

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held February 1, 2018, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Chris Holloway	Frank Lucio	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Elio Noyas
	Dan Scherer	Richard Tomlinson	

Members Absent: Donna Myers, David Ross, Paul Stykel and Dan Summers

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 1-4-17

MOTION: TO APPROVE THE MINUTES OF THE MEETING OF 1-4-18 AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that she received an email from the Vegetation Manager of County DPW informing us of several proposed tree removals in Ramona. There are 2 dead eucalyptus trees at 1510 Lilac Street to be removed, 1 dead eucalyptus tree at 1170 Ramona Street, and 2 trees at 1021 D Street that are causing damage to the property owner water lines. Additionally there are trees at 716 8th Street 421 9th Street and 718 D Street that are causing damage to sidewalks and need to be removed in order for the proper sidewalk repairs. They plan to remove the dead eucalyptus trees and the trees at 1021 D Street as soon as possible, and will remove the other trees when sidewalk repairs are planned.

It was requested this item be put on the next RCPG agenda for discussion.

The Chair announced that he and Marcelo Peinado left messages for each other regarding obtaining the Caltrans response to the RCPG letter for the median barrier request on Highway 67 between Cloudy Moon Drive and Rockhouse Road. Mr. Peinado said Caltrans went over all the documentation, got 3 years accident reports from the CHP on the corner (between Cloudy Moon Drive and Rockhouse Road), and he will be giving us a formal response in the near future.

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 posted agenda.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke said he has taken every plan for the proposed Ramona Street Extension and compared it with the County’s building requirements. He believes Mr. Cooper has also done this, but feels other RCPG members that have not done this do not have a grounded opinion, based in fact, of this project. When the newly released County Road Building Standards came out in March of 2010, he realized that all possible plants for the road would violate the building standards in major ways and would make the project unsafe by design. He has brought this up to the RCPG several times. The RCPG’s solution in 2010 and 2011 was to approve the project and let the DPW design and build the road. All plans have failed to date, and we are waiting for the fifth plan, which has been pushed back to 2022. He would like the RCPG members to understand why this roadway isn’t already an accomplished fact and what the difficulties are, and that it will never get built in a safe manner even though DPW says it is feasible.

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

MOTION: TO MOVE ITEM 7-D TO BEFORE 7-A.

Upon motion made by Frank Lucio and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

ITEM 7: ACTION ITEMS:

7-D: (East Subcommittee Item) AD 17-030, Electric Service for Existing Well, 27541 Highway 78, Parcel is 20.14 Acres (Taken out of Order)

Mr. Gaarder presented the project. He had an electrical service to an existing well prior to the 2007 Witch Creek fire, and his property burned in 2007. He lost his house and the electrical service burned up in the 2007 fires. He missed the opportunity to rebuild the electrical service during the rebuilding phase after the fire. He has been rebuilding and cleaning up the property. Right now there is a straight line cleared of brush from where the electric will be to the existing well. The County will issue him an administrative permit for putting in his well, and said he can also put in a greenhouse.

Mr. Lucio said the East Subcommittee approved the project.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Jim Cooper, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-A: (Parks and Transportation/Trails Subcommittee Item) Review of 13th Street Bridge Project at 30 percent Design Completion Update from County Staff and Discussion . (Michael Khoury and James Bolz, County of San Diego)(To be on the 3- 1-18, RCPG Agenda)

County representatives were unable to attend the meeting, but plan to come to the next group of meetings prior to the March 1, 2018, RCPG meeting.

Mr. Lynch said he did not think they needed to come to the Parks Subcommittee meeting – just to Transportation/Trails and the full RCPG.

MOTION: TO TABLE UNTIL NEXT MONTH.

Upon motion made by Jim Cooper and seconded by Chris Holloway, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

- 7-B: (Transportation/Trails Subcommittee Item) Review the status of the proposed emergency evacuation route for Ramona across the grasslands area (Presentation by Jim Piva)**

Mr. Cooper said Mr. Piva is not ready to come and present on this topic.

MOTION: TO TABLE.

Upon motion made by Jim Cooper and seconded by Robin Maxson, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

- 7-C: (West Subcommittee Item) TM 5344 TE Cummings Ranch Time Extension. PROJECT DESCRIPTION: Cummings Ranch is a residential subdivision that includes 125 single-family residential lots and a 457-acre biological open space preserve on 683 acres in Ramona. The residential lot sizes would range from 1 acre to 3.1 acres in size. The biological open space preserve would include approximately 67% of the project site and would contribute to the overall biological function of the Ramona Grasslands Preserve, which is located northwest of the project site. The site is subject to the Semi-Rural and Rural Regional Categories and General Plan Land Use Designations of Semi-Rural 2 (1du/2 acres), Semi-Rural 10 (1du/10 acres) and Rural 40 (1du/40 acres). Zoning for the entire site is Specific Planning Area (S-88). The project would take access off of Highland Valley Road.**

Mr. Brown said he and Bruce Tabb took over the project following the passing of Gene Driscoll. The project is 125 homes on 683 acres with 67 percent of the property to remain in open space. Homes will not be clustered, and lot sizes range from 1 to 3.1 acres. The map will expire in the near future, and they are asking for an extension for 6 years, which is the maximum allowed. There are 3 phases to the project: 1) the application process; 2) the tentative map process, and 3) the final map process. Six years will give them time to adequately complete the project. The 4 interior access roads of the project will be 2 lane, with trails on either side of the road. The Cumming Ranch project will be paying into the Highland Valley/Dye/Highway 67 intersection improvement.

Ms. Krol and Ms. Ipema are residents who live near the project, and attended the West Subcommittee meeting. Ms. Krol has been a resident of this area for many years, but had never received a notice about the project before. Ms. Ipema recently bought her property, and had been unaware a large, approved project was next to her property. Both had many questions about the project in general that were answered by project consultant, Chris Brown

Ms. Krol said she has concerns with the curve by El Sol Road – there will be an access road to the project in the vicinity of El Sol Road, and she feels the site distance may not be adequate between El Sol Road and the new road (Engelmann Drive). Ms. Krol also has concerns about the potential for fire impacts from the 2 knolls that will be left in open space and close to her property. She has had a hard time getting fire insurance in the past, and wondered if the new residents would have the same problem because of the knolls? There is a tree near the property that has a nest of red-tail hawks in it. She hopes they won't be disturbed by the development.

Mr. Brown had said at the West Subcommittee meeting, the County does traffic studies to determine site distance, and there are standards that must be met. Regarding fire issues, the local fire department has to sign off on new development, and so they review development plans and make recommendations. An environmental document was completed for the project, and biology, traffic and fire issues were all studied and included in the document. Mr. Brown said the project is not on the table for approval, as the project is already an approved project. The time extension is what is to be considered.

Ms. Mansolf followed up with the County planner after the West Subcommittee meeting, and presented the following notes:

- 1) For fire issues, the properties by the open space will have a 100 foot limited building zone, where no building can take place. Fire mitigation measures, such as cutting, clearing and mowing will need to be followed within the limited building zone.
- 2) Location of pads for houses has been determined and is shown on the map.
- 3) Traffic studies have been done that guide locations of access roads into the project and traffic controls, such as stop signs. For traffic issues, all standards have been adhered to with no exceptions

Speaker: Lorraine Krol, Ramona Resident

Ms. Krol went to the West Subcommittee meeting and voiced her concerns about the road with fires. She talked about how there was such a traffic nightmare during the fires of 2007, and this project will add to that congestion. She still has concerns over the 2 large knolls that will be left undeveloped, for fire safety reasons. She never received a notice about the project being proposed.

Mr. Brown said that there is a specific procedure regarding notification of property owners when a project is proposed. People within 300 feet of the project are notified. A title insurance company helps to come up with the list, which the County checks, and the County pays for the mailing. The complaints should have been brought up in 2013 when the project was being considered for approval. There will be more fire protection with the project.

Speaker: Judy Ipema, Ramona Resident

Ms. Ipema was never notified about the project even though she bought her property after the project was approved. She is very close to the project. She feels the many boulders on the project property will have to be blasted to build the development.

Ms. Maxson said she is against the project, and after talking to several Ramona residents about the project, she feels many people do not want the project in Ramona.

Mr. Brown said the blasting of boulders is discussed in the project EIR.

Mr. Brean said the project is a controversial one. There were neighbors to the project at the time it was being reviewed by the RCPG. He liked the project at first, but didn't like the houses.

Ms. Mansolf said she did not support the project in 2013 when it was being considered for approval.

Mr. Cooper said that the item is a time extension, which is an administrative matter. It is an information exchange to us, reminding us that the project is still viable.

MOTION: TO APPROVE THE TIME EXTENSION OF 6 YEARS, AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Scotty Ensign, the motion **failed 7-4-0-0-4**, with Torry Brean, Kristi Mansolf, Robin Maxson and Elio Noyas voting no, and Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-D: (East Subcommittee Item) AD 17-030, Electric Service for Existing Well, 27541 Highway 78, Parcel is 20.14 Acres (Taken out of Order before Item 7-A)

7-E: (CUDA Subcommittee Item) STP 97-023M2, Minor/Administrative Deviation, Commercial Tenant Improvement. Going from Sears Retail to NCHS Medical Facility. The Medical Facility is offering services of Internal Medicine and Dentistry and Contains Exam Rooms, Restrooms, Waiting Area, and Work and Lounge Areas for Staff. Site Improvement Providing New Trash Enclosure, Demolishing existing Trash Enclosure and Loading Deck, upgrading Ramp and accessible Parking Stalls and adding Parking Stalls – new total 45 Stalls; existing parking 37 Stalls

Rula Mekhael presented the project. The proposed project is going into an existing building that formerly was a Sears. Now the building will have North County Health Services (NCHS) in the building.

The trash enclosure will be moved. The parking lot will be redone and restriped. There were 2 entries to the project, but now there will only be one. The building will be painted blue.

A gentleman representing NCHS was present. He said it will be an improvement having NCHS right in the town. The facility will have more capacity. Landscape will be refreshed. At this time, there will be no improvements to Vermont Street.

Mr. Lynch asked where the trash enclosure will be moved to?

After seeing on a map where the trash enclosure would be relocated to, it was determined that there were no existing residents near when the trash enclosure would be moved.

An RCPG Design Review Board representative said the Design Review Board would like to see the project again.

The representative from NCHS said he was concerned that going back to the Design Review Board would delay the project. Signs had already been approved.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Richard Tomlinson, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-F: (Transportation/Trails Subcommittee Item) Review the possible traffic hazards identified at the Intersection of Elm/Poplar Streets

Area resident Beverly Torres gave the presentation. A traffic study had been done by the County in February, 2014, and the speed limit was reduced. There is no clear line-of-sight for traffic coming from the north, creating a hazardous situation for residents and guests pulling out to the north or south, or pulling into their driveways. Between April, 2013, and May, 2017, there were 11 accidents, with 8 occurring between 6:50 pm and 3:20 am, and the rest occurring between 5:37 am and 11:48 am. The majority (7) of the accidents were hit object accidents. There was also a broadside accident, a broadside/hit object accident, and one where a vehicle overturned.

Mr. Cooper said several options to improve line-of-sight for the intersection were considered at the Transportation/Trails meeting. Some of the options brought forward were added signage and LED lights. Transportation/Trails also recommended another line-of-sight be done. There was a suggestion to move the mailboxes from Elm to Poplar, to help with visibility and safety, as people pull up to the mailboxes

Mr. Cooper brought forward the motion from the subcommittee.

MOTION: THE RCPG SEND A LETTER TO THE COUNTY DEPARTMENT OF PUBLIC WORKS REQUESTING A LINE-OF-SIGHT STUDY FOR THIS INTERSECTION, LOOK AT SHAVING HILL AND TREE REMOVAL, BLIND CURVE SIGNAGE, OR A "T" SIGN. "CAUTION BLIND DRIVEWAY" TO WARN DRIVERS OF SHORT LINE-OF-SIGHT PROBLEMS. SIGNAGE TO INCLUDE LED LIGHTS, ASPHALT WARNING PAINT AND FISH EYE MIRRORS.

Upon motion made by Jim Cooper and seconded by Casey Lynch the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

A second motion was made:

MOTION: THE RCPG SEND A LETTER TO THE RAMONA POST OFFICE RECOMMENDING THEY APPROVE A NEIGHBORHOOD REQUEST OF MOVING THE MAIL BOXES FROM ELM TO POPLAR.

Upon motion made by Jim Cooper and seconded by Casey Lynch the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-G: (Transportation/Trails Subcommittee Item) Review the results of the traffic study results on Arena Way

Mr. Cooper gave the report on the item. Lisa Brown of the RSV/HOA met with County DPW to review traffic study results on Arena Way, and discuss possible mechanisms to improve traffic safety conditions in that area.

7-H: (Transportation/Trails Subcommittee Item) Review of Ramona Resurfacing list by Ad Hoc Committee to now include the greater study identified by the County letter dated November 7, 2017 and entitled: PRIORITIZATION REQUEST FOR ROADWAY PAVEMENT MAINTENANCE IN THE RAMONA COMMUNITY PLANNING GROUP (CPG) AREA

Mr. Cooper said the ad hoc committee is scheduled to meet February 6, 2018, to go over road resurfacing priorities.

7-I: (Transportation/Trails Subcommittee Item) Review and update, for possible RCPG action, the 2014 Ramona Community Planning Group Capital Improvement (CIP) Road Priority List.

Mr. Cooper presented the history of the CIP road list to date and talked about additions and deletions by the Transportation/Trails Subcommittee and the RCPG over the past several months. The final list presented follows:

PRIORITY # PROJECTS UNDERWAY – COUNTY SHALL PROCEED AS PLANNED

- 1 Boundary Ave to Etcheverry St., provide safety element for evacuation for Boundary Avenue Elementary School
- 2 Etcheverry St from Hunter St to SR67 (Road Improvement)
- 3 Bridge on 13th St over Santa Maria Creek
- 4 13th St., from SR67 to Walnut St. (Road Improvement)
- 5 Mussey Grade Rd. (slope and drainage improvement)
- 6 H St., from 10th St. to Ramona St. (Road Improvement)
- 7 Arena Dr./Benito Way Drainage (drainage improvement)
- 8 Creelman Ln., from San Vicente to Keyes Rd. (Road Improvement)
- 9 Ramona St., Boundary Ave to Hanson Ln., sidewalk and pathway on east side for pedestrian safety
- 10 Kelly Ave., from Pala St. to Etcheverry St. (Road improvement)
- 11 Proposed Ramona Street Extension
- 12 Phase 2 South Bypass (Dye Road Extension).

PROJECTS IMPORTANT TO THE COMMUNITY – COUNTY TO DEVELOP IN THE FUTURE

- 1 Hanson Ln., from Ramona St. to San Vicente – sidewalk and pathway on South side (already exists on the North side)
- 2 Alleyway between Main St. and D Sty., from 5th to 11th St. (Road improvement)
- 3 San Vicente Rd., from Wildcat Canyon Rd. to SDCE limit (Road improvement)
- 4 D St., from 9th St. to 13th St; curbs, gutters and sidewalks on both side of the street
- 5 B St., between 5th and 10th St.; curbs, gutters and sidewalks
- 6 Vermont St., from Pala to Etcheverry St., (Road improvement to relieve traffic from Main Street)

PROJECTS IMPORTANT TO THE COMMUNITY – COUNTY TO COORDINATE WITH CALTRANS

- 1 14TH St./SR67 (Intersection Improvement)
- 2 Montecito Rd/SR67 Right Turn lane (Intersection Improvement)

MOTION: THE RAMONA COMMUNITY PLANNING GROUP CAPITAL IMPROVEMENT ROAD PRIORITY LIST BE APPROVED AS SUBMITTED.

Upon motion made by Jim Cooper and seconded by Torry Brean, the motion **passed 10-1-0-0-4**, with Richard Tomlinson voting no, and Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-J: (Transportation/Trails Subcommittee Item) Review possible alternate circulation elements versus the current proposed Ramona Street extension.

Mr. Cooper said the Transportation/Trails Subcommittee discussed alternate routes to the Ramona Street extension project. There are 2, maybe 3 alternative routes that the RCPG could ask DPW to study. One road is Keyser – it is partially paved but he thinks the County owns it. The second is Royal Vista. It is a privately owned road, and it already used as an alternative traffic route from Warnock to Boardary. There is also Equestrian Trail. None of these routes have been studied.

Mr. Brean said he agreed with having additional routes in this area, but he would prefer to not call them alternative routes to Ramona Street when asking the County to do a feasibility study.

MOTION: TO REQUEST COUNTY DPW DO A FEASIBILITY STUDY, TO STUDY KEYSER, ROYAL VISTA AND EQUESTRIAN TRAIL GOING THROUGH FROM WARNOCK TO HANSON LANE.

Upon motion made by Jim Cooper and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-K: (Parks Subcommittee Item) Review of Wellfield Park 1994 Storm Water Decision

Mr. Lynch said the County provided him with the Wellfield Park 1994 Storm Water Decision. This important document should be included with future RCPG PLDO applications to avoid any storm water delays.

7-L: (Parks Subcommittee Item) Review of additional project specific questions from County for Wellfield Park Projects

Disc Golf was described at the Parks meeting. Mr. Cooper will meet with County staff and a horseshoe expert regarding design criteria, layout and structural cover. Mr. Cooper will also review the new design proposal with County staff for completement.

Mr. Cooper said he met with Hal Griswold of the SCA Pitching Association. The land to be used is not in the floodway or in the floodplain. The orientation of the project was agreed to. Mr. Cooper also met with a County planning representation. Any pending issues were resolved, and they are ready to proceed with getting an estimate. For storm water drainage, pervious concrete can be used.

Mr. Scherer asked if there would still be water on the room?

Mr. Cooper said 95 percent of the issues have been resolved. The ROCC will maintain the lanes and the immediate area where the lanes are. Practive lanes will not be lit.

7-M: (Parks Subcommittee Item) 2017-2018 PLDO Priority List Request

Mr. Lynch gave an updated amount for PLDO projects. The unencumbered amounts remaining is \$140,000.

Mr. Lynch presented the 2017-2018 PLDO Priority List (listed in priority order):

1. Girls Softball LED Scoreboards (Approved for up to \$128,000)
2. Ramona Soccer League Field Expansion (Approved for up to \$275,000)
3. Wellfield Recreational Park Project (Approved for up to \$233,685)
4. Skateboard Park Development (Approved for up To \$250,000)

MOTION: TO APPROVE THE 2017-2018 PLDO PRIORITY LIST AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Jim Cooper, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-N: Report on Greenway Park/Trail Meeting 1-12-18

Mr. Cooper attended the Greenway Park/Trail meeting on January 12, 2018. The meeting was chaired by Supervisor Jacob. She said she needed 75 percent of the property owners to agree to the actions to be taken for expansion and usability of the park before being more committed. Once 75 percent of the property owners are in agreement, then a new meeting will be called to move forward.

7-O: Follow up with Caltrans on median barrier request, SR-67 – Addressed under Announcements

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Appointment of Subcommittee Chairs for 2018

MOTION: TO CONFIRM THE FOLLOWING RCPG MEMBERS AS SUBCOMMITTEE CHAIR FOR 2018: TRANSPORTATION/TRAILS – JIM COOPER; CUDA – TORRY BREAN; SOUTH – ELIO NOYAS; PARKS – CASEY LYNCH; EAST – FRANK LUCIO; WEST – KRISTI MANSOLF

Upon motion made by Dan Scherer and seconded by Casey Lynch, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

8-B: Mandatory Annual Planning Group Member Training, In Person Training Offered 2-10-18; Biennial Ethics Training; and Form 700

RCPG members were reminded to complete to complete their training and Form 700.

8-C: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

There was no Design Review Board meeting on January 25, 2018, as there was no business.

8-D: Discussion Items (Possible Action)

8-D-1: Concerns from Members

Mr. Noyas brought up maintenance of the channelizers on Highway 67 as a matter of concern.

Someone responded that this is a Caltrans issue.

8-D-2: Future Agenda Item Requests

Mr. Cooper said he gets flack from Ramona residents who believe the RCPG has something to do with Highway 67 in Poway, but Ramona ends south of Cloudy Moon Drive. He would like to add this as an agenda item for next month, and maybe get Poway involved with Highway 67 safety in that area.

Ms. Mansolf said that Poway starts south of Cloudy Moon Drive, and Lakeside starts a mile or 2 south of Poway Road. Ms. Maxson and herself have talked to the City of Poway stakeholders for Highway 67 in the past about Highway 67 as part of the SR-67 Safety Revitalization Committee.

**8-D-3: Addition and Confirmation of New/Continuing Subcommittee Members –
*None brought forward***

8-E: Meeting Updates

**8-E-1: Board of Supervisor and Planning Commission Meetings: Planning Commission Heard the County Climate Action on 1-18-18 in Preparation For Making Recommendation to the Board of Supervisors. Information on the County Action Plan is Available at:
<http://www.sandiegocounty.gov/content/sdc/pds/advance/climateactionplan.html.html>**

8-E-2: Future Group Meeting Dates – Next RCPG Meeting to be 3-1-18 at the Ramona Community Library, 7 p.m.

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 #5: 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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