

EAST/WEST SUBCOMMITTEE  
WEST MINUTES/EAST REPORT  
RAMONA COMMUNITY PLANNING GROUP  
15873 HWY 67, RAMONA, CA 92065  
RAMONA COMMUNITY CENTER  
434 AQUA LANE, RAMONA  
February 27, 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.  
West Subcommittee, Members Present: Kristi Mansolf, Chair; Robin Maxson and Kevin Wallace  
East Subcommittee, Members Present: Kevin Wallace; Absent: Scotty Ensign – No Quorum for East  
Guests: Steve Powell, Bert Caster, Donna Azzoline, June Pratt, Jim Cooper, Mr. Farnsworth and 2 Residents of the Highland Valley Estates community
3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. (West Subcommittee Project, Mansolf) AD 13-001, Administrative Permit. Request Approval of an Existing Over Height Block Wall that Creates an “Entry Gate Structure” (64 inches tall, stucco plastered to match main residence and with intermittent 24 inch by 24 inch by 72 inch stone veneered columns) Remainder of Existing Wall to be Removed. Gainor Property, 19774 Vista Del Otero. Powell, Representative

Mr. Powell had been to the West Subcommittee and the RCPG for the Gainor wall in February. In summary, the wall was built without permits. Mr. Gainor will tear it down as it encroaches into the road and road right of way, it is too tall and won’t meet the findings for an Administrative Permit. With the current proposal, Mr. Gainor will keep the entry way, which will be a 25 foot tapered wall entry structure on either side of the driveway. The tallest part of the structure will be 64 inches, and the cap on the column will be 48 inches. The monument rock planter on the front corner of the property has been taken off the plan since it is too high.

The neighbors in attendance at the meeting were in agreement with the new plan.

MOTION: TO APPROVE AD 13-001 AS PRESENTED WITH PLOT PLAN DATED FEBRUARY 13, 2013, OF AN EXISTING OVER HEIGHT BLOCK WALL THAT CREATES AN ENTRY GATE STRUCTURE.

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

6. (East Subcommittee Project, Ensign) TM 5574, Oak Tree Ranch Manufactured Housing Community, Black Canyon Road, Conversion from a Leasehold Community to a Resident Owned Community. 119 Home Sites, Office and Recreational Facilities are Existing. 255 Homes are Allowed. Caster, Representative

Ms. Mansolf said that since the East Subcommittee did not have a quorum, no action could be taken on the project, but the applicant could make a presentation and members of the public could share their concerns.

The project was approved under a variance in 1965 before the California Environmental Quality Act was enacted. 255 units are allowed. There is a package treatment on site permitted by the State Regional Water Quality Control Board.

Mr. Caster said he is converting the existing manufactured homes to home ownership. He is allowed to do this under Government Code 66427.5. One condition of the Government Code is that a survey of existing residents must be done to show they support the change. Of 75, 52 attended the meeting and 50 support the conversion. Residents will own the property under their homes. Oak Tree Ranch lost 50 houses in 2007. New homes will go in as the market allows. The conversion will generate capital. An HOA will replace the current management. The project is on city water. The package treatment plant was expanded recently so that the daily flow on their permit increased from 20 thousand gallons per day to 40 thousand gallons per day. The package treatment plant expansion will be enough to support the whole project at buildout.

Donna Azzoline and June Pratt are neighbors/former residents of the Oak Tree Ranch. Their concern is more with Black Canyon Road than the project. Black Canyon Road has no stop signs, no sidewalks, no place to walk along the road, a stream that crosses it and floods every year when it rains, no street lights and they aren't sure what the speed limit is. Through their efforts, there is a street light on Highway 78 at Black Canyon Road.

Ms. Mansolf said that growth has been steady along Black Canyon Road, and now there are 2 new major subdivisions that are approved and will be going in across the street from the Oak Tree Ranch. One is Black Canyon Estates, and the other one is close by and was approved in 2012 with 27 homes. Neither of the 2 projects were required to make any real road improvements or improve the area by where the stream floods the road. Possibly the Transportation/Trails Subcommittee could look at deficiencies on Black Canyon Road in the future.

7. Corrections/Approval to the East/West Minutes 2-5-13

**MOTION: TO APPROVE THE EAST/WEST SUBCOMMITTEE MINUTES OF FEBRUARY 5, 2013.**

Upon motion made by Robin Maxson and seconded by Kevin Wallace, the motion passed 3-0-0-0-0. Scotty Ensign was absent.

8. Adjournment

Respectfully submitted,

Kristi Mansolf