

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
September 4, 2025
7:00 PM @ the Ramona Community Library, 1275 Main Street, 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	
	Kristi Mansolf	Robin Joy Maxson	Terry Maxson
	Dawn Perfect	Andrew Simmons	Paul Stykel
	Lauren Elyse Welty		

Members absent: Debbie Foster, Andrea Gibson, Dustin Turley

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 8-7-25 (Action)

MOTION: TO APPROVE THE AUGUST 7, 2025, MINUTES AS PRESENTED.

Upon motion made by Dawn Perfect and seconded by Andrew Simmons, the motion **passed 12-0-0-0-3**, with Debbie Foster, Andrea Gibson and Dustin Turley 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 Robin Joy Maxson and seconded by Andrew Simmons, the motion **passed 12-0-0-0-3**, with Debbie Foster, Andrea Gibson and Dustin Turley 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 Scott Roller made the presentation. Lieutenant Roller would be replacing Lieutenant Navarro, starting September 5, at the Ramona Sheriff's Substation. He said he plans to continue everything Lieutenant Navarro started relating to SR 67. For an update on the Sheriff's Substation – Lieutenant Roller said the budget has been approved for the temporary facility to house the Sheriff's while the new substation is being built. They are in negotiations with property management for signing the lease currently. The design has been set for the new substation. In November, Lieutenant Roller will make a presentation on the station site. Right now they have a place to operate from for a couple of more weeks. Two traffic trailers will be set up in Ramona in the near future. Lieutenant Roller and Lieutenant Navarro met with the Poway Lieutenant and Captain and set up a zero enforcement operation over the past weekend. There were 101 citations issued, 2 DUI arrests and 2 other arrests as part of the operation. Checkpoints are coming up in the future.

Mr. Aruin welcomed Lieutenant Roller to Ramona and thanked him for the work he is doing.

Ms. Maxson said she met Lieutenant Roller at the RSRS meeting. She is pleased with the results of the 2 day zero enforcement operation.

Ms. Perfect asked if we will see the design of the new substation?

Lieutenant Roller said it will be put out for discussion.

Mr. Dyer said the County will send it out to us for review.

Ms. Perfect asked that the Design Review Board make sure that art, from an artist in Ramona, is included as part of the project.

Lieutenant Roller said no major art is planned for the substation. Everything will have a function. They want people to feel safe while they are at the substation.

7-B: Transportation/Trails Items

Perfect, Transportation/Trails Subcommittee

- 1. Discussion and Possible Action:** Canada de San Vicente: Ramona Trails Association to provide update & seek support for public access to the State owned property.

Glen Morgan, Ramona Trails Association (RTA) President, made the presentation on this issue. RTA would like the RCPG to provide a letter of support for their efforts. Canada de San Vicente is 5,000 acres. An entire generation of children has missed out on using the property. Originally the property was going to have a large subdivision on it, but then the property was bought by the California Department of Fish and Wildlife (CDFW). The State said the public would have access to the property. In 2013, CDFW had a scoping meeting. They took public input and

access was requested at that time. There have been meetings with CDFW relating to public access, but there is no public access yet. He went to State/County property in Riverside, and they have a good example there of how this could work at Canada de San Vicente, with volunteers acting as docents to help guide visitors on the property. Carl Demaio was the first public person to be on the property.

A motion was made, as follows, by Basil Aruin and seconded by Dawn Perfect, to open discussion on the topic:

MOTION: TO PROVIDE A LETTER OF SUPPORT FOR PUBLIC ACCESS TO CANADA DE SAN VICENTE FOR RAMONA TRAILS ASSOCIATION TO USE AS NEEDED.

Ms. Perfect said there are multiple locks on the gate. The property is adjacent to the Barnett Ranch. Transportation/Trails supports public access.

Mr. Dyer requested to amend the motion to ask CDFW that if they are not in favor of giving access to the public, could they come to a meeting to discuss public access with the community.

Mr. Stykel asked what the preferred access is to the property? It would be good to add the preferred access to the property to the motion.

Mr. Morgan said Chuckwagon is the preferred access. There are 6 locks on the gate. There are 13.1 miles of dirt roads on the property. The public wants non-motorized access to the property on the 13.1 miles of dirt roads.

It was also suggested to include Mr. Morgan's bullet points on the document he used for his presentation for why the public wanted access: "public access allows for education, outdoor recreation and appreciation for the California chaparral habitat and native wildlife; there is substantial research about greenspace and how it provides a variety of health benefits by promoting physical activity, connection to nature and opportunities for community engagement."

Mr. Aruin and Ms. Perfect were in agreement with the amendments to the motion.

MOTION: TO PROVIDE A LETTER OF SUPPORT FOR PUBLIC ACCESS TO CANADA DE SAN VICENTE FOR RAMONA TRAILS ASSOCIATION TO USE AS NEEDED WITH PREFERRED ACCESS TO THE PROPERTY FROM CHUCKWAGON. PUBLIC ACCESS ALLOWS FOR EDUCATION, OUTDOOR RECREATION AND APPRECIATION FOR THE CALIFORNIA CHAPARRAL HABITAT AND NATIVE WILDLIFE. THERE IS SUBSTANTIAL RESEARCH ABOUT

GREENSPACE AND HOW IT PROVIDES A VARIETY OF HEALTH BENEFITS BY PROMOTING PHYSICAL ACTIVITY, CONNECTION TO NATURE AND OPPORTUNITIES FOR COMMUNITY ENGAGEMENT. IF NOT IN FAVOR OF THIS REQUEST, ASK THAT A REPRESENTATIVE COME TO AN RCPG MEETING TO DISCUSS ACCESS WITH THEM.

Upon motion made by Basil Aruin and seconded by Dawn Perfect, the motion **passed 12-0-0-0-3**, with Debbie Foster, Andrea Gibson and Dustin Turley absent.

2. **INFORMATIONAL ITEM ONLY:** Santa Maria Creek Greenway: Brief update on status of the long-term project.

Lizzy Bendrick, a representative from County Parks and Recreation , gave an update on the Santa Maria Creek Greenway. The Greenway is a nearly a 3-mile multi-use trail system for hikers, equestrians, and mountain bikers. It would provide the community with new and enhanced recreation opportunities for people of all ages and interests, while protecting land and local wildlife in Ramona. The project will focus on the space between Ramona Community Park and the Ramona Grasslands County Preserve and eventually connect to the regional Coast to Crest Trail through the Preserve.

Recently, the Department of Parks and Recreation completed an Implementation Plan which will be shared out with the community in an October public meeting. Meanwhile, the Department of Parks and Recreation is seeking willing landowners near Santa Maria Creek to grant easements or land that will allow the vision of the Santa Maria Creek Greenway to become a reality. Participation by landowners is completely voluntary. Land donations or easements are preferred. Interested landowners should contact the Department of Parks and Recreation Trails Program Manager, at trails@sdcounty.ca.gov.

Speaker: Casey Lynch, Ramona Resident

Mr. Lynch asked if the Greenway would connect with Old Survey Road 97?

Ms. Bendrick said she wasn't sure.

Ms. Maxson said if people give up an easement, the easement will still be part of their parcel. Will they be paying property tax on the easement?

Ms. Bendrick said she did not know but she would find out and report back on the 2 questions.

3. **Discussion and Possible Action:** Concern about unpaved roads in "The Acres": A community member has reported to the Ramona Community Planning Group with concerns about unpaved roads in the Acres.

Dawn Perfect, Transportation/Trails subcommittee chair, introduced the topic, which was brought up by RCPG member, Maureen Dant at a previous RCPG meeting.

Maureen Dant said the roads in the Acres are unimproved. There is a lot of dust in the air and fine particles, and on rainy days the roads become very muddy. There are several roads in the Acres that are off of SR 67 that are deeply rutted and unusable. She brought up this issue because she thought it was good to suggest to the County so they could pave the roads in the Acres and alleviate the problems. The RCPG Chair got back to her with an update from the County on this topic. The County is no longer accepting more roads into the County Maintained Road System. The only way to move forward with road improvements in the Acres is to create a Permanent Road Division (PRD) which takes a couple of years to form. There would be a special tax that would require two thirds of the voters in the area to vote for it. The Board of Supervisors would also need to approve of this. This would create a special tax assessment. The votes are weighted. If it goes through, everyone has to pay and the money will be collected through property taxes.

Speaker: Helene Armand, Ramona Resident

Ms. Armand has lived in the Acres 30 years. In 1947 the California legislature passed an emergency statute for a post war housing crisis. The Ramona Land Company owned the Acres properties and subdivided the area under a Record of Survey. They broke the parcels into 1 acre lots. There were 64 easements in gross. The County would not take the easements into their system because the division of the area was done under the Record of Survey. People owning the property pay property taxes to the center line of each easement adjacent to their property. The easements are designated for use by the property owners or the properties would be landlocked. Easements are 60 feet. People don't understand road easements. Once a PRD is done, people can't opt out. Property owners in the Acres do not want their easements improved.

Speaker: Alan Pelton, Ramona Resident

Mr. Pelton sees the RCPG efforts as pursuing community enhancing changes, such as will be discussed this evening. Changes that will not only benefit Ramona and its residents but projects supported by residents as they are initiated. This raises the question – why was the Acres paving proposal presented last Tuesday to the Transportation/Trails subcommittee? There was no Acres awareness of that proposal until it was posted as a meeting agenda before the meeting. No one asked him for his thoughts, even though the proposal would impact him. When the meeting was announced, the Acres FaceBook page received numerous responses indicating that no others knew of this proposal. Last Tuesday's meeting drew about 140 Acres residents to represent and voice their opposition to a previously unknown proposal. As he understands, because the proposal was rejected by the subcommittee, based on the Acres residents' stance, it will be

formally dropped. So how did an individual member of the RCPG present this proposal, have it a formal part of the subcommittee meeting, yet not be required to substantiate its support from Acres residents? How will the RCPG assure Ramona residents that future proposals of any kind will be, in fact, supported by those who may be impacted?

Ms. Perfect said she had 140 attendees at the Transportation/Trails meeting for this issue. She made a sign in sheet and every speaker had 1 minute. Most did not support paving the roads. People wondered how a PRD would impact them. Transportation/Trails did not support the proposal. The roads are legally private.

Ms. Dant asked to address some items. The County had asked for a list of roads to be improved – the CIP list. The Acres roads need improvement. The RCPG said the item had to go to a subcommittee. There was a lot of incorrect information on the neighborhood FaceBook page. Some people came to her as a result and said they did not want to speak. The only roads she asked to be County maintained are Robertson, La Brea and Vermont. We should be able to talk about community issues.

Speaker: Casey Lynch, Ramona Resident

One thing left out of the discussion is Ordinance 9673, which states the roads are open to the public. We can all drive there. Every deed has a route to get there.

The following motion was made by Dawn Perfect and seconded by Holly Hamilton-Bleakley.

MOTION: THE RCPG DOES NOT SUPPORT INCLUSION OF THE ACRES RESIDENTIAL ROADS INTO THE COUNTY MAINTAINED ROAD SYSTEM.

(Discussion on the motion)

Ms. Dant said the issue was brought up due to the CIP list and she doesn't think it's up to the RCPG to decide about the PRD – it's up to the residents.

Ms. Perfect said she wanted to keep the residents out of this. She doesn't believe the RCPG should be part of a PRD. The County is not interested in these being County maintained roads. She wants the people to take the lead on this.

Mr. Aruin said he would like to amend the motion to state, so that it is clear, that we don't have jurisdiction on this issue and we aren't taking any action on it.

Ms. Perfect amended the motion as follows:

MOTION: TO STATE FOR THE RECORD THE RCPG DOES NOT HAVE JURISDICTION (TO SUPPORT) FORMATION OF A PERMANENT ROAD DIVISION

(PRD) FOR THE ROADS IN THE ACRES AND DOES NOT SUPPORT INCLUSION OF THE ACRES RESIDENTIAL ROADS INTO THE COUNTY MAINTAINED ROAD SYSTEM.

Ms. Hamilton-Bleakley agreed with the amendment.

Upon motion made by Dawn Perfect and seconded by Holly Hamilton-Bleakley, the motion **passed 8-2-2-0-3**, with Janelle Clark and Robin Joy Maxson voting no, Maureen Dant and Andrew Simmons abstaining, and Debbie Foster, Andrea Gibson and Dustin Turley absent.

7-C: Parks and Recreation Items

Gibson, Parks and Recreation Subcommittee

1. **INFORMATIONAL ITEMS ONLY:** San Diego County- RICC Current and Planned Use
 - a. Parcels located behind library/ resource center
 - b. Slotted for recreation (skate park included), senior housing and open space

The subcommittee discussed PLDO and reviewed 2025-2030 CIP Needs Assessment list as provided by Emmet Aquino, County Parks and Recreation.. Lizzy Bendrick, with County Parks and Recreation, said she would email Ms. Gibson the PLDO link, CINA website and OVH website link for members to review.

2. **INFORMATIONAL ITEM ONLY:** Requested agenda item – Santa Maria Creek Greenway Trail – Specific goal with RCPG Parks & Rec subcommittee involvement

The subcommittee agreed to discuss as needed (perhaps 2 times per year) as there is another subcommittee specifically for that project, and the County gives updates at the Transportation/Trails meetings as needed.

7-D: Ramona States Routes Items

Maxson, RSRS Subcommittee

1. **INFORMATIONAL ITEM ONLY:** Ramona Sheriff Lt. Alejandro Navarro to update the Subcommittee on law enforcement activity to increase safety on SR 67 and SR 78.

Ms. Maxson reported that Lieutenant Scott Roller gave an update at RSRS. Law enforcement from Ramona's and Poway's Sheriff's Departments and California Highway Patrol conducted the zero tolerance enforcement operation on SR 67, as stated earlier in the meeting.. The recent fatalities on SR 67 prompted a concerted effort to enforce traffic laws. Within 2 days: 101 tickets were written, 2 DUI arrests were made, 2 non-DUI arrests were made, 1 vehicle was impounded

and 37 warnings were issued. Ramona does not have dedicated traffic units. The Ramona Sheriff Department can ask deputies in their free time to drive around in order to increase law enforcement presence and thereby slow down drivers. This is one of many actions that can be taken to change unsafe driving culture.

2. **Discussion and Possible Action:** Status of SR 67 Highway Improvements Project; including evacuation considerations. *(See Item 7-F below)*
3. **Discussion and Possible Action:** Status of SRs 67/78 Main Street traffic calming measures for safety.

Lieutenant Roller reported the speed limit signs on Main Street are currently broken and a work order has been submitted by the Sheriff's Department to Caltrans to fix them. The Sheriff's are also planning on asking Caltrans for a speed survey, in this area, and they will share the results with RSRS.

7-E: Action Item: Request for Information regarding Ramona PLDO funds from the County

The Chair said Erica Wolski asked for this item to be on the agenda. She was talking to the County regarding the PLDO balance and they mentioned that there is not \$2.2 million for a skatepark, and they are not sure where that number come from. But they also said that the RCPG approved \$760,000 for the Mt Woodson parking lot from PLDO funds and she didn't remember that. The current PLDO balance is \$1.9 million.

Ms. Perfect said this item was briefly discussed at the Parks meeting. It is time to get the PLDO balance and see what money has been paid out.

Mr. Stykel said it is time to look at what we appropriated our PLDO money for and see where the money is going.

MOTION: TO REQUEST FROM THE COUNTY THE CURRENT PLDO FUND BALANCE AND ALL EXPENDITURES PAID OUT OF PLDO.

Upon motion made by Dawn Perfect and seconded by Robin Joy Maxson, the motion **passed 12-0-0-0-3**, with Debbie Foster, Andrea Gibson and Dustin Turley absent.

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

Ms. Maxson gave the report. SANDAG had no meetings in August. The APG met with Mario Orso and Antoinette Meier of SANDAG to discuss the recent deaths on SR-67 - 8 deaths in 10 days - and possible ways to fast track funding for improvements. They understand the need on SR-67 for more law enforcement for speeding. They are going to work to bring in more funding for SR-67 improvements.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

The Chair said Dawn Noble sent out an email regarding public communication. Please be mindful of what is discussed with RCPG members in verbal and written communications, and please do not discuss any RCPG business to sway a majority.

Ms. Perfect said we can gather but not discuss RCPG business.

8-B: Discussion Items:

1. Concerns from Members

Ms. Perfect said the School District was sent a map for an 85 home project, in Ramona by 10th Street, and she would like this item on a future agenda. Someone asked her about this project being on a future agenda, and they were concerned about access.

The Chair said we have not received this project yet from the County and we have nothing to review.

2. Future Agenda Item Requests (*None Brought Forward*)
3. Addition and Confirmation of New/Continuing Subcommittee Members (*None Brought Forward*)

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

Mr. Dyer said there was nothing to report from the most recent Design Review Board meeting.

8-D: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings
2. Future Group Meeting Dates – Next RCPG Meeting to be 10-2-25, 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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