

**County of San Diego  
Ramona Community Planning Group  
MEETING MINUTES**

**January 4, 2024**

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

**ITEM 1: Call to Order, Casey Lynch, Chair**

**ITEM 2: PLEDGE OF ALLEGIANCE**

**ITEM 3: ROLL CALL (Lynch, Chair)**

In Attendance:	Torry Brean (Arr 7:15)	Janelle Clark	Jonas Dyer
	Debbie Foster	Holly Hailton-Bleakley (Arr 7:05)	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Dawn Perfect
	Michelle Rains	Lauren Schulte	Paul Stykel
	Dan Summers		

Members absent: Matt Rains, Andrew Simmons

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Schulte, 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 12-7-23 (Action)**

**MOTION: TO APPROVE THE DECEMBER 7, 2023, MINUTES AS PRESENTED.**

Upon motion made by Debbie Foster and seconded by Jonas Dyer, the motion **passed 11-0-0-0-4**, with Torry Brean, Holly Hamilton-Bleakley, Matt Rains and Andrew Simmons absent.

**ITEM 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.

Speaker: Arthur DeSanti, Ramona Resident

Mr. DeSanti asked for there to be a pedestrian crosswalk at the Ramona Boutique Hotel. He asked that a park be put in for kids to use in the vicinity of Stater Brothers. He asked that there be a master plan for roads within the community.

The Chair said that Mr. Pasumarthi, traffic engineer at the County now has Mr. DeSanti's contact information and they can be in touch with each other regarding Mr. De Santi's requests for crosswalks, etc.

**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 Robin Joy Maxson, the motion **passed 12-0-0-3**, with Torry Brean, Matt Rains 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 Malan gave the presentation. Deputies have been actively doing traffic control in Ramona throughout the holidays. For an update of the new Ramona Sheriff's Substation – the space the Sheriff's have been using has been removed from the existing substation and staff is displaced for now.

Ms. Maxson asked if there will be a focus on Main Street as far as traffic calming is concerned? Near the Town Hall cars have been seen going 50 mph in a 30 mph zone.

Lieutenant Malan said there are concerns with speeding on Main Street. Recently a man was hit and killed crossing against the light along Main Street.

7-B: DISCUSSION AND POSSIBLE ACTION: Presentation by County Staff on the Subsequent Mitigated Negative Declaration Findings for the Paseo Norte Senior Affordable Housing Project. The Board of Supervisors approved the developer disposition agreement upon the condition that CEQA be completed. Public review period is 12/14/2023 to 1/29/2024.

The Chair said he would be stepping down on the Wakeland project discussion and Ms. Schulte would chair this portion of the meeting.

Marcus Lubich and Elizabeth Enice from the County, and John Sugden from Wakeland Homes presented the project.

Mr. Lubich said the project is located on 7.86 acres of 2 County owned parcels north of Main Street between 12<sup>th</sup> and 13<sup>th</sup> Streets. It is adjacent to the Ramona Community Library and the RICC. They will be building 100 affordable housing units for seniors, ages 55 and over. There will be a new senior center open to the public and a new PACE Medical Care Clinic. There will be 4 acres of active and passive open space that will include pickleball courts, a tot lot and picnic benches. There will also be a multipurpose trail with a connection to the Santa Maria Greenway, Maple Street and 12<sup>th</sup> Street. The project will be accessed from 12<sup>th</sup> and 13<sup>th</sup> streets. It will have 98 parking spaces and a pedestrian connection to the RICC.

Mr. Lubich gave an update on the Mitigated Negative Declaration (MND). The original MND was adopted in 2017 for the RICC, which included the senior center, PACE Wellness Center, and open parking. It did not include affordable housing, the tot lot and the pickleball courts. The subsequent MND assesses senior housing, the senior center, PACE Wellness Center, open space, trail and park amenities only. The findings of the subsequent MND is that the project will

not have a significant effect on the environment with mitigation. The 53 day public review period started on December 14 and will go to January 29, 2024, at which time comments are due.

The document is on the Department of General Services website and not on the Planning and Development Services website.

Ms. Schulte asked if they wanted the RCPG to take a vote or was the presentation informational?

Mr. Lubich said they were providing an update and answering questions. The project will come back for action in the future.

Mr. Brean asked if mitigation would be offsite?

Mr. Lubich said they will purchase mitigation credits if they can't do mitigation onsite.

Ms. Foster asked why the skatepark and amphitheater are not still a part of the project as they were shown as part of the project in 2017. Now there is a pickleball court going in.

Mr. Lubich said the skatepark is on the Capital Improvement project List. The pickleball court will be going into what was going to be a softball field. They are wanting recreational amenities for seniors and they didn't think they would use a skatepark. The skatepark and amphitheater are still part of the project.

Ms. Foster said the project will be uninviting for children and young adults. If the residents' grandchildren come to visit, what will they do?

Mr. Lubich said the affordable housing portion of the project has been added since the RICC was first presented in 2017.

Mr. Sugden said they need to get a minor use permit and will have to go through the discretionary permit process for 2.14 acres. Four acres of the project will be active/passive. They are anticipating that at least a portion of the mitigation will occur onsite.

Ms. Maxson asked if there were any fairy shrimp on the property?

Mr. Lubich said they have not done wet and dry surveys yet.

Ms. Maxson asked if the pickleball park and the tot lot will be open to the public? Will Ramona residents have priority for the housing?

Mr. Sugden said the pickleball court and tot lot will be open to the public. Mr. Sugden said there is nothing in place to give Ramona residents priority when applying for housing. Usually housing applications are handled on a first-come, first-served basis or through a lottery system.

Ms. Maxson asked what was the qualifying income for residents?

Tina Cobarrubias, of the project team, said that for a single resident the income level is \$48,250 and for 2 residents the income level would be \$55,150.

Mr. Summers said that he wanted the project proponents to understand the frustration of not having the skatepark be part of the project. The discussion about getting a skatepark in Ramona has been going on for 20 years. There is not much for teens to do in Ramona. If the skatepark could be included as part of the project, we would be happy.

Mr. Lubich said he knows how long Ramona has wanted a skatepark. The housing project is a separate project from the skatepark which should be funded in 2024-2025. This project doesn't replace the skatepark. The Department of Parks and Recreation would best be able to address the skatepark.

Mr. Sugden said the senior center will have a kitchen and it will be open to the public. Every unit will have a kitchen. They may have to use a lottery to determine who will live there. It will be done first come first served. They could set a preference for Ramona residents.

Ms. Perfect said the area was never intended to be a senior center. It was to be the RICC. How did this happen? She hopes the project will go through subcommittees.

Mr. Lubich said the minor use permit will go through subcommittees and the RCPG.

Ms. Perfect said this property was intended to be the RICC. What is being presented is not a campus to facilitate interactions between generations. The trail is gone. The promenade is gone. We are getting senior housing. People being able to walk to the library would be an active space. But it looks as though the space will be more passive. We wanted the seniors to be with the children. Maybe the vision was lost. Somewhere the interactive component was lost. Kids won't be able to walk around in this space.

Ms. Perfect said that we are elected to uphold the communities' wishes. Will the senior housing and the senior center operate with the same operator? Will there be parking for the senior center?

Mr. Sugden said that the senior housing and the senior center will be operated by different entities. There will be 20 spaces for people to park and also street parking.

Mr. Lubich said the Department of Parks and Recreation will connect this project to the open space of their project. The senior component is there. The whole park is not being built with the project. They are building housing. They are working with Wakeland to provide pickleball for the residents. The tot lot will be an undeveloped space in the middle of the project. When the Department of Parks and Recreation gets funding, they will build their portion of the project and the park.

Ms. Perfect said it seemed that the project is too far down the road to make changes. Can there be more of a gap between the senior center and the housing to make it more welcoming for the RICC?

Mr. Sugden said the Paseo will be 30 feet wide.

Ms. Perfect said we are seeing the project piecemeal. She would like to see the whole picture.

Mr. Stykel asked if the project was in the design phase?

Mr. Sugden said entitlement comes first and then design. This is the fourth time they have presented the project in Ramona.

Mr. Stykel said he thought 98 parking spaces for the housing is underestimating the need for parking. With more than 100 tenants and employees, a lot of people will have to park on the street.

Mr. Dyer asked if there would be an adult day care facility at the site?

Mr. Lubick said the PACE center is still on the map and will be there for seniors.

Mr. Sugden said that through PACE, seniors will get care but not adult day care.

Mr. Lubich said that the project will include senior housing and a wellness center provided by Wakeland. They will not be building a skate park, but they will be providing the tot lot. The RICC vision still stands. Senior housing is being provided.

Mr. Brean said that public art is big in Ramona. He would like to see public art considered as part of the project. He is concerned the with mitigation and mitigation requirements. The initial vision of the RICC has disappeared. Walkability has gone away.

Mr. Dyer asked that the whole plan for the properties be presented so we can see it.

Mr. Lubich said that all elements/everything has not been designed yet.

- 7-C. DISCUSSION AND POSSIBLE ACTION: Presentation by the County on the Objective Design Standards project. This project is related to new State housing laws and their implications for Design Review. This project has to do with implementing State housing laws such as SB 330, SB 35 and SB 6, which allow for a streamlined, ministerial process for certain, eligible projects. The County will present and explain how that may or may not affect design review of certain projects both in and outside of the Village area.

Luis Duran presented the information on Objective Design Standards. The Objective Design Standards (ODS) are being created and updated in response to recent State housing law updates for the unincorporated areas eligible under Senate Bill (SB) 35, SB 330, and SB 6. The set of rules created will need to be followed by architects and builders. ODS will help to maintain control of development with the new State laws.

What does “objective” mean? The standards will be measurable, verifiable, available and known by everyone, Objective references external, uniform benchmarks. It is not open to interpretation. Currently design standards are not very specific. ODS will be more specific. For example – when talking about planting trees – a ratio will be used. Additionally - rather than say “light colors will be used,” the language will be more specific – “white, tan and gray will be used.”

Some of the general eligibility requirements for where ODS will be used is:

- urban areas
- infill areas where at least 75 percent of the area is surrounded by existing uses,
- and there is a component of affordability (for full streamlining benefits).

ODS does not eliminate design review for discretionary projects; does not change zoning and does not apply to any non-residential projects.

Ramona is one of two communities in San Diego County with a Form Based Code. The other community is Fallbrook. Ramona's Form Based Code (FBC) was adopted in 1989 and updated in 2019.

In the future, with ODS, projects that can be streamlined will not be discretionary if they meet the ODS standards – they will be ministerial. The County wants to hear from the public on this item.

The Chair asked if a project is already in process, will it be subject to ODS?

Mr. Duran said it would not.

The Chair asked how ODS will be implemented into the County Code?

Mr. Duran said that PDS will use a checklist.

The Chair asked if an ordinance will be in place for ODS?

Mr. Duran said PDS could add something in the ordinance to say to use the checklist.

One of Mr. Duran's team members said that an ordinance will not be adopted. The State wants checklists to be used. A checklist can be made from the existing ordinance.

The Chair asked why every design standard would not be an Objective Design Standard? ODS should apply to all design standards.

The PDS team member said that we can look at this when we are revising our community plan.

Ms. Maxson asked if the State allows the County to make restrictions for ODS?

Mr. Duran said the State wants to see existing standards made into objective standards. When a project is a housing project, a percentage of affordable housing will need to be required.

Ms. Maxson said the State created a law to loosen a restriction.

The PDS team member said the design standards are being loosened up in all of the bills. They are not relaxing standards. They are trying to make development happen faster.

Mr. Brean said that we have a Form Based Code and we were told density was not changed.

Mr. Dyer said the Form Based Code is very specific. When would ODS be necessary if there is a Form Based Code in place?

Mr. Duran said we are ahead with having a Form Based Code. With the Form Based Code there is a checklist. The Ramona checklist is 15 pages.

7-D: ACTION ITEM: PDS2023-AD-23-012 Administrative Deviation - Open Space Encroachment. Request for Ramona Community Planning Group to review and provide comments, an advisory vote and to list any recommended conditions for the project based on completeness and adequacy of project description; compatibility of project design with the character of local community, consistency with the community plan and zoning; and environmental effects. Project Location: 27224 CA-78, Ramona. APN: 246-160-2400. Total Project Acreage: 78.29. Project Size: Encroachment over a 1.25 acre portion of Open Space. Owner: The Oaks Venture, LLC.  
Maxson, Greater Ramona Subcommittee

Connor McGee, Planning Manager, Code Compliance Division of Planning and Development Services, said the Administrative Permit to be presented is an open space encroachment on a property owned by the Goff family. The Goff family owns the property and Mr. Goff will speak to the concerns regarding the open space encroachment.

Mr. Goff said the original application for the property was to vacate the open space easement with the hope of keeping the vines that had already been planted. They have chosen to abandon that application and have removed the vines within the open space easement in coordination with code enforcement. In light of the planning group's comments for the original application, a new application is now being proposed that keeps the easement in place and retroactively approves the removal of the vines from the open space. A second part of the new application is to request an administrative process with the county that allows for the maintenance of the portion of a desiltation basin in the open space area. Rain has overflowed this area and the basin is collecting sediment that would have collected on Golden Eagle Road. A third part of the project will be abandoning a portion of one access road and revegetating the area in exchange for the continued maintenance of a similar sized access road within the open space. To move the road would lead to significant earthmoving. One concern with the property and the project has been water usage. They hired a third party to do a study of water usage on the property to see how to conserve water. They have been able to significantly reduce water usage and have offset more than the annual water consumption of the vineyard. In 2023, approximately 20 acre feet of their permitted 35 acre feet of water was used.

Ms. Maxson gave the Greater Ramona Subcommittee report. The Administrative Permit was reviewed for the 1.25 acres of area encroached upon the open space. The item was reviewed for character, zoning and environmental impacts. A lot of neighbors spoke and asked a lot of

questions. Based on environmental concerns, the subcommittee voted to not approve the Administrative Permit.

Speaker: Jimmy Rahman, Ramona Resident

Mr. Rahman is a neighbor to the project. He has concerns about the area. The use of the property is other than what was expected. The biggest concern is the encroached area road that was put in to bypass Golden Eagle Road to get to the entrance to the property. The road is 1-1/2 miles from the State highway. The road is used like a freeway. There has been no permitting for the road and no permitting for the vineyard. The access road was allowed without a permit in lieu of using Golden Eagle Road which was already in existence. If an open space area has been violated, there are concerns with other open space areas on the property also being violated. Another concern is wells on the property – how many are there that are being used and are those wells being monitored?

Speaker: Joan Babcock, Ramona Resident

Ms. Babcock said she would like clarification on where the basin is located. There was encroachment on parcel 2. Is the basin on parcel 3? The application shows a different parcel number. The open space encroachment is called a pond, but it's not the basin. The road will cross the open space once approved. Clearing/grading was done in the past. It sounds as if when the Administrative Permit is approved, everything will be okay. She thinks the basin is on parcel 3. In November it was cleared, and she thinks that clearing is where the basin is.

Speaker: Jim Quinn, Ramona Resident

The County is considering if the code violations to the existing Open Space Easements at The Oaks are eligible for an after-the-fact "Minor Encroachment" approval per County Policy.

The Parcel 2 Open Space Easement was a condition of the 2002 Major Use Permit for the property. The condition was intended to protect biological and archaeological resources identified within the Open Space Easement.

Native vegetation was removed, the ground disked or tilled, and a vineyard was planted in the Parcel 2 Open Space Easement. It would seem those violations of the Major Use Permit conditions would have significantly impacted the biological resources in the Parcel 2 Open Space Easement as well as adjacent areas of grassland set aside for foraging golden eagles.

Tilling the ground and minor grading for the vineyard also seems to have had the potential to significantly impact archaeological resources in the Open Space Easement.

The County's scoping letter of December 22, 2023, indicates that a revised biological resources letter report and archaeological report are required to determine the project's potential impacts on the environment.



The code violations would only be eligible for an after-the-fact “Minor Encroachment” approval if the County finds that the violations did not involve significant environmental impacts. Since the technical documents that address the impacts of the code violations are not available at this time, it seems this public hearing on the project is premature.

The Chair said there are 2 basins in open space on the property.

Mr. McGee said there are 2 separate open space easements with desilting basins. There is a lot of open space on the property. There is a biological report that includes the 2 open space easements on the property.

Mr. Stykel said vines were taken out of the open space. Will they need to go back and do abatement?

Mr. McGee said the original “vacation” permit for the project removed the open space mitigation. He did not think we could support that action. The open space remains. Staff is going to examine further and then mitigation will be determined. The road is on the property and also the desiltation basin. If possible, they would like to keep the road in place. Restoration on site is being considered.

Mr. Stykel said we are talking about 1.25 acres out of 78.

Ms. Rains said there was a road. They didn’t need to make another one. She feels the owner has made a false statement. Why are we allowing them to encroach on the open space? If restrictions are put on a property, they need to be followed.

Mr. Brean asked if the County would allow the encroachment of the 1.25 acres into the open space to continue but then require mitigation?

Mr. McGee said the County doesn’t know as they don’t have all of the information yet to make a decision. Data would be needed to support that action.

Mr. Bean said the land is disturbed. How do we move forward?

Mr. Dyer said the process is brutal. Money has been spent on this project and more money will be spent going forward.

Ms. Maxson said that restoration is not a punishment.

The Chair said we need to deal in the facts. A title report was done on the property which should have shown the open space easements. We are missing facts for approving the Administrative Permit. We don’t have all of the information regarding archaeology and biology so we would have to make an assumption. The remaining open space has been fenced. Work has stopped being done until they can get an expert opinion.

Kendalyn White, County biologist, said the biological report for the open space will be revised in the near future.

**MOTION: TO APPROVE THE ADMINISTRATIVE PERMIT FOR ENCROACHMENT**

**INTO THE OPEN SPACE OF 1.25 ACRES AS PRESENTED.**

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 8-4-1-0-2**, with Janelle Clark, Debbie Foster, Robin Joy Maxson and Michelle Rains voting no, Kristi Mansolf abstaining, and Matt Rains and Andrew Simmons absent.

7-E: Update from the Association of Planning Groups

Ms. Maxson said on Wednesday, January 8, 2024, the APG will have a meeting and vote on the APG's representative and alternate to SANDAG.

7-F: DISCUSSION AND POSSIBLE ACTION: Consideration of a letter of support for a SANDAG grants application to Caltrans to secure a Sustainable Communities Grants Opportunity through Caltrans for a study that will examine the feasibility of leveraging middle mile infrastructure being constructed on SR-67 by Caltrans. The focus will be exploring cutting-edge technology solutions to enhance wildfire fire evacuation options, overall safety and efficiency on SR-67, including roadside safety, congestion management, access to active transportation, and goods movement

Ms. Maxson said SANDAG has a grant opportunity for Caltrans that could be used for SR 67. SANDAG asked Barona and the RMWD if they would support this grant opportunity and the RMWD let us know about it. The RMWD is writing a letter of support for the grant. If the opportunity for the grant application goes through, do we want to sign onto the RMWD letter or would we like to write our own letter? If we write our own letter, we could highlight congestion management spots on SR 67 and say we want the road to be 4 lanes, and we don't want lanes added we will need to pay for to drive in.

Mr. Summers said we would like Ramona to Lakeside to be 4 lanes. Some of it is already 4 lanes. We would like all the way from Highland Valley Road to Scripps Poway Parkway to be 4 lane – this is a 7.48 mile stretch. In this stretch of road, 4.2 miles is 2 lanes, 1.6 miles is 4 lanes and 1.3 miles is 3 lanes. The requested expansion is not that big.

Ms. Perfect said she thought that the RMWD had planned to improve Wellfield Park to be used for evacuation if the grant was applied for.

Ms. Maxson said SR 67 has a static capacity and it is not enough for the current population.

**MOTION: THE RCPG WRITE AN INDEPENDENT LETTER SUPPORTING SANDAG SUSTAINABLE COMMUNITIES GRANT OPPORTUNITY THROUGH CALTRANS, TO INCLUDE NO PAY FOR LANE TRAVEL AND 4 LANES FOR EVACUATIONS.**

Upon motion made by Casey Lynch and seconded by Dawn Perfect, the motion **passed 13-0-0-0-2**, with Matt Rains and Andrew Simmons absent.

**7-G: INFORMATIONAL ITEMS ONLY: Ramona State Routes Subcommittee  
Items  
Summers, RSRS Subcommittee**

**1. Status of SR 67 repaving, painting, and channelizers**

Stephen Wellborn reported that there have been delays in the project due to lower winter temperatures. The final steps are underway with slurry, paint and channelizers being planned to be added.

Ms. Maxson requested that final touches be performed with a minimum of community impact.

**2. Request a letter from the RCPG in support of crosswalks at 6th, 8th and 9th along with a center median from 6<sup>th</sup> through 10<sup>th</sup> with traffic calming measures in the business district as included in the “Village Design”.**

Mr. Summers said Caltrans is opposed to a center median in the downtown business district because it would put through traffic in one lane and cause backups at both ends of the district. Traffic calming measures in the downtown business district were discussed, to include lower speed limits, rumble strips and signage warning of a lower speed ahead, and the addition of sidewalks/crosswalks at the 6<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> Street intersections with SR 67.

**3. Request from Elio to review traffic study by Caltrans resulting in the recommendation for a stop light at Mussey Grade Road.**

Mr. Summers said Mr. Welborn will provide the traffic study at the Mussey Grade Road and SR 67 intersection when it becomes available.

**4. Request from Janelle regarding lane demarcation where Archie Moore Road enters south bound SR 67.**

Mr. Summers said Mr. Welborn indicated that the southbound entry from Archie Moore Road to SR 67 should be resolved within a week.

**5. Status of presentation to Sheriff and CHP.**

A presentation to the Ramona Sheriff and CHP is still pending. It is possible 2 presentations will be made – one to each group.

**ITEM 8: GROUP BUSINESS (Possible Action)**

**8-A: Election of Officers for 2024: Chair, Vice-Chair and Secretary**

The Chair opened nominations for RCPG Chair.

Ms. Maxson nominated Casey Lynch for Chair. Ms. Mansolf seconded the nomination.

Mr. Lynch said he accepted the nomination.

The Chair closed nominations for Chair.

**MOTION: TO CONFIRM CASEY LYNCH AS RCPG CHAIR FOR 2024.**

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

The Chair opened nominations for RCPG Vice Chair.

Mr. Brean nominated Lauren Schulte for Vice Chair. Mr. Dyer seconded the nomination.

Ms. Schulte said she accepted the nomination.

The Chair closed nominations for Vice Chair.

**MOTION: TO CONFIRM LAUREN SCHULTE AS RCPG VICE CHAIR FOR 2024.**

Upon motion made by Torry Brean and seconded by Jonas Dyer, the motion **passed 13-0-0-0-2**, with Matt Rains and Andrew Simmons absent.

The Chair opened nominations for RCPG Secretary.

The Chair nominated Ms. Mansolf for Secretary. Ms. Perfect seconded the nomination.

Ms. Mansolf said she accepted the nomination.

The Chair closed nominations for Secretary.

**MOTION: TO CONFIRM KRISTI MANSOLF AS RCPG SECRETARY FOR 2024.**

Upon motion made by the Chair and seconded by Dawn Perfect, the motion **passed 13-0-0-0-2**, with Matt Rains and Andrew Simmons absent.

**8-B: Annual County Training for Planning Group Members, and Biennial Ethics Training**

The Chair announced that there were 2 Zoom meetings being offered this year where Community Sponsor and Planning Group members could complete their annual training requirement. The County is holding these meetings on January 20 and on February 10 from 8:30 am to 1 pm. Please sign up to get an invitation to attend if interested. Biennial Ethics Training is also required but only needs to be taken once every 2 years.

A change this year, from past years, is Planning Group members can now file Form 700 online. In the past a wet signature was always required.

**8-C: Announcements and Correspondence Received**

The Chair said the Ramco Gas Station would be on the agenda next month.

**8-D. Presentation and Discussion of the RCPG's role in Publicly-Initiated and Privately Initiated Projects, Subdivisions, Special Permits and other Permitting related participation with Planning and Development Services (Lynch).**

The Chair gave a brief presentation relating to the RCPG's role in reviewing projects and the type of projects that may be sent to the RCPG for review. The Chair provided a handout that presented information on the types of discretionary applications. One of the RCPG's functions is to review discretionary projects. There are many different types of discretionary projects. One is a Tentative Parcel Map that includes 4 lots plus a remainder parcel. Then there are Tentative Maps that include 5 or more lots. The Chair suggested RCPG members look at the County website for more information on this issue.

Ms. Rains said that there are additional permits issued for entities such as wineries and businesses that provide entertainment. These types of businesses are supposed to get permits for the entertainment portion of their business, etc. Depending on what services are offered, different types of permits and licenses may be required. Many wineries advertise in the paper that they have entertainment, but they are required to get a special permit to do so.

**8-E: Discussion Items:**

**1. Concerns from Members**

The Chair said that Mr. DeSanti and Murali Pasumarthi are in touch regarding the ADA sidewalk issue in downtown. There are no required ADA crosswalks in rural areas. Rural areas have design exemptions.

Ms. Mansolf said she sent out the email from Stefania Castillo, the Ramona CIP Project Manager, and the following Pedestrian Crossing Enhancements Project is going to the Board of Supervisors on March 13, 2024, to be approved for advertising for bidding:

- The proposed project will improve traffic safety by replacing and upgrading the existing pedestrian countdown signal heads and pushbuttons at the following intersections:
  - D Street and Tenth Street
  - H Steet and Tenth Street
  - Hanson Lane and San Vicente Road

Ms. Foster has concerns with the landscaping at the Ramona Post Office.

Ms. Perfect said someone works one half day once a month to do the landscaping at the post office.

Mr. Foster is concerned that the Kmart parking lot is very dark at night.

**2. Future Agenda Item Requests**

The Chair said he will look into having Lieutenant Malan talk about businesses getting licensed in Ramona for the future.

**3. Addition and Confirmation of New/Continuing Subcommittee Members**

Ms. Perfect brought forward Paul Tarr to serve as a member of the Transportation/Trails Subcommittee.

**MOTION: TO CONFIRM PAUL TARR TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE.**

Upon motion made by Dawn Perfect and seconded by Kristi Mansolf, the motion **passed 13-0-0-0-2**, with Matt Rains and Andrew Simmons absent.

**4. Reimbursement Request to PDS for Dan Summers for room rental 12-6-23 for subcommittee meeting**

Mr. Summers did not have the receipt for the room rental at the Town Hall for the RSRS Subcommittee meeting held on December 6, 2023, so the item was postponed until the February 1, 2024, meeting.

**8-F: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed – *The Design Review Board did not meet on December 28, 2023, so there was no report***

**8-G: Meeting Updates (*No additional information brought forward on these items*)**

- 1. Board of Supervisors, Planning Commission and TAC Meetings**
- 2. Future Group Meeting Dates – Next RCPG Meeting to be 2-1-24, Ramona Community Library, 1275 Main Street.**

**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.