

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

May 7, 2026

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 Auin	Janelle Clark	Mauren Dant
	Jonas Dyer	Debbie Foster	Andrea Gibson
	Holly Hamilton-Bleakley	Kristi Mansolf	Robin Joy Maxson
	Terry Maxson	Dawn Perfect	Paul Stykel
	Dustin Turley	Lauren Elyse Welty	

Members absent: Andrea Gibson, Andrew Simmons

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 4-2-26 (Action)

Ms. Mansolf said she would like to move approval of the April 2, 2026, minutes to under Group Business.

MOTION: TO MOVE APPROVAL OF THE APRIL 2, 2026, RCPG MINUTES TO UNDER GROUP BUSINESS.

Upon motion made by Basil Aruin and seconded by Debbie Foster, the motion **passed 14-0-0-0-2**, with Andrea Gibson and Andrew Simmons 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: Bev Tores, Ramona Resident

Ms. Torres said another surprise issue developed at the Elm Street and Poplar Street intersection. The Ramona Municipal Water Dist. was planning to install a fire hydrant in exactly

the same place as where the mailboxes had been moved from. The new fire hydrant would have removed the safety area that is so important for merging traffic to keep away from the dangerous blind curve. Ms. Torres spoke with someone at the Water District's office and explained the concerns. The Water District representative suggested maybe moving the new hydrant a few feet south on Elm away from Poplar. Ms. Torres explained that the neighbors have to drive on the shoulder all the way to the driveway at 410 Elm St. to get enough safety clearance away from the danger area before getting onto Elm St. Ms. Torres suggested maybe the Water District could put the new hydrant on the north side of Poplar before the curve or possibly on the other side of Elm Street. The mailboxes were moved for "Community Safety not Someone's Convenience".

Ms. Torres said there is still a continuing concern that motorists are still using excess speed when coming around the blind curb by Wellfield Park. Unfortunately the previous speed reduction effort, with a 30 MPH sign, has been ineffective, because it is placed in the middle of the curve, that does not allow time for motorists to slow down, while the same stretch of road on the other side still remains at a speed limit of 45 MPH which is causing much confusion. Additional traffic calming devices may be available, such as rumble strip bumps with a flashing yellow caution sign. She asked that this item be placed on the next agenda, if possible.

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

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

Upon motion made by Robin Joy Maxson and seconded by Jonas Dyer, the motion **passed 14-0-0-0-2**, with Andrea Gibson and Andrew Simmons absent.

ITEM 7: ACTION ITEMS:

7-A: INFORMATIONAL ITEM ONLY : Jannely Garcia, Legislative Intern with Supervisor Anderson's Office, will present a Legislative Update

Ms. Garcia gave a Legislative Update from Supervisor Anderson's office. The Consumer Fairness & Public Protection Unit Survey is open for feedback now until May 15, 2026. She asked that people take the survey before the deadline. There is a new program available for first time homebuyers in San Diego County. The program is offered through the San Diego Housing Commission. Supervisor Anderson is hosting a workshop on this topic on May 27, from 5:30 to 7:30 in El Cajon. The public is invited to attend. On May 28, from 9 to 10:30, Supervisor Anderson will be hosting a Military Appreciation Breakfast at the Santee VFW Post. Ms. Garcia handed information out about the upcoming events.

7-B: INFORMATIONAL ITEM ONLY : Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona.

Lieutenant Roller reported that there were 41 traffic stops and 14 citations on SR 67 in April. Community-wide there were 48 arrests and 56 pedestrian citations in April.

Ms. Maxson asked if the 48 arrests were of Ramona residents or were they people from out of town?

Lieutenant Roller said they were not Ramona residents.

The Chair asked about the status of homelessness in Ramona?

Lieutenant Roller said that some homeless people were directed to come to Ramona for services/resources, although there are not many resources available for the homeless in Ramona. He is not sure how this miscommunication occurred, but it seems to have been corrected.

7-C: INFORMATIONAL ITEM ONLY : Presentation by San Diego Country Estates (SDCE) Firewise Coordinator, Richard Drewery, on the Firewise USA Program. Three communities at SDCE recently became Firewise Certified/Recognized. The National Firewise USA recognition program provides a framework to help neighbors in a geographic area get organized and take action to increase ignition resistance of homes and community and to reduce wildfire risks at a local level, in addition to other benefits

Mr. Drewery said that 3 communities in the San Diego Country Estates (SDCE) area are now Firewise Recognized/Certified Communities. The President of the HOA said residents knew the fire risk when they moved to SDCE, and now the fire season is year around. There is not much of our area that has not burned recently.

Mr. Drewery started the Firewise process by contacting Supervisor Anderson's office, and the very next day he got a call from David Sibbett, the head of County Fire. Mr. Drewery expressed his concerns to Mr. Sibbett and sent him pictures of the SDCE overgrown open spaces. The HOA was given a Notice to Comply, and Mr. Drewery mapped all 1,400 acres of open space and got an estimate for the work to be done from Estates Tree Service to reduce the fuel loads. Mr. Drewery drove the project area and mapped it. He came up with a 3 year schedule to get the work done and presented it to the HOA Budget Committee. A budget was created for Fire Mitigation.

The open space mitigation is a portion of the total Firewise plan for the area. The residents also have a responsibility to learn about Firewise and harden their homes and their properties against wildfire. He has been working to get a Firewise Committee out at SDCE. He has 9 to 10 active people helping out. To become a Firewise Community, there needs to be a minimum of 8 homes and no more than 2,500 homes in a Firewise area. A Risk Assessment of all homes must be made in each designated section. House hardening, roofing, types of windows and siding are all considerations. The group of volunteers for the Firewise Committee drove all of the areas to be considered for Firewise Certification/Recognition, and conducted the Risk Assessment. Then a 3 year action plan was created – another mandatory part of the process. The plan must be measurable and attainable and he worked with CAL FIRE on the entire Firewise application. The plan was submitted to Firewise and amended as required. Homeowners have to meet a 1 hour per household volunteer requirement in their area per year to keep Firewise going once Certified/Recognized. Every year Firewise Communities are required to recertify, and Firewise asks that Firewise gets promoted in the community. As part of SDCE's 3 year plan, SDCE is committed to 2 Firewise trainings in the community each year and 2 curbside chipping events.

They are doing little promotions at parks at SDCE to spread the word and to get people to sign up. He has found a contractor that can retrofit homes with ember resistant screens and vents.

Mr. Drewery is spreading the word about Firewise and hopes to see it grow in the community. He never wants to see anyone lose their home because they will never recover emotionally or financially. What is happening now, with the aftermath of the Palisades fire in Los Angeles, is a good example of what to expect.

Ms. Maxson asked about some of the details of the Firewise Program?

Mr. Drewery said he just went to a Zone 0 training at CAL FIRE. Nothing flammable can be within 5 feet of a house. There are specific guidelines for vegetation. Recommendations are that trees be 10 feet apart and 10 feet from a house. Brush under trees should be cleared or reduced so that it can't do any damage. Mr. Drewery gave each RCPG member Firewise information with details and guidelines of how to make properties more fire safe.

The Chair thanked Mr. Drewery for his efforts.

7-D: INFORMATIONAL ITEM ONLY: Presentation by Planning and Development Services, Housing Division, on the Draft Inclusionary Housing Ordinance, a new ordinance that is being added to the Zoning Ordinance under Title 6341. The Draft Ordinance also proposed to amend Sections 1100 and 7430 of the Zoning Ordinance. Hearings on this topic will take place in Summer, 2026

Ben Larson, County Land Use/Environmental Planner made the presentation on the proposed ordinance. Inclusionary Housing supports affordable housing goals and includes a Housing Element Implementation. With Inclusionary Housing, some units are affordable in a new housing project, while the remaining units are at market rate. New housing projects being built would be required to include some affordable housing. The average household income of people in Ramona is \$107,400 annually, with a household size of 3 people. Very low income is \$78,750. Low income is \$125,950, and moderate income is \$149,250. The affordable monthly cost for housing is 30 percent of a monthly income. So for very low income, the cost per month would be \$1,970; for low income, the cost per month would be \$3,150, and for moderate income, the cost per month would be \$3,730.

There are 4 components to Inclusionary Housing. There is a Set-Aside Requirement, a Minimum Project Size, Alternative Compliance and Incentives. For the Set-Aside Requirement, there is a tradeoff with the number of units and the level of affordability. Houses for sale would focus on moderate and low-income. Houses for rent would focus on very low-income. The General Plan Amendment would focus on a higher requirement. The Minimum Project Size establishes which projects the program applies to, based on project size. For Alternative Compliance, relating to location criteria – at least one of the following must apply: in-lieu fee, offsite development, accessory dwelling units or a land donation. For Incentives, building the affordable units onsite is encouraged instead of using one of the alternative compliance options.

How would this work in Ramona? Mr. Larson referenced 3 housing projects with 5 or more units since 2017. Village Place Apartments was 25 units; Paseo Village was 31 Units, and Nickel Creek Townhomes was 45 units. For a 10 percent low requirements, Village Place: $2.5 = 3$ low income units; Paseo Village: $3.1 = 3$ low income units; and Nickel Creek: $4.5 = 5$ low income units.

Jonas Dyer said the Inclusionary Housing Ordinance, as presented, is not inclusionary. Under the proposed framework, the "affordable" monthly cost for Low Income Housing, after the County's 30 percent rent reduction, comes to \$3,150 a month. That number tells you something important. Mr. Dyer develops and builds in this community, so he wants to offer some firsthand perspective. Several of the projects shown in the PowerPoint including Paseo Village, Nickel Creek, and Village Place, were all Woodcrest projects that other contractors built. What was not shown was The Lofts on D Street, which is Ramona's newest housing project and one that he supervised. Those units are 2 bed, 2 bath with a loft and an oversized two-car garage, and they rent for \$3,150 a month without utilizing any County incentive program. Further, that listing price does not reflect what it would take to even break even on that project. And that is exactly the point, it is the permitting process, the fees, and the delays in plan check that drive costs up. More regulation will not fix the problem created by regulation. This Ordinance is not a solution; it is just another layer that will makes things harder for the people who are actively build housing in this community today. If the County wants to make a real difference, they need to sit down with the builders and listen. Offering faster review times as an incentive is really just an admission that the current process is broken. That should be the baseline, not a reward. I would also say that sorting residents into income categories, "very low", "low", "moderate", and using that as the framework for housing policy leaves a lot of working people out. That is not inclusion, it is exclusion.

Ms. Perfect said there are not enough jobs in Ramona to support low income housing in Ramona. People have to drive down the hill for jobs. There is no transit. She is concerned that Ramona may lose local control over land development through the alternative compliance mechanism of the ordinance. With land donations, property will be allocated to outside contractors that don't have community character in mind as local people do. She said the ordinance sounds like an opportunity for a land grab and a money grab, where we will lose our local developer's ability to develop the land and it goes to bigger contractors.

Ms. Welty asked how much time would the County take off the permit review process, referring to Mr. Larson's 3 development examples? She said it took the County an average of 9 years to approve these projects. A project is designed for the market at the time. Developers are not dealing with the same numbers 10 years later.

Mr. Larson said they are trying to make efforts to speed up the process. They are trying to improve the process.

Ms. Maxson asked if Ramona residents would have the first right to the housing?

Mr. Larson said Ramona residents would not have the first right to the housing.

Ms. Maxson said that in the last census it was determined that people who moved to Ramona had 1 car.

Mr. Larson said if Ramona may be a better candidate for moderate income housing.

Mr. Aruin is concerned that inclusionary zoning requirements have been used to prevent development. Parcels good for dense and affordable housing often ends up as single family homes or a larger home because there are fewer regulatory and planning obstacles to build those.

Mr. Stykel has concerns the proposed ordinance could extend the already lengthy permitting process. He spoke of Montecito Ranch, a project with plans to build many homes nearly 20 years ago. The developers worked for years to get the necessary permits from the County and then finally abandoned the project. Hundreds of acres of land was sold to a conservancy, and now the proposed housing location is open space that can never be built on.

No action taken.

Mr. Larson said the County would come back next month with the Housing Unlocked presentation.

7-E: Discussion and Possible Action: Socially Equitable Cannabis Program Final Program Environmental Impact Report; PDS2021-POD-21-001, PDS2022-ER-22-00-002; Proposed conformance with California Environmental Quality Act (CEQA)

Ms. Mansolf had asked the County about actions taken at the Planning Commission meeting on April 10, 2026, and also requested to know when the item would be going back to the Board of Supervisors.

The Chair read Tim Vertino's (Long Range Planning Manager, San Diego County) email from May 6 in response to Ms. Mansolf's question: "To take a quick step back, staff went to the Board of Supervisors in January to clarify a few program options. The Board recommended staff continue developing the proposed project (Alternative 2 in the PEIR), which aligns with state regulations.

Staff will be returning to the Board (anticipated on June 10th) with that proposed project. We will also be sharing the Planning Commission's recommendation (along with CPSGs and industry groups) for the Board to consider. The Board will have the option of adopting the proposed project, or directing changes to align with PC, or any other alternative in the PEIR."

In 2021 the Board had recommended a 600 foot buffer from sensitive receptors (schools, daycares, youth centers, parks, trails, and churches).

The Planning Commission motion from April 10, 2026, was to approve item 1 using Alternative option four, with restriction on outdoor cultivation, the additional 1,000 feet from sensitive

receptors (schools, daycares, youth centers, parks, trails, and churches), and to allow for educational events to occur onsite. The motion passed 4-1-2-0-0.

No Action was taken at the RCPG meeting.

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

Ms. Maxson had sent out the APG Report prior to the meeting. In addition to that information, on May 21, 2026, there will be a “Bike To Work” SANDAG event.

7-G: Ramona States Routes
Maxson, RSRS Subcommittee

1. Informational: Ramona Sheriff update to Subcommittee on law enforcement activity to increase safety on SRs 67 and 78.

Ms. Maxson said this informational report was given under item 7-B.

2. Discussion/Possible Action: Status of SR 67 Highway Improvements Project.

Ms. Maxson gave a brief report of the Caltrans public meeting regarding the SR 67/Mussey Grade Road Roundabout on April 9, 2026. The meeting was very well attended and they built a good case on statistics for having a roundabout at the intersection. The roundabout will not be a small roundabout like they have in La Jolla, but a multi use lane roundabout that will be made for high traffic. There will be a progression of traffic moving slower as people get closer to the roundabout.

Mr. Dyer said there are a lot of semi trucks on SR 67. He doesn't think this is a good idea.

Ms. Maxson said the roundabout will be very bit, like in major roadways in other areas.

Ms. Dant said she thought the item should be on the agenda. There is so much traffic. There are secondary access roads.

Mr. Stykel said he would vote for a traffic light immediately.

Ms. Perfect said someone brought up the dessert traffic. We have weekend warriors going down the road at 65 MPH. Experts don't design roads for special events.

Ms. Maxson said they usually design roundabouts to work with evacuation events.

Ms. Maxson continued with the RSRS report. Work on the SR-67 Draft Environmental Document (DED) continues and is on track to be circulated for public review this summer. A public hearing will also be held for the DED with more details to come as the date nears. The

Ramona sign on SR-78 has been updated to include the new population number. We need to verify if the one on SR-67 has also been updated, but it likely has. Regarding the word “parking” for the Mt. Woodson Trailhead signs Caltrans has, “inquired with our Traffic Safety and Operations – East Branch and they are looking into opening an investigation for this request.” The SR-67 Culvert Rehabilitation and Restoration Project is an 11.6-million-dollar project that stretches from Winter Gardens Blvd. in Lakeside to Ellie Ln. in Poway. A variety of work will be performed throughout the project limits including: upgrading sections of the road surface with a durable asphalt mix, upgraded delineation/striping/road signage, installing centerline/shoulder rumble strips, upgrading dikes, and repairing/replacing drainage systems to enhance capacity, among other items. Work began in February 2026 and is expected to be completed in Fall 2027. - Public comment: Sergeant Jenny Martinson reported signage for the Mt. Woodson parking lot was confusing. When entering the new driveway to the Trailhead parking lot area it is unclear that there is a parking lot. The first sign states, Mt. Woodson Gateway Preserve, but doesn’t indicate parking. -Subcommittee discussed: What are they repaving? Why and where is the repaving and isn’t the pavement new?

3. Discussion/Possible Action: Status of SRs 67/78 Main Street traffic calming measures.

Tyler Hicks of Caltrans reported: Nothing new to report. The upcoming (construction scheduled to begin in 2027) SR-78 project is maintaining the existing speed limit signs with one sign panel being replaced with the same size. There will be new speed limit pavement markings adjacent to the existing speed limit signs as follows: 1. Eastbound: between 5th/6th St. and between 9th/10th St 2. Westbound: between 4th/5th St. and just before 2nd St This is the next step in the progression of traffic calming measures. Caltrans will monitor the effectiveness of this enhancement and community feedback will also be valuable.

4. Discussion/Possible Action: Develop recommendations for the RCPG to consider including funding needs for additional traffic enforcement.

Tyler Hicks of Caltrans reported: We received the RCPGs support letter, dated January 29, 2026, requesting CHP and State/County representatives request increased funding for directed enforcement of speed related incidents on SR-67 and SR-78. Increased law Caltrans District 11 applied for an OTS grant, with the help of SANDAG, for all rural highways in SD County. We’re expecting to hear back in June. Please see grant brochure info from OTS.

<https://www.ots.ca.gov/wp-content/uploads/sites/67/2026/02/01-At-A-Glance-Grants.pdf> -Public comment: Lt. Scott Roller reported how directed patrols function. With grant money for a specific enforcement activity, e.g., directed enforcement of speed - the officer working under the grant records their hours for the specific activity and works only on that activity unless there is a higher level incident that occurs which requires the officer to leave the specific activity and work the new incident. At that point, when the specific activity ends - for whatever reason - the hours recorded/credited to the grant stops until the officer returns to the directed patrol activity. - Subcommittee discussed: Where can we find more opportunities for highway safety grant funds? Janelle Clark suggested researching the Cannabis Tax Fund Grant Program which is to be used

for reducing impaired driving crashes and public safety information. It is administered by the CHP. More information on this grant to be investigated.

ITEM 8: GROUP BUSINESS (Possible Action)

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

8-B: Appointment of Parks and Recreation Subcommittee Chair

The Chair asked if Mr. Aruin would be interested in serving as the RCPG Parks and Recreation Subcommittee Chair?

Mr. Aruin said he would be interested in being the Parks and Recreation Subcommittee Chair.

MOTION: TO RECOMMEND/CONFIRM BASIL ARUIN AS THE RCPG PARKS AND RECREATION SUBCOMMITTEE CHAIR.

Upon motion made by Mauren Dant and seconded by Dawn Perfect, the motion **passed 14-0-0-0-2**, with Andrea Gibson and Andrew Simmons absent.

ITEM 4: APPROVAL OF MINUTES 4-2-26 (Action) (*Taken out of Order*)

Ms. Mansolf said something came up and she temporarily lost track of the people who made the motions on 2 of the items from the April 2, 2026, meeting. She asked if anyone remembered making/seconding any of the motions?

The Chair said we can ask the County if we can submit the minutes without that information, if necessary.

8-C: Discussion Items:

1. Concerns from Members – *None*
2. Future Agenda Item Requests

The Chair said the discussion of the SR-67/Mussey Grade Roundabout will be on the next agenda, as well as the second presentation relating to the Inclusionary Housing Ordinance – Housing Unlocked.

3. Addition and Confirmation of New/Continuing Subcommittee Members – *None*
4. Reimbursement Request to PDS for the Secretary for copies made for the 3-5-26, 4-2-26 and 5-7-26 meetings – *Item moved to next meeting Agenda*

8-D: Ramona Design Review Board Report – Update on Projects Reviewed

The Chair said Ms. Gibson’s appointment by the Board of Supervisors to be the RCPG Design Review Board representative was not completely official at the time of the most recent Design Review Board meeting, so she was unable to attend the meeting as the RCPG representative. The Chair gave the Design Review Board report from the April 30, 2026, meeting. The new Chipotle (1407 Main Street) signage – 1 sign is a monument sign and 1 sign is going to be on the building – both were approved as presented at the meeting. The Smoking Canyon building signage, located at 638 Main Street, was approved. Window signs were approved and a temporary banner sign of 6 by 3 feet was approved for 45 days. Both types of signs were approved as presented by the applicant. Kashmir Hair Studio (1735 Main Street) signage was tabled to a future meeting. A temporary banner for Pet Smart, at 1855 Main Street, was approved for a 45 day period.

8-E: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings

The Chair said the next Board of Supervisors meetings will be May 19 and May 20. The next Planning Commission meeting will be May 8.

2. Future Group Meeting Dates – Next RCPG Meeting to be 6-4-26 at the Ramona Community Library, 1275 Main St.

MOTION: TO HAVE A SPECIAL MEETING JUNE 11, 2026, INSTEAD OF MEETING ON JUNE 4, 2026, DUE TO HIGH SCHOOL GRADUATION BEING ON JUNE 4, 2026.

Upon motion made by Lauren Elyse Welty and seconded by Basil Aruin, the motion **passed 14-0-0-0-2**, with Andrea Gibson and Andrew Simmons absent.

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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