

**County of San Diego
Ramona Community Planning Group
July 2, 2026, MEETING AGENDA**

7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona

- 1. Call to Order**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL (Welty, Chair)**
- 4. APPROVAL OF MINUTES 6-11-26 (Action)**
- 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.
- 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:** The proposed residential development is located at 915 9th Street, with project access off of 9th. The project is a Tentative Map, Density Bonus, Roadway Vacation, and Site Plan application to subdivide approximately 19.65 acres across four parcels into 88 single-family residential lots and 12 lettered lots (for Private Streets, Open Space, and Water Quality Purposes). The 88-unit count contains a commitment to provide 11 deed-restricted affordable dwelling units, consisting of eight very low-income units and three moderate-income units that will be prioritized to Ramona residents first. The existing single-family residence will remain, while the barn will be demolished. The project includes a roadway vacation of onsite portions of 10th Street. An Emergency Vehicle Access gate will be installed onsite to eliminate project traffic from using 10th Street southbound from the project. Project The project utilizes a Density Bonus incentive to allow existing and proposed utility infrastructure, including power poles, to remain above ground rather than requiring undergrounding. The project's commitment to pay the Park Lands Dedication Ordinance in-lieu fees will allow park funding to be allocated toward improvements that serve the Ramona community.
Perfect, Transportation/Trails Subcommittee
 - C. INFORMATIONAL ITEM ONLY :** Presentation by Planning and Development Services, Housing Division, on the Housing Unlocked project, which intends to help achieve the housing goals of the County's General Plan by expanding opportunities for a broader range of housing types and development options. Per the Housing Element implementation plan, the County is reviewing the Zoning Ordinance Land Use and Development Regulations and proposing zoning amendments to create consistency within the General Plan.

- D. **Discussion/Possible Action:** Condition of Lamar Street with consideration of paving between El Paso and Montecito Rd.
Perfect, Transportation/Trails Subcommittee
 - E. **Discussion/Possible Action:** Elm/Poplar traffic calming (Community member Bev Torres)
Perfect, Transportation/Trails Subcommittee
 - F. **Discussion/Possible Action:** Consideration of using Dye Street/Dye Road to create an alternative to the roundabout proposed for the SR 67/Mussey Grade Intersection. (RCPG member Maureen Dant)
Perfect, Transportation/Trails Subcommittee
 - G. **Ramona States Routes**
Maxson, RSRS Subcommittee
 - 1. **INFORMATIONAL ITEM ONLY:** Ramona Sheriff update to Subcommittee on law enforcement activity to increase safety on SR 67 and SR 78.
 - 2. **Discussion/Possible Action:** Status of SR 67 Highway Improvements Project.
 - 3. **Discussion/Possible Action:** Status of SR 78 safety improvements.
 - 4. **Discussion/Possible Action:** Status of SRs 67/78 Main Street traffic calming measures.
 - 5. **Action Item:** Review proposed draft letter for RCPG consideration seeking highway traffic safety funding through the State of California's Cannabis Tax Fund Grant Program.
 - H. **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 – 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 8-6-26 at the 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.