

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held September 6, 2018, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

**ITEM 1: Pledge of Allegiance**

**ITEM 2: ROLL CALL (Scherer, Chair)**

In Attendance:	Jim Cooper	Frank Lucio	Chris Holloway
	Casey Lynch	Kristi Mansolf	Robin Joy Maxson
	Donna Myers	Dan Scherer	Paul Stykel
	Dan Summers		

Members Absent: Torry Brean, Scotty Ensign, Elio Noyas, David Ross, Richard Tomlinson

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Casey Lynch, 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 8-2-18**

Ms. Maxson had a correction to the minutes on page 5, under Item 7-E, paragraph 4 – last words to be Equestrian Trail, replacing Royal Vista.

Ms. Myers had a correction on page 1, last paragraph, for South Subcommittee jurisdiction – she added Dye Road and San Vicente Road.

**MOTION: TO APPROVE THE MINUTES FOR THE MEETING AUGUST 2, 2018, WITH THE CORRECTIONS NOTED ON PAGE 1 AND PAGE 5.**

Upon motion made by Frank Lucio and seconded by Robin Joy Maxson, the motion **passed 10-0-0-0-5**, with Torry Brean, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.

**ITEM 4: Announcements and Correspondence Received**

Ms. Mansolf announced that the County would be holding a Traffic Workshop for Public Officials on September 28, and all RCPG members are invited. The RCPG received the PLDO request from the County for prioritizing Ramona parks project, and this item will need to go on a future agenda. The Village Place Apartments went to the Zoning Administrator on August 23 for CEQA findings. The project is 25 units on 3.4 acres on 16<sup>th</sup> Street, and it will go to the Director of PDS for final approval. Vector Control CEQA for the Integrated Vector Management Program is out for public review with comments due by September 21. Caltrans is waiting for the permit to check out the boulders over Highway 67 in the vicinity of Rockhouse Road.

**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 – No Speakers**

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

**MOTION: TO APPROVE THE ORDER OF THE AGENDA.**

**Upon motion made by Casey Lynch and seconded by Paul Stykel, the motion passed 10-0-0-0-5, with Torry Brean, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.**

**ITEM 7: ACTION ITEMS:**

**7-A: Informational presentation on 344 Main Street, the former Sizzler property, for a family style western themed restaurant that includes the serving of alcoholic beverages (ABC license).**

Henry Preciado is in negotiations to buy the old Sizzler Restaurant building. He works on projects that demonstrate fine craftsmanship in La Jolla and lives in Ramona. He wants to have a country western theme restaurant with a band and a dance floor, with dancing on Friday and Saturday nights. He plans to get an ABC license. The project time frame would be based on how well his proposal is accepted.

Mr. Gan, who owns the building, said the restaurant hasn't changed.

Speaker: Beth Prinz, Ramona Resident

Ms. Prinz lives in very close proximity to the property. Her husband gets up early in the morning. She is concerned with the potential for late night noise that may disturb the peaceful neighborhood. They are kept awake by the Ramona Rodeo, when that event occurs annually. She wanted to know how late the dancing would go on Friday and Saturday nights?

Mr. Preciado said there will be no dancing during the week. There may be activities during the week, but no dancing. Mr. Preciado said they would also like to have a multi-purpose building and offer wine tasting, etc. There are 47 ABC licenses issued in Ramona. He was asked to present to the RCPG to see how they felt about the project and to get feedback. He would like to take the length of the building and put grills along it to barbecue on.

Mr. Stykel said the building is enclosed and insulated.

Ms. Myers said that we are trying to make Ramona a destination. She supports anything that brings people to Ramona.

Mr. Lynch said he is encouraged by the project. Ramona needs more nice restaurants and more choices.

**7-B: STP-18-021, Aldi Food Market, West side of 16<sup>th</sup> Street and Main. The proposed project is a 19,000+ sq. ft Food Market/Grocery Store, fronting onto Main Street, on 2.5 acres located on APN 281-171-04-00. The parking is accessed by Main Street and 16th Street as it wraps around the building with the majority of the parking in the rear of the lot. Service access is off 16th Street and rear of the building. D and D5 Special Area Regulations apply.**

Austin Short and Skip Janes presented the project. Aldi is a small format grocery store. The aisles are 5-1/2 to 6 feet wide. They sell 1,800 of the most commonly used/bought type of products, and many with the Aldi brand. Aldi has approximately 1,800 stores in the US, and just opened up the 57<sup>th</sup> store in California in La Mesa. The building will be 19,000 square feet and there will be 90 parking spaces. Access will be from 16<sup>th</sup> Street. There will be no curb cuts on Main Street and no

disruption to the eucalyptus trees. They will be required to do storm water and drainage requirements according to current standards.

Mr. Cooper said they expect about 1950 vehicles per day. At the Transportation/Trails Subcommittee meeting, there was discussion on the location of the driveway and vehicle management. There will be a pork chop at 16<sup>th</sup> and Main, similar to the one at Starbucks. Everyone will have to turn right, and if they want to go back the other way, they will need to make a u-turn at Ramona Street. There are apartments in the back, and this is a dangerous intersection for kids. Eighteen wheelers will be pulling in and out of 16<sup>th</sup> Street.

CUDA approved the project.

Mr. Lynch discussed the motions made at the Transportation/Trails Subcommittee. One motion discussed Aldi widening 16<sup>th</sup> Street.

Mr. Janes said Caltrans does not want a signal at 16<sup>th</sup> and Main. Caltrans had them look at a couple of options for the intersection. The trees can't be touched. Caltrans' standard is a left turn pocket. He said he had no issue with widening 16<sup>th</sup> Street.

Ms. Maxson asked if Caltrans addressed people going right and then making a u-turn to go east?

Mr. Janes said customer counts were turned in on the traffic study. There will be no adjustment to the speed limit.

Mr. James was asked how Aldi mitigated for the vernal pool?

Mr. Janes said they bought the last vernal pool mitigation land in Ramona 4 or 5 years ago.

Mr. Cooper said that there were concerns with the pork chop at 16<sup>th</sup> and Main, and the Transportation/Trails Subcommittee strongly recommended a stop light at the intersection.

The Chair said Aldi is not opposed to putting in a stoplight, but Caltrans does not want it.

Mr. Lynch had concerns with putting in another stoplight so there will be light after light on Main Street.

Mr. Summers said the kids from the apartments cross now at 16<sup>th</sup> Street. A stoplight would help with their safety and traffic flow.

Mr. Stykel said he felt the project was well thought out. He feels the pork chop is the best option. If people can't build here, properties will be rendered useless.

**MOTION: TO APPROVE WITH THE CONTINGENCY THAT 16<sup>TH</sup> STREET BE IMPROVED TO ITS ACTUAL ONE-HALF WIDTH.**

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 10-0-0-5**, with Torry Brean, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.

The second motion from the Transportation/Trails Subcommittee was discussed.

Ms. Myers asked that the RCPG doesn't make it too hard for people to come to live in Ramona.

Mr. Stykel said there are already too many stoplights.

Mr. Lynch said he hopes the porkchop discourages kids to cross the street between the stoplights. There are many stoplights to help the children cross

**MOTION: TO REQUEST CALTRANS WORK WITH ALDI TO PUT A TRAFFIC SIGNAL IN AT 16<sup>TH</sup> STREET AND MAIN.**

Upon motion made by Jim Cooper and seconded by Frank Lucio, the motion **failed 5-5-0-0-5**, with Chris Holloway, Casey Lynch, Donna Myers, Dan Scherer and Paul Stykel voting no, and Torry Breaun, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.

**7-C: Consideration of requesting the County to look at having a double yellow line on Pile Street, due to hilly topography/poor visibility, to make this road facility safer. Currently there is a single dotted line.**

The Transportation/Trails Subcommittee considered a request for a double yellow line on Pile Street.

Members of the public were invited to speak.

Speaker: Jenine Klatt, Ramona Resident

Ms. Klatt is against having a double yellow line on Pile Street. She doesn't feel it will make a difference on redugint the speeds of 60 mph or more on Pile Street. She is very careful entering her driveway that is located at the top of Pile Street.

Speaker: Harry Williamson, Ramona Resident

Mr. Williamson lives on a country road. From stop sign to stop sign is less than a mile. The hill is in the middle of the stop signs. The sides of the road are not really improved for bikes pedestrians, and the road is used by both bikes, pedestrians, and trucks.

Mr. Stykel asked Mr. Williamson if people pass on the road?

Mr. Williamson said that people do sometimes pass.

Speaker: Richard Jarrett, Ramona Resident

Mr. Jarrett looked at the San Diego Active Transportation Plan (ATP) at the August 2 RCPG meeting to see how Pile Street will be affected by the plan. The ATP shows it will be upgraded to include a bike lane. His 2 concerns are passing and that no speed limit is posted. On both Elm and Haverford, there is a posted speed limit. Pile is part of the North Bypass for Ramona

Lt. Davis, who was sitting in the audience, was asked what he thought the speed limit was on Pile Street?

Lt. Davis said that it should be 25 mph if it is residential.

Mr. Jarrett said Ramona Disposal had to change their method to pick up trash on Pile Street because they can't back up.

Speaker: Ginny Williamson, Ramona Resident

Ms. Williamson said she lives on the west side of Pile Street. She feels speed is a problem. People ride their lawn mowers on the road and there are moms with strollers, bikes, trucks and dog walkers. She feels it is dangerous now. She feels that a double yellow line will make it more dangerous because people will not move over to cross the line when they come up to someone walking or biking on the road.

Mr. Cooper said there is a hill in the area of Pile. Motorists approach the hill in either direction. Over the hill there is a dotted line.

Mr. Lynch said they had some speed control measures done on Elm and Haverford, such as paint on the ground.

**MOTION: CONSIDERATION OF ASKING THE COUNTY TO STOP PURSUING A DOUBLE YELLOW LINE IN PILE STREET.**

(Discussion on the motion.)

There was discussion on what should be asked for regarding this issue from the County. It was pointed out that the double yellow line was what was on the agenda.

Lt. Davis said it sounded like a speed problem. People need to slow down. A yellow line won't help.

(Voting)

Upon motion made by Frank Lucio and seconded by Robin Joy Maxson, the motion **passed 10-0-0-0-5**, with Torry Brean, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.

**MOTION: TO REQUEST THE COUNTY LOOK AT SPEED ON THIS ROAD AND PUT IN ADDITIONAL SIGNAGE REGARDING SPEED. CONSIDER LOWERING THE SPEED LIMIT.**

Upon motion made by Jim Cooper and seconded by Robin Joy Maxson, the motion **passed 10-0-0-0-5**, with Torry Brean, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.

**7-D: Ramona Community Protection and Evacuation Plan – Discussion on concerns from members, Section E. Discussion on Emergency Evacuation Route through the Grasslands (proposed but not adopted - not part of Ramona CPEP)**

Mr. Cooper said Section E of the Evacuation Plan identifies the evacuation process depending on fire direction. There are 2 pending housing developments coming to Ramona – Cumming Ranch with 125 homes and Montecito Ranch with 417 homes. Montecito Ranch will add 3 stoplights – 1

at Montecito Way and Montecito Road, 1 at Ash and Hwy 78, and 1 at Archie Moore and Highway 67. Mr. Cooper was involved with creating the evacuation plan for 2 military bases. First a traffic study was done. He is concerned there is no evidence of documentation of engineering modeling for road capacity for evacuation purposes. Scientific studies and road capacity can provide information to tell us what an evacuation would look like. Without a study, a lot of people will be thrown on the road and a parking lot created. If roads can only handle so much, then we need to look at sheltering in place.

The Transportation/Trails Subcommittee reviewed a letter that was drafted for this purpose, and Mr. Cooper read the letter.

Mr. Stykel said that twice it has been proven that our roads are insufficient for an evacuation. Once we get the results of the study, what do we do?

Mr. Cooper said it would be reviewed by the RCPG.

Mr. Lynch said we are part of the group that is responsible for the plan. He had concerns with the last few fires that were down Highway 78 recently. Social media and information resources need to be identified. He has been in Ramona 8 years and never heard of the evacuation plan. Realtors and others should be aware of the plan.

Mr. Cooper said that evacuation should occur from the outside in, as it was done for the military bases, rather than the inside of a community to the outside.

Speaker: Lt. Davis, Ramona Sheriff's Substation

Lt. Davis reviewed the evacuation plan for Ramona. There are 1,000 different possible scenarios when there is an incident. He does not feel the proposed evacuation through the grasslands is practical. He would never order people to go through there, on an unmarked, unpaved road. With each fire there are communications to the public. A lot has improved since 2003 and 2007. Every fire is a learning experience. He will make an order to do an evacuation when there is a fire. The Fire Department will say what areas need to be evacuated. An area will be produced for people to evacuate to. When there is an incident, there is a unified command and all agencies come together. Issues are worked through as they come up. There are only so many roads. A trailer jackknifed on Highland Valley Road in one of the recent fires. When there is an incident, the studying of roadways can be cumbersome and take time. They have to work quickly and deal with what is practical. They will close roads to let people out and to let emergency vehicles come in. They have to do whatever it takes at the time to get people out safely.

Mr. Lynch said that when there is lane reversal, people can be cut off from their families and have to find another way to get home. They may have to call someone to pick up their children.

Mr. Cooper said if we know what the capacity of the road is, it will help evacuation. Can 10,000 cars get down Highway 67 in 2 hours? The emergency evacuation route is not on any plan. He wants it to continue to be on the agenda next month.

**MOTION: TO TAKE THE LETTER ON THIS ISSUE DRAFTED BY THE TRANSPORTATION/TRAILS SUBCOMMITTEE AS IT STANDS.**

Upon motion made by Dan Scherer and seconded by Donna Myers, the motion **passed 10-0-0-0-5**, with Torry Brean, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.

**7-E: Ramona Transportation Summit ad hoc: Report from ad hoc committee on progress made on political support for Highway 67 improvements to move up on the list to before 2050**

Mr. Summer said the ad hoc committee has learned a lot as they explore looking for funding for Highway 67. The community has outgrown Highway 67. Original plans to widen it began in 1988. Mr. Summer learned of the San Diego Forward Plan, 2036 to 2050, which discusses transportation plans throughout the entire region. We had thought there was federal funding available for transportation improvements. We had asked for a meeting with Duncan Hunter, but he was going to be in Washington for several weeks so he was not available. We had thought California had a funding problem, but Michael Harrison of Duncan Hunter's office (who met with us) said no, it is not a funding problem but a priority issue. He suggested making a case and asking for Highway 67 to be moved up on the list.

Duncan Hunter, Joel Anderson, Supervisor Jacob, Randy Voepel, Bryan Jones and Steve Vaus are all ready to sign the letter to SANDAG asking for Highway 67 to be moved up on the priority list. The letter has been written and revised. He would like to go to SANDAG and present the letter, and also to present the 30 year study, to get the priority of Highway 67 moved up.

Mr. Lynch asked if Mr. Summers researched the priority?

Mr. Summers said he did, and there are many projects ahead of Highway 67 on the list.

Mr. Stykel asked if the letter would go with the binder that was presented to the RCPG about a year ago? He supports the letter, but not the binder and it does not show any scientific evidence.

Mr. Summers said the binder can serve a purpose. The binder contains information that addresses the curve on Highway 67, but the rest of the information is generic information on Highway 67.

Ms. Maxson suggested taking out the first part of the information in the binder that relates to the curve issue.

**MOTION: THE RCPG APPROVE CIRCULATION OF THE LETTER, AS PRESENTED, TO POLITICAL SUPPORTERS OFFICES FOR REVIEW AND SIGNATURES.**

Upon motion made by Jim Cooper and seconded by Robin Joy Maxson, the motion **passed 8-1-0-1-5**, with Paul Stykel voting no, Kristi Mansolf stepping down, and Torry Brean, Scotty Ensign, Elio Noyas, David Ross and Richard Tomlinson absent.

**7F: Botanical Garden in Ramona South of Boundary Avenue**

The South Subcommittee met and in Mr. Noyas absence, Mr. Cooper gave the report. The botanical garden was tabled, and it is not expected to be seen by the South Subcommittee again in the future. It is possible a Major Use Permit may be needed to go ahead with the project.

**7-G: Warnock Solar Project Landscaping Update**

The South Subcommittee is waiting for a meeting date with Supervisor Jacob's office on this topic.

Ms. Mansolf said she contacted Adam Wilson by phone to follow up on a meeting date, and also sent a follow up email, and has not received a response.

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

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

Mr. Ensign was not in attendance to give the report and no one received the minutes of the meeting. Mr. Cooper said the Aldi project was reviewed at the Design Review Board meeting.

**8-B: Discussion Items (Possible Action)**

**8-B-1: Concerns from Members**

**8-B-2: Future Agenda Item Requests**

Mr. Cooper asked to have the Ramona CPEP and the Emergency Evacuation Route through the Grasslands on the next Transportation/Trails Subcommittee agenda.

Ms. Mansolf said she would like to put the PLDO request item from County Parks on the agenda.

Mr. Lynch said he planned to have a Parks meeting on September 24 to discuss the PLDO list.

A request was made to schedule a Mt. Woodson parking lot ad hoc committee meeting. Mr. Lynch said he is currently working on a project for Mt. Woodson, so he feels he needs to step down as chair of the committee. He asked Ms. Mansolf if she would consider taking over for now, and possibly Mr. Wallace can take over the subcommittee when he is seated in January as an RCPG member.

Ms. Mansolf agreed to do so.

**8-B-3: Addition and Confirmation of New/Continuing Subcommittee Members –  
*None brought forward***

**8-B-4: Old Business**

Mr. Lynch said he would like to see a list of old business added to the RCPG subcommittee agendas. Regarding the Parks Subcommittee, Dawn Perfect and Mr. Lynch had a meeting at Supervisor Jacob's office on August 9 with Adam Wilson to discuss a stormwater study.

Ms. Mansolf said, regarding the election, because only 5 people were running as candidates for the RCPG and there are 7 seats that will be vacant in January, all 5 people who signed up will be seated in January at the beginning of the meeting. The first meeting will have to be after the first Board of Supervisors meeting of the year, at which time they will appoint all the new people who signed up to run in the election and were successful, or those who signed up and there was no contest. At the end of the first meeting, the RCPG can listen to people who want to fill those 2 seats, and vote on 2 replacements. All new members will have to take the training before they can be seated and be officially appointed by the Board of Supervisors, as well.

**8-C: Meeting Updates**

**8-C-1: Board of Supervisors, Planning Commission and TAC Meetings –  
*No Information Brought Forward***

**8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 10-4-18 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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