

**County of San Diego
Ramona Community Planning Group
MEETING AGENDA
November 6, 2025**

7:00 PM @ the Ramona Community Center, 434 Aqua Lane, Ramona

- 1. Call to Order**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL (Welty, Chair)**
- 4. APPROVAL OF MINUTES 10-2-25 (Action)**
- 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.
- 6. APPROVAL OF ORDER OF THE AGENDA (Action)**
- 7. ACTION ITEMS:**
 - A. INFORMATIONAL ITEM ONLY:** Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona.
 - B. Action Item:** Grocery Outlet Ramona Station, LLC, 1855 Main St. 3 new LED signs and 1 monument sign. Request for a Minor Deviation
Simmons, Town Center, No Meeting this Month
 - C. Action Item:** ZAP 25-003, Montessori Children's House, 717 9th St. Minor Use Permit Application to document the use of an existing state licensed school (since 1983) on a single floor that was formerly a residential single family home. The building is in a developed area surrounded on 3 sides by residential use with commercial use across 9th St. There are 3 on-site parking spaces and it is connected to public sewer and water. As part of the project the applicant will be submitting an application for a building permit for a previously unpermitted garage conversion.
Simmons, Town Center, No Meeting this Month
 - D. INFORMATIONAL ITEM ONLY:** The proposed residential development is located at 915 9th Street in the unincorporated community of Ramona, San Diego County. The 19.65-acre site spans four parcels (APNs: 284-202-21, 284-203-08, 284-205-01, and 284-244-01) and is mostly vacant, aside from one single-family home and an aging barn in the northeast corner. Surrounding land uses are primarily residential, with a nearby school.
The project proposes 85 single-family homes across two zoning designations:
 - **VR-7.3 (2.64 acres):** 16 units at 6.06 dwelling units per acre (DU/AC)
 - **VR-2 (17.02 acres): 69 units at 4.05 dwelling units per acre (DU/AC), consistent with State housing law provisions under the Density Bonus Program and AB 1287**The VR-2 zone allows 2 DU/AC, yielding a base of 35 units. The project qualifies for 34 bonus units—18 for very low-income households (15% of base) and 16 for moderate-income households (14% of base)—resulting in 69

total units in this zone. Affordable housing commitments include 6 very low-income and 5 moderate-income units.

The site is designated **Village Residential** under the Ramona Community Plan, which encourages a mix of residential development types within designated Village areas. These areas are intended to support a broader range of housing opportunities and land uses consistent with the General Plan.

E. Action Item: FY 25-26: PLDO List

1. RICC Update from County RE: Skate Park Location
Gibson, Parks and Recreation Subcommittee

F. Action Items: Ramona States Routes

Maxson, RSRS Subcommittee

1. Informational: Ramona Sheriff to update the Subcommittee on law enforcement activity to increase safety on SRs 67 and 78.
2. Informational: Caltrans to update the Subcommittee on status of SRs 67 and 78 improvements.
3. Discussion/Possible Action: Status of SR 67 Highway Improvements Project; including evacuation considerations and Mussey Grade intersection.
4. Discussion/Possible Action: Status of SRs 67/78 Main Street traffic calming measures for safety and mistimed traffic lights prohibiting the flow of traffic.
5. Develop recommendations for the RCPG to consider including funding needs for additional traffic enforcement.

G. INFORMATIONAL ITEM ONLY: APG Report on updates in the unincorporated area

Maxson

8. GROUP BUSINESS (Possible Action)

A. Announcements and Correspondence Received

B. Discussion Items:

1. Concerns from Members
2. Future Agenda Item Requests
3. Addition and Confirmation of New/Continuing Subcommittee Members

C. Ramona Design Review Board Report (Jonas Dyer) – Update on Projects Reviewed

D. Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings
2. Future Group Meeting Dates – Next RCPG Meeting to be 12-4-25,
Ramona Community Library, 1275 Main St.

9. ADJOURNMENT

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.

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.