

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

February 5, 2026

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	Kristi Mansolf	Robin Joy Maxson
	Terry Maxson	Dawn Perfect	Andrew Simmons
	Paul Stykel	Dustin Turley	Lauren Elyse Welty

Members absent: Debbie Foster, Andrea Gibson, Holly Hamilton-Bleakley

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 1-8-26 (Action)**

Ms. Mansolf said the RCPG minutes from January 8, 2026, were not finished yet.

The Chair said the item will be tabled until the next meeting, March 5.

ITEM 5: **PUBLIC COMMUNICATION:**

Opportunity for members of the public to speak to the Group on any subject matter within the Group’s jurisdiction that is not on the posted agenda. Speakers will submit a speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond.

Speaker: Jaslin Gavlan, from Supervisor Anderson’s Office

Ms. Gavlan was attending the meeting on behalf of Supervisor Joel Anderson from District 2 as a Legislative Intern. She gave a summary/update of Legislative highlights for 2025.

2025 Legislative Actions & Accomplishments

- The last five years of service as County Supervisor was marked by significant progress driven by community input and District 2 priorities.
- Supervisor Joel Anderson has achieved major wins across core focus areas: public safety, fire preparedness, homelessness, attainable housing, and economic development.

- Secured funding for a second night-flying firefighter helicopter, strengthening regional wildfire response capabilities
- Advanced a first-of-its-kind County AI Policy Framework to promote smarter, more transparent, and more efficient government operations
- Improved County disaster readiness, protecting more than \$10 billion in County infrastructure through enhanced emergency preparedness measures
- Increased government transparency by expanding public review time for Board meeting agendas and improving public access to County decisions
- Supported homelessness reduction efforts with new public safety ordinances, expanded housing initiatives, and strengthened partnerships with service providers

Ms. Gavlan asked that people share feedback with Supervisor Anderson’s office and sign up for updates on Supervisor Anderson’s website.

Speaker: Casey Lynch, Ramona Resident

Mr. Lynch said he is now the District 1 Director for the Ramona Municipal Water District (RMWD). Mr. Waller stepped down. He is now the liaison between the RMWD and the RCPG for when issues come up that involve both groups. He could also attend RCPG meetings to give reports on items in the future.

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

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

Upon motion made by Andrew Simmons 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 Roller gave a report for SR67 Enforcement: 32 Stops/ 6 Citations. For Patrol Enforcement there were 56 Arrests/ 82 Traffic Stops/ 28 Pedestrian Stops/ 12 Citations (mostly criminal).

The Rise Above Program is scheduled to begin on April 8th at 1800 hours. Site location has yet to be confirmed, but the Ramona Sheriffs are working on it. This program is offered twice a year and it offers 9 to 12 year olds information topics like internet safety – things to avoid. Parents are included in this program. Parents go to one class and the kids go to another. Last time it was offered was in September and October and there were 19 participants.

The Chair asked how people can register for the class?

Lieutenant Roller said there is a QR code they can scan to sign up. This will be the second time the program is offered.

Ms. Perfect asked Lieutenant Roller to share a success story from the program.

Lieutenant Roller said the program offers information to participants on criminal activity/behavior so they can better identify it. It also helps with other situations. One student experienced a breakdown and a deputy was sent out to diffuse the situation. He wants people to know the Sheriffs are here to provide guidance and to help. The Rise Above Program is run at every Sheriffs' station in the County.

7-B: Action Item: Scenic Waiver proposed at 26262 Highway 78, for a 1,859 square foot 'As Built' covered structure, 460 feet from the Highway Hamilton-Bleakley, Greater Ramona (No Meeting this Month)

The applicant was not in attendance. Ms. Mansolf had been in touch with him prior to the meeting and had sent him an agenda, but he did not say he would be absent from the meeting. She will follow up with him.

The Chair said the item will be tabled until the March 5 meeting.

7-C: Action Item: Proposed detached 4,138 square foot agricultural building at 17275 Sundance Dr. D8 Designator applies Hamilton-Bleakley, Greater Ramona (No Meeting this Month)

Chris Vincent presented the project. The proposed 4,138 square foot agricultural building will be 22 feet tall and single story.

Ms. Perfect asked if the neighbors were notified?

Mr. Vincent did not know if neighbors were notified.

Ms. Mansolf said the County usually sends out a notice to property owners immediately adjacent to the property a project is proposed for. The project was sent to the RCPG because the property has a D8 Designator on it. The D8 Designator was created to preserve the scenic value of the Santa Maria Valley, to ensure development fits in with the existing character and to protect existing recreational and biological resources.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Paul Stykel, the motion **passed 12-0-0-3**, with Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley absent.

7-D: Action Item: Request for Waiver of undergrounding existing overhead utilities (AT&T) along Montecito Road for the Ramona Sheriff Station, County Agreement Number 573758, Located at 1424 Montecito Road, Ramona CA

Casey Lynch presented the project. He introduced David Timber with the Department of General Services. Mr. Timber is working on the construction of the new Ramona Sheriff's Station.

Mr. Timber said the Ramona Sheriff's Station is moving forward. The County recently completed the Ramona Community Resource Center by the Ramona Community Library.

Mr. Lynch said they are requesting support for the waiving of the undergrounding of utilities for the Sheriff's Station. The project meets the criteria. Everything is developed around the Sheriff's Station. Undergrounding would result in no reduction in the number of poles on or adjacent to the project and undergrounding the utilities is cost prohibitive. This is also an environmentally sensitive area. For the project, there are 2 utility poles at the Sheriff's Station Montecito Road frontage. A third pole is in front of the neighboring apartments. If this pole is undergrounded, underground trenching will be increased. The only utility in the area using the poles is AT&T. SDGE has removed their powerlines from the poles. There will be right of way improvements on Montecito Road associated with the project. Sidewalk, curb and gutter will be removed and replaced. An ADA path will be added. The budget for the project is \$37 million. Undergrounding of utilities would cost \$800,000. The request for the undergrounding of utilities waiver is consistent with County Policy I-92.

Ms. Dant asked why they don't want to underground the utility poles?

Mr. Lynch said the area around the proposed construction is already built out.

Ms. Dant said we get strong winds that could impact the poles and the wires.

The Chair said the wires are easier to repair if they are above ground.

Ms. Dant said the wires could still be impacted during strong winds.

Mr. Lynch said the power lines are underground now. The remaining poles and wires are used by AT&T.

Mr. Stykel said if the undergrounding of the facilities cost \$800,000 and the cost of the project is \$37 million, the County can afford to underground the facilities. The \$800,000 can come from another funding source, if necessary.

Mr. Lynch said they have made cuts to other parts of the project where feasible.

Lieutenant Roller said the Sheriff's have programs that are part of the services they provide. They have been operating in a 50 year old building. They are working to anticipate what they need for their programs for the next 50 years. They have anticipated needs, then looked for things to cut. He wants people who come to the Station to feel safe. They are making cuts already. To cut \$800,000 more could impact their programs and services.

Ms. Perfect said the poles are a hazard. The County should have budgeted already for the undergrounding. We talk about beautifying the Community. Undergrounding is a good idea. We are setting a precedent. We already have issues with the roadway. We need to take care of what the Community needs.

Mr. Dyer said the poles/facilities belong to another company. This is a request for a waiver. It is our responsibility to say yes. He doesn't remember a utility waiver we haven't approved. AT&T is the only one using the poles.

Mr. Lynch said if the County undergrounds the utilities, they would be using County money for AT&T poles. Eventually the AT&T poles will come down.

MOTION: TO APPROVE THE WAIVER OF THE UNDERGROUNDING OF UTILITIES AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Robin Joy Maxson, the motion **passed 10-2-0-0-3**, with Janelle Clark and Dawn Perfect voting no, and Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley absent.

7-E: INFORMATIONAL ITEM ONLY: Parabilis Space Technologies, an aerospace firm based in San Marcos, is moving part of their operation from Lakeside to Ramona, off of Olive Road. Their primary customers are the US Space Force and NASA.

Enrico Attanasio, CEO of Parabilis Space Technologies, presented the project. The headquarters of Parabilis Space Technologies is in San Marcos. Testing for the company's products has been in Lakeside, at a space they were renting, but they decided to move and will be moving to Ramona. They make propulsion systems to move satellites around once they are in space. Most companies use hazardous materials to move things around. Parabilis only uses safe products – green propulsion. By-products of their motor testing are nitrogen, carbon dioxide and water. Tests last about a minute and they test about 4 to 6 times a year on an average. Some years are busier than others. They are moving into the industrial zone on Olive Street. They work with County Fire and CAL FIRE. On the property in Lakeside they had containers for storage and a container for running tests.

Mr. Attanasio had handed out a FAQ's sheet with information and a map that showed the proposed layout of the project on the property. They will be leasing the back lot on the property Jaxx Cannabis is on.

Ms. Maxson asked if there will be any noise issues associated with the testing?

Mr. Attanasio said the tests are not very loud 50 feet from the property line.

The Chair asked if there are 2 APN's?

Mr. Attanasio said there is 1 property and 2 tenants on the property.

Ms. Dant asked if there were air quality issues with the testing?

Mr. Attanasio said nitrogen, carbon dioxide and water are used in testing, and the results are less toxic than what a car produces.

Ms. Dant asked if there would be any employment opportunities for people in Ramona with Parabilis?

Mr. Attanasio said he hopes to increase testing and then they may have more employment opportunities in the future.

Ms. Perfect asked if there is an opportunity for STEM education with Parabilis? There is an educational focus on STEM in Ramona schools. Seeing jobs in the industry come to Ramona would be a plus.

Mr. Attanasio said they could offer STEM education opportunities for students that are in the 5th and 6th grade.

Mr. Dyer said the project sounded like an industrial project.

The Chair said the property is zoned M54 and it is by the airport.

7-F: Discussion and Possible Action: Consideration of the RCPG writing a letter to Supervisor Anderson requesting to expedite the Skate Park project

Mr. Aruin had asked that an item be on the agenda so the RCPG could write a letter to Supervisor Anderson to expedite the skate park project in Ramona, at the RICC. We would like the County to provide the funding to build the skate park at the RICC. Mr. Aruin made the following motion:

MOTION: TO WRITE A LETTER TO SUPERVISOR ANDERSON AND PUSH FOR FUNDING FOR A SKATE PARK AT THE RICC.

(Discussion on the motion)

Ms. Perfect said a skate park at the RICC never shows on the County project plans at the RICC. We have the library and the Resource Center at the RICC, and we will be getting housing – but the skate park at the RICC never shows on any of the RICC project plans. We need to ask that the skate park shows on the site plan.

Ms. Aruin amended the motion as follows:

MOTION: TO WRITE A LETTER TO SUPERVISOR ANDERSON AND PUSH FOR FUNDING FOR A SKATE PARK AT THE RICC, AND TO INCLUDE THE SKATE PARK ON FUTURE RICC PLANS GOING FORWARD.

Upon motion made by Basil Aruin and seconded by Robin Joy Maxson, the motion **passed 12-0-0-3**, with Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley absent.

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

Ms. Maxson gave the APG Report. SANDAG has been working to rebuild public trust and is following Independent Auditor recommendations to improve their operations. SANDAG is still working on projects that do not benefit the Unincorporated Area such as bikeway projects on the coast. SANDAG has submitted an application for a grant fund from the California Office of Traffic Safety that would provide money for public safety campaigns and enhanced traffic enforcement. This grant, if awarded, would be specifically for use on SR 67.

Maureen Dant asked what grants can be used for? Maxson responded, grants can be used for education and enhanced traffic enforcement. Ms. Dant asked if grant funds could be used for concrete dividers in SR 67? Maxson responded, as a safety feature it might be possible. Also, using collector roads - which is what was done for Community Road in Poway - could improve safety creating fewer points of entry onto the highway.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

Ms. Maxson said she has been in contact with Caltrans after the last meeting to ask about the area where people can still park along SR 67 by Mt. Woodson, after the parking lot is completed. Caltrans said parking is never allowed along state highways, whether there is signage or not. It is Caltrans' understanding the County will extend the parking lot hours to accommodate evening, late night and early morning hikers. Caltrans said that for the Mussey Grade meeting with the community, Caltrans is still looking at meeting options and things are taking longer than anticipated.

Ms. Mansolf said that after the last meeting, the RCPG had been asked to write a letter of support for a grant entitled Caltrans' Arrive Alive - San Diego County Rural Highway Safety Campaign. A letter was written and submitted as requested.

8-B: Appointment of Subcommittee and Ad Hoc Chairs 2026 (Greater Ramona, Parks and Recreation, RSRS, Transportation and Trails, Mt. Woodson ad hoc)
Consideration of closing Board Policy I-1 ad hoc

Ms. Perfect said she is still interested in chairing the Transportation/Trails Subcommittee.

Ms. Maxson said she is still interested in chairing the RSRS Subcommittee.

Ms. Mansolf said she is still interested in chairing the Mt. Woodson ad hoc Committee.

Mr. Simmons said he is still interested in chairing the Town Center Subcommittee.

The Chair said that since Ms. Hamilton-Bleakley was not in attendance, the RCPG would table voting on the the Greater Ramona Subcommittee Chair until the March meeting. She was also going to table voting on the Parks and Recreation Subcommittee Chair until the March meeting as Ms. Gibson was not in attendance.

Ms. Mansolf asked if the RCPG could officially remove/close the Board Policy I-1 ad hoc?

The Chair said the Board Policy I-1 ad hoc Committee could be officially closed.

MOTION: TO CONFIRM 2026 SUBCOMMITTEE CHAIRS AS FOLLOWS: DAWN PERFECT TO CHAIR TRANSPORTATION/TRAILS; ROBIN JOY MAXSON TO CHAIR RSRS; KRISTI MANSOLF TO CHAIR THE MT. WOODSON AD HOC; AND ANDREW SIMMONS TO CHAIR TOWN CENTER. TO OFFICIALLY REMOVE/CLOSE THE BOARD POLICY I-1 AD HOC COMMITTEE.

Upon motion made by Kristi Mansolf and seconded by Lauren Elyse Welty, the motion **passed 12-0-0-3**, with Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley absent.

8-C: To recommend an RCPG member to be on the DRB (Seat 9) and serve as the RCPG representative on the DRB

Mr. Dyer has completed his 3 year term as the DRB representative on the RCPG. He does not wish to serve another term at this time. The DRB looks at the visual elements of projects – color, lighting, signage, size, etc. It is good to know the Form Based Code as a DRB member as that is the guiding document for projects.

No one came forward to ask to serve as the DRB representative for the RCPG, and 3 members were absent.

The Chair tabled the item to the March meeting.

8-D: Discussion Items:

1. Concerns from Members

The Chair asked that if any member wanted to share a concern with the RCPG in the future, they bring up their concern(s) under the “Concerns from Members” section of the agenda.

Ms. Perfect said members can’t send emails to the whole board regarding an issue.

The Chair said they can send an email to the Chair and/or the Secretary and bcc RCPG members. It’s best to bring up a concern at a meeting rather than in an email, so the public is aware of the concern.

2. Future Agenda Item Requests (*None*)

3. Addition and Confirmation of New/Continuing Subcommittee Members

Ms. Mansolf said Kevin Wallace has missed several Greater Ramona Subcommittee meetings, and she hasn't been getting a response from him when she tries to contact him. She thought it may be best to take him off of the Greater Ramona Subcommittee

MOTION: TO TAKE KEVIN WALLACE OFF OF THE GREATER RAMONA SUBCOMMITTEE.

Upon motion made by Kristi Mansolf and seconded by Lauren Elyse Welty, the motion **passed 12-0-0-3**, with Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley absent.

4. Reimbursement Request to PDS for the Secretary for copies made for the 1-8-26 and 2-5-26 meetings

Ms. Mansolf said she spent \$9.90 for copies for the January 8, 2026, RCPG meeting, and \$10.50 in copies for the February 5, 2026, meeting, for a total of \$20.40.

MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR THE SECRETARY IN THE AMOUNT OF \$20.40 FOR COPIES MADE FOR THE JANUARY 8, 2026, AND FEBRUARY 5, 2026, MEETINGS.

Upon motion made by Lauren Elyse Welty and seconded by Jonas Dyer, the motion **passed 12-0-0-3**, with Debbie Foster, Andrea Gibson and Holly Hamilton-Bleakley absent

8-E. Ramona Design Review Board Report (Jonas Dyer) – Update on Projects Reviewed

The Chair gave the DRB report from the January 29, 2026, meeting. There was a waiver request for a banner (signage) at 947 S Street and it was approved.

8-F: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings

The Chair said that on February 11, the Board of Supervisors will have the Boutique Winery Ordinance on their agenda. The TAC is meeting February 6, and there are no Ramona items on the agenda.

2. Future Group Meeting Dates – Next RCPG Meeting to be 3-5-26 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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