

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
October 2, 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	Debbie Foster	Andrea Gibson
	Holly Hamilton-Bleakley	Kristi Mansolf	Robin Joy Maxson
	Terry Maxson	Andrew Simmons	Dustin Turley
	Lauren Elyse Welty		

Members absent: Dawn Perfect, Paul Stykel

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 9-4-25 (Action)

MOTION: TO APPROVE THE SEPTEMBER 4, 2025, MINUTES WITH THE AMENDMENT IN LANGUAGE ON PAGE 5 AS PRESENTED BY MS. MANSOLF.

Upon motion made by Jonas Dyer and seconded by Robin Joy Maxson, the motion **passed 12-0-1-0-2**, with Debbie Foster abstaining and Dawn Perfect and Paul Stykel 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.

The Chair announced the 9th Street housing project has been pushed to the November 6 RCPG meeting. The project was not received from the County in time to get it on the current agenda and have a subcommittee review the project first. An RCPG Subcommittee meeting will be held October 28 to review the project before the November 6 meeting.

Speaker: Cori McDonald, Ramona Resident

Ms. McDonald is concerned with road access in the area of the 9th Street housing project. The road she lives on is a private road. She is concerned the residents of the new housing project will have access to the private road. She pays to maintain a portion of the road. There is a water main at the end of the street.

Speaker: Sue Thygesen, Ramona Resident

Ms. Thygesen thanked Ms. Maxson for the ‘Slow for Ramona’ stickers, that she left on the back table, and encouraged everyone to pick one up. She stated on her speaker slip that she would be giving an update and she said she is still trying to build some kind of campaign to get people to slow down on our roads - specifically some kind of billboard or sign to alert drivers to slow down and stay alert.

Hector Estrada filled out a speaker slip but decided not to speak.

Speaker: Margaret Tucker, Ramona Resident

Ms. Tucker said 9th Street is not enough of a road for the neighborhood now. The area seems too small of an area with small roads to be building 85 homes.

Speaker: Patty Estrada, Ramona Resident

Ms. Estrada suggested the speed limit be changed to 10 mph if the 85 home project is built. There are several cul-de-sacs in the area. She recommended a lower speed limit in the area if the project is built, as part of the development process.

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

Ms. Mansolf just learned the Quality RX project had a change in representation and the project is currently on hold, so no one would be in attendance at the meeting.

MOTION: TO APPROVE THE ORDER OF THE AGENDA AND REMOVE ITEM 7-D.

Upon motion made by Basil Aruin and seconded by Andrew Simmons, the motion **passed 13-0-0-0-2**, with Dawn Perfect and Paul Stykel 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 Roller gave the update from the Sheriff's Department. They are still running traffic enforcement on SR 67. He feels it is helping. On SR 67, in Poway, there are 2 units in the morning and one in the afternoon..

7-B: INFORMATIONAL ITEM ONLY: Presentation by the County Department of General Services on the New Ramona Sheriff's Substation

Luis Peris, Chief of Departmental Operations, County of San Diego, said the Ramona Sheriff's Substation will be in the same location as the former Substation. He is looking forward to it being built. He introduced David Timber, a Project Manager with the County of San Diego.

Mr. Timber introduced the rest of the project team. From the Sheriff's Office was Aaron Barling, Project Manager, Deena Hennig, Project Manager, Lieutenant Scott Roller and Sergeant Daniel Sloppy. From Balfour Beatty was Daniel Luker, Project Executive, and Steve Schrader, Design Manager, and from SILLMAN Architects was Julio Medina, Senior Project Manager, and Jessica Schwartz, Project Architect.

Project History: In 1850, SDSO first began serving the area. In 1972, the Ramona branch buildings were constructed. In 2011, the Ramona Library vacated the site. In 2024, County HHSA vacated the site. In 2025, the new Ramona Sheriff's Substation project was initiated.

The project purpose is to replace the aging facilities with a modern, purpose-built, Sheriff's station. The new building will be an approximately 18,200 GSF, single-story facility. The public entrance and lobby will be located off of Montecito Road and there will be a Community Room, available for local engagement and meeting.

Site Improvements proposed with the project are secure parking for the Sheriff's fleet/staff and public spaces, per the County Code; mounted patrol volunteers and a future Mobile Command Unit; solar panels, battery storage and an emergency generator. The adjacent lot is environmentally sensitive and will not receive any improvements. No work will be done by the colonnade. Sustainable features of the project include Zero Net Energy, all-electric building systems and LEED Gold.

The Project Goals include safety, security and transparency; Deputy/staff comfort and well-being and public engagement. They are using a co-design approach.

For construction operations, they plan to adhere to daily start and stop times. Noise, dust and community impact mitigation measures will be adhered to. Traffic management will be implemented during construction to address roadway impacts, detours and truck hauling. Work will be done on Montecito Road, and work on Main Street will be avoided. The site and right-of-way will be safe and secure during construction.

For the project schedule – the temporary station relocation will start in late spring, 2026. Site demolition will occur in early summer, 2026. It is anticipated construction will start in summer, 2026. Completion is expected late 2027/early 2028. The total project cost is \$37 million.

They intend to adhere to the Form Based Code with 40 foot setbacks.

They plan to meet with the Design Review Board in December and come back to update the RCPG in early, 2026.

(Ms. Foster left at 7:45.)

Ms. Maxson asked about the size is of the Community Room.

Ms. Schwartz said it would be under 200 square feet.

Ms. Maxson asked if the Community Room would only be used by the Sheriff's?

Lieutenant Roller said the room would be used for Sheriff's events and interacting with the public.

The Chair asked about parking requirements and parking spaces.

Ms. Schwartz said they are providing more parking spaces than are required by code.

Lieutenant Roller said the parking provided will accommodate staffing at the facility, deputies and the public.

7-C: Action Item: Gaitaud Construction Design and Development Corp. 11th & D Street, PDS2024-LDREIFI 00873. Request for a waiver for the undergrounding of utilities.
Town Center, Simmons, No Meeting this Month

Phil Gaitaud presented the project. The high cost of undergrounding power poles makes 1046 D street development costs prohibitive. The option to relocate the power poles would add an additional power pole due to the span. The underground option would require the installation of a guy power pole brace that will obstruct the egress on 414 11th Street (Chiropractor's office) as the driveway servicing the property is one way and their egress is located adjacent to the southeast property line power pole. Underground will require the entire series of power poles from 514 11th Street to the SDGE substation located at 225 11th Street to go underground and this will entail converting all the existing residential electric overhead meters to underground meter services.

The Chair said this is a new project that is being forced into undergrounding as a spot improvement.

MOTION: TO APPROVE THE UNDERGROUNDING WAIVER FOR UTILITIES AT 1046 D STREET, AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Dustin Turley, the motion **passed 12-0-0-0-3**, with Debbie Foster, Dawn Perfect and Paul Stykel absent.

7-D: Action Item: Illuminated Wall Sign, Quality RX and Compounding, 1735 Main St.
Town Center, Simmons, No Meeting this Month

The applicant's representative asked to be removed from the agenda at this time. He said he is no longer part of the project. The person in charge of the project may be moving the project forward in the future.

7-E: Action Item: ABC Liquor License, Grocery Outlet, 1855 Main St.
Town Center, Simmons, No Meeting this Month

Steve Rawlings presented the project. He is helping to get the ABC Liquor License for the Grocery Outlet store going in at Ramona Station. Grocery Outlet stores sell alcohol. They typically keep alcohol away from their front doors. Grocery Outlet stores are usually around 15,000 to 20,000 square feet. The size of the area where the alcohol will be displayed in Grocery Outlet will be a few hundred square feet. The County Zoning Code states that alcohol can be sold under a certificate of public convenience and necessity.

Ms. Mansolf said she spoke with a planner at the County who said 5 different groups/departments weigh in on ABC Licenses. For this application, there were no concerns from the Sheriff's, the Fire Department and the Department of Environmental Health. Health and Human Services had a concern with there being a high concentration of alcohol being sold in the proposed area – however, there are also large grocery stores and other stores in the proposed area that sell alcohol.

MOTION: TO APPROVE THE ABC LIQUOR LICENSE AT GROCERY OUTLET AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Robin Joy Maxson, the motion **passed 12-0-0-0-3**, with Debbie Foster, Dawn Perfect and Paul Stykel absent.

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

Ms. Maxson gave the APG report. SANDAG is working on the 2025 Regional Plan Update. This plan is updated every 4 years. Public comment is due on the Draft EIR on October 13. For the 2025 Regional Plan Update, SANDAG is putting funding into rural highways. For SR 67, evacuation lanes and multimodal improvements are included in the Plan. In the past, funding for safety issues in rural communities has been neglected. Moving these issues forward in rural communities has been a slow process.

Caltrans is studying VMT's now. A fee for the use of the road by vehicles through a VMT is not in place, yet. There is still a State level plan to charge a road use fee so it may happen. If so, how much time someone spends on the road and how far they travel may impact the fee charged. VMT's could be detrimental to a household budget. At the recent meeting, SANDAG did address comments.

Public participation in the SANDAG meetings can be done with a phone call. Everyone can have an opportunity to speak. The Bicycle Coalition regularly attends the meetings and

speaks. The Board of Directors agendas and meetings are all available on the SANDAG website. The number to call for the meetings is also on the SANDAG website. Meetings fall on the second and fourth Fridays of the month. In October there was a bonus meeting.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

The Chair said Supervisor Joel Anderson and Sheriff Kelly Martinez were planning to host a Wildfire Safety Town Hall meeting in Ramona on October 6, 2025, from 5:30 to 7 PM at the Ramona Library. The meeting is open to the public.

8-B: Discussion Items:

1. Concerns from Members *(None Brought Forward)*
2. Future Agenda Item Requests *(None Brought Forward)*
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 9-4-25 and 10-2-25 meetings

Ms. Mansolf said she spent \$19.50 making copies for the September 4, 2025, meeting, and \$10.50 making copies for the October 2, 2025, meeting, for a total of \$30.00.

MOTION: TO APPROVE THE REIMBURSEMENT REQUEST IN THE AMOUNT OF \$30.00, FOR THE RCPG SECRETARY.

Upon motion made by Lauren Elyse Welty and seconded by Dustin Turley, the motion **passed 12-0-0-0-3**, with Debbie Foster, Dawn Perfect and Paul Stykel absent.

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

Mr. Dyer gave the Design Review Board Report from the September 25, 2025, meeting:

Waiver Requests (3):

- 960 Main Street (Signage for Rancho Land Co.) – **APPROVED**
- 1855 Main Street (Signage for Grocery Outlet) – **Conditionally APPROVED**, Tenant to return at October Meeting
- 1735 Main Street (Signage for Quality RX Compounding) – **APPROVED**

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 11-6-25,
Ramona Community Center, 434 Aqua Lane

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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