

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held May 4, 2017, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Brean, Vice-Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Chris Holloway	Frank Lucio	Kristi Mansolf
	Donna Myers	Paul Stykel	Dan Summers
	Richard Tomlinson		

Excused Absence: Casey Lynch, Elio Noyas, David Ross, Dan Scherer, Rick Terrazas

Torry Brean, RCPG Vice-Chair, acted as Chair of the meeting, Paul Stykel, RCPG Member, 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 4-6-17

MOTION: TO APPROVE THE MINUTES OF THE APRIL 6, 2017, MEETING AS PRESENTED.

Upon motion made by Donna Myers and seconded by Paul Stykel, the motion **passed 10-0-0-0-5**, with Casey Lynch, Elio Noyas, David Ross, Dan Scherer and Rick Terrazas absent.

ITEM 4: Announcements and Correspondence Received

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.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Chris Holloway, the motion **passed 10-0-0-0-5**, with Casey Lynch, Elio Noyas, David Ross, Dan Scherer and Rick Terrazas absent.

ITEM 7: ACTION ITEMS:

7-A: TM 5610, Creekside Tentative Map. A 40 Unit Condominium on 5.5 acres Located at Pala and Robertson. Notice to Adopt Findings for CEQA. Full Document available at:

<http://www.sandiegocounty.gov/content/sdc/pds/ceqa/TM-5610andSTP-16-002.html>

Steve Powell presented the project. The project is on 2 legal parcels of land in 3 different zoning categories. Under the Form Based Code, a portion of the property became 14.5 dwelling units per acre. Under the Ramona Community Plan, the property was 7.3 dwelling units per acre. The project has been endorsed by all parties involved. There will be 40 units with 52 parking total spaces, and 8 parking

spaces for guests. He anticipates the project will go to the Planning Commission in July. All utilities – water and sewer – will be provided by the Ramona Municipal Water District. He eliminated the sewer pump station altogether.

Mr. Lucio asked about the trail that had been discussed when the project came before the RCPG about a year ago?

Mr. Powell said the trail is not part of the project, and it is not a project requirement. The original property was 2 legal parcels. He did a boundary adjustment because he did not want to have to deal with the environmental issues caused by having the creek be part of the project. The RCPG and the Trails people asked him for a trail and he worked with the Trails people to create the easement. He gave the first recorded trail easement in the area.

Mr. Ensign said there has been a change in the bio-retention basin.

Mr. Powell said that due to vertical infiltration pits to design the basin, it has a chamber system. It can't be built on. It is designed to meet the 100 year flood criteria.

Ms. Myers thanked Mr. Powell for making the accommodations for the trail.

MOTION: TO APPROVE THE PROJECT AND NOTICE OF FINDINGS AS PRESENTED.

Upon motion made by Paul Stykel and seconded by Dan Summers, the motion **passed 10-0-0-0-5**, with Casey Lynch, Elio Noyas, David Ross, Dan Scherer and Rick Terrazas absent.

Mr. Powell talked about the Paseo Village project that is now being built. The project was approved in 2009. There were map extensions, the Transportation Impact Fee, parks and the school tax, all which had to be dealt with. They ran out of extensions and had to move to the Final Map stage. The project is 31 units with onsite parks. All units will be owner/occupied. They are using xeriscape for landscaping. The project offers first time affordable homes.

7-B: MUP-95-007W1, Mountain View Community Church Major Use Permit Modification, Notice of Intent to Adopt a Subsequent Mitigated Negative Declaration, Located at 1190 Meadowlark Way. Public Review ends 4-28-17. Full Document available at:
<http://www.sandiegocounty.gov/content/sdc/pds/ceqa/Mtn-View-Church.html>

Hedy Levine presented the project, which is a renovation/addition to the Mountain View Community Church, located at Ash and Highway 78. The property is 12.5 acres. The project was first presented in 2013. There are 4 phases to the project: Phase 1 includes the skybridge to connect to the existing fellowship hall and education building. Phase 2 includes the construction of a 2 story education building, a bio-retention basin and additional parking. Phase 3 includes the construction of 2 story sanctuary building with 1200 fixed seats, another bio-retention basin and more parking. In Phase 4, another 2 story education building will be constructed with another bio-retention basin. They also switched to an alternative septic system in phase 3.

There will be no road improvements. There will eventually be a stop light at Pine and Ash courtesy of the Montecito Ranch project. The project came back to the RCPG in 2015 and the phasing was changed. At that time, a trail was discussed. It will be 8-1/2 feet wide by 93 feet long. They have worked through the Mitigated Negative Declaration. The public review for the project was 30 days and it has ended. She anticipates going to the Planning Commission in August. They will meet stormwater and MS4 standards.

Ms. Levine was asked if there were any comments received in the public review portion of the project?

Ms. Levine said there were some letters from people who were unaware the project was being processed, and they were concerned with potential traffic and noise.

MOTION: TO ADOPT THE PROJECT AS PRESENTED AND THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION.

Upon motion made by Paul Stykel and seconded by Kristi Mansolf, the motion **passed 9-1-0-0-5**, with Richard Tomlinson voting no, and Casey Lynch, Elio Noyas, David Ross, Dan Scherer and Rick Terrazas absent.

7-C: (Transportation/Trails Subcommittee Item) Paving of Etcheverry Street – Curt Betz

Mr. Cooper said this item was tabled at the T&T Subcommittee meeting to allow Mr. Betz an opportunity to come back to the subcommittee. We do not have his contact information. On a CIP list from 2014, this project was included as a project that was important to the community to be developed later. At the T&T Subcommittee meeting, this brought up the fact that the CIP list was last updated in 2014, and the RCPG usually updates the list every 2 years, so it is time to update it again. Mr. Cooper would like updating the CIP list on the agenda for the next T&T Subcommittee and RCPG meetings.

7-D: (Transportation/Trails Subcommittee Item) Speeding on Arena Way - Rex McCray

Mr. Cooper said this item was on the T&T agenda, where it was discussed. It was decided that Ms. Brown of the Rancho San Vicente HOA go back to the HOA and discuss the item further, then bring it back to the T&T Subcommittee next month.

MOTION: TO TABLE FOR NOW AND KEEP IT ON THE AGENDA FOR NEXT MONTH.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 9-0-1-0-5**, with Scotty Ensign abstaining, and Casey Lynch, Elio Noyas, David Ross, Dan Scherer and Rick Terrazas absent.

7-E: (Transportation/Trails Subcommittee Item) Threats of rock slides on Hwy 78 – Scotty Ensign

Mr. Tomlinson said that Caltrans is planning work to stabilize the slope under the road because there is movement due to erosion. After Caltrans completes the work, we can revisit the issue.

Mr. Cooper said the T&T Subcommittee tabled the item.

7-F: (Transportation/Trails Subcommittee Item) Review of County Report of March 9, 2017, regarding the Resurfacing Program Update

Mr. Cooper said the T&T Subcommittee compared the current road resurfacing list with the lists from 2014 and 2015. They felt the lists were very close.

MOTION: TO UPDATE THE CAPITAL IMPROVEMENT PROJECT LIST AS PRESENTED BY MR. COOPER.

Upon motion made by Frank Lucio, the motion was withdrawn.

MOTION: TO ACCEPT THE ROAD RESURFACING LISTING WITHOUT OBJECTION.

Upon motion made by Jim Cooper and seconded by Richard Tomlinson, the motion **passed 10-0-0-0-5**, with Casey Lynch, Elio Noyas, David Ross, Dan Scherer and Rick Terrazas absent.

7-G: (Transportation/Trails Subcommittee Item) Presentation on need for permanent barrier between Cloudy Moon Drive and Rock House Road on Hwy 67. This review may be expanded to include the Hwy section between Cloudy Moon Drive and the driveway just North of Mini De Oro – Dan Summers

Dan Summers is working toward a safety improvement of a permanent concrete barrier between Cloudy Moon Drive and Rock House Road on Highway 67. He was a firefighter/paramedic in Ramona from 1989 to 1996, and he felt the worst accidents he saw were on the curve between Cloudy Moon Drive and Rock House Road. He has put together new statistics of accident information on this curve for between the 15,800 and 17,200 area of Highway 67. He went to Caltrans to get accident information, but Caltrans doesn't keep accident data. The CHP only keeps it for 5 years. The U. S. Department of Transportation in Washington D C keeps accident information, but doesn't give specific locations. He went through 30 years of back issues of the Ramona Sentinel to get information both from articles and from the weekly fire and police reports. He is presenting it to our elected representatives to gain their support.

From his research he has determined that the most dangerous spot in Ramona is between Cloudy Moon Drive and Rock House Road. In 30 years there have been 74 accidents in this 1,640 feet stretch of road. Eleven were head on collisions. There were 19 major traumas, 12 fatalities and 52 medical transports. Highway 78 has a lot of accidents, but they are spread out over 7 miles.

The Ramona Sentinel documented the delays in getting Highway 67 improved over the years. The highway was supposed to be expanded to four lanes from Ramona to Lakeside by 2000, then it was delayed until 2020/2030 in SANDAG'S Regional Transportation Plan. Now it has been pushed back to 2050. Our elected representatives support the road improvement. The reason for the delays is the government has to spend the money where it will do the most good for the greatest population.

A road improvement to this area was made in 1988 to 1990. The southbound and northbound lanes were widened. This increased the traffic flow and volume into the curve but did not fix the problem.

Now they are going to be putting in channelizers that won't stop head on collisions, and they are adding high friction surface tension to the pavement. The bids came in at \$4 million for the project and it was estimated to cost \$7 million originally. He has talked to people at Caltrans, the CHP, and our local police lieutenant and fire chief , and they support a permanent barrier in that location. They say it won't impact evacuations, and Cloudy Moon Drive and Rock House Road residents' access won't be blocked.

Going north there is plenty of room to widen the road on the curve. Going south, the road could be widened to 100 feet south of Rock House Road. For a permanent barrier, an environmental document will be required. The channelizers are 3 feet high and a concrete barrier is 3 feet high. The reason there is a barrier down Scripps Poway Parkway and also going down the hill into Lakeside is because they prevent head-on collisions. He wants to approach Caltrans with the new information and statistics.

Mr. Cooper said the T&T Subcommittee discussed the issue and voted to support Mr. Summers' findings. Mr. Cooper has done some research on cable post barriers. He has looked at Sweden's Vision Zero

program, which manages speed through road design, and they have had a significant reduction in accidents.

Mr. Stykel said he has concerns about sending a letter that is so strongly worded it won't help us. If we need the agencies' help, we shouldn't call them out.

Mr. Summers he is not calling anyone out but talking about history. Caltrans and SANDAG are limited in what they can do under the direction of the state. He wants to go to Caltrans with his information and documentation. Rural communities are at the back of the line for road improvements.

Mr. Stykel said we are not engineers and he believes the channelizers will be a visual deterrent..

Ms. Myers said we are just starting the conversation.

Mr. Tomlinson said we need to get the facts and information out there. San Vicente Road took 18 years and the conversation started when a young girl died. He is an engineer and the project sounds doable. The road is dangerous.

Mr. Holloway said he would prefer a k-rail to a visual deterrent. He suggested combining the Mt. Woodson parking project and the median barrier project.

Mr. Cooper said he would like to see the 2 issues kept separate. He thinks the RCPG should produce a document on the Highway 67 issue that shares our feelings on this issue. He would like to see a draft document by the next RCPG meeting. He would like to see an ad hoc committee develop a document on this issue, composed of himself, Chris Holloway and Torry Brean.

MOTION: TO CREATE AN AD HOC COMMITTEE TO CREATE A PIECE OF CORRESPONDENCE TO CONVEY THE RCPG PERSPECTIVE ON THIS ISSUE AND BRING IT TO THE PLANNING GROUP. COMMITTEE WILL BE COMPOSED OF JIM COOPER, CHRIS HOLLOWAY AND TORRY BREAN.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 9-0-0-1-5**, with Kristi Mansolf stepping down, and Casey Lynch, Elio Noyas, David Ross, Dan Scherer and Rick Terrazas absent.

7-H: (Transportation/Trails Subcommittee Item) Status of the research being done on the Mt. Woodson parking concerns (refer to the last County letter). - Jim Cooper

Mr. Cooper said now that the ad hoc committee for Mt. Woodson parking has been formed under the RCPG, the T&T Subcommittee voted to table the item for the future.

Mr. Dobrotin asked to speak to the RCPG on an issue.

Mr. Brean requested Mr. Dobrotin to fill out a speaker slip.

Speaker: Mischa Dobrotin, Ramona Resident

Mr. Dobrotin said he would like to speak to the RCPG or appropriate entity regarding extending B Street.

Mr. Cooper invited Mr. Dobrotin to come to the T&T subcommittee meeting later in the month (May 23) to bring this item up as a non-agenda item.

7-I: Status of the Mt. Woodson Parking as Related to the Ad Hoc Subcommittee and A Proposed Meeting with Involved Entities.

Mr. Lynch was not in attendance. Ms. Mansolf said Mr. Lynch plans to have the Parks Subcommittee meeting at 6:15 on Monday, May 22, with the ad hoc subcommittee for Mt. Woodson meeting at 7:15. Both meetings will be at the Community Center.

Mr. Summer said if the Highway 67 will be crossed by pedestrians, he would like to see either a pedestrian bridge or a tunnel.

7-J: (South Subcommittee Project) Update on Warnock Solar Facility Landscaping – Maintenance work and replanting to be done by end of May

Mr. Ensign said it doesn't look as though much, if any, work has been done to date.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Report on Chairs Meeting at the County, 4-15-17

Mr. Scherer was absent, but attended the Chairs Meeting on April 15 at the County and will report on it at the next RCPG meeting, June 1.

8-B: MSCP Regional Workshop for Developing North County MSCP

Both Mr. Summers and Ms. Mansolf attended different workshops for the North County MSCP. Ms. Mansolf said lists of species and related items to be covered under the North County MSCP have not been released yet. At the meeting they used the Ramona Grasslands as an example of an area of high value habitat.

8-C: Annual County Training for Planning Group Members; Biennial Ethics Training; and Form 700

Ms. Mansolf said she checked with the County on penalties for not meeting annual training and filing requirements for RCPG members. She was told that if annual training and Ethics Training is not completed, County Counsel may not defend members if ever there is a legal problem.

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

Mr. Cooper gave the Design Review Report. They are waiting to hear back about sign violations. For Taco Bell, an increase in height of a sign from 30 inches to 36 inches was not approved. Circle K is going to tone down their signs from orange to cream. Ramona Tire Pros has a new sign. The old health care building is moving forward as retail and apartments. It will be the first Form Based Code Construction. Regarding the Form Based Code, there has been some discussion regarding language and density, but the final product is still about 60 days out.

8-E: Discussion Items (Possible Action)

8-E-1: Concerns from Members – None

8-E-2: Future Agenda Item Requests

Mr. Cooper said he has concerns about the roadway conditions along all of H Street, and wanted this item on the next T&T Subcommittee agenda.

8-E-3: Addition and Confirmation of New/Continuing Subcommittee Members - None

8-F: Meeting Updates

8-F-1: Board of Supervisor and Planning Commission Meetings

Mr. Cooper said the Board of Supervisors released PLDO funds at the meeting the last week.

8-F-2: Future Group Meeting Dates – Next RCPG Meeting to be 7-6-17 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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