

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

March 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	Debbie Foster	Andrea Gibson
	Holly Hamilton-Bleakley	Kristi Mansolf	Dawn Perfect
	Andrew Simmons	Paul Stykel	Lauren Elyse Welty

Members absent: Robin Joy Maxson, Terry Maxson, Dustin Turley

Lauren Elyse Welty, RCPG Chair, acted as Chair of the meeting, Basil Aruin, RCPG Member, 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 and 2-5-26 (Action)

Ms. Mansolf said Ms. Maxson found an error on page 7 of the February 5, 2026, minutes under Announcements, where she had said the Mussey Grade Road Community Meeting was taking longer (to set up) than anticipated. The error has been corrected.

MOTION: TO APPROVE THE JANUARY 8, 2026, AND FEBRUARY 5, 2026, MINUTES WITH THE ADDITION OF THE WORD “LONGER” ON PAGE 7, (first paragraph under Announcements, February 5, 2026 Minutes) AS AMENDED BY ROBIN JOY MAXSON.

Upon motion made by Andrew Simmons and seconded by Basil Aruin, the motion **passed 11-0-1-0-3**, with Debbie Foster abstaining and Robin Joy Maxson, Terry Maxson and Dustin Turley absent.

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: Amber Ramirez, Ramona Resident

Amber Ramirez, from the Ramona Chamber of Commerce, introduced the Ramona Junior Chamber of Commerce. The Ramona Junior Chamber of Commerce works alongside the Ramona Chamber of Commerce on things like events. The members are learning about Ramona and businesses in Ramona.

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

The Chair said she would like Item 7-D to be heard with Item 7-A, as they are both related to the Ramona Sheriff's. The following motion was made:

MOTION: TO MOVE ITEM 7-D TO AFTER ITEM 7-A.

Upon motion made by Dawn Perfect and seconded by Jonas Dyer, the motion **passed 12-0-0-0-3**, with Robin Joy Maxson, Terry Maxson and Dustin Turley absent.

ITEM 7: ACTION ITEMS:

7A: 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: 33 Stops/ 8 Citations. For Patrol Enforcement there were 26 Arrests/ 82 Traffic Stops/ 24 Pedestrian Stops/ 21 Citations.

Mr. Aruin said it sounded as though arrests were down.

Lieutenant Roller said there were some narcotics arrests. Lieutenant Roller said SR 67 will always be an issue. There is transient drive through traffic, and then there are the people who live here who drive on SR 67. It will take awhile for there to be a cultural shift in current residents' driving behavior.

Ms. Foster asked about the person who was impersonating a police officer?

Sargeant Sloppy said the person pretending to be a police officer went to jail and posted bail. The lights and things were removed from his car, and Sargeant Sloppy doesn't know if he got his car back.

7-D: INFORMATIONAL ITEM ONLY: Update on Ramona Sheriff's Substation Project, 1424 Montecito Road, from the County Department of General Services.
(Taken out of order)

David Timber, Project Manager, introduced the Ramona Sheriff's Substation Project team: Deena Hennig, Project Manager; Steve Schrader, Design Manager of Balfour Beatty; Julio Medina, Senior Project Manager of SILLMAN Architects, Jessica Schwartz, Project Architect of SILLMAN Architects; Lieutent Scott Roller of the Sheriff's Office, and Sergeant Daniel Sloppy of the Sheriff's Office.

Mr. Medina began the presentation. He said the project is to replace the aging facilities with a modern, purpose-built Sheriff's Station. There are 2 buildings there now. They are making an 18,400 GSF single-story facility and public parking. There will be a public entrance and lobby off of Montecito Road, and a Community room, available for local engagement and meeting.

The site improvements include secure parking for Sheriff's fleet/staff and public spaces, as governed by County Code. The mounted patrol volunteers and future Mobile Command Unit will also be parking there. They are adding solar panels, battery storage and an emergency generator. With the solar panels on the roof, they will be producing more energy on site than they use. The adjacent lot is environmentally sensitive and will not receive any improvements. The project will protect the historic eucalyptus trees along Main Street.

For the project schedule and cost – the Sheriff's will move to their temporary station on Olive Street in the summer of 2026. Site demolition will occur in late summer, 2026. The anticipated construction start date is late summer, 2026. Completion is scheduled for late 2027 and/or early 2028. The total project cost is \$37 million.

The project will meet the 40 foot setback requirement from Main and Montecito. There will be a bio-basin for stormwater that will be planted. They will be bringing in boulders as part of the landscaping. There will be a space for a generator and trash collection. They will be limiting hardscaping so there will be less runoff.

Main Street is under the jurisdiction of Caltrans. They are going to try to avoid closing Main Street during construction. They may close the sidewalks at some point.

Ms. Schwartz said if a mobile unit uses the top part of the lot, they will follow the Form Based Code (FBC) and hide the parking lot with landscaping. From Montecito Road, the entryway lobby will have large wooden beams and columns. The primary material to be used will be stucco. The Sheriff's branding will be used on the building.

Mr. Medina said they have refined the project many times in the design process. They want the design of the building to speak to the civic presence of the building and for there to be a level of civic awareness.

Ms. Schwartz said the Community Room will be off of the lobby. For the Main Street view, they will be using a vertical trellis where they can't use windows for security reasons, as per the FBC. The Sheriff's motto will be imprinted in the stucco of the building. Eucalyptus trees span the street. There will be a monument sign and a pathway to the street and visitors' parking. Tree protection will be set up during construction.

Mr. Medina said the buildings will be secure and attractive. They will be meeting with the Design Review Board on March 26 to present the project.

Mr. Dyer asked if there would be a buffer for the environmentally sensitive area of the vernal pools?

Ms. Schwartz said that an analysis was done and there will be a natural buffer of 50 feet from the environmentally sensitive area.

Mr. Aruin asked about the need for 75 parking spaces for the Sheriff's staff?

Ms. Schwartz said the Deputy staff own vehicles and then there are the Sheriff's patrol vehicles, as well as office/administrative staff with vehicles. Sometimes shifts overlap so there is the need for several staff parking spaces.

Mr. Aruin asked about the undulation that was part of the design of project?

Ms. Schwartz they didn't want a block building. Undulation can add to interesting elements to the building. For example, it can help bring light into the building.

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 Subcommittee)

Gustavo Ochoa presented the project. There have been 2 sea cargo containers on the property for years. The owner put a shade cover/canopy over the sea cargo containers. The shade cover/canopy meets the setback requirements. The shade cover/canopy is 9 feet, 6 inches in height. It is 460 feet from the scenic highway, and can't be seen from the scenic highway, and it is 90 feet from the existing structure.

Ms. Hamilton-Bleakley said the Greater Ramona Subcommittee saw the project and approved it.

MOTION: TO APPROVE THE SCENIC WAIVER (26262 HIGHWAY 78) AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Holly Hamilton-Bleakley, the motion **passed 12-0-0-3**, with Robin Joy Maxson, Terry Maxson and Dustin Turley absent.

7-C: Action Item: VAR 25-070, Meek Residence Metal Building Variance Application. 16031 Kay Dee Ln. Allowance for encroachment of the 1,590 square foot, 1 story, existing metal barn accessory building into the setbacks.

(Hamilton-Bleakley, Greater Ramona Subcommittee)

Christopher Meng presented the project. The project is an unpermitted garage on the upper corner of the property. The applicant is not asking the RCPG to approve the garage. They are asking for a Variance. The property has many limitations with respect to building on the property because of the septic system and topography. There is also a watercourse that goes through the property and has to be avoided. Grading is not allowed in the setback area. The County planner thought the project/property was a good candidate for a Variance. The garage is not visible from Highway 67 and it is shielded from the neighbors.

Ms. Perfect asked if any neighbors have come forward for this project?

Ms. Mansolf said the planner said they had a neighbor contact the County with some questions about the Variance.

Ms. Dant asked what findings were provided for the Variance request?

Mr. Meng said avoidance of the leach line and the topography required a reduction in the setback for the garage/accessory building.

Ms. Dant said construction of buildings should go through the required permit process and meet all applicable codes and setbacks.

Ms. Hamilton-Bleakley said the Greater Ramona Subcommittee had some questions about the project at the meeting. The Subcommittee approved the project.

Ms. Perfect said that everyone knows there are setbacks. A 1,500 square foot garage needs a permit.

Mr. Dyer said the applicant is going through the process. Most people are not aware of setback requirements.

MOTION: TO APPROVE THE VARIANCE (16031 KAY DEE LANE) AS PRESENTED.

Upon motion made by Basil Aruin and seconded by Jonas Dyer, the motion **passed 11-1-0-0-3**, with Maureen Dant voting no, and Robin Joy Maxson, Terry Maxson and Dustin Turley absent.

7-D: INFORMATIONAL ITEM ONLY: Update on Ramona Sheriff's Substation Project, 1424 Montecito Road, from the County Department of General Services.
(Taken out of order after Item 7-A)

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

The Chair announced the County would be holding a Fiscal Transparency and Accountability meeting on March 18, in preparation of the upcoming fiscal year budget.

Ms. Mansolf said the Mt. Woodson Gateway Preserve Parking Lot is going to be opening soon. She received an update that the County will be providing/creating a turnaround at the entry way of the parking lot for people to use to turn around if they decide they don't want to enter the parking lot.

The Chair announced Caltrans has set up a date for the SR 67/Mussey Grade intersection meeting. The meeting will be at the Ramona Library on April 9 at 6:30 pm.

8-B: Appointment of Parks and Recreation Subcommittee Chair and Greater Ramona Subcommittee Chair for 2026

The Chair asked Ms. Hamilton-Bleakley if she would like to continue as Greater Ramona Subcommittee Chair in 2026?

Ms. Hamilton-Bleakley said she would like to continue as Greater Ramona Subcommittee Chair.

MOTION: TO CONFIRM HOLLY HAMILTON-BLEAKLEY AS GREATER RAMONA SUBCOMMITTEE CHAIR IN 2026.

Upon motion made by Dawn Perfect and seconded by Andrew Simmons, the motion **passed 12-0-0-3**, with Robin Joy Maxson, Terry Maxson and Dustin Turley absent.

The Chair asked Ms. Gibson if she would like to continue as Parks and Recreation Subcommittee Chair in 2026?

Ms. Gibson said she would like to continue as Parks and Recreation Subcommittee Chair in 2026.

MOTION: TO CONFIRM ANDREA GIBSON AS PARKS AND RECREATION SUBCOMMITTEE CHAIR IN 2026

Upon motion made by Dawn Perfect and seconded by Maureen Dant, the motion **passed 12-0-0-3**, with Robin Joy Maxson, Terry Maxson and Dustin Turley 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 said the RCPG/DRB seat is open for a 3 year term. He just finished his term and had heard another RCPG member may be interested in filling this position. He may consider filling the position for another term, but he would like to see if someone else is interested in filling it first.

Ms. Perfect asked if Mr. Dyer could fill the position until someone else takes it over officially?

The Chair said she will ask the County if she can sit in on the DRB meetings as the RCPG representative until the position is officially filled.

Ms. Perfect said it is always valuable to hear what the DRB is doing.

8-D: Discussion Items:

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

8-E: Ramona Design Review Board Report (vacant) – Update on Projects Reviewed

The Chair said the Ramona Design Review Board did not have a quorum for their recent meeting on February 26, 2026, so the meeting was canceled.

8-F: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings
2. Future Group Meeting Dates – Next RCPG Meeting to be 4-2-26
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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