



# Colony Olivenhain



Newsletter of the Olivenhain Town Council

December 2003

## From the President — Bob Campbell

*Thank Goodness!!!* It is finally the Holiday season. All the fun food is on the way. Time for all of you to set aside those aggravating diets and give your tongues and tummies what they richly deserve. In between bites, we shall all give thanks (somehow I think we should be "giving thanks" more than once a year, but I can see the Human Race is busy). In our last newsletter, we tried to give thanks to all those who helped the OTC, but we left some folks out. We're sorry about that and we'll try to fix it further on in this newsletter, but I bet we still forget somebody. If we do, we thank you anyway--even though our memories are impaired from all the food we are eating.



Your local Prez Guy's family is having one or two U.S. Marines over for Thanksgiving dinner, as are a number of Olivenhain families. We are so honored by their presence. We will stuff them, thank them, and return them to Pendleton. Happy ! Holidays, Everyone!!! May your homes be blessed with love, peace, and Pepto Bismol ... Prez Guy

## Monthly Meetings

### General Meeting

Wednesday, December 3, 2003, 7:30 PM  
Olivenhain Meeting Hall

#### Recent Fires in San Diego and What They Mean to Olivenhain

For this month's OTC general membership meeting we have a special presentation and discussion about fire safety by Encinitas Fire Chief, Don Heiser and Encinitas Division Chief, Tom Tufts.

Following several requests from our membership, we invited Chief Heiser to come talk to us about the recent fires and planning for inevitable fire that might threaten Olivenhain. Come join the discussion about lessons learned during our recent tragic fires.

Chiefs Heiser and Tufts will also provide tips and guidelines for fire safety and protecting your home. There should be ample time for questions and answers too. See you there on Wednesday December 3rd at 7:30 pm at the Meeting Hall.

### General Meeting

Wednesday, January 7, 2003, 7:30 PM  
Olivenhain Meeting Hall

Olivenhain's very own Nan Sterman has agreed to be our guest speaker in January to talk about native plants and other drought-tolerant planting techniques. Please join us for what is sure to be a very informative and interesting topic.

### Building and Grounds Committee

No Meeting in December

### Board Meeting

Tuesday, November 18, 2003, 7:00 PM  
Olivenhain Meeting Hall

Board meetings are held on the third Tuesday of the month. All members are invited to attend and observe. Members will have an opportunity at the beginning of each meeting to comment and bring issues to the Board's attention.

*From our homes to yours ...*

*A wonderful Holiday Season and a very Happy New Year  
to everyone in the Olivenhain Valley!!*

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## Olivenhain Task Force News

### A Committee of the Olivenhain Town Council

By Bruce Ehlers

**MANCHESTER DEVELOPMENT AND WIDENING OF A PORTION OF MANCHESTER AVE ...** The comment period for a 12 home subdivision located on the western side of Manchester just north of Sienna Canyon commenced on November 20th and ends 30 days later. If neighbors or citizens have concerns about this development, now is the time to submit them to the city. Comments can include all types of impacts to the neighborhood and environment including, but not limited to: traffic, noise, drainage, city services, utilities, natural terrain, native plants and animals. Call Scott Verbuff, City of Encinitas Environmental Coordinator, if you would like to submit comments for the environmental impact report.

Over a year has passed since the Citizen Participation Program (CPP) meeting was held to introduce this project to its neighbors. Here is a synopsis of the plans ... The 12 home subdivision, called Manchester Estates, will be located on 22 acres located immediately adjacent to Manchester Avenue. Manchester Avenue borders the project on the east and south. The power lines and Sienna Canyon border it to the west and the Wang mitigation property borders on the north. For those of you unfamiliar with the Wang mitigation property, it is a 123 acre valley that has been set aside as a mitigation property and will not be developed. Some people may know this a "fish canyon" as it was known when it was farmed by the Denk family (presumably it is so named because it looks like a fish from the air.). The developer of Manchester Estates is the same developer that put "Fish Canyon" aside as mitigation property. The development will consist of single story homes arranged on two cul-de-sacs and located on lots varying from 1.0 to 3.78 acres. An open space easement would preserve steep slopes (greater than 25% slope). According to the City's official notice the average home size is 5,515 square feet. Also according to the official City notice, "The project would dedicate an additional 10 feet of right-of-way to Manchester Avenue and widen the westbound side of the street along the project frontage."

I attended the CPP meeting held back in February 2002. The primary concern of neighbors below the development was increased volume and flow of runoff. They expressed concern that this development might increase the erosion on their properties by adding runoff flow under and over Manchester Avenue. They also described difficulties in entering and exiting from Manchester Avenue. There was also concern expressed that any widening/straightening of the road might result in an unsafe increase in traffic. speed.

Once the Environmental Impact Review (EIR) comment period ends, the project will go next to the Planning Commission. Since I am a member of the Planning Commission, I am restricted from making judgmental comments before a project's hearing. I rely on citizens making their comments to the Planning Commission and through the EIR process. I encourage anyone with concerns or supportive comments to get involved. Call me at 760-944-9482 if you want to get involved and need to know who to contact at the city.

**8 HOUSE SUBDIVISION NEAR 7-11 ...** At next week's Planning Commission (on Thursday, December 4th at 6pm at City Hall, 505 S. Vulcan in Encinitas), the Planning Commission will be considering approval of an 8 lot subdivision immediately north and west of the 7-11. I wrote about this subdivision in last month's newsletter and several previous columns. To recap this project ... It will subdivide 8 lots on 5.14 acres with access via McCain Road to Encinitas Blvd. The project has frontage along RSF Road next to 7-11 but will not access RSF Road. The 8-lot subdivision proposes to exceed the mid-range density of 6.26 units for this subject site. Subdivisions are typically limited to the midrange density unless they are very sensitive to the surrounding neighborhood, the design significantly exceeds the minimum lot standards and the project provides some significant public benefit. (Municipal code 30.16.010B2) Details of this project can be researched at City Hall. The text of the City's staff report will be available on the city website approximately one week prior to the hearing. Your voice can be heard by testifying at the Planning Commission hearing or by submitting letters into the public record. It is always best to act early.

**HOLIDAY PARADE ....** Don't miss this year's Encinitas Holiday Parade in downtown Encinitas along 101. This year Olivenhain's very own Harley Denk is the Grand Marshall. The theme of this year's parade is a "Wonderland of Waves and Wreaths". For those of you who have never been to the parade, it is a true, home-grown, small-town event. It starts at 5:30 and typically ends around 8:30 pm. Dress warmly and bring a blanket or chair to sit on. I suggest heading over early enough to find parking somewhere within 10 blocks of downtown. The parade usually consists of representatives of youth groups, car clubs, horses, schools, local dignitaries and, of course, Santa. There are fire trucks, police cars, locally decorated floats and marching bands. Of course being a southern California event, there is typically a surf board precision marching drill team. Like I said, it is a true "locals only" event. For more information call 760-633-2740 or check out the city's online flier at [http://www.ci.encinitas.ca.us/Top\\_Level/pdfs\\_top\\_level/holiday\\_paradev2\\_12\\_06.pdf](http://www.ci.encinitas.ca.us/Top_Level/pdfs_top_level/holiday_paradev2_12_06.pdf)

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## Fence Update

**"Fence Situation" resolution moving forward nicely...** This article starts a series of notices to the Membership on how the Board is working with the Town Hall's neighbors to reach a mutually satisfactory resolution to the existence of their property fence on OTC land. As we bring you up-to-date, we want you to know fully about the neighborly and professional process which has transpired thus far to resolve the issue. We also want you to know that, if you have any questions about this matter, we encourage you to email them to the Board, so that we may answer them fully, and, with your permission, share those answers with the Membership. Before any final resolution to the issue is implemented, the General Membership will be invited to vote on the resolution at a General Meeting, likely in the first quarter of 2004.

**Background** ... When the OTC planned the construction of its new, lodge-pole fence around portions of its property, one of the steps was to have a professional survey conducted. This survey--the first ever in the history of the OTC--revealed a problem. The Town Hall's neighbors to the north had recently replaced an aging fence, and the southernmost portion of the fence encroaches on OTC land by about seven feet and proceeds to Cole Ranch Road for about 140 feet, thus encompassing a strip of OTC land, about 7 X 140 feet long.

Upon advice of legal counsel, the OTC Board appointed a three-member subcommittee to meet with our neighbors to explore alternative solutions. Our neighbors graciously offered their lovely patio as a venue for the several meetings we have held for our discussions. (The OTC Subcommittee is additionally grateful to our northern neighbors, since absolutely delicious snacks were served at these meetings, thus providing excellent fuel for rationale thinking.)

Both the OTC Board and our neighbors quickly agreed that the most desirable outcome of this process is to create a mutually satisfactory, permanent solution, i.e., one which will resolve the matter completely and thus not encumber future OTC Boards nor current or future neighbors.

**Perspective** ... Upon study of all the legal and practical aspects of this situation, all parties appear to agree upon these factors:

- 1) The encroaching section of fence, now surrounding a beautifully landscaped section of yard and patio, is an integral and important part of our neighbor's home. One can clearly see this when one is standing on the north side of the fence. Simultaneously, when one stands on the South side of the fence, one can see that, for the Town Hall, this sliver of land is next to an area of our property that is "undeveloped", meaning an area that the OTC does not make use of for its events.
- 2) Upon approval by the Membership, the OTC has the authority to sell this 7 X 140 foot strip of land to our neighbors.
- 3) A fair sale of this strip of land would achieve all objectives: a) the matter would be resolved permanently, b) the neighbors would acquire legal title to a valuable piece of their home property, and c) the OTC would be fairly compensated for this small piece of land and this space's sale to the neighbors would neither damage nor interfere with the Town Hall, its events, nor its remaining land whatsoever.

**Status** ... Upon advice of counsel, the OTC retained a licensed, professional appraiser. The appraisal has been completed. By the time of your reading this, the Subcommittee hopes to have met with our neighbors again, reviewed the appraisal with them, and will have moved forward towards proposing to our Membership the sale of this strip of land.

**Future** ... The OTC aspires to complete the following with our neighbors in the next few weeks:

- 1) Via legal counsel, finalize a formal "Letter of Understanding". This document will describe the steps of how the OTC Board shall seek approval from its Membership for the sale of the strip of land to our neighbors, while securing our neighbor's commitment to buy said land should the Membership approve the sale. (Your OTC Board is striving to propose sale terms to you, our Members, which are unanimously endorsed and supported by your Board, agreed to by both parties in the sale, and are in compliance with all OTC by-laws.)
- 2) Schedule a future vote, at an OTC General Meeting, on the sale with sufficient time to fully inform Members via our newsletter.

The OTC Legal Subcommittee wants you to know that many hours of our time and many hours of our neighbor's time have been spent on constructively resolving this issue. We are very thankful to our neighbors for working with us and we are looking forward to both completing this issue's resolution and perhaps a few more snacks on the patio.

Your questions or comments are welcome. Please email Bob Campbell, Bruce Ehlers, or Cindy Brandenburg.



# Thanksgiving

# Reprise

Predictably, we forgot some important people in our Thank You last month, so here's a follow-up!

Thanks to **STEVE FITCH** for his work as a OTC Board Member over the past year and for sage advice since.

Thanks to the **MOWRY AND MUZZY FAMILIES** for the generous donation from the license plate frame sales.

Thanks to all the **GUEST SPEAKERS** at our General Meetings. You did such a good job all year!

And special thanks to **CAROL BUCK** and **MARY JO NORTMAN** for yet another excellent Craft Fair. You always do such a great job of organizing this event. And thanks to the **CRAFTERS** and **YOUTH GROUPS** who participated. This year may have set a record for this event!

## Holiday Gift Ideas!!

### Olivenhain Cookbook Has Arrived!



Have you seen it yet? It's the Colony Olivenhain Cookbook Debbie McCauley compiled to benefit the Germania Hotel. It's beautiful — gorgeous padded cover, notebook style binder, lots of historical tidbits and photos, and over 500 recipes collected from members of the community! They make great gifts!

The cost is \$25 (including tax), and well worth every penny. You can pick them up at Coldwell Banker in the Harvest Ranch shopping center (next to Meritage), at the Postal Corner, and at Olson's Car Wash on El Camino Real.

### “Colony Olivenhain” History Book

In 1981, Richard Bumann, descendent of one of the original colonists, published a local history book titled Colony Olivenhain. The original printing sold out long ago, but thanks to a very generous donation by publishers Kristina and Reid Tracy, the Olivenhain Town Council has made this book available once again, and will be able to use all the proceeds from the sale for renovation and repair of the Germania Hotel.

We have books for sale at each General Meeting and other OTC events, but if you can't make it to the meeting, you can order using the order form on the cover sheet, or stop by and pick one up at the Postal Corner. Buy several ... they make great gifts!



### Olivenhain Meetings & Events

- December 3 (First Wednesday) OTC General Meeting, 7:30 pm, Olivenhain Meeting Hall
- December 13 (Special Event) Annual Holiday Party, 1:00 — 3:00 pm, Olivenhain Meeting Hall
- December 16 (Third Tuesday) OTC Board Meeting, 7:00 pm, Olivenhain Meeting Hall

### Advertising?

Would you be interested in advertising in the newsletter?

The Board is considering accepting business card size advertisements for \$10 per month if there is sufficient interest. Send an email to [newsletter@colonyolivenhain.org](mailto:newsletter@colonyolivenhain.org) if you are interested or have comments.

### Events Around Encinitas

- December 6 Encinitas Holiday Parade, 5:00 pm — 8:00 pm, Hwy 101 Between D & I Streets
- December 11-14 Garden of Lights, 5:00 pm — 9:00 pm, Quail Botanical Gardens
- December 18-21 Garden of Lights, 5:00 pm — 9:00 pm, Quail Botanical Gardens
- December 26-28 Garden of Lights, 5:00 pm — 9:00 pm, Quail Botanical Gardens

Many thanks to **Olivenhain Self Storage** for their continued donation of a storage unit for the Olivenhain Town Council.

Many thanks to **Van Slyke Landscape, Inc.** for their donation of monthly grounds maintenance for the Olivenhain Meeting Hall.

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## Community Events

Cindy Brandenburg

Community Events Coordinator

**Halloween Party:** Thank you to Bruce Ehlers for coordinating the Halloween Party with the help of Lesa Thode. The little ones were so happy to show off their costumes before dark. There were lots of craft tables and clever games put together by Lesa Thode - it was such a great party! And the Trick-or-Treating through the neighborhood was just wonderful for the kids. Patty Dutra and every single neighbor on Cole Ranch Road and Rosemary Lane put together a great trick-or-treat caravan. Every home in the neighborhood was decorated and stocked with candy and scary hosts! My children and about 40 others had what was probably the best Halloween ever, safe with neighbors they know and who went all out to make it a big success. It was the start of a great new Olivenhain tradition!

**Holiday Party:** December 13th, tentatively from 1:00 PM to 3:00 PM. Check the message board for final time of the party! Christmas carolers, hayrides, and fun! Accepting offers to help!

## Volunteer Opportunities

at the

San Dieguito Heritage Museum

Want to lead children's and adult tours, catalog artifacts, or volunteer in a Museum gift shop? These are just a few of the volunteer opportunities available at the **San Dieguito Heritage Museum?** Sign up now for the next Docent and Volunteer Training Class that begins December 5 from 9:30 to 11:30 am. This comprehensive course includes an overview of the colorful and diverse history of the San Dieguito area.

The collections of the San Dieguito Heritage Museum document the local heritage of farming and floriculture, sports and the arts, as well as family and community life. Ancient arrowheads and grinding stones, festive Mexican rancho clothing, farming equipment, surfboards, old-fashioned toys, and much more form a vast and fascinating mosaic of early San Dieguito life.

The San Dieguito Heritage Museum is located at 561 South Vulcan Avenue in Encinitas. Call (760) 632-9711 for more information.

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## Commissioner's Corner

Steve Fitch, Parks and Recreation Commissioner

Last meeting the commission toured several park sites including Carlsbad's Poinsettia Park to closely inspect their new artificial turf soccer fields (very very nice). We received a "hard-hat" tour of Cottonwood Creek Park, where work is feverishly progressing towards the dedication ceremony of the Veterans Memorial on 7 December at 1PM. You are **all** invited. There will be a 21 gun salute among other grand dedication elements. We will shortly have off-leash dogs allowed on the east side of the creek at Sun Vista Park as soon as the "Mutt-mit" dispensers are installed and city council approves the final reading of the ordinance change required. Those who make use of the off-leash dog areas need to be aware that cleaning up after pets and having them under voice control at all times will be extremely important for the survival of these privileges at city parks. The Parks & Recreation commission will be dark in December so everyone; have a peaceful holiday season with family and friends.

Pat Klaus, Traffic Commissioner

You probably saw an article on possible red-light cameras for Encinitas, either in the Union-Tribune or in North County Times. This issue went before City Council who authorized City staff to proceed with planning for red-light cameras at some number of intersections. There are a number of intersections in Encinitas with a relatively high occurrence of accident attributed to red-light violations. In addition to selecting and negotiating the contract with a vendor, part of the process is to select the number and locations of intersections to be included in the first installations. This will evolve over the next several months.

No doubt you also recall the controversy over red-light cameras in San Diego. I had the opportunity to attend a presentation by one likely vendor who uses four cameras per approach: one camera shoots a picture of the vehicle entering the intersection with the red light shown in the shot, one camera shoots a picture of the license plate, one camera shoots a picture of the driver's face, and the fourth camera shoots a short video sequence which clearly shows the vehicle approaching and entering the intersection after the light has turned red. This video element makes this setup more difficult to dispute than still photos alone, in my opinion..

The Traffic Management Program document is due to come back to the Commission for review, probably this month although I haven't seen the agenda for December yet. Check the Traffic Commission web page for the December 8 meeting agenda if you are interested in the Traffic Management Program ([http://www.ci.encinitas.ca.us/Public\\_Documents/Agendas/tc\\_agenda.htm](http://www.ci.encinitas.ca.us/Public_Documents/Agendas/tc_agenda.htm)).

The various measurements and studies required as input to a possible General Plan Circulation Element update are underway. Traffic counts are being taken on all our major streets, and this data will be used to update a simulation model for traffic flows within Encinitas. This process will probably take 6-8 months before it 's ready for review by either the Traffic Commission or the City Council.

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## City Council and Commission Schedules

### Council/Commission

Encinitas City Council  
Planning Commission  
Traffic Commission  
Parks and Recreation Commission  
Senior Citizen Commission  
Commission for the Arts  
Youth Commission

### Regular Schedule

2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Wednesday at 6:00 PM, Council Chambers  
1<sup>st</sup> and 3<sup>rd</sup> Thursdays at 6:00 PM, Council Chambers  
2<sup>nd</sup> Monday, 4<sup>th</sup> Monday optional at 5:30 PM, Council Chambers  
3<sup>rd</sup> Tuesday at 5:00 PM, Council Chambers  
3<sup>rd</sup> Friday at 1:00 PM, Council Chambers  
1<sup>st</sup> Monday at 5:30 PM, Council Chambers  
1<sup>st</sup> Wednesday at 4:30 PM, Council Chambers

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## City of Encinitas Contact Information

Jerome Stocks, Mayor	760-633-2622	jstocks@ci.encinitas.ca.us
Maggie Houlihan, Deputy Mayor	760-633-2621	mhoulihan@ci.encinitas.ca.us
Christy Guerin, Council Member	760-633-2620	cguerin@ci.encinitas.ca.us
James Bond, Council Member	760-633-2623	jbond@ci.encinitas.ca.us
Dan Dalager, Council Member	760-633-2624	ddalager@ci.encinitas.ca.us
Kerry Miller, City Manager	760-633-2600	kmiller@ci.encinitas.ca.us
Bruce Ehlers Olivenhain Planning Commissioner	760-944-9482	bruce@ehlers-online.com
Pat Klaus, Olivenhain Traffic Commissioner	858-756-8247	pat@klausfamily.com
Doug Goad, Parks and Recreation Commissioner	760-942-4052	thegoads@aol.com
Steve Fitch, Parks and Recreation Commissioner	858-759-9236	steve360fitch@yahoo.com

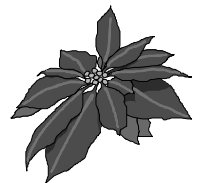
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Visit our web page at [www.colonyolivenhain.org](http://www.colonyolivenhain.org)!

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## ***Annual Holiday Party ... December 7, 1-3 PM***

Join neighbors and friends to celebrate the winter holidays at Olivenhain's Annual Holiday Party. We'll gather at the Meeting Hall to sing together, share laughs, drink warm cider, and eat cookies and candies.



The Price of admission is a plate of your special holiday treats. We will serve punch and hot mulled cider. This is a delightful event for all children and families in our community.

Stop by and share the Holiday cheer with us. Some details are being worked out at press time, so watch the Message Board for updates. Questions? Call Cindy Brandenburg.

