the Homeowner Relief Act Fee Waiver program. This program waives building permit fees for items such as water heater replacement or window replacement. Under the proposed fee adjustments, this fee waiver program would also be eliminated due to funding constraints. All other fee waiver programs would continue in each department.

Mr. Stykel asked why a permit is required to replace a water heater?

Mr. Murray said he can't speak about specifics, but they just want to make sure work is done in a quality manner.

Mr. Stykel asked if there was anything that can be done to make plan checks more timely? Sometimes plan checks take 14 months total. There is a lot of back and forth between the person doing the work and the County. Part of the cost on a permit is the cost of staffing. When people apply for a permit they may get a loan. Fourteen months can take a person into the interest on the loan.

Mr. Murray said the County is trying to reduce the time it takes to complete a project review.

Mr. Dyer asked why the County is raising fees?

Mr. Murray said that it has been mandated by the Board of Supervisors to raise fees.

**7-C: 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.  
Simmons, Town Center Subcommittee

Ms. Maxson took over as RCPG chair as Lauren Elyse Welty recused herself from the project review.

Steve Powell presented the project. The North Coast Church is taking over the Spirit of Joy project at SR 67 and Highland Valley Road. The Spirit of Joy Church started to work on the church campus in 2008. In 2014 there was a change to the project, and Spirit of Joy continued to pursue a Major Use Permit. The church made some more changes in 2016 that included slightly expanding the planned sanctuary and fellowship halls and reducing the size of the parking lot. They were going to have a water package treatment plant. The plans moved forward with the drawing of construction documents, grading and improvements through 2020. In 2020 everything stopped due to financial constraints, market conditions and the high cost of grading

and construction. The property was put up for sale. The corner is ag zoning and a church is allowed there. North Coast Church engaged in negotiations for the property. The Design Review Board has given unanimous support for the property. Off site the property will remain the same. The sign will stay as is. There will be a bell tower that is 50 feet in height. The church will be ranch style with a cupola on the top. There are multiple layers of the project. There will be a courtyard in the middle of the campus.

Mr. Simmons said Town Center approved the project as presented.

Mr. Maxson asked if the entrance for the church will be off Highland Valley Road?

Mr. Powell said access would be off Highland Valley Road.

Mr. Aruin said he liked the use of native plants and shrubs.

Ms. Dant asked if there was any vision to make the project into a school?

Mr. Powell said there were no plans to have a school there.

**MOTION: TO APPROVE THE NORTH COAST CHURCH PROJECT AS PRESENTED.**

Upon motion made by Dawn Perfect and seconded by Dustin Turley, the motion **passed 11-0-0-2-2**, with Jonas Dyer and Lauren Welty stepping down, and Debbie Foster and Andrea Gibson absent.

**7-D: Action Item:** 1122 B St., Children's Paradise Preschool, Revised Site Development Plan. Changes Include reducing the driveway access points from 2 to 1 and adding the required street right-of-way dedication along B Street. There are no changes to the proposed site grading or drainage, or to the building (either exterior or interior)  
Simmons, Town Center Subcommittee

Ms. Maxson continued as RCPG chair as Lauren Elyse Welty recused herself from the project review.

Ryan Villani and Renee Mullen presented the project. Originally there were to be 2 entrances to the preschool. One entrance has been removed. There is a grading plan for the project. There will be rip rap drainage and the drainage will pick up into an existing storm drain. A monument sign will be added.

Mr. Simmons gave the Town Center report Town Center approved the project but asked that the sign be placed outside of the right away for the curb, gutter and sidewalks now rather than in the future when curb, gutter and sidewalks are required.

Ms. Dant asked why the second access was removed? Did the fire department request it to be removed?

Ms. Mullen said they were told they would need a variance if they did not remove it from the plans.

Ms. Dant said having a good quality preschool is important to the community.

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

Upon motion made by Basil Aruin and seconded by Janelle Clark, the motion **passed 10-0-0-3-2**, with Jonas Dyer, Dustin Turley and Lauren Welty stepping down, and Debbie Foster and Andrea Gibson absent.

**7-E. Action Item:** 1464 Montecito Rd. Minor Exterior Changes to Montecito Village, an existing affordable housing complex. The proposed changes are related to paint colors and the roof. D Designator applies.  
Simmons, Town Center Subcommittee

Tessa Sanchdev presented the project. The applicant is proposing new improvements to the exterior of an existing affordable housing complex – Montecito Village. Changes to the paint colors and replacing the siding with hardiboard are proposed to rehabilitate the apartment complex.

Mr. Simmons said Town Center approved the changes.

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

**MOTION: TO APPROVE THE MONTECITO VILLAGE PROJECT AS PRESENTED.**

Upon motion made by Jonas Dyer and seconded by Basil Aruin, the motion **passed 13-0-0-0-2**, with Debbie Foster and Andrea Gibson absent.

**7-F. 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. for the proposed exterior thru-the-wall walk-up ATM , 1407 Main St. D Designator on Property  
Simons, Town Center

Judy Yam presented the Bank America proposed changes. The bank will be closing down. Proposed changes are to add an exterior door to the building to create an ATM room for a proposed exterior through-the-wall, walk-up ATM.

**MOTION: TO APPROVE THE BANK OF AMERICA PROJECT AS PRESENTED.**

Upon motion made by Jonas Dyer and seconded by Andrew Simmons, the motion **passed 13-0-0-0-2**, with Debbie Foster and Andrea Gibson absent.

**7-G: Discussion/Possible Action:** Proposed speed bumps in SDCE  
Perfect, Transportation/Trails Subcommittee

Peggy Brannen presented the concerns regarding speeding on Arena Way from Vista Ramona to Open View Drive. She would like the Traffic Advisory Committee to review the issue. There are 325 homes in the area and one park on the north end of Arena Way, on a slope. There are children that play at the park. There is a crosswalk at the south end and a school bus stops near it, but there are no signs there. She would like someone to come out and look at the problem. Speed bumps are a possible solution. There have been speed bumps installed out at SDCE that work for fire trucks. The speeding is really bad.

Ms. Dant asked what the speed limit is?

Ms. Brannen said the speed limit is 25 mph. Two people have been killed on the road in this area.

Ms. Perfect gave the subcommittee report. At the subcommittee, everyone understood the concerns on Arena Way. There was also discussion on having law enforcement getting more involved as they have not been observed working in this area. The subcommittee made a motion to refer the issue to the County for review of this area for traffic concerns.

**MOTION: TO REFER THIS ISSUE (PROPOSED SPEED BUMPS ON ARENA WAY) TO THE COUNTY TAC FOR REVIEW OF THIS AREA FOR TRAFFIC CONCERNS.**

Upon motion made by Dawn Perfect and seconded by Robin Joy Maxson, the motion **passed 13-0-0-0-2**, with Debbie Foster and Andrea Gibson absent.

**7-H: Action Item:** Ramona Capital Project List  
Perfect, Transportation/Trails Subcommittee

Ms. Perfect said there has been a change in staff handling the Capital Improvement Project (CIP) list at the County. She was unable to acquire the Ramona specific CIP list, which includes funding sources and status updates. The most recent CIP list available for Ramona is from 2021. Ms. Perfect will continue to work on getting the current information from the County. The subcommittee will review the information to submit a recommendation of the CIP priorities for Ramona at a future subcommittee meeting. No action was taken on this item and it will be addressed on a future agenda.

**MOTION: TO TABLE THE RAMONA CAPITAL PROJECT LIST TO A FUTURE MEETING.**

Upon motion made by Dawn Perfect and seconded by Basil Aruin, the motion **passed 13-0-0-0-2**, with Debbie Foster and Andrea Gibson absent.

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

Ms. Maxson gave the APG report. There were two important items that are still moving forward. One is AB 24 and another is SB 240. The goal is that the Unincorporated Area will have a voting seat on the SANDAG Board of Directors through representation by the APG.

There was a two day SANDAG retreat which the APG attended. Board members worked to focus on viewing the needs of the region overall.

The APG had requested a meeting with Darrell Issa; and recently they met with him and Planning/Sponsor Group chairs over two days. There was discussion on several topics; including wildfire evacuation, cannabis cultivation, battery storage systems and brush management. Congressman Issa shared concerns that the San Diego Country Estates is right next to the Cleveland National Forest and brush management is a challenge due to multiple jurisdictions. There was also discussion on vernal pools that included the 40 acre parcel behind the High School that has vernal pools on it. There are also vernal pools in downtown Ramona that are impacting development. Vernal pools are the jurisdiction of the Federal government's Department of the Interior and Department of Fish and Wildlife. Ramona's are in the middle of our downtown area. Congressman Issa offered to hold a press conference to address these vernal pool issues and their impact on the community

**7-J: Discussion and Possible Action:** Ramona States Routes  
Maxson, RSRS Subcommittee  
Action Items:

1. Discussion/Possible Action: Presentation by Caltrans regarding concern with the length of highway available for the weaving from vehicles exiting Archie Moore merging into southbound SR-67 and vehicles on southbound SR-67 merging into the right turn lane to enter the Mt. Woodson parking lot

Ms. Maxson said the subcommittee had questions on people accessing the Mt. Woodson parking lot from Archie Moore Road. Tyler Hicks, Stephen Welborn and Karina Cantero-Angel were in attendance at the RSRS meeting. They gave specifics on how the lanes would work for people entering the parking lot road and leaving the parking lot road and heading west on SR 67. The driveway leaving the parking lot is very short. Caltrans representatives said that as far as going north from the parking lot road to Ramona, there is an acceleration lane planned. There was a motion made at the meeting regarding having a northbound acceleration lane coming from the parking lot road toward Ramona, protected by channelizers.

Mr. Stykel said he doesn't know about supporting the left turn with channelizers if there has been no traffic study.

Ms. Maxson said there is a concern people will make u-turns.

Ms. Clark said people get impatient.

Ms. Mansolf said she would be abstaining on the motion as Casey Lynch had said at the Mt. Woodson ad hoc meeting in January, when the subcommittee was reviewing the plans for entering and exiting the parking lot road, there was no northbound acceleration lane on the plans. He felt there should be one. Yet Caltrans is saying there is one planned. She would like clarification before voting.

**MOTION: TO INTRODUCE FOR REVIEW A NORTH BOUND ACCELERATION LANE COMING FROM THE MT. WOODSON PARKING LOT DRIVEWAY TOWARD RAMONA PROTECTED BY CHANNELIZERS.**

Upon motion made by Robin Joy Maxson and seconded by Terry Maxson, the motion **passed 9-2-2-0-2**, with Paul Stykel and Lauren Elyse Welty voting no. Kristi Mansolf and Dawn Perfect abstaining, and Debbie Foster and Andrea Gibson absent.

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

Ms. Maxson said a letter on this issue was sent to Caltrans and they have recently responded to our concerns.

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

Ms. Maxson gave an update on the SR 67 Highway Improvement Project. Ten different studies are being conducted relating to safety for the project. Project design is anticipated to be completed in late 2027.

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

Ms. Maxson said the RCPG had asked for a crosswalk on Main Street at 6<sup>th</sup>. The RMWD is requesting a crosswalk at Main Street at 5<sup>th</sup> for increased pedestrian traffic if the skatepark goes in at Ramona Community Park. Erica Wolski was told a crosswalk was not warranted at 5<sup>th</sup>, and Caltrans asked the RMWD to do a traffic study at Main and 5<sup>th</sup> for a crosswalk.

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

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

Ms. Welty attended a meeting set up by Congressman Darrell Issa, and another a meeting set up by Supervisor Anderson. At the meeting hosted by Supervisor Anderson, she thought there was going to be more discussion on concerns about the unincorporated area, as Andrew Hayes from



Supervisor Anderson's office had asked for concerns in advance of the meeting. There really wasn't discussion on these topics at the meeting, and she forwarded the concerns she had

received from RCPG members to Andrew Hays' office. Concerns she had received were about homeless encampments in Ramona, the unincorporated area having a seat on SANDAG and the possibility of Ramona incorporating. In the near future Supervisor Anderson will be having a community coffee in Ramona. He had a community coffee at San Diego Country Estates in the past. She asked if the RCPG would be interesting in sponsoring the community coffee? If there is interest, she will get more information.

**8-B: Discussion Items:**

1. Concerns from Members (None brought forward)
2. Future Agenda Item Requests

Ms. Clark asked that parking along Archie Moore Road be placed on the next agenda. She is concerned people who want to hike the Fry-Koegel Trail will park there in the future when the parking lot goes in.

Ms. Perfect said she would probably not be having a Transportation/Trails Subcommittee meeting prior to the June 12 meeting, however, it can go on a future agenda.

3. Addition and Confirmation of New/Continuing Subcommittee Members

Ms. Perfect said she would like to take Ken Brennecke off of the Transportation/Trails Subcommittee as he has missed several meetings.

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

Mr. Dyer gave the Design Review Board report:

**Waiver Requests – APPROVED**

19280 Highland Valley Road (North Coast Church), Minor Deviation

1464 Montecito Road (Apartments, Exterior Update)

1668 Main Street, Suite E (Business Signage)

**8-D: Meeting Updates**

1. Board of Supervisors, Planning Commission and TAC Meetings  
(No Updates brought Forward)
2. Future Group Meeting Dates – Next RCPG Meeting to be 6-12-25  
(Special Meeting), Ramona Community Library, 1275 Main St

**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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