

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
July 2, 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	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: Janelle Clark, 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 6-11-26 (Action)

Ms. Mansolf said the June 11, 2026, minutes were not complete yet.

The Chair said the minutes would be tabled until the August 6, 2026, meeting.

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. (No Speakers)

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

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

Upon motion made by Dawn Perfect and seconded by Terry Maxson, the motion **passed 12-0-1-0-2**, with Debbie Foster abstaining and Janelle Clark and Andrew Simmons 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 the report of law enforcement activity for the month of June: 54 traffic stops and 19 citations on SR 67 in June; community-wide there were 45 arrests, 99 traffic stops, 36 pedestrian stops and 16 citations.

7-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

Speaker: Sue Thygesen, Ramona Resident

Ms. Thygesen said, as she stated at the June 11, RCPG meeting, the Ramona population has been steadily increasing, while Ramona's emergency evacuation routes have remained the same since before the 2003 Cedar Fire. She was hoping that all residential developments would be on hold until Ramona's safety was taken into account in regards to said emergency evacuation routes. One month later, we are here with a proposal of 88 single-family residential lots. This is an estimated increase of 220 more vehicles. She read all of the infrastructure information provided in the agenda, yet, she sees no infrastructure improvements to any emergency evacuation routes/plans. We are literally playing with fire. I sincerely hope Ramona does not encounter such emergencies as we have had in the past; however, continually increasing our population with no evacuation emergency response plan, we are destined to repeat history with even more devastating consequences. As stated a month ago, she is all for growth in Ramona – especially with rising housing costs and low income housing desperately needed. But it needs to be safe growth, not just economic growth. Ramona's disaster history is well documented, but she would like this comment/statement clearly documented. If we continue to develop and not provide adequate safety evacuation measures, one of her biggest fears, if she survives another disaster, is to face the RCPG or the County, or a court room and say, "I told you so."

Ms. Perfect gave the Transportation/Trails Subcommittee report. The housing project will be accessed from 9th Street and it includes a vacation of a portion of 10th Street. After the vacation, a gate will be installed on 10th Street to prevent traffic from going through the area yet will still allow emergency vehicle access. Ms. Perfect said the motion made at the Transportation/Trails Subcommittee meeting was to approve the project with the request to vacate the 10 Street portion of the project with an emergency vehicle access and to require them to improve their portion of San Vicente Road with curb, gutter and sidewalk.

The Chair said the project also involves a waiver of the undergrounding of utilities.

Theodore Shaw presented the project. The development will include 88 housing units and 11 deed restricted affordable housing units that will be prioritized to Ramona residents first. The project is on 19.65 acres. There will be an HOA and the HOA will have ½ acre on the property. They are requesting to vacate a portion of 10th Street on site, and put up an emergency vehicle access gate. The gate area and park will be maintained by the HOA.

Ms. Maxson asked if there would be any additional traffic going on to 10th Street?

Mr. Shaw said there will be more foot traffic and bicycle traffic.

Ms. Dant asked where the location of the trail would be?

Mr. Shaw said the trail would run along the street.

Ms. Gibson asked if there would be more above ground utility poles?

Mr. Shaw said they will have to relocate 1 pole. The existing poles will remain above ground. The new utilities will be under ground.

The Chair said they will be providing PLDO in-lieu park fees that will serve the Ramona area. She estimated Warmington will pay a fee of \$9,500 per home, for a total of \$836,000 for the project.

MOTION: TO APPROVE THE 4 ITEMS THE COUNTY REQUESTED THE RCPG REVIEW FOR TM 5665 PLUS THE TENTATIVE MAP AND THE NON MOTORIZED ELEMENT. (NOTE: THE 4 ITEMS ARE 1) ROAD VACATION; 2) ABOVE GROUND UTILITY WAIVER; 3) PARK IN-LIEU FEE ALLOCATION; 4) AFFORDABLE HOUSING PREFERENCE)

Upon motion made by Jonas Dyer and seconded by Dawn Perfect, the motion **passed 13-0-0-0-2**, with Janelle Clark and Andrew Simmons absent.

7-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.

Alexa Kerr and Josh Menvielle from Planning and Development Services, Housing Division, presented the Housing Unlocked project.

There are 3 webinars available on the County website. Housing Unlocked is a Zoning Ordinance Amendment project, where they are analyzing the Zoning Ordinance and Development Designators. They can better facilitate General Plan development through Zoning. They are considering best practices and alternative zoning options. Housing Unlocked is not a General Plan Amendment. It supports building more homes where they are currently allowed.

Housing Unlocked explores solutions through zoning changes to make it easier to "unlock" housing as envisioned by the General Plan. They are reviewing specific development regulations to create more flexibility for development to produce more attainable housing options.

There are 5 programs and 1 Board Directive involved in Housing Unlocked: Zoning Ordinances and Development Designators: Zoning Ordinance Amendments to Achieve Maximum Density; Diversity of Land Use and Build Types; and Tiny Homes on Wheels (THOW). They are expanding Checklist Exemptions and looking at group homes of 7 or more. They are updating the Zoning Ordinance, and Development Designators (building type, building height, setbacks, maximum floor area ratio (FAR) and open space/P Designator). They are continuing to analyze the components of the Zoning Ordinance.

They are looking at Residential Density. Maximum density is the highest number of houses allowed in a specific area by the General Plan or by the Zoning Ordinance. Density is shown in number of dwelling units per acre. They are looking at types of developments, such as Semi-Rural (1 du/acre), Village Residential (4.3 du/ac) and Village Residential (7.3 du/ac), and working on the General Plan Designators. One consideration is that they are allowing additional building types, such as single family detached, duplexes and triplexes, while maintaining existing densities.

One amendment is they are allowing duplex and triplex building types in designators B through F, while maintaining existing densities. This allows for more development options. Another amendment is relating to building height. They are removing the limit on stories while maintaining existing height regulations. They are allowing the modifications of height requirements through a Planned Development permitting process. They will be removing zoning setbacks between main buildings and relying on existing building and fire codes. They will be

allowing for smaller minimum lot sizes through the permitting process. They are exempting uninhabitable accessory structures from FAR calculations.

For open space, they are increasing how much usable group open space is allowed within the setbacks. They are allowing modifications of open space requirements through a planned development permitting process.

For unlocked housing, the maximum density is the highest number of houses allowed in a specific area. Density will be shown in the number of dwelling units per acre. For example, if land is flat, more homes can be built. However if the land is on a slope, fewer homes would likely be built, but with Housing Unlocked developers can do duplexes or use other options.

The Regional Housing Needs Allocation (RHNA) sites must build to at least 70 percent of the density provided by the General Plan. New and emerging building technologies like prefabricated and 3D printed construction will be acknowledged. They will codify the existing Director's Determination and allow THOW as primary and accessory uses.

One change is there will be expanded exemptions for certain code enforcement cases. Promotion of existing maps and checklists will be available to assist applicants. They will streamline a reasonable accommodations approval process for group homes of 7 or more persons.

Phase I of Housing Unlocked will occur in 2026, while Phase II of Housing Unlocked will occur in 2027.

The Chair asked about amending fees for applicants?

Mr. Menvielle said they are not changing fees. Projects will move faster and could be cheaper.

The Chair asked about a cap in the timeline for review?

Ms. Kerr said Housing Unlocked could make it easier for the County to support streamlining and doing a site plan exemption.

Ms. Maxson asked what makes areas RHNA sites?

Mr. Menvielle said the area allows for higher density.

Ms. Kerr said this is related to where the RHNA is located. Some are located in an area where there are existing structures.

Ms. Maxson asked what if there is a vernal pool in a RHNA area?

Mr. Menvielle said environmental constraints are taken into account. The site has to be reviewed.

Ms. Kerr said that environmental review is a critical factor.

Mr. Menvielle said most vernal pools are mapped.

Mr. Aruin said he thought this is a great program.

Mr. Menvielle said the program is trying to equalize the development process.

Ms. Gibson asked about requirements for the tiny homes?

Ms. Kerr said the tiny homes have to be hooked up to utilities.

Ms. Foster said she knew of a 3.95 acre lot, in an area where the zoning was 4 acre. Someone asked if they could put a home on the property anyway, and they were told that the property could be reviewed to see if a house could go on it for a price of \$19 thousand.

Mr. Stykel said he did not support the program.

7-D: Discussion/Possible Action: Condition of Lamar Street with consideration of paving between El Paso and Montecito Rd.
Perfect, Transportation/Trails Subcommittee

Ms. Perfect said 5 residents live on Lamar Street, and they would like the road paved as they are concerned with the speed people are traveling on the road and they feel the road would be safer if it were paved. Ms. Perfect said no action was taken on this item.

7-E. Discussion/Possible Action: Elm/Poplar traffic calming (Community member Bev Torres)
Perfect, Transportation/Trails Subcommittee

Ms. Perfect gave the subcommittee report. This item was discussed at length at the subcommittee meeting. Most recently the Post Office worked with the neighbors to move the mailboxes from Poplar to Elm. Now the neighbors have safety concerns due to a bend in the road and they would like the speed limit reduced. There is no accident history since the recent improvements were made. Some neighbors would like the speed limit reduced from 45 mph to 35 mph. The subcommittee did not make a recommendation at the meeting. Maybe an additional sign would be helpful.

Speaker: Harry Williamson, Ramona Resident

Mr. Williamson lives on Pile Street and uses Poplar. There are a couple of trees in the traffic flow line that could be removed to improve the site distance around the blind curve. He thinks there should be a sign posted for a right turn only in that area. The RMWD is putting in a new water main and they will probably be repaving the road after the work is complete. Bicycles ride in that area so it would probably be safer to have a wider road.

Speaker: Bev Torres, Ramona Resident

Ms. Torres expressed appreciation for all that has happened so far relating to the traffic concerns for Elm and Poplar. The Post Office worked with the neighbors to get the mailboxes moved. RMWD was going to put in a fire hydrant where the mailboxes were, but changed the location after talking to her. The neighbors have worked with the trash service on this issue. She feels there is still some need for more traffic calming measures in the area.

Ms. Perfect said she felt the speed was okay, and maybe it would help to trim the vegetation back.

MOTION: TO REQUEST COUNTY VEGETATION MANAGEMENT REVIEW THE BRUSH IN THE AREA OF CONCERN (ELM STREET, JUST NORTH OF CEDAR TO JUST SOUTH OF POPLAR) TO SEE IF VEGETATION NEEDS TO BE REMOVED TO IMPROVE VISIBILITY.

Upon motion made by Robin Joy Maxson and seconded by Holly Hamilton-Bleakley, the motion passed 13-0-0-0-2, with Janelle Clark and Andrew Simmons absent.

7-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

Ms. Perfect said the subcommittee discussed an alternative to the proposed roundabout for the SR 67/Mussey Grade intersection.

Ms. Dant said she has concerns with the proposed roundabout, such as the speed of traffic passing through the roundabout and vehicles such as trucks and trailers going through the roundabout. She would like an alternative to be considered where Dye Street and Dye Road connect to Mussey Grade. She would like this concept to be explored and a report given to the RCPG on this topic. Should a study be done, she would like that to be provided to the RCPG, too. Ms. Dant made the following motion:

MOTION: TO REQUEST CALTRANS PROVIDE AN ADDITIONAL ALTERNATIVE STUDY TO THE (PROPOSED) ROUNDABOUT TO CONNECT MUSSEY GRADE ROAD TO DYE ROAD VIA DYE STREET, WITH A TRAFFIC SIGNAL AT DYE ROAD AND NO ACCESS FROM MUSSEY GRADE ROAD TO SR 67.

(Discussion on the motion)

Ms. Maxson said Caltrans studied alternatives for the roundabout. They had other options for the intersection and went with the roundabout. The roads being considered now are County roads.

Ms. Dant said Caltrans could work with other agencies on the intersection.

The Chair said she feels Caltrans studied this issue pretty well.

Ms. Dant said Caltrans presented 4 options – and the option she is proposing was not studied by Caltrans.

Mr. Stykel said it wouldn't hurt to study the alternative being proposed.

Ms. Dant said thousands of people go through that intersection.

Ms. Foster said Dye Street is an easement. Why not ask the people living on Dye Street about this?

Mr. Stykel said the bypass road is on their deeds. Why not ask for this alternative to be reviewed?

Mr. Dyer said he did not think a roundabout was the best option for the intersection.

Ms. Dant said there are so many curves on SR 67. Why add more items that people have to navigate on that road?

Ms. Hamilton-Bleakley said she lived in Europe for years. There are roundabouts everywhere and they are not a problem.

(Voting on the motion)

Upon motion made by Maureen Dant and seconded by Jonas Dyer, the motion **failed 4-7-1-0-1**, with Basil Aruin, Andrea Gibson, Holly Hamilton-Bleakley, Robin Joy Maxson, Terry Maxson, Dustin Turley and Lauren Eyse Welty voting no, Dawn Perfect abstaining, and Janelle Clark and Andrew Simmons absent.

7-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.

Ms. Maxson said this report was given under Item 7-A.

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

Ms. Maxson said Tyler Hicks of Caltrans had reported, for the RSRS meeting, regarding the status of the SR 67 Highway Improvement Project, that there was nothing new to 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.

Mr. Hicks also gave the status of improved signage for Mt. Woodson Gateway parking. During construction Caltrans suggested additional signage for bicycle separation and parking direction. The County was unable to implement Caltrans' suggestions, and the signage completion is now the responsibility of Caltrans. An investigation into the most appropriate signage package was opened and is in the final stages. Once concluded, Caltrans can share the results and next steps.

Mr. Hicks said the reason for the SR 67 repaving is the work currently being performed on the SR-67 is part of the SR-67 Culvert Rehabilitation and Restoration Project, which is an 11.6-million-dollar project that stretches from Winter Gardens Boulevard in Lakeside to Ellie Lane 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/stripping/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. For this item, the RSRS subcommittee discussed: What jurisdiction is the dirt along SR 67? A Caltrans right of way? If no parking on the right of way - this would be (State) CHP citations. Request clarification from Caltrans: Where is the right of way documentation? What is the policy on right of way and citations? Where is it documented that there is no parking on the right of way?

3. Discussion/Possible Action: Status of SR 78 safety improvements.

Ms. Maxson said Tyler Hicks of Caltrans had reported, for the RSRS meeting, that regarding the safety of SR 78 in the high collision section between Haverford Road and Horizon View Drive – recent safety concerns were brought to Caltrans' attention by Robin Joy Maxson. Caltrans submitted a Customer Service Request on her behalf (ticket 1175886), which has been forwarded to the Traffic Safety and Operations Branch for investigation.

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

Ms. Maxson said that Tyler Hicks of Caltrans had reported, for the RSRS meeting: an upcoming SR 78 project scheduled to begin in 2027 will include 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.

At the RSRS meeting, the subcommittee asked when the last speed survey was done on Main Street? Ms. Maxson brought forward the following motion from RSRS:

MOTION: TO ASK CALTRANS FOR A SPEED SURVEY ON SR-67/MAIN STREET FROM RAMONA STREET TO 3RD STREET.

Upon motion made by Robin Joy Maxson and seconded by Kristi Mansolf, the motion **passed 13-0-0-0-2**, with Janelle Clark and Andrew Simmons absent.

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.

Ms. Maxson presented a draft letter for RCPG consideration on the topic of seeking highway traffic safety funding through the State's Cannabis Tax Fund Grant Program.

MOTION: TO SEND A LETTER TO THE CHP REGARDING "URGENT REQUEST FOR CANNABIS TAX FUND GRANT PROGRAM (ADULT USE OF MARIJUANA ACT/PROP 64) FUNDING TO INCLUDE SR 67 AND SR 78 FOR ENHANCED DUID ENFORCEMENT AND PUBLIC EDUCATION.

Upon motion made by Robin Joy Maxson and seconded by Lauren Elyse Welty, the motion **passed 13-0-0-0-2**, with Janelle Clark and Andrew Simmons absent.

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

Ms. Maxson had sent out the APG report. She said that SANDAG is planning for Rapid 277, a bus route that will go from Ramona to Sabre Springs. It may use Scripps Poway Parkway to get there, or Poway Road may be used. SANDAG would like this item to be on the August 6, RCPG agenda. SANDAG has been in touch with her on this issue and they will be following up with the RCPG.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

The Chair announced that she received an email from County PDS, inviting interested parties to attend the second Focus Group Meeting regarding the Tiered Winery Rural Residential (RR) Expansion project. The meeting will be virtual and held on July 9.

8-B: Discussion Items:

1. Concerns from Members

Ms. Foster said would like to see a sign saying there is a passing lane ahead, when heading south on SR 67, after Archie Moore Road and the Mt. Woodson Gateway Preserve parking lot.

Ms. Maxson said she would like to see the Mt. Woodson parking lot signage resolved before addressing this item.

2. Future Agenda Item Requests

The Chair said the County has requested to have a stop sign on 4th Street at D Street for southbound traffic. This item will be on the August 6 agenda. Discussion of the SANDAG bus route from, Ramona to Sabre Springs, will also be on the next agenda.

Ms. Foster asked if we could have the porkchops, on SR 67/Main Street, by the Library and by Aldi, be on a future agenda. She feels those areas are problematic. She thinks there were signs on the porkchop areas, but they have fallen off and when that happens, the signs become a hazard. People can't turn left at these locations.

The Chair said she believes the porkchop was a condition of approval for the Aldi project. She will contact Caltrans and ask about this issue.

Mr. Stykel asked if there was a way to find out the project status for the Ramona Street Extension project. Ms. Mansolf said she would ask the County and get back to him.

3. Addition and Confirmation of New/Continuing Subcommittee Members (*None brought forward*)

8-C. Ramona Design Review Board Report – Update on Projects Reviewed

Ms. Gibson gave the Design Review Board report. No site plans were reviewed at the meeting. There were 2 waiver requests brought forward – 1 was for murals and the second was for the Dunkin Donuts/Baskin Robbins monument signs. Both waiver requests were approved. With the monuments signs – usually only 1 is allowed per parcel, however, they will be able to keep both. Jim Cooper resigned and his seat is currently vacant.

8-D. Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings

The Chair said she hadn't seen an agenda yet for the next Board of Supervisors meetings. For the Planning Commission – they will be discussing the ADU amendment at the July 10 meeting. The next TAC meeting will be August 7.

2. Future Group Meeting Dates – Next RCPG Meeting to be 8-6-26 at the 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.

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.