

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
July 30, 2012, 7:00 P.M.

1. CALL TO ORDER – 7:05 P.M.
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership

Members Present: Kristi Mansolf, Chair; Robin Maxson

Guests Present: Kevin Wallace, Peter Clark Representing Mr. Cordiano, Mr. Cordiano, Jill Cleveland of Brian Cook and Associates

3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. P06-091W1, Major Use Permit Modification to Existing Verizon Cell Site at 26975 Highway 78, Swycaffer Property. Proposal to Add More 3 Panel Antennas in Scenic Corridor, Brian Cook & Associates, Inc., Consultant (East Project)

Jill Cleveland of Brian Cook & Associates presented the project. There is an existing Verizon cell site on the Swycaffer property. There is also an existing AT&T cell site on this property. Both are not stealthed but of a monopole design. Ms. Cleveland said a change is being proposed for the site to add 3 more panel antenna. Currently the panel antennas stick out a little bit from the pole. The proposal is to mount all antennas 4 feet from the pole. Ms. Cleveland said the project is a Long Term Evolution upgrade. Everytime a change is proposed, the applicant will be required to come back due to the way it is permitted. The project is a modification of an existing facility.

Ms. Mansolf said the monopole is 80 feet from Highway 78, a scenic corridor. The scenic corridor extends 1,000 from the road. The site is considered to be a highly visible cell because it is not camouflaged. The cell site ordinance calls for amortization, which means that 10 years after the cell site ordinance was adopted, highly visible sites will be reviewed for their design and changes may be required. Cell sites are usually required to be stealthed in rural residential areas, especially when close to the road. The County scoping letter is out for the project and they are suggesting the site be redone as a faux tree and collocate the AT&T site on the same faux tree.

Ms. Cleveland showed on the photo simulations where there are trees behind the monopoles from a couple of the vantage points when traveling on Highway 78. She feels

a faux tree would look more out of place than the monopole because it is so close to the highway.

Ms. Mansolf asked how much separation would be required if the AT&T site collocated on a pole with Verizon?

Ms. Cleveland said she thought about 10 feet of separation was all that is necessary. Ms. Cleveland would be unable to attend the RCPG meeting August 2, 2012.

MOTION: TO APPROVE THE PROJECT PROPOSAL TO ADD 3 MORE PANEL ANTENNAS IN THE SCENIC CORRIDOR.

Upon motion made by Robin Maxson and seconded by Kristi Mansolf, the motion passed 2-0-0-0-0.

6. P11-028, Cordiano Winery Major Use Permit at 15732 Highland Valley Rd. Expansion of Uses to Include Special Events and Storage

Peter Clark presented the project for Mr. Gerardo Cordiano, who was out of town. Mr. Cordiano's son was also in attendance.

Ms. Mansolf said the County recently sent a letter to the RCPG showing that many of the original project issues have been addressed. The project description had not been complete enough previously, but now it is complete. Hours of operation, timing of special events, the number of people allowed during wine tasting events and for special events and required parking spaces have been determined. The project will go to hearing soon, and the County asked us to look at the project one more time now that the use requirements in place.

Mr. Clark said the winery has been operating under an administrative permit. The wine ordinance has been adopted. When they serve food in their restaurant, they become a DEH facility. They want to serve food, which mean operating a restaurant in an agricultural area. The solution is a Major Use Permit. The original administrative permit has no maximum number of occupants specified. With the Major Use Permit they will be allowed to have 150 occupants on the property for wine tasting and special events combined. If there are to be 150 people in attendance for a special event, the rest of the facility will be closed. There will be 64 parking spaces. Mr. Clark said the agenda reflects a storage component, but no longer part of the Major Use Permit. Special events will be held Friday through Sunday and holidays. They are limited to so many per year.

It was noted there is a discrepancy between the plans, which show special events can occur Wednesday through Sunday, and the scoping letter, which show special events can occur Friday through Sunday.

MOTION: TO APPROVE THE CORDIANO MAJOR USE PERMIT EXPANSION OF USES TO INCLUDE SPECIAL EVENTS AND WINE TASTING.

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Upon motion made by Robin Maxson and seconded by Kristi Mansolf, the motion passed 2-0-0-0-0.

7. Second Dwelling Unit Proposed in Scenic Corridor of Hwy 78 at 18665 Oak Ridge Ln, Aaron Residence (East Project)

The applicant did not attend the meeting and there were no plans to review. No discussion.

8. Corrections/Approval to the Minutes 7-10-12

MOTION: TO APPROVE THE MINUTES OF JULY 10, 2012.

Upon motion made by Robin Maxson and seconded by Kristi Mansolf, the motion passed 2-0-0-0-0.

9. Adjournment

Respectfully submitted,

Kristi Mansolf