

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

September 1, 2022

Meeting will be In Person

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

1. Call to Order
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL (Maxson, Chair)
4. APPROVAL OF MINUTES 8-4-22 (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)
6. APPROVAL OF ORDER OF THE AGENDA (Action)
7. Consent Calendar:
 - A. Ratification and Continuance of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e).
8. ACTION ITEMS:
 - A. Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona
 - B. STP 18-037M1, D Street Mixed Use Project Minor Deviation, 327 D Street and 329 D Street. The project was approved 4-10-20 for 2 mixed-use (residential and commercial) units on 2 separate contiguous legal lots. A Time Extension was granted for the project on 5-25-22. A Minor Deviation is being proposed that will develop each parcel with 1 mixed use building with a primary residence, an ADU and a commercial unit. The first floor of each building will have 453 sq ft of commercial space. The primary structure and ADU will each have a 700 sq ft 2 car garage and an 854 sq ft 2 bedroom, 1 bath residence with 142 sq ft private outdoor balcony (2nd floor). Woodcrest Rev
CUDA, Simmons
 - C. STP 16-030M1. McDonald's Restaurant, 1550 Main St. Proposed site changes under the Minor Deviation request include a small building lobby expansion of the front of the building; adding a circulation lane in front of the building for better site navigation; relocate accessible parking stalls and ramp due to new entry location (necessary to meet accessibility code). Proposed building changes under the Minor Deviation include lobby expansion; exterior image will remain the same except for a slight modification based on the new entrance location; building will receive all new interior due to fire damage. Design UA Inc
CUDA, Simmons
 - D. ZAP 22-006. The proposed project would be a request for a Minor Use Permit to construct 39 megawatts (MW) / 78 megawatt hours (MWH) of battery energy storage

located on approximately 1.70 acres at the southwest corner of an 11-acre property on the north side of Creelman Ln between Ashley and Keyes. The property has a single-family residence. The proposed project would include 32.2-foot long, 5.6-foot wide, and 8.7-foot-tall battery storage containers on individual concrete equipment pads, approximately 5-feet apart, and would connect to the substation on the south side of Creelman Lane via underground lines.. Carried over from 8-4-22 RCPG meeting
Noyas, South Subcommittee

- E. VAC-22-001 proposes the vacation of a 1.25-acre open space easement that was dedicated for the protection of biological resources. The open space easement is at the south end of a 78-acre property operated by the Young Life Oakbridge Camp under Major Use Permit 77-005W1 at 27224 Golden Eagle Road, Ramona, CA 92065 (APN 246-160-39-00). The open space easement has been converted to a vineyard and this action is also the subject of case number PDS2021-ENFGCO-000088 by Planning & Development Services' Codes Compliance Division. Owner/Applicant: Oaks Venture, LLC and Coffey Engineering, Inc. Review of project scoping letter.
Hopewell, East Subcommittee
- F. Updates on concerns and traffic calming for Zone 1
Rains, Transportation/Trails Subcommittee
- G. Continuation on Zone 3 - (Median Closure and Stop Signs)
Stop signs and median closure are required to be delivered together. The county has provided feedback and detailed reasons for median closure including county standards. We need to bring it to the public and see if there is any additional feedback.
Rains, Transportation/Trails Subcommittee
- H. Zone 2, Ramona Oaks, and San Vicente Rd. (Jackie Sedler)
Rains, Transportation/Trails Subcommittee
- I. SB 743 & VMT - Working session to plan and understand how Ramona needs to handle this going forward.
<https://www.sandiegocounty.gov/content/sdc/pds/SB743.html>
Rains, Transportation/Trails Subcommittee
- J. Where the County budget stands and how it affects our PLDO projects going forward
Wallace, Parks and Recreation Subcommittee
- K. Skate Park still a priority, but more clarity from the County is necessary on site and funding.
Wallace, Parks and Recreation Subcommittee

- L. Funding for the lights for the Girls' Softball Field is in jeopardy due to the lack of action on the bidding for the work.
Wallace, Parks and Recreation Subcommittee
 - M. Monthly update from Caltrans on SR 67 projects.
 - a. Update on EIR report/legal plan if any
 - b. Update on repaving SR 67 project
 - c. Update on Mina De Oro project, boulder removal
 - d. Update on SR 67 and Mussey Grade Road Intersection. Seeking appointment with Sam Amen or Marcello Peinado
 - e. Letters in Response to CMCP Draft Supervisor Joel Anderson, State Senator Brian Jones Assemblyman Randy Voepel, The RCPG, Ramona Sentinel Column, Congressman Darrell Issa Assembly Woman Marie Waldron, Ramona Chamber of Commerce, Barona Reservation
Summers, RSRS Subcommittee
 - N. Update on communication with communities working to improve highway safety
Summers, RSRS Subcommittee
 - O. Consideration for writing a letter to government officials addressing the blighted property at 1703 Main Street.
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9. OTHER BUSINESS (Possible Action)
- A. Announcements and Correspondence Received
 - B. DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed
 - C. Discussion Items (Possible Action)
 - 1. Concerns from Members
 - 2. Future Agenda Item Requests
 - 3. Addition and Confirmation of New/Continuing Subcommittee Members
 - D. Meeting Updates
 - 1. Board of Supervisors, Planning Commission and TAC Meetings
 - 2. Future Group Meeting Dates – Next RCPG Meeting to be 9-1-22, Location/Format to be Determined

10. 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