

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
January 8, 2013, 6:30 P.M.

1. CALL TO ORDER – 6:35 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, Kevin Wallace
Guests Present: Mr. and Mrs. Inglis, Karen Adler and Kerrigan Diehl of PlanCom, Jim Cooper and Ken Brennecke (Mr. Cooper and Mr. Brennecke left at 7:00 p.m.)
3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. ZAP 03-075W1, AT&T Mobility is Requesting a Modification to their Minor Use Permit to Remove 6 Existing Panel Antennas and Install 12 New 6 foot, 4 inch Panel Antennas with Socks, 12 Remote Radio Units and 2 New Surge Supressors on the Existing 35 foot tall mono-tree. 16359 Highway 67, Bowen Residence

Karen Adler of PlanCom presented the projects and distributed photo simulations and plot plans. Currently there are 6 antennas with plans to upgrade the number to 12. They want to replace the tree with a fuller tree. The system will be upgraded to 4G technology. The existing 3 cabinets will remain and 2 cabinets will be added. The existing accessory structure to house the additional equipment will be replaced with a CMU structure, which will be made of concrete blocks. This is required according to FP2 fire regulations. The noise level will not exceed 45 db at the property line.

Ms. Inglis is a neighbor to the project. Her property line is 30 feet from the faux tree and structure, and her home is close to the property line. The faux tree is just off her access road and it is not a good looking tree. It drops branches occasionally. She has several concerns with expanding the project and adding double the equipment on the tree and an industrial looking structure to house the rest of the equipment. She would like to be informed of the maintenance schedule for the site as people/maintenance workers now visit the site in unmarked vehicles and without any badges showing that they represent AT&T. Sometimes heavy equipment uses the road to access the cell site. Her access road is one lane and quite narrow. She appreciates that someone made a bit of a cleared area so a vehicle can park by the site without blocking her and her neighbor's access. People are coming out more than once a month to visit and work on the site. She feels that since AT&T is putting wear on the road, they should contribute to road maintenance. She is concerned with how the project will impact her property value.

There was discussion on recourse neighbors can have once a project is built if there are problems.

Ms. Diehl said that AT&T often hires subcontractors to maintain the sites, and they are in unmarked cars. She will check on possible ways for contractors to identify themselves.

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Ms. Adler said the project will be operating under a minor use permit, and so if there are problems with the site, neighbors can call Planning and Development Services who will call Code Enforcement. Noise levels should not increase very much. When the equipment turns on and off, it should sound like a refrigerator turning on and off.

Ms. Mansolf is familiar with the site and said the tree is most unusual and the location of the tree is highly visible not only to the Inglis, but to other neighbors in that area. She would like for the neighbors to have a number to call when there is a problem with the site.

Ms. Adler said the site was built around the time the wireless ordinance was created and the tree was called a broadleaf tree.

Ms. Diehl said that with the upgrade of the site, they can put in a better looking tree. Pine trees often look the best. She said it is also possible to modify the CMU so it looks more rural but is still constructed of the materials that will satisfy the fire requirement.

Ms. Mansolf will check with PDS to see who neighbors can call when there is a problem at the site. She will see if she can get a copy of the original minor use permit for the site. A noise level test to provide a baseline level now and one after the upgrade is completed would be good since the site is very close to homes. There was a burglary in the area recently and people are concerned with strange people being in the area.

MOTION: We agree with the request to upgrade the cell site, with the following conditions: 1) the tree be more attractive; 2) the tree to have a full branch count with branches extending over the antennas and socks on the antennas; 3) the addition of low maintenance landscaping in front of the CMU structure; 4) consideration of a more rural looking CMU wall enclosure for the structure; 5) a written maintenance agreement for the road; 6) disclosure of the future maintenance schedule and a method to identify subcontractors who maintain the site; and 7) testing of noise levels now to provide a baseline comparison, and then again after the project is completed.

Upon motion made by Robin Maxson and seconded by Kevin Wallace, the motion **passed 3-0-0-0-0**.

6. Corrections/Approval to the Minutes 7-30-12, 10-30-12, 12-4-12

MOTION: To approve the minutes of July 30, 2012, October 30, 2012, and December 4, 2012.

Upon motion made by Kevin Wallace and seconded by Robin Maxson, the motion passed 3-0-0-0-0 for the minutes of October 30, 2012, and December 4, 2012. Mr. Wallace abstained from approving the minutes of July 30, 2012. The July 30, 2012, minutes will be put on the next West Subcommittee agenda for approval.

7. Adjournment – 8:30 p.m.

Respectfully submitted,

Kristi Mansolf

