

**County of San Diego
Ramona Community Planning Group
FINAL MEETING AGENDA
JULY 6, 2023**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES 6-1-23 (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 submit 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: Presentation by Sustainability Planning Division at Planning and Development Services on the work to update the Climate Action Plan (CAP) for the unincorporated County to reduce greenhouse gas emissions to address climate change. The presentation provides information on an updated greenhouse gas emissions inventory, proposed CAP Measures to reduce greenhouse gas emissions from County operations and activities within the unincorporated area. Draft CAP Update to come out for public review in the fall.
 - B. INFORMATIONAL ITEM ONLY : Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona.
 - C. ACTION ITEM: AD 23-007, Westwynd Small Winery Administrative Permit. 23970 East Old Julian Highway. Small Winery for private tasting events (no public tasting room) and other by-invitation-only private events. Events will be held outdoors in the roughly 1 acre area located between the main house and the 1.5 acre pond on the (78.82 acre) property. Main access to be from Old Julian Highway. Parking to be on-site in a gravel road area (75'x400') immediately adjacent to the pond. Proposed maximum capacity for events is 100 people. The winery will be open Monday through Sunday from 10 am to 10 pm, with events lasting 6-8 hours. Food and alcohol will be provided by a third party vendor, and all amplified noise sources would be located within the main event area. A portion of the property is within the scenic corridor.
Rains, Greater Ramona Subcommittee
 - D. ACTION ITEM: Presentation on proposed changes to the former K-Mart property. The proposed project consists of a façade remodel for a portion of an existing shopping center. Proposed alterations include an 869 square foot addition, 17-parking stalls, and the addition of grade loading docks and compactors. The existing commercial use is a K-Mart that permanently closed in 2020. The proposed project includes splitting the existing suite to allow for four new tenants: Marshalls, Grocery Outlet, PetSmart, and Five Below. Dollar Tree is the existing fifth tenant and is to be retained. Tenant 1 is approximately 23,002 SF, Tenant 2 is approximately 18,00 SF, Tenant 3 is approximately 9,470 SF, and Tenant 4 is approximately 17,332 SF. The commercial center is located on an approximately 9.91-acre site. The project proposes a total of 478 parking spaces.

Access is proposed off Pala Street, Day Street, and Main Street, a public road. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. The project is zoned RM-V-5 (Center District). According to Table 2.0 permitted Uses in the Ramona Form Based Code include retail sales within the RM-V-5 center district. The County is requesting preliminary feedback.

- E. ACTION ITEM: Waiver request for a house on APN 282-234-63-00 that is part of a 4 lot subdivision at 1970 Raymond Ave. The lot has the D2 Designator on it (relating to it being in the vicinity of a floodplain). County Flood Control, Fire, Building and Safety have all signed off on the plans for the lot. The County is requesting that the RCPG review the waiver request for the house.
- F. Transportation/Trails Subcommittee Items
 - 1. DISCUSSION/POSSIBLE ACTION: Presentation of concept for roundabout to circumnavigate shopping center in SDCE. Presentation by T&T Member Joe Cahak
 - 2. DISCUSSION/POSSIBLE ACTION: Presentation on proposal to change lane striping and signs on San Vicente Rd between Gunn Stage and Ramona Oaks Rd. Presentation by SDCE General Manager.
- Perfect, Transportation/Trails Subcommittee
- G. Ramona State Routes Subcommittee Items *INFORMATIONAL ITEMS ONLY*
 - 1. List of questions to Mr. Stephen Welborn, Caltrans, and his responses Re: SR 67
 - 2. Presentation/meeting with RSRS committee members and Chief Tony Mecham of CAL FIRE/San Diego County Fire on Monday 7-17 at 1 pm County Operations Center, regarding supporting the widening of SR 67
 - 3. Discussion on guardrail installation on SR 67 where callbox removed
 - 4. RSRS intersection crosswalk request at all intersection in the downtown Business district to include 6th, 8th, and 9th
 - 5. ACTION ITEM: Review options for Caltrans on new Ramona population and elevation signs for Ramona

Summers, RSRS Subcommittee

8. **GROUP BUSINESS (Possible Action)**

- A. Announcements and Correspondence Received.
- B. Speaker Slip – Update
- C. Appointment of Greater Ramona Subcommittee Chair for remainder of 2023
- D. Discussion Items:
 - 1. Concerns from Members
 - 2. Future Agenda Item Requests
 - 3. Addition and Confirmation of New/Continuing Subcommittee Members
- E. DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed
- F. Meeting Updates
 - 1. Board of Supervisors, Planning Commission and TAC Meetings
 - 2. Future Group Meeting Dates – Next RCPG Meeting to be 8-3-23, Ramona Library, 1275 Main Street.

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.