

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
June 2, 2014, 6:30 P.M.

1. CALL TO ORDER – 6:40 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 Joy Maxson, Jamie Holabird
Members Absent: Kevin Wallace
Guests: Lisa Mercurio, Donna Myers, Jim Cooper
3. ANNOUNCEMENTS – Ms. Mansolf announced that the representative for the commercial development proposed for the Highland Valley/Dye/SR-67 intersection was unable to attend, and that item won't be discussed.
4. Corrections/Approval to the West Minutes 4-1-13, 1-7-14 – Not addressed due to the absence of Kevin Wallace, and one member wasn't seated on the West Subcommittee when the meetings occurred.
5. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY –
None

Action Item:

6. MUP 14-018, Verizon Telecommunications Project at 15890 Snuz Mountain Rd off Dos Picos Park Rd. 35 ft high Faux Mono Eucalyptus with 12 Antennas and 1 Microwave Dish, plus Concrete Block Equipment Shelter and Shelter for Emergency Generator. Mercurio, Representative

Ms. Mercurio presented the project. Her company looked around at the neighboring properties to find the best location in the Dos Picos Park Road area for the cell tower. The site selected is one of the highest elevations in the area, and the project will be 875 feet from one resident, 287 feet from another (but the neighbor's property is 30 feet lower than the project), and 370 feet from a third (but the neighbor's property is 50 feet lower than the project). The tree should blend in as there are other trees scattered throughout the area. The concrete block structure is proposed for 8 feet, but Ms. Mercurio has not received the scoping letter from the County yet, and the County may ask for the structure to be 10 feet tall as they did with the cell site proposal the RCPG saw recently proposed for the east side of Ramona. There will be an emergency generator and an enclosure for that. Both enclosures will not have roofs. Due to the topography, Ms. Mercurio felt the neighbors would not be negatively impacted by the visual impacts of the project.

Some questions that came up were why was a faux tree selected rather than a water tank?

Ms. Mercurio said it was due to there being some trees in the area, it felt a tree would blend better.

Will blasting be required due to the rock in the area?

Ms. Mercurio said blasting may be necessary.

Ms. Holabird asked that the neighbors be notified should there be blasting.

A couple of the subcommittee members are aware that at least 2 of the cell sites in the area are problematic for neighbors in that the maintenance people block or partially block the neighbor's access road with their vehicles, and the access roads are narrow. They would like to see a designated parking space close to where maintenance work needs to be done.

Ms. Mansolf said the Verizon cell site coverage in that area is particularly bad and this cell tower should help.

MOTION: TO APPROVE MUP 14-018, VERIZON TELECOMMUNICATIONS PROJECT AT 15890 SNUZ MOUNTAIN ROAD OFF DOS PICOS PARK ROAD, 35 FOOT HIGH FAUX MONO EUCALYPTUS WITH 12 ANTENNAS AND 1 MICROWAVE DISH, PLUS CONCRETE BLOCK EQUIPMENT SHELTER AND SHELTER FOR EMERGENCY GENERATOR, WITH THE SHELTERS AT 10 FEET SHOULD THE COUNTY REQUIRE IT. SHOULD BLASTING BE REQUIRED, WE RECOMMEND THE NEIGHBORS BE NOTIFIED.

Upon motion made by Robin Maxson and seconded by Kristi Mansolf, the motion passed 3-0-0-1, with Kevin Wallace absent.

7. Presentation by Ramona Business to Develop the Intersection of Highway 67 and Dye Rd (Northeast Corner) with Commercial. Zoning Variance and Lot Merge Needed. 4 Lots totaling 4.11 Acres (*Discussion Only*) – *Not Addressed*

8. Adjournment

Respectfully submitted,

Kristi Mansolf