

**County of San Diego  
Ramona Community Planning Group  
MEETING MINUTES  
November 6, 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 ( <i>Arr 7:05</i> )	Janelle Clark	Maureen Dant
	Jonas Dyer	Debbie Foster	Andrea Gibson
	Holly Hamilton-Bleakley	Kristi Mansolf	Robin Joy Maxson
	Terry Maxson	Dawn Perfect	Andrew Simmons
	Dustin Turley	Lauren Elyse Welty	

Members absent: 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 10-2-25 (Action)**

**MOTION: TO APPROVE THE OCTOBER 2, 2025, MINUTES AS PRESENTED.**

Upon motion made by Dawn Perfect and seconded by Jonas Dyer, the motion **passed 13-0-0-0-2**, with Basil Aruin 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 introduced Jesus Gonzalez, an intern from Supervisor Joel Anderson's office, who requested to give a Legislative Update from the Supervisor's office.

Speaker: Jesus Gonzalez

Mr. Gonzalez invited everyone at the meeting, to a Holiday Legislative Open House on December 1, 2025, from 6:00 PM to 8:00 PM at the Lakeside Rodeo Grounds. Mr. Gonzalez also wanted to share some recent legislative accomplishments from Supervisor Anderson's

office. Supervisor Anderson secured an increase of more than \$25 million in the past budget to improve County roads. He has continued to support additional resurfacing projects in the County. In 2025, Supervisor Anderson responded to constituents' requests regarding specific roads that needed improvements. The County's Road Resurfacing Project will allocate \$65.5 million to the resurfacing of over 101 centerline miles of roads maintained by the County. Supervisor Anderson advocated purchasing a new firefighting helicopter with the ability to fight fires at night to help make the County safer during wildfires. He also has been working toward starting a new wildfire mitigation program so that people can participate in a house hardening program to help keep fire insurance costs down. The Insurance Institute for Business & Home and Safety (IBHS) has established a program in California that offers a discount on the cost of insurance to homeowners who apply to participate in this program and meet the fire safety requirements. The Wildfire Prepared Home Program has specific requirements and the County Fire Authority can provide guidance to qualifying homeowners who want to participate. The County also has 2 grant programs available for qualifying participants – the Neighborhood Reinvestment Program and the Community Enhancement Program. Supervisor Anderson has numerous Community Coffee Town Halls throughout District 2 so he can hear directly from his constituents about their thoughts and concerns, and possible community needs.

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

The Chair said County Parks staff requested the PLDO item be moved up on the agenda. She asked for a motion to move it up on the agenda.

**MOTION: TO MOVE ITEM 7-E ABOVE ALL OTHER ACTION ITEMS.**

Upon motion made by Dawn Perfect and seconded by Jonas, the motion **passed 14-0-0-0-1**, with 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 a report for SR-67 enforcement activities during the month of October. There were 30 arrests, 114 traffic stops and 24 pedestrian stops.

Ms. Foster asked if they are monitoring motor homes?

Lieutenant Roller said the CHP would be the entity that would do that; however, anyone, if they see a suspicious vehicle, can report it.

Ms. Maxson asked Lieutenant Roller if he thought the enforcement activity is changing driving culture?

Lieutenant Roller said that it will take a long time for enforcement activities to change driving behavior for both in town and for through town traffic in Ramona.

**7-E. Action Item: FY 25-26: PLDO List (*Taken out of order*)**

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

Jen Spencer, Senior Parks Project Manager at the County of San Diego, Department of Parks and Recreation, said that she responded to the recent RCPG request for information for allocations of where PLDO funds have been spent and what the current PLDO balance is.

Ms. Mansolf said the information was received and forwarded to all RCPG members.

Ms. Gibson asked if alternative locations for building the skate park project have been considered, other than the RICC, as it looks as though the RICC is not a feasible location for the next few years? Ms. Gibson said the RCPG Parks and Recreation Subcommittee have not voted yet on the PLDO list.

Ms. Spencer said there is \$2.5 million available for the skate park project currently. In 2027-2028, there will be \$3.5 million available. Then they can start designing the skate park and performing the environmental studies.

Ms. Gibson asked if the PLDO cost of the skate park included housing or was it just for the skate park?

Ms. Spencer said the funding would pay for part of the housing. She realizes people are concerned the project can be pushed out again.

The Chair asked if the \$3.5 million can be moved?

Ms. Spencer said the funding won't move. The \$2.5 million available now is not enough to build a skate park.

Ms. Perfect said the Community has rallied behind building the skate park at the RICC. It is good to hear building of the skate park is planned for 2027-2028. That doesn't mean it will be built.

Ms. Spencer said they have no control over the budget. The Board of Supervisors has control of the budget. If the Board of Supervisors has a higher priority, the skate park project may get pushed out.

Ms. Perfect is losing hope on the skate park moving forward. Should we continue supporting the skate park at the RICC or somewhere else?

Emily Hubbard, of the Department of Parks and Recreation, said she did not know which alternative would be faster. The County can't build on land they don't own. If the County participates in a project, they need to own the land.

Ms. Perfect said that it sounds like staying with the RICC is the best option. What does the County recommend?

Ms. Hubbard said Supervisor Anderson's office can get it built. There is also the Board of Supervisors that would be considering the project.

Ms. Perfect said there has been a generation of kids in Ramona not having a skate park. We need to get the skate park done for the kids now. When she got involved in advocating for a skate park in Ramona, she had a new baby. Now that baby is 26 years old.

Ms. Hubbard said the Supervisor determines where the money goes.

Ms. Gibson said there is a new development proposed for Ramona. The project will either pay into PLDO funds or a park may be built as part of the project. If they pay into PLDO, it will be at about \$8,400 (\$8,462) per unit. For 85 units, that's about \$709,935.

Ms. Spencer said the developer can build a public park or pay in-lieu fees. Ramona has pulled 41 permits this year that contributed to Park land and Park acquisition.

Ms. Spencer said if the developer builds a park, they can turn it over to the County. It is cheaper for the developer to build a park.

Ms. Maxson asked about the \$700,000 that came from the Department of Parks and Recreation (PLDO) and went for the Mt. Woodson parking lot project?

The Chair asked if the City of Poway contributed any funding toward the parking lot?

Ms. Spencer said the City of Poway did not pay anything.

Ms. Hubbard said the Mt. Woodson parking lot came about as a safety concern. The Director used his discretionary ability to fund the parking lot project.

Ms. Spencer said the parking lot would not have been built without the Director using his discretionary ability.

Ms. Perfect asked if PLDO funds can be used for trails?

Ms. Hubbard said PLDO funds support trail development.

Ms. Maxson asked if the community was notified about the \$700,000 spent on the parking lot project?

Ms. Spencer said the Mt. Woodson item went before the Board of Supervisors. There was also \$700,000 spent on the Wellfield Lighting and Scoreboard project.

**MOTION: TO TABLE THE PLDO LIST AND LETTER UNTIL WE GET MORE INFORMATION FROM THE COUNTY.**

Upon motion made by Andrea Gibson and seconded by Basil Aruin, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

**7-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

Carlos Morales of ACM Lighting Services presented the project, which is to install 3 new LED signs and 1 monument sign at the new Grocery Outlet.

Mr. Dyer said the Design Review Board approved the 3 LED signs at the most recent Design Review Board meeting. (The monument sign had been approved previously.)

**MOTION: TO APPROVE THE SIGN PROJECT AS PRESENTED.**

Upon motion made by Jonas Dyer and seconded by Dustin Turley, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

**7-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

Sara Jordan, director of the school, presented the project. The Montessori Children's House has been operating for 40 years. A school is a highly regulated business. Linda Jordan has been at the property for 43 years. She bought the property and started the school. The Montessori Children's House is the longest operating preschool in Ramona. It has served thousands of children, and grandchildren of the original children served are now being served at the school.

Linda Jordan said her husband has worked at Ramona High School for 30 years. Other family members have worked at the local schools. The Montessori Children's House is a family supported operation. Former students come back to the school and talk about their achievements.

Sara Jordan said her children went to the school. The school is regulated by many different agencies. Their analysis of the operation of the Montessori Children's House is good.

Speaker: Shelly Heimer, Ramona Resident

Ms. Heimer is a local resident and she asked that the board approve the Minor Use Permit for the school.

Speaker: Stacey Nelson, Ramona Resident

Ms. Nelson works for the Ramona Unified School District. She supports the Montessori Children's House project. Her son attended the school and now he is an adult. Her son could read as a preschooler and do double digit subtraction. He is now a freshman in college studying to be a mechanical engineer.

Ms. Foster asked why the project is being reviewed by the RCPG?

Linda Jordan said the Fire Marshal inspected the property this year and questioned them being there, licensed by the State of California. The school is in a residential area.

Ms. Hamilton-Bleakley asked about the garage.

Linda Jordan said the garage is an adobe structure with a sealed carport. Air conditioning has been put in and they are using it as a lunchroom. There are also 3 parking spaces on the property.

Ms. Perfect asked if the Minor Use Permit will go with the land?

Linda Jordan said the Minor Use Permit would go with the land.

**MOTION: TO MOVE TO APPROVE THE MINOR USE PERMIT FOR MONTESSORI CHILDREN'S HOUSE AS PRESENTED.**

Upon motion made by Jonas Dyer and seconded by Robin Joy Maxson, the motion **passed 14-0-0-0-1**, with Paul Stykel absent.

- 7-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.

Mr. Esquivel presented the project. Warmington Homes started out as a family owned company and is still a family owned company. The project is planned to be built at 915 9<sup>th</sup> Street. The project will be built on 4 parcels on 20 acres.. Eighty five detached homes are proposed to be built.

The Chair opened public comment on the project.

Speaker: Brion Bargo, Ramona Resident

Mr. Bargo has been in Ramona for 30 years. He is concerned with adding families and traffic to the area. In both the Cedar Fire and the Witch Creek Fire, his family was stuck in traffic and moved 100 yards on the road in 3 hours. The area for which the development is proposed does not have good circulation. The lots will be .165 acres. The development is out of character with Ramona.

Speaker: Betsy Bargo, Ramona Resident

Ms. Bargo moved to the area in 1998. She has kids, and on her property she raises chickens and sheep. The area has large lots. She is concerned with a lot of traffic, a lot of light and a lot of homes coming into the area. The project adds so much density to an area of Ramona where houses are more spread out.

Speaker: Dick Lemire, Ramona Resident

Mr. Lemire has lived in Ramona for 46 years. His property is off of Ashley. He is concerned with the number and the size of the lots. There are soccer games on Saturday in the area, and they can't even park on 9<sup>th</sup>. Where will these cars park after the development is built? The project will be right by the schools. How much distance will there be between homes? There are less than 10 feet between houses by K Mart. This is not the type of development needed for Ramona.

Speaker: Eileen Cummings, Ramona Resident

Ms. Cummings is concerned with the addition of 85 housing units in such a small area in Ramona. She asked that the Board not support this project.

Speaker: Susan Thygesen, Ramona Resident

Ms. Thygesen asked what the developer would do to help with the infrastructure? She is tired of seeing developers come in and not pay for the infrastructure. This is not good for the community.

Speaker: Cori McDonald, Ramona Resident

Ms. McDonald said her road is a private road and they maintain a portion of the road. She is concerned the residents of the new housing project will have access to the private road. Will there be a gate on the road? Is the County expecting the residents to continue maintaining the road? Will the County start to maintain the road? Will the houses be 2 or 3 story?

Speaker: Yolanda Duncan, Ramona Resident

Ms. Duncan lives on the extension of 10<sup>th</sup> Street. In the 2003 and 2007 fires, they were not able to evacuate. Embers were flying everywhere. With more housing projects being added to the community – for example, over by K Mart and now this project – will they be able to get out in the future when there is an evacuation? Poway is so congested. Do we want similar congestion in Ramona?

Speaker: Jeff Johnson, Ramona Resident

Mr. Johnson used to live on Archie Moore. Now he is a neighbor to the project. 9<sup>th</sup> Street to Hanson is crowded due to the schools. He feels too many homes are proposed with the project. Twenty would be good – not over 80. There is no way out of Ramona in an emergency. He was stuck on Highway 67 for hours during the 2007 Witch Creek fire.

The Chair asked for comments from the RCPG members. She said the County wanted to pull the project from all subcommittees, at this time, as it is so early in the project timeline. She thanked the applicant for attending the meeting to better acquaint us with the project and to answer questions and hear concerns.

Ms. Dant said the 10<sup>th</sup> Street extension is a private road. Will there be a stop light where it connects to San Vicente Road?

Mr. Esquivel said he thought 10<sup>th</sup> Street was a public road. The project will not be taking access off of San Vicente Road. They will have to submit a Traffic Impact Analysis. The project will take access off of 9<sup>th</sup> Street.

Ted Shaw, of the project team, said the County does not want the project taking access off of San Vicente Road. They don't have all of the information from the County yet. Parts of 10<sup>th</sup> Street are public and parts of 10<sup>th</sup> Street are private. Whatever road they take access from will be



brought up to public road standards. The County does want improvements on San Vicente Road. As they get information from the County, the project will be updated. They have to do a Traffic Impact Analysis, a cultural study and a hydrology study.

The Chair said there will also be a lighting plan and a noise study done for the project.

Ms. Foster is concerned that even 1 vehicle per 85 homes will add a big traffic impact to the area. Barger Place is in that area and it is a dirt road that goes nowhere. People there shouldn't be impacted by the development. She suggested talking to the County about another ingress/egress.

Mr. Shaw said there are 2 roads that connect to 9<sup>th</sup> Street. He doesn't think people will use 10<sup>th</sup> Street to access the project. There will be more traffic once the project is built.

The Chair said the project meets the density requirements for the area. What they are proposing is allowed by right.

Mr. Shaw said the General Plan, the Community Plan and Zoning all have to be considered. The project will be providing affordable housing.

Mr. Dyer said he is in support of the project. The project sticks to the Form Based Code. It has nothing to do with fire evacuation. We can say no, but the Planning Commission can vote for it. He would like to see more families here.

Mr. Maxson asked which elementary school the residents' children would attend?

Mr. Shaw said they didn't know yet.

Mr. Maxson asked if there would be mass transit accessible to the development?

Mr. Shaw said he did not think mass transit is in the area.

Ms. Maxson asked if Ramona residents would have priority over non residents for buying the low and moderate income housing?

Mr. Esquivel said this would be something he thought they would be able to consider.

Mr. Aruin said he is excited to see the project going into Ramona. It will bring more money for parks to the Community. He would like to see the addition of more families to Ramona. He lives on a ¼ acre lot.

Mr. Turley asked if the County has approved the traffic plan for the project?

Mr. Shaw said no comments have been received from the County yet.

Ms. Perfect said detached homes are better than apartments. What is being proposed is allowed by right. We can help guide the developer with how to make the project fit better into the Community. She would like to better understand the traffic flow.

The Chair thanked the project team for their presentation.

**7-E: Action Item: FY 25-26: PLDO List (*Taken out of order under 7-A*)**

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

**7-F: Action Items: Ramona States Routes (*Items Tabled by the Chair due to Time Constraints*)**

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

**7-G: INFORMATIONAL ITEM ONLY: APG Report on updates in the unincorporated area (*Item Tabled by the Chair due to Time Constraints*)**  
Maxson

**ITEM 8: GROUP BUSINESS (Possible Action)**

**8-A: Announcements and Correspondence Received - *None***

**8-B: Discussion Items:**

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

**8-C: Ramona Design Review Board Report (Jonas Dyer) – Update on Projects Reviewed**

Mr. Dyer gave the Design Review Report:

Waiver Requests:

1077 Main Street (Align Pilates, Signage) – **APPROVED**

1855 Main Street (Grocery Outlet, Signage) – **APPROVED**

**8-D: Meeting Updates**

1. Board of Supervisors, Planning Commission and TAC Meetings

The Chair said she has not seen the upcoming agendas yet for the next Board of Supervisors meeting.

2. Future Group Meeting Dates – Next RCPG Meeting to be 12-4-25, Ramona Community Library, 1275 Main St.

The Chair said the January RCPG meeting would fall on January 1, 2026. She asked for a motion to move the January meeting to January 8, 2026.

**MOTION: TO MOVE THE JANUARY 1, 2026, MEETING TO JANUARY 8, 2026.**

Upon motion made by Dawn Perfect and seconded by Andrew Simmons, the motion **passed passed 14-0-0-0-1**, with Paul Stykel absent.

Mr. Dyer said the term for his seat on the Design Review Board is ending in the near future.

**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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