

County of San Diego County of San Diego  
Ramona Community Planning Group  
FINAL MEETING AGENDA

January 6, 2022  
**ZOOM MEETING**  
*(DETAILS)*

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

Meeting shall be a Zoom Meeting held at 7:00 P.M

Join Zoom Meeting

<https://us06web.zoom.us/j/82197775257?pwd=amo5MnNpTEhMMWJ0MXM5L2ZwQ0dXQT09>

Meeting ID: 821 9777 5257

Passcode: 160796

Dial In Numbers: +1 669 900 6833 US (San Jose), +1 346 248 7799 US (Houston)

Meeting ID: 821 9777 5257

Passcode: 160796

Find your local number: <https://zoom.us/u/addDOS44FZ>

**A Temporary email address has been created to request agenda item information via email.**

Please send an email to: [rcpgcovid19meetinginfo@gmail.com](mailto:rcpgcovid19meetinginfo@gmail.com) to request documents for each item to follow along with during the teleconference.

Requests for documents will be responded to before and during the meeting as possible to accommodate any member of the public wishing to participate during the meeting.

Members of the public are requested to make a speaker request via email prior to the meeting as well. This request is to ensure everyone is heard and has an equal opportunity to speak during the meeting as well as providing the RCPG a chance to organize our speakers ahead of the meeting to ensure we have ample time for each item. Please indicate if you are speaking as PUBLIC COMMUNICATION or as an AGENDA ITEM and note the agenda item you wish to respond to and please limit your written response to 3 minutes or less.

Written comments to be read into the record will also be accepted via email prior to the meeting. Please indicate the item number you wish to respond to and please limit your written response to 3 minutes or less.

1. Call to Order
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL (Maxson, Chair)
4. APPROVAL OF MINUTES 12-2-21 (Action)
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 be limited to 3 minutes)

**CALL FOR ANY ADDITIONAL SPEAKERS**

**VICE-CHAIR SHALL ANNOUNCE EACH SPEAKER REQUEST BY NAME, THE SPEAKER SHALL STATE THEY ARE ON THE CALL AND BEGIN. THE TIME LIMIT IS 3 MINUTES AND THE CHAIR SHALL CALL TIME AT THE END OF 3 MINUTES AND THE SPEAKER WILL STOP ON THE CALL.**

6. APPROVAL OF ORDER OF THE AGENDA (Action)

7. ACTION ITEMS:

- A. AD 21-029 Applicant is asking for a height deviation from the maximum ADU height of 24ft to 29.0 ft per plan. Project is an 18 car garage private showroom with a 1200 sf ADU on top. Project address is 15534 Highland Valley Rd, Escondido (in Ramona Community Plan Area) on a 9.88 ac. lot. The ADU and Carriage garage is located at the lowest point of the lot. The property is zoned Single Family agricultural. The height designator is "G" which allows for 35 ft height. This allows applicant to maintain a minimum ceiling height in the garage and have the vaulted ceiling in applicant's ADU on top.  
Mansolf, West Subcommittee
- B. Vineyard Grant James PDS2016-AD-16-013. 25260 E. Old Julian Highway. Administrative Permit (AD) for an existing winery which is operating as a Small Winery per the County of San Diego Zoning Ordinance. The project consists of an existing boutique winery with a proposed 3,000 square foot prefabricated building for wine production and tasting room and a 384 square foot detached restroom facility. The small winery would also hold special events seven days a week from 8am to midnight with an average of 100 events per year. The existing as-built metal production building is to be removed along with all other "as built" structures. The project also proposed a 10,000 gallon water tank and pump for fire suppression as well as a water line from the proposed water tank to the proposed prefabricated winery structure. The intent of the permit is to bring the project into compliance with current regulations and expand the allowed uses on the property to include group events and/or weddings with up to 200 attendees. Access would be provided by a driveway connecting to Old Julian Highway, a public road. The project would be served by an existing on-site septic system and groundwater from onsite well(s). No extension of sewer or water utilities will be required by the project.  
Rains, East Subcommittee
- C. Jack in Box, 1056 Main St., D5 Waiver Request, Revisions to Lighting and Signage and other Changes
- D. Presentation by Nicholas Juarez seeking feedback from Planning Group on a conceptual plan to create a small livestock (poultry) processing business in Ramona's industrial area.

- E. SDCE Traffic Calming Measures (Next Zone Discussion).  
Lynch, Transportation/Trails Subcommittee
  - F. Pine Street Vacation  
Lynch, Transportation/Trails Subcommittee
  - G. Ramona Community Planning Group to send a letter to LAFCO expressing interest in exploring the idea of a Community Services District structure for Ramona.  
Lynch
  - H. Review of column submitted to the Ramona Sentinel regarding 3<sup>rd</sup> ambulance status by Dan Summers  
Summers, 3<sup>rd</sup> Ambulance ad hoc
  - I. Review of entities supporting a 3<sup>rd</sup> ambulance in Ramona  
Summers, 3<sup>rd</sup> Ambulance ad hoc
  - J. Pending LAFCO vote on the RMWD's plan to transfer control of fire and EMS services to San Diego County.  
Summers, 3<sup>rd</sup> Ambulance ad hoc
8. OTHER BUSINESS (Possible Action)
- A. Announcements and Correspondence Received
  - B. Ratification and Continuance of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e).
  - C. Election of Officers for 2022: Chair, Vice-Chair and Secretary
  - D. Annual County Training for Planning Group Members, and Biennial Ethics Training
  - E. DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed
  - F. Discussion Items (Possible Action)
    - 1. Concerns from Members
    - 2. Future Agenda Item Requests
    - 3. Addition and Confirmation of New/Continuing Subcommittee Members
  - G. Meeting Updates
    - 1. Board of Supervisors, Planning Commission and TAC Meetings
    - 2. Future Group Meeting Dates – Next RCPG Meeting to be 2-3-22, Location to be Determined

## 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 #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.

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.