



# County of San Diego – Ramona Village Center Administrative Checklist

## GENERAL PROVISIONS

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona while creating an automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center. The following General Provisions shall apply to the Ramona Village Center Regulations:

- a. Where the provisions of a section of the San Diego County Zoning Ordinance is in conflict with the requirements of this section, the requirements of this section shall apply.
- b. The diagrams and illustrations within this Section, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
- c. The definition of a term in this Section shall take precedence over definitions of the same term elsewhere in the San Diego County Zoning Ordinance.
- d. The term shall denote a specific requirement, while the term should is intended to be a primary consideration incorporated into plans or accompanied with a clear rational as to why its standards or specifics were not followed.

## 8703 SITE PLAN REQUIREMENTS

- a. A Building permit shall not be issued for development or redevelopment on a private lot prior to the submittal and approval of a Site Plan, in compliance with the standards of this Section and subject to the regulations of §7150- 7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance unless an Exception to the site plan is granted pursuant to Site Plan Permit Exceptions of §8704.
- b. A Site plan submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the County of San Diego Planning and Development Services (PDS) Director subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the San Diego County Zoning Ordinance.
- c. The following mapping requirements are in addition to §8703.b Site Plan submittal procedures:
  - i. One (1) Site Plan submittal map shall include the proposed Lots and Building(s) to-scale and centered in plan view with all surrounding property lines, easements, thoroughfares, building footprints, and primary building frontages that illustrate primary building entrances for 300 feet.
  - ii. One (1) Site Plan submittal map shall include a to-scale elevation graphic illustrating the primary building frontage of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
  - iii. One (1) Site Plan submittal map shall include a to-scale and detailed Landscape Plans of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
- d. An existing building that does not conform to the provisions of this Section is considered non-conforming and may be continued in such Land Use until a Site Plan Permit is requested, at which time the provisions of this Section shall apply.



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<b>SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)</b>				
		<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
	<p><b>8715 Colonnade Intent</b> The Colonnade is centered on Main Street between Etchevery Street and Pala Street. The name is in reference the colonnade of tall Eucalyptus trees along Main Street that creates the character defining experience of arriving in Ramona. The development pattern in this area is newer to the area with freestanding rural buildings that are commercial along Main Street with single-family residences to the north and south of Main Street. Etchevery Street is planned to accommodate for a trail and/or pathway.</p>			
a.	The Colonnade Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-of-Way. Direct highway access shall be limited to maintain tree colonnade.			
b.	New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained.			
c.	The Colonnade Sub-Area development regulations are intended to maintain its current more rural detached building development patterns with commercial buildings along Main Street surrounded by single-family residential housing.			
d.	Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Frontage types to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8721).	§8721		
e.	The Colonnade building height is limited to two (2) stories and 35 feet maximum height.			
fi.	The Colonnade Public Frontage intention: A Type D Special Pathway is setback from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67 that allows for equestrian, biking and pedestrian access.			
fii.	Only the RM-V5 area shall allow vehicles parked curbside on Main Street for adequate pedestrian movement.			
fiii.	Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees.			
fiv.	Common Easements should be coordinated to provide access for buildings in order to maintain the colonnade, such as shared parking facilities and access lanes between mid-block parcels.			
g.	All trails, pathways, parking areas and open spaces should allow for permeable surfaces.			
h.	Public Art should be allowed on all public and private buildings and spaces.			
i.	Development or rebuilding of one or two family dwellings on a single Lot and associated accessory structures located in the RM-V3 are exempt from the provision of the Ramona Village Center Plan (§8702).	§8702		
	Table 1.0 Colonnade Sub-Area General Design Standards – Access Patterns	1.0		
	Table 1.1 Colonnade Sub-Area General Design Standards - Buildings	1.1		



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<b>SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)</b>				
	<p><b>8717 Paseo Intent</b> The Paseo is located at the 'bend' of the road along Main Street between Pala Street and Highway 78/10th Street to the east. The Paseo is a reference to the need for connectivity between the established neighborhoods to the south and Santa Maria Creek to the north. Intended to be the Civic core to include the Post Office, Sheriff Station, Courts, Library and parks. Also intended to be the Commercial core, the private development pattern in this area consist of freestanding and attached commercial centers and under-developed lots located along Main Street. Attached multi-family housing units are to be located to the north and south of Main Street. All new development proposals should demonstrate that it has considered the positive influences of the neighboring properties and made a diligent effort to build within the Paseo towards the historical Main Street patterns existing in the Old Town Sub-Area. Montecito Road, 14th Street, 13th Street/Maple Street, 10th Street/Pine, Walnut Street and the Santa Maria Creek Greenway are planned to accommodate for a trail and/or pathway.</p>	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
a.	The Paseo is intended to be the main development area in the Village Center.			
b.	The Paseo is intended to link the Santa Maria Creek Greenway with Main Street and surrounding neighborhoods through new parks (see Public Civic Standards), streetscapes, and trails (see Public Thoroughfare Standards).			
c.	With each new development, the current conventional suburban development pattern (commercial strip centers behind parking lots) is intended to transition into a contemporary Main Street with development patterns and character similar to the Old Town Sub-Area (attached multi-story buildings fronting onto Main Street).			
d.	The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Use building entrances to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer.	§8721		
e.	The Main Street Focal Point is intended to allow for three (3) stories and 45-foot height limit at those specific Lots located on important Focal Points on Main Street. Everywhere else is limited to two (2) stories and 35-foot maximum height.	§8727 1.9		
f.	Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.			
gi.	Paseo Public Frontage intention: Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.			
gii.	The sidewalks should be sufficiently wide to allow for adequate pedestrian movement to allow for street furniture in the public frontage Furnishing Zone.			
giii.	Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.			
giv.	Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics.	§8743 2.6.k §8741 2.7		
h.	A shared parking area/facility should be incorporated into large-scaled, over 15-acres, private development plans.			
i.	Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceeds 75 linear feet along the Main Street Frontage Residential Restriction Line.	§8737.d §8749 2.9		
j.	Allow for permeable surfaces in all parking areas in combination with trees to perform as storm water facilities.			
k.	Public Art shall be allowed on all public and private buildings and spaces.			



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<b>SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)</b>				
	Table 1.2 Paseo Sub-Area General Design Standards – Access Patterns	1.2		
	Table 1.3 Paseo Sub-Area General Design Standards – Access Patterns	1.3		
	<p><b>8719 Old Town Intent</b>            The Old Town is centered on Main Street between 10th Street and 3rd Street to the east. Freestanding and attached mixed-use residential buildings are located to the north and south of Main Street. Collier County Park is the area's oldest and the Old Town has a memorable role in the history and development of San Diego County. This history is recorded in many of the built structures still remaining from Ramona's early years. New development should recognize, respect, preserve and be compatible with existing significant built elements of Ramona's history found in the Old Town Sub-Area. 10th Street, 7th Street, Main Street, 3rd Street and the Santa Maria Creek Greenway are all planned to accommodate for a trail and/or pathway. The Old Town Sub-Area is the historical center of Ramona Area. This place is intended to be preserved as a historically significant place as well as a commercially viable Village Center.</p>	Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
a.	The Old Town Sub-Area is the historic center of Ramona intended to be preserved as a historically significant place as well a commercially viable Village Center.	§8723 §8737.d §8729		
b.	The Old Town is intended to connect a working Main Street to the surrounding neighborhoods and Santa Maria Creek Greenway, Ramona Community Park and Collier County Park.			
c.	With each new development, the current traditional development pattern (buildings fronting the street with parking in the rear of the Lot) shall be respected in order to preserve Main Street and the existing character of Old Town Ramona.			
d.	The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Unit entries shall be accessed from the second and third Lot Layers.	§8723 §87237.d §8729		
e.	The Main Street Focal Point is intended to allow for three (3) stories and 45 feet maximum height limit at specific Lots located at key places along Main Street. Everywhere else is limited to two (2) stories and 35 feet maximum height.			
f.	The Santa Maria Creek 100 years Flood Plain is defined by Zoning District RM-V1.			
gi.	Old Town Public Frontage intention: Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.			
gii.	The sidewalks should be sufficiently wide to allow for adequate pedestrian movement to allow for street furniture in the public frontage Furnishing Zone.			
giii.	Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.			
giv.	Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics.	§8743 2.6.k §8741 2.7		
h.	A shared parking area/facility should be incorporated into an Old Town Main Street Management Program.			
i.	Shared Civic Spaces shall be incorporated into every new private development plan that exceeds 75 linear feet along the Main Street Frontage Line.	§8749 2.9 §8723.a		
j.	Allow for permeable surfaces in all parking areas in combination with trees to perform as storm water facilities.			
k.	Public Art shall be allowed on all public and private buildings and spaces.			
	Table 1.4 Old Town Sub-Area General Design Standards – Access Patterns	1.4		



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<b>SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)</b>				
Table 1.5 Old Town Sub-Area General Design Standards – Access Patterns		1.5		
<b>8720 Zoning Districts</b>				
The following Districts are established under the provisions of this Section:				
ai.	The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Greenway Master Plan and is intended to approximate a open, undeveloped condition to be reserved as Natural Space.			
aii.	The Rural Zoning District (RM-V2) consists of mostly underdeveloped or agricultural lands with little spatial definition to outdoor spaces, if any.			
aiii.	The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.			
aiv.	The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Shared-uses. Moderate setbacks and Lot coverage by new buildings creates an increased sense of more formal spatial definition.			
av.	The Center Zoning District (RM-V5) consists of the most developed land and establishes a Main Street sense of place. Shallow setbacks, high Lot coverage and multi-story buildings create a very formal spatial definition.			
vi.	The Civic Zoning District (RM-CD) consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.			
<b>8721 Lots in Multiple Zoning Districts</b>				
a.	Where a legal Lot has split zoning, the regulations for each separate district shall apply. Where an individual building is bisected by a split zone line within a legal lot, the more restrictive Use Regulations shall apply.			
<b>8723 Lot</b>				
a.	Lot lines abutting a Thoroughfare shall be known as a Frontage Line as per Table 1.7.	1.7		
b.	Frontage Setbacks are measured from Property Lines, and not measured from Public Right-of-Way Center Line(s).			
c.	Lots with multiple Lot Lines abutting Thoroughfare shall designate one Frontage Line as a Primary Frontage Line, with all remaining Frontage Lines designated as Secondary Frontage Line(s).			
d.	Lot Width shall be calculated as the length of the Primary Frontage Line of a Lot, measured from side Lot Line to side Lot Line (see Summary Tables for each RM-V Zone).			
e.	Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.			
fi.	Lots shall be regulated according to three horizontal Layers as shown on Table 1.7 and according to the following guidelines: First Layer: The area of a Lot from any Frontage Line o the Facade of the Primary Building.			
fii.	Second Layer: The area of a Lot set behind the first Layer to a depth of 20 feet.			
fiii.	Third Layer: The area of a Lot set behind the second Layer and extending to the rear Lot Line.			
<b>8725 Building Placement</b>				



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<b>SUB-AREA DISTRICT STANDARDS (Ramona Community Planning Group Review)</b>				
a.	Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to 8711 Intent.	§8711		
b.	Buildings shall be positioned within the designated setbacks of their Lots to create Freestanding Rural Building(s) or Attached Compact Building(s) as indicated for each district as generally illustrated on Table 1.7, 1.8 and 1.9.	1.7 1.8 1.9		
c.	Primary Building Facades shall be built parallel to the Frontage Line of a Lot in order to ensure buildings face the street.			
d.	Lot coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lots area.			
e.	Primary Building Facades shall be built out along a minimum percentage of a Lot's Width, as specified for each Zoning District as a Facade Build-out abutting the Primary Frontage thoroughfare.			
<b>8727 Building Height</b>				
a.	Permitted building heights shall be measured in number of Stories (Floors) and maximum height.			
b.	Stories may not exceed 16 feet in maximum height from ground floor to upper floor.			
c.	Upper Stories may not exceed 14 feet in maximum height from upper floor to upper floor.			
d.	Maximum height limit is 35 feet, except on five (5) Lots located in the RM-V5 Zoning District within the Paseo and Old Town Sub-Areas identified by a Focal Point to allow three (3) Stories and 45 feet maximum height limit (see Maps 4 and 5).	Map 4-5		
e.	Height is measured by the vertical distance from the adjoining sidewalk average to the highest point of a flat roof or the maximum height of the highest gable of a pitched or hipped roof. Mechanical equipment shall be screened from sidewalk view.			
f.	Purposely built steeples, masts belfries, clock towers, water tanks and windmills only shall not exceed a maximum 45 feet height limit and/or not to exceed 35% of the maximum building height.			
<b>8729 Private Frontages</b>				
a.	Building Encroachments are permitted to extend into the First Lot Layer of any Lot by a specific percentage as indicated for each Zoning District per each Zoning District's Public Encroachment Table.	1.10		



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VILLAGE ZONING DISTRICTS (V-ZONES)				
<ul style="list-style-type: none"> <li>Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole.</li> <li>Ramona Village Center design standards for Sub-Areas, T-Zone Districts, Thoroughfares and Civic Spaces are coordinated to establish distinctive physical environments at the scale of the lot, block, street, and neighborhood.</li> <li>Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs.</li> <li>Ramona V-Zone Districts control physical development at the scale of the lot, coordinating the form and intensity.</li> <li>Provide access to daily needs within close proximity to dwellings is provided by permitting a mixture of Land Uses within each Ramona Village Center Sub-Area and individual buildings so that residents may choose to live, work, shop, and recreate within walking distance to their home.</li> <li>Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of both pedestrians and equestrians.</li> <li>Coordinate a network of inter-connected trails and pathways for pedestrians, equestrians, bikers, and hikers throughout the greater Ramona region and Village Center. A connected network of Trails and pathways along Santa Maria Creek and within existing and new streets is of great interest to the community as a whole.</li> </ul>				
RAMONA DESIGN REVIEW BOARD STANDARDS			Section/ Tables	Site Plan Complies (Y/N/NA) See Comment Sheet
<b>8730 RM-V5 Center Zoning District</b>				
The Center Zoning District (RM-V5) consists of the most developed land and has a Main Street character. Shallow setbacks, high Lot coverage, and multi-level buildings creates a strong spatial definition of outdoor spaces				
<b>8731 Lots</b>				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.			
<b>8732 Building and Land Use</b>				
a.	Permitted Uses for Lots designated as RM-V5 are listed on Table 2.0.		2.0	
b.	A Primary Building may share up to three (3) Uses.		2.0	
c.	Residential Uses, and related Private Frontages and Encroachments are not allowed within the ground floor Story on a Lot abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Old Town, Paseo and Colonnade Sub-Area Maps,			
d.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.		§6980 §6985 §6986	
<b>8733 Parking and Storage</b>				
a.	All parking areas and garages shall be located in the third Lot Layer as illustrated on Table 2.4.D.		2.4.D	
b.	Vehicular entrances to parking lots, garages and structures shall be no wider than twenty-four (24) feet at the Lot Frontage.			



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	<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
c.	Open parking areas shall be masked from view at the Public Frontage by a Building, Fence, Landscape and/or Streetscreens.				
d.	Pedestrian exits from all parking areas accessing a non-residential building use, should exit towards the Lot Frontage Line(s).				
e.	The minimum number of parking spaces required for each Use is specified on Table 2.1. Parking requirements shall only be adjusted as specifically indicated in this Section.	2.1 2.2			
f.	Commercial Uses under 3,000 square feet in the Old Town Sub-Area shall be exempt from all parking space requirements.				
g.	The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot. Off-site parking along the thoroughfare should be used for guests and visitors.				
h.	For Lots with more than one Use (i.e. Shared-Uses), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table 2.2.	2.2			
i.	Determination of required parking for Use combinations not listed on Table 2.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8700.	2.1 §8700			
j.	The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combination of Uses listed on Table 2.3.	2.3 2.4.D			
k.	Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.				
l.	Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 2.4.D Parking and Storage Diagram.	2.4.D			
m.	Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.				
n.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.			
	<b>8734 Building Placement</b>				
a.	Lot coverage by buildings shall be a maximum of 90% of the Lot area.	2.4			
b.	Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 70% for two (2) combined Lot areas, and 60% for three combined Lot areas.	1.7			
c.	Facade Build-out of Primary Building shall be a minimum of 80% of the Lot's width at the Front Setback.	2.4			
d.	The Principal Entrance of any Primary Building shall be oriented towards the Primary Frontage Line.	2.4.B / C			
e.	In the Colonnade Sub-District only, the Principal Entrance of any Building should be oriented towards Main Street within the first and second Lot Layer.				
f.	The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576 square feet.				
g.	In the Colonnade Sub-District only, the side setback shall be a minimum of 15 feet and maximum 30 feet.				



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<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>		<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment</b>	<b>Sheet</b>
<b>8735 Building Height</b>					
a.	The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height, except on Lots identified as Focal Points on the Paseo and Old Town Sub-Area Maps that may be up to three (3) floors and 45-feet (see Table 2.4.A).	2.4.A 1.9			
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height (see Table 2.4.A).	1.9 2.4.A			
<b>8737 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscape Reference 8850)</b>					
a.	The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.				
b.	Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any Lot shall be designed per the Civic Space type characteristics outlined in Table 2.9.a-e.	8.6			
c.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree per every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.	§8737 8.7			
d.	Parking and landscaped areas shall utilize §8739 Stormwater paving, channeling, storage, and filtration techniques.	2.9.a-e §8739			
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701			
f.	Refer to County Regulatory Ordinance §86.701 and Landscape Design Manual.	§86.701			
g.	Shrubs should be of medium size, low creeping variety and shall include Callandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Rhus and Ribes species.				
<b>8739 Storm Water Management</b>					
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table 3.4.d).	3.4.d.			
b.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.				
c.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.				
d.	Channeling facilities shall be allowed in the first, second and third Lot Layer.				
e.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.				
f.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.				
g.	Storage facilities shall be allowed in the second and third Lot Layers.				
h.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.				



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i.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.				
j.	Filtration facilities shall be allowed in the second and third Lot Layers.				
k.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).				
l.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden and Green Roof(s).				
<b>8740 Private Frontages</b>					
a.	Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 1.7	1.7			
b.	Open Porches, Common Yards, Stoops, Terraces, Entry Planters, Balconies, bay windows and roof overhangs may Encroach within the first Lot Layer 100% of its depth, as specified on Table 2.5.	2.5			
c.	Awnings, Arcades and Galleries may Encroach within the Public Sidewalk Frontage 100% of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table 2.5	2.5			
d.	A first Story Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk. First Story Lodging primary access is not allowed on a Lot with a Main Street Frontage Line designation.	Map 2			
e.	Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance, and the work quarters of Home Businesses shall not be visible from the Main Street Frontage Line.				
f.	Loading docks and service areas shall be permitted on Secondary Frontages by Exception §8705.				
g.	Existing Buildings with a ground floor Commercial Use may use the first Lot Layer for outdoor seating and dining.	§8705			
h.	Any building on the north side of Main Street in Old Town (§8719) shall have a window covering, such as a Gallery, Awning or window hood attached to the south facing exterior wall of its Primary Frontage (Table 2.5.c-e) within the first Lot Layer.	§8719 2.5.c-e 2.4.b			
<b>8741 Building Design Standards (From Building Base to Roof)</b>					
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco as illustrated on Table(s) 1.1, 1.3, and 1.5 and follow this general pattern:	1.1.a  1.3a 1.5a			
a.i.	Building wall materials shall be combined on each Facade horizontally with the heavier materials placed below lighter materials, with the lightest materials on top.	2.6.f 1.1a 1.3a 1.5a			
b.	The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern:				
b.i	Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.				
b.ii	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.				



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>			
biii.	Bright or highly reflective colors, except on rooftops, shall not be used.			
c.	Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building, and follow this general pattern:			
c.i	Doorways without exterior shading are recessed from the plane of the Façade or Elevation of a building a minimum of two (2) inches in depth for every one (1) foot in height.	2.6.d		
d.	All window openings, including Porches, Galleries, and Arcades, shall be square or vertical in proportion, excluding Shop Front windows for Commercial Uses (Table 2.6.a) and follow these general patterns:	2.8.h		
di.	All ground floor Facades shall be glazed with clear glass no less than 30% of the first Story.	2.6.a 2.6.b		
dii.	Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.	2.6.c		
diii.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.	2.6.f		
div.	Windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.	2.6.j		
dv.	The open window transom area on a Store Front is not included in the front Window Fenestration calculation.	Maps 3-5		
e.	Shutters, if present, shall be exactly 1/2 the width of the window they cover and shall be operational. Shutters shall be constructed of wood, or engineered wood, and may be paneled or louvered.			
f.	Streetscreens should be used to clearly define a Lot's un-built space (parking area or civic space) fronting onto a Primary Thoroughfare, and follow these general patterns (see Table 2.8.h):	2.8.h		
fi.	Streetscreens shall be of a similar design to the Facade of buildings they abut.			
fii.	In the absence of a building Facade along any part of a Frontage Line, Streetscreens shall be built along the same vertical plane as the Facade. Streetscreens should maintain the Building Frontage bay rhythm and pattern.			
fiii.	Streetscreens shall be between three and a half (3.5) and six (6) feet in height. Streetscreens should be of similar design as adjacent hedge or fencing, see Table 2.7.	2.7		
g.	Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias and shall be constructed of wood or metal and be visibly supported by brackets.			
h.	Each Building shall have a gable, hip, shed or flat roof, and follow these general patterns for each:			
hi.	Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal			
hii.	Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.			
hiii.	Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42 inches high.			
hiv.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.			
hv.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.			



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<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>		<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment</b>	<b>Sheet</b>
i.	Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area shall be subject to the following additional requirements:	Map2-3			
ii.	Buildings wider than 50 feet shall have their Facades divided into equally proportional bays between 12.5 feet to 25 feet to 37.5 feet to 50 feet in width (or of a similar rational proportion), as illustrated on Table(s) 1.1, 1.3 and 1.5.	1.1 1.3 1.5			
iii.	Buildings wider than 50 feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roofline into segments as illustrated on Table. 1.1.c.	1.1.c			
iiii.	Principal Entrances for Buildings with no Front yard Setback shall be recessed 24-inches minimum.				
iiv.	Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as a prominent location.				
iv.	Fenestration patterns on upper Facade areas shall be aligned vertically and horizontally and establish a balanced symmetry in design as illustrated on Table 2.6.a.	2.6			
ivi.	Fenestration patterns of upper Facade areas shall honor the rhythm and pattern of the same elements on neighboring buildings as illustrated on Table(s) 1.1, 1.3, and 1.5.	1.1 1.3 1.5			
<b>8743 Signage</b>					
a.	Permitted signage types shall conform to the specifications of Table 2.7 and be limited to four (4) sign types per each Lot along the Primary Frontage only in the first Lot Layer (see Table 2.4.D). One (1) of the four (4) allowed signs must be either an Address Sign (Table 2.7.a) or a Nameplate Sign (Table 2.7.b) for location identification purposes.	1.7 2.4.d 2.7 2.7.a-b			
b.	One (1) square feet of signage area per every 50 linear feet of Principal Building Frontage or Bay per Lot on both the ground floor and upper floors in the first and second Lot Layers that is equal to 50 square feet maximum signage per each 50' bay.				
c.	Signage shall not exceed 120 square feet maximum per Primary Building.	2.7.a 2.7.b			
d.	The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.	2.7.a			
e.	Address Signs shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and attached to the Principal Entrance of each unit they identify. Address Sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.	2.7.g			
f.	Awning Signage shall be limited to no more than seventy percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed fifteen (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.	2.7.e			
g.	One (1) Band Sign limited to 70% of the width of the Building Facade shall be permitted for each building with a Commercial Uses. Information shall consist of the name and/or logo of the business and allowed on Streetscreens.				
h.	Blade Signs shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.				



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>					
i.	One (1) Blade Sign shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blades Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, and shall clear the Sidewalk by at least eight (8) feet in height, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.				
j.	Marquees are allowed by Exception only in the Old Town Sub-Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum height clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.	2.7.d			
k.	One (1) Nameplate per address is limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, and may be attached to a building wall within ten (10) feet of a Principal Entrance.	2.7.b			
l.	Outdoor Displace Cases shall not exceed six (6) square feet and shall not be internally illuminated.	2.7.b			
m.	One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of each business day.	2.7.h			
n.	One (1) Window Sign per window area shall not exceed 25% of the glass (See Table 2.7.f). Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window Signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other information.	2.6.e 2.7.f § 8743.b			
o.	Signage shall be externally illuminated, Window Signs may be neon lit and in conformance with Table 2.7.	2.7			
p.	No signs are allowed above the highest portion of the building and no digital signs are allowed.				
q.	Signage that is painted, and/or routed and/or sandblasted on metal and/or wood on the building facade shall be allowed a letter height of 24 inches maximum. All other letter heights shall conform with Table 2.7 letter height(s).	2.7			
r.	Monument Signs (Table 2.7.j), including Outdoor Menu boards for Drive-Thru service and gas station pricing, and Banners are allowed by Exception in the Paseo and Colonnade Sub-Areas.	2.7.j			
s.	Murals are considered Public Art and are exempt from signage requirements and allowed by Exception.				
<b>8745 Lighting (on-site)</b>					
a.	Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.				
b.	No lighting level measured at the building Frontage Line shall not exceed 2.0 foot-candle level.				
c.	All lighting shall use full cutoff - fully shielded - luminaries.				
d.	Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.	2.6.k			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.				
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200			
g.	The Store Front Beam is the ideal location for awnings, signage and lighting elements illustrated on Table 2.6.k.	2.6.k			



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<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>		<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
<b>8747 Fence</b>				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 2.8 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	2.8		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18 inches from Property Line	2.8		
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.	2.8		
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			
d.	Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow these general patterns as illustrated on Table 2.8.h and §8741.f:	2.8.h §8741.		
di.	Streetscreens shall be located along the Primary and Secondary Frontage Lines.			
dii.	Streetscreens should continue the vertical and horizontal planes of the adjacent Building Facade(s).			
diii.	Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.			
<b>8749 Sharing Civic Space</b>				
a.	Measured from Main Street Frontage, all new development exceeding 150 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 2.9 and shall be 2,000 square feet minimum.	2.9		
b.	Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and/or second Lot Layer.	1.7		
c.	Shared civic Space types diagrammed on Table 2.9 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.	2.9		
d.	Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.			
e.	These spaces may be combined with Stormwater Management facilities (§8739), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.	§8739		
f.	Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on Buildings and within the Lot that may be viewed by the public.	8.6		
g.	Shared Civic Space areas shall be more than 2,000 square feet minimum and shall be shaded by Canopy Trees at a rate of three (3) trees per every 1,000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.	§86.700 §8739 8.7		
h.	Shared Civic Space landscape shall directly reference Landscape Standards §8737.	§8737		



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<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>		<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
i.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover areas less than 8-feet wide.			
j.	Shrubs should be medium-size, low-creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Pittosposu, Photinia, Pyracantha, Rapiolepis, Ribes and Rhus species.			

<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>		<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
<b>8750 RM-V4 General Zoning District</b> The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Mixed Use. Moderate setbacks and Lot coverage by buildings creates an increased sense of spatial definition.				
<b>8751 - Lots</b>				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.	§8857		
<b>8752 - Building and Land Use</b>				
a.	Permitted Uses for Lots designated as RM-V4 are listed on Table 3.0.	3.0		
b.	A Primary Building may share up to two (2) Uses.			
ci.	Lots designated as RM-V4 abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Paseo and Colonnade Sub-Area Maps, shall be subject to the following requirements:  Commercial Uses listed for RM-V4 on Table 3.0 shall be permitted.	3.0		
cii.	The first Lot Layer's ground floor Story shall be restricted to Commercial, Industrial and/or Agricultural Uses (Table 3.0) and all Residential entrances shall not be allowed to front onto Main Street.	3.0		
d.	The work quarters of Home Businesses shall not be visible from the Public Frontage Line.			
e.	Lodging Uses shall be owner occupied.	3.0		
f.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986		
<b>8753 - Parking and Storage</b>				
a.	All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table 3.4.D.	3.4.D		
b.	Driveways shall be no wider than 12 feet in the first Lot Layer.	3.4.D		



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c.	The minimum number of parking spaces required for each Use is specified on Table 3.1. Parking requirements shall only be adjusted as specifically indicated in this Section.	3.1		
d.	The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.	3.1		
e.	For Lots with more than one Use (i.e. Shared-Uses), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table 3.2.	3.1 3.2		
f.	Determination of required parking for Use combinations not listed on Table 3.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b		
g.	The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combination of Uses listed on Table 3.3.	3.3		
h.	Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.	3.3		
i.	Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 3.4.D Parking and Storage Diagram.	3.4.D		
j.	Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.			
k.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.		
<b>8754 Building Placement</b>				
a.	Primary Buildings and Outbuildings may be built on each Lot.	1.7 3.4		
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 3.4B	3.4.B		
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building and/or an Attached Compact Building (see Table 1.8).	1.8		
d.	Lot coverage by Buildings and impermeable surfaces shall be a minimum of 70% of one (1) Lot area.			
e.	Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 60% for two (2) combined Lot areas, and 50% for three combined Lot areas.			
f.	Facade Build-out of Primary Building shall be a minimum of 60% of the Lot's width at the Front Setback.	3.4		
g.	The Principal Entrance of any Primary Building shall be oriented towards the Frontage Line.			
<b>8755 Building Height</b>				
a.	The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 3.4A).	1.9 3.4.a		
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height (see Table 3.4A).	1.9 3.4.a		
<b>8757 Design Standards</b>				
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.	1.1.a 1.3.a 1.5.a		



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bi.	The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern: Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.			
bii.	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.			
biii.	Bright or highly reflective colors, except on rooftops, shall not be used.			
c.	Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.			
e.	Doorways and windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.	2.8.h 3.7		
ei.	All Facades shall be glazed with clear glass no less than 30% of the first Story, and follow these general patterns: Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.	2.6.f		
eii.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.	2.6.j		
fi.	Streetscreens should be used to clearly define a Lot's un-built space (parking or civic space) fronting onto a Primary Thoroughfare, and follow this general pattern: Streetscreens shall be of a similar design to the Facade of buildings they abut.	Maps 3 - 5		
fii.	Streetscreens shall be between three and a half (3.5) and six (6) feet in height. The Streetscreen should be of similar design as adjacent hedge or fencing, see Table 3.7.	3.7		
g.	Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.			
hi.	Each Building shall have a gable, hip, shed or flat roof, and follow these general patterns for each: Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.			
hii.	Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.			
hiii.	Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42 inches high.			
hiv.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.			
hvi.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.			
ii.	Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area shall be subject to the following additional requirements: Buildings wider than 50 feet shall have their Facades divided into equally proportional bays between 12.5 feet to 25 feet to 37.5 feet to 50 feet in width (or of a similar rational proportion).	Map2-3		
iii.	Buildings wider than 50 feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roof line into segments as outline in §8757.i.ii.	§8757.i.ii.		
iii.	Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as a prominent location.			
<b>8759 – Landscape (Private Lots)</b>				
a.	The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.			



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b.	Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any Lot shall be designed per the Civic Space type characteristics outlined in Table 3.8.a-e.	3.8.a-e		
c.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree per every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics	§8760 8.7		
d.	Parking and landscaped areas shall utilize §8760 Stormwater paving, channeling, storage, and filtration techniques.	3.8 §8760		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701 §8737		
f.	Refer to County Regulatory Ordinance §86.701 and Landscape Design Manual.	§86.701		
g.	Shrubs should be of medium size, low creeping variety and shall include Callandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Rhus and Ribes species.			
<b>8760 – Stormwater Management (Private Lots)</b>				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table 3.4D).	1.7 3.4D		
b.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.			
c.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.			
d.	Channeling facilities shall be allowed in the first, second and third Lot Layer			
e.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			
f.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.			
g.	Storage facilities shall be allowed in the second and third Lot Layers.			
h.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.			
i.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.			
j.	Filtration facilities shall be allowed in the second and third Lot Layers.			
k.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).			
l.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden and Green Roof(s).			
<b>8761 – Private Frontages</b>				
a.	Open Porches, Common Yards, Stoops, Terraces, Balconies and bay windows may Encroach within the first Lot Layer 50% of its depth.	1.7 3.5		
b.	Awnings may Encroach within the Public Sidewalk.	3.5		
c.	All Frontages shall be in conformance with Table 3.5.	3.5		
<b>8763 Signage</b>				
a.	Permitted signage types shall conform to the specifications of Table 3.6 and be limited to three (3) sign types per each Lot along the Primary Frontage only in the first Lot Layer (see Table 3.4.D).	1.7 3.4.d 3.6.a-f		



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b.	One (1) of the three (3) allowed signs must be either an Address Sign (Table 3.6.a) or a Nameplate Sign (Table 3.6.b) for location purposes.	3.6.a 3.6.b		
c.	One (1) square feet of signage is the maximum allowed signage area per every 50 feet of Principal Building Frontage on both the ground floor and upper floors in the first and second Lot Layers, not to exceed 150 linear feet maximum measured length.			
d.	The only signage area allowed within the third Lot Layer and/or on Outbuildings are either one (1) Address or Nameplate Sign.	3.6a 3.6b		
e.	Awning and Sidewalk Signs shall only be permitted on ground floor Commercial Uses.	3.6.d		
f.	Signage shall be externally illuminated, Window Signs may be neon lit and in conformance with Table 3.6.	3.6f		
g.	No signs are allowed above the highest portion of the building and no digital signs are allowed.			
h.	Signage that is painted, and/or routed and/or sandblasted on metal and/or wood on the building facade shall be allowed a letter height of 24 inches maximum. All other letter heights shall conform with Table 3.6 letter heights.	3.6		
i.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters may be attached to a building wall within ten (10) feet of a Principal Entrance.	3.6b		
<b>8765 Lighting (on-site)</b>				
a.	Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.			
b.	No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and elsewhere.			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		
<b>8767 Fencing</b>				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 3.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	3.7 2.8		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18 inches from Property Line	3.7 2.8		
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.	3.7 2.8		
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.	3.7 2.8		
civ.	All Fencing shall not exceed eight (8) feet in height.	3.7 2.8		
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.	3.7 2.8		
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.	3.7 2.8		
<b>8749 Sharing Civic Space</b>				



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a.	Measured from Main Street Frontage Line (in Colonnade Sub-Area only), all new development exceeding 300 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 3.8.	3.8		
b.	Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and second Lot Layer.	1.7		
c.	Shared civic Space types diagrammed on Table 3.8 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.	3.8		
d.	Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.			
e.	These spaces may be combined with Stormwater Management facilities (8760), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.	§8739 §8760		
f.	Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on Buildings and within the Lot that may be viewed by the public.	8.8		
g.	Shared Civic Space areas shall be more than 2,000 square feet minimum and shall be shaded by Canopy Trees at a rate of six (6) trees per every 2,000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.	8.7		
h.	Shared Civic Space landscape shall directly reference Landscape Standards §8759.	§8759		



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		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
<b>8770 RM-V3 Edge Zoning District</b>				
The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian, and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.				
<b>8771 – Lots</b>				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line.			
<b>8772 – Building and Land Use</b>				
a.	Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.7).	4.0 1.7		
bi.	Lots designated as RM-V3 on the Ramona Village Core Zoning Map or the Colonnade Sub-Area Map shall be restricted to the following requirements:  Lots and buildings shall be restricted to Residential, Civic and Agriculture Use categories on Table 4.0 only.	4.0		
bii.	The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).	1.7		
c.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986		
<b>8773 - Parking and Storage</b>				
a.	The required number of parking spaces per general Land Use are as specified on Table 4.1.	4.1		
b.	Driveways shall be no wider than 18 feet in the first Lot Layer.			
c.	Open parking areas shall be located in the second and third Lot Layers, except that driveways, drop-off and unpaved parking areas may be located in the first Lot Layer.	1.7 4.3		
d.	Garages shall be located in the third Lot Layer except side entry or rear entry types that may be allowed in the second Lot Layer by Exception.	4.3		
e.	For Lots with more than one Use (i.e. Shared Uses), the total number of parking spaces required may be adjusted downward using the parking occupancy calculation of Table 4.2.	4.2		
f.	Determination of required parking for Use combinations not listed on Table 4.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.	4.1 §8705.b		
g.	Outdoor Storage shall be located in the second and third Lot Layers on Table 4.4.D Parking and Storage Diagram.	4.4.D		
h.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) feet opacity fence.			
i.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.		



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		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
<b>8775 Building Placement</b>				
a.	One (1) Primary Building and one (1) Outbuilding may be built on each Lot (see Table 4.4.B).	4.4.B, C		
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 4.4.B.	4.4.B		
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).	1.8a		
d.	Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.			
e.	Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 50% for two (2) combined Lot areas, and 40% for three combined Lot areas.			
f.	Facade Build-out of Primary Building shall be a minimum of 40% of the Lot's width at the Front Setback.			
g.	The Principal Entrance of any Primary Building shall be oriented towards the Frontage Line.			
<b>8777 Building Height</b>				
a.	The maximum height of a Primary Building shall be two (2) floors and 35 feet maximum.	1.9.a 4.4.A		
b.	The maximum height of an Outbuilding is two (2) floors and 25 feet maximum.	1.9.a 4.4.A		
<b>8779 Design Standards</b>				
a.	The exterior finish material on all Facades are limited to brick, adobe, native stone, tinted and textured concrete, wood siding, or stucco.			
bi.	The color palette for each distinct building should follow this general pattern: Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.			
bii	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.			
biii	Bright or highly reflective colors, except on rooftops, shall be highly discouraged.			
c.	Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.			
di.	All Facades shall be glazed with clear glass no less than 30% of the first Story, and follow these general patterns: Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.			
dii.	Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.			
ei.	Each Building shall have a gable, hip, shed or flat roof, and follow these general patterns for each: Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.			
eii.	Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.			
eiv.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.			



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		Tables/ Sections	Site Plan Complies (Y/N/NA)	See Comment Sheet
<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
<b>8780 Landscape</b>				
a.	The first Lot Layer may not be paved, with exception of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.	§8705(a)		
b.	Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.			
c.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree per every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.	8.7		
d.	Parking and landscaped areas shall utilize §8781 Stormwater paving, channeling, storage, and filtration techniques.	3.8 §8781		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.			
f.	Shrubs should be of medium size, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.			
<b>8781 Stormwater Management</b>				
a.	Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (see Table 4.4.D).	4.4.D		
b.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.			
c.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.			
d.	Channeling facilities shall be allowed in the first, second and third Lot Layer.			
e.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			
f.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.			
g.	Storage facilities shall be allowed in the second and third Lot Layers.			
h.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.			
i.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.			
j.	Filtration facilities shall be allowed in the second and third Lot Layers.			
k.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).			
l.	Filtration facilities shall be limited to Filtration Pond, Natural Landscape, Surface Landscape, Purification Biotope, Bi-Retention Swale, Rain Garden, constructed wetland and Green Roof(s).			
<b>8783 Private Frontages</b>				
a.	Open Porches may Encroach within the first Lot Layer 50% of its depth as specified on Table 4.5.	4.5		



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<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
b.	Balconies and bay windows may Encroach within the first Lot Layer 25% of its depth except that Balconies on Porch roofs shall Encroach the same depth as the Porch.	4.5		
<b>8785 Signage</b>				
a.	Address Signs shall be permitted for all Uses. Nameplate Signs and Outdoor Display Cases shall be permitted for all Commercial (Retail, Lodging, and Office) Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (see Table 1.7).	4.6 1.7		
b.	Signage shall be designed according to Table 4.6.	4.6		
c.	Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox and may be attached to an off-site mailbox by Exception in order to preserve the historic bucket mailbox character of the Colonnade.	4.6		
d.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.	4.6		
e.	Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.	4.6		
<b>8787 Lighting</b>				
a.	Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.			
b.	No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		
<b>8789 Fencing</b>				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 4.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	4.7		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18 inches from Property Line			
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.			
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			



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<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>		<b>Tables/ Sections</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			

<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>		<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
<b>8790 RM-V2 Rural Zoning District</b> The Rural Zoning District (RM-V2) consists of mostly undeveloped or agricultural land with little spatial definition to outdoor spaces.				
<b>8791 - Lots</b>				
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Primary Frontage Line along the Primary Thoroughfare.			
<b>8792 - Building and Land Use</b>				
a.	Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.7).	1.7		
bi.	Lots designated as RM-V2 on the Ramona Village Core Zoning Map shall be restricted to the following requirements:  Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 5.0 only.	5.0		
bii.	The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).	1.7		
c.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986		
<b>8773 - Parking and Storage</b>				
a.	The required number of parking spaces per general Land Use are as specified on Table 5.1.	5.1		
b.	Driveways shall be no wider than 24 feet in the first Lot Layer.			
c.	Open parking areas shall be located in the second and third Lot Layers (See Table 5.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.	1.7 5.2. 5.3.d		
d.	Garages shall be located in the second and third Lot layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.	5.2 §8705		
e.	Shared-Use Parking Multiplier is not applicable in V2.			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
	<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
f.	Outdoor Storage shall be located in the second and third Lot Layers on Table 5.3.D Parking and Storage Diagram.	5.3.D			
g.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.				
h.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.			
	<b>8795 Building Placement</b>				
a.	Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.				
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 5.3.B.	5.3.b			
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).	1.8.a			
	<b>8797 Building Height</b>				
a.	The maximum height of a Primary Building shall be two (2) floors and 35-foot maximum height (see Table 5.3.A).	1.9.a 5.3a			
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-foot maximum height (see Table 5.3).	5.3			
	<b>8799 Design Standards</b>				
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.				
bi.	The color palette for each distinct building should follow this general pattern: Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.				
bii.	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.				
biii.	Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.				
c.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage				
d.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.				
	<b>8800 Landscape</b>				
a.	The first Lot Layer may not be paved, with exception of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.	§8705(a)			
b.	Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.				
c.	Parking and landscaped areas shall utilize §8801 stormwater paving, channeling, storage, and filtration techniques.	§8801			
d.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
	<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>			
e.	Shrubs should be of medium size, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.			
	<b>8801 Stormwater Management</b>			
a.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.	4.4.D		
b.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.			
c.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			
d.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.			
e.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.			
f.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.			
g.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).			
h.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden, and Green Roof(s).			
	<b>8783 Private Frontages</b>			
a.	Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 5.4.	5.4		
	<b>8805 Signage</b>			
a.	Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (see Table 1.7).	5.5 1.7		
b.	Signage meets the design standards according to Table 5.5.	5.5		
c.	Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.			
d.	One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of an building with Share Uses and shall not be internally illuminated.			
e.	One single or double-post sign for each Commercial Use shall be permitted, provided that the sign is set back at least six (6) linear feet from the Frontage Line, does not exceed six (6) square feet in area, excluding posts, and does not exceed six (6) feet in height, including posts, as measured from the ground at the sign location.			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment Sheet
<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
<b>8787 Lighting</b>				
a.	Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.			
b.	No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.			
c.	All lighting shall use full cutoff - fully shielded - luminaries.			
d.	No overhead lighting shall be allowed.			
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts			
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200		
<b>8789 Fencing</b>				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7		
b.	Fencing types diagrammed on Table 5.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	5.6		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18-inches from Property Line			
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.			
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>					
<b>8790 RM-V1 Natural Zoning District</b> The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Master Plan and intended to approximate a natural, undeveloped condition.					
<b>8811 Lot</b>					
a.	Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.				
<b>8812 Building and Land Use</b>					
a.	Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.5).	1.5.a			
b.	Outbuilding size shall comply with §6156 of the County of San Diego Zoning Ordinance. Outbuilding location may be positioned consistent with the Outbuilding setbacks described in Table 6.3.	6.3 §6156			
ci.	Lots designated as RM-V1 on the Ramona Village Core Zoning Map shall be restricted to the following requirements:  Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 6.0 only.	6.0			
cii.	The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).	1.7			
d.	Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.	§6980 §6985 §6986			
<b>8813 Parking and Storage</b>					
a.	The required number of parking spaces per general Land Use are as specified on Table 6.1.	6.1			
b.	Driveways shall be no wider than 24 feet in the first Lot Layer.				
c.	Open parking areas shall be located in the second and third Lot Layers (See Table 6.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.	6.3.D			
d.	Garages shall be located in the second and third Lot layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.				
e.	Shared-Use Parking Multiplier is not applicable in V1.				
f.	Outdoor Storage shall be located in the second and third Lot Layers on Table 6.3.D Parking and Storage Diagram.	6.3.D			
g.	Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.				
h.	Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.	§8705.b.			
<b>8815 Building Placement</b>					
a.	Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.	6.3			



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
	<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
b.	Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 6.3.	6.3			
c.	Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building.	1.8.a			
	<b>8817 Building Height</b>				
a.	The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height.	1.9.a			
b.	The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height.	1.9.a			
	<b>8819 Building Design Standards</b>				
a.	The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.				
bi.	The color palette for each distinct building should follow this general pattern: Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.				
bii.	Soil-based colors are a subset of materials-based colors and result from using earth as a building material.				
biii.	Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.				
c.	Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.				
d.	Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.				
	<b>8820 Landscape</b>				
a.	The first Lot Layer may not be paved, with exception of Driveways as specified in §8705(b) and walkways, leading to Principal Entrances.	§8705(b)			
b.	Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.				
c.	Parking and landscaped areas shall utilize §8821 stormwater paving, channeling, storage, and filtration techniques.	§8821 §8608			
d.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.	§86.701			
e.	Shrubs should be of medium size, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.				
	<b>8821 Stormwater Management</b>				
a.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.	§8705(b)			
b.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.				
c.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.				



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		Section/ Tables	Site Plan Complies (Y/N/NA)	See Comment	Sheet
	<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
d.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.				
e.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.				
f.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.				
g.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).				
h.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden, and Green Roof(s).				
	<b>8823 Private Frontages</b>				
a.	Porch, Common yards, balconies, bay windows, and roof overhangs may encroach within the first Lot Layer as specified on Table 6.4.	6.4			
	<b>8825 Signage</b>				
a.	Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses as identified in Table 6.5.	6.5			
b.	Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.	6.5			
c.	Signage shall be designed according to Table 6.5 and not exceed more than five (5) square feet per Lot.	6.5			
d.	Address Signs shall be made attached to an off-site mailbox by Exception (maintaining Ramona's mailbox bucket character).				
e.	One (1) Nameplate Sign per address and limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.				
	<b>8825 Lighting</b>				
a.	Lighting is oriented to maintain the natural Dark Sky character within the Santa Maria Creek.				
b.	No lighting level measured at the building Frontage Line does not exceed 0.5 foot-candle level.				
c.	All lighting shall use full cutoff - fully shielded - luminaries.				
d.	No overhead lighting shall be allowed.				
e.	Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on human-scaled posts.				
f.	All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.	§6322 §51.200			
	<b>8829 Fencing</b>				
a.	Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.	1.7			



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	<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>	<b>Section/ Tables</b>	<b>Site Plan Complies (Y/N/NA)</b>	<b>See Comment Sheet</b>
b.	Fencing types diagrammed on Table 6.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	6.6		
ci.	Fencing materials shall be subject to the following requirements: Landscaped or Landscaped with Post Hedges shall be Setback 18-inches from Property Line			
cii.	Split Rail, Post, Stone and Brick may be painted or have a natural finish.			
ciii.	Picket, Metal and Stucco fencing materials should have a painted finish.			
civ.	All Fencing shall not exceed eight (8) feet in height.			
cv.	Combined fencing materials shall have heavier materials below the upper lighter materials.			
cvi.	Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.			



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		Section /Tables	Site Plan Complies (Y/N/NA)	See comment sheet
<b>RAMONA DESIGN REVIEW BOARD STANDARDS</b>				
<b>8830 Public Realm: Civic District Design Standards</b>				
Lots located within the CD - Civic District and/or require privately owned but publicly accessible space (Shared Civic Space) shall be subject to the requirements of this section.				
<b>8831 Building Form and Land Use</b>				
a.	Permitted Uses for Lots designated as CD are listed on Table 7.0.	7.0		
<b>8835 Signage</b>				
a.	Signage that is painted on the facade and/or routed or sandblasted into metal and/or wood shall be allowed			
b.	All other signage in Civic Spaces shall be allowed by Exception.			
<b>8837 Parking</b>				
a.	One (1) parking space per 2,000 sq. ft. of Civic Space.			
<b>8840 Landscape</b>				
a.	Pervious Paving materials should be used where possible for Civic Spaces, Driveways and Parking Lots.			
b.	Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.8 for Canopy Tree species and characteristics.	8.8		
c.	Parking and landscaped areas shall utilize §8847 stormwater paving, channeling, storage and filtration techniques.	§8847		
d.	Privately owned but publically accessible spaces (i.e. Shared Civic Space) provided internal to any private Lot shall be designed per Civic Space type characteristics outline in Table 3.8.a-e.	3.8 a-e		
e.	Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.			
f.	Shrubs should be of medium size, low creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantan, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes, and Rhus species.			
<b>8843 Lighting</b>				
a.	Privately owned but publicly accessible spaces provided internal to any private Lot shall be designed to maintain the natural Dark Sky character of Ramona.			
b.	No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.			
<b>8845 Civic Space</b>				



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a.	Civic Spaces shall be designed as generally described on Table 7.1 and are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.	7.1		
b.	Civic Space shall be determined to be appropriate according to the highest abutting RM-V District as indicated on Map 7 and Map 8.	Map 7-8		
<b>8847 Stormwater Management</b>				
a.	Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.			
b.	Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.			
c.	Channeling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.			
d.	Channeling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.			
e.	Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.			
f.	Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.			
g.	Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage sytem(s).			
h.	Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bi-Retention Swale, Rain Garden, and Green Roof(s).			



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RAMONA DESIGN REVIEW BOARD STANDARDS		Section /Tables	Site Plan Complies (Y/N/NA)	See comment sheet
<b>8850 Public Realm: Thoroughfare Design Standards</b>				
Public Thoroughfares located within the Ramona Village Center shall be subject to the requirements of this section and managed by County of San Diego Department of Public Works and is intended to coordinate public and private realm planning.				
<b>8851 General Intent</b>				
a.	Thoroughfares shall be designed according to their classification type as specified on Tables 8.0 - 8.6 and as designated on the Ramona Village Center Thoroughfare Map (see Map 3 and Ramona Road Master Plan, 2003).	8.0-8.6		
b.	Thoroughfares shall consist of Roadway (curb-to-curb) and Public Frontage (property line to curb).			
c.	The San Diego County Department of Public Works (DPW) shall be responsible for all construction of all public Right-of-Way (ROW) within Thoroughfares. Private development shall make Frontage and/or off-site improvements.			
d.	Roadways and Thoroughfares will be designed to meet roadway safety and operation standards.			
<b>8853 Travel Way</b>				
a.	DPW shall be responsible for the maintenance of the Travel Lanes to include curb and gutter, on-street parking spaces, bike lane facilities, travel lanes and turning lanes within the public ROW.			
<b>8855 Public Frontage</b>				
a.	Public Frontage for each Thoroughfare type shall be designed according to abutting zoning district(s) as specified on Table(s) 8.0.A - 8.6.A.	8.0.A - 8.6.A.		
bi	Public Frontage includes: The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure and Public Furniture;			
bii	Walkways provided for pedestrians; and			
biii	Areas to accommodate for Outdoor Café Seating and Sidewalk Cafes per §6158.a.1.i.(a) and §6158.a.2.			
c.	For plantings in the Furnishing Zone, permitted species of Street Trees are listed on Table 8.8.	8.8		



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d.	Street Trees on Main Street shall be planted in a formal-spaced Allee pattern as illustrated on Table 8.9. All other trees Streets may be planted in a formal or informal pattern. The prescribed Planting Technique, sequence, and spacing of Street Trees is specified for each Thoroughfare type on Table 8.0.C - 8.6.C. The spacing the Street Trees may be adjusted by Exception to accommodate specific site conditions.	8.0.C - 8.6.C		
e.	When planted, Street Trees shall be a minimum canopy height of eight (8) feet and/or two (2) inches in caliper.			
f.	All landscape requirements shall be in conformance with §86.701 of the County Code and Landscape Design Manual.			
g.	A minimum of 25 sq. ft. open soil areas shall be left around each Street Tree, centered at the tree trunk.			
h.	A minimum of 25 sq. ft., 5' x 5', of tree grate covered areas shall be placed around each Street Tree on Main Street.			
i.	Street Lights shall only be allowed along Main Street and at Main Street intersections (See Table 8.9) to comply with County of San Diego Dark Sky policies.	8.9		
j.	Public hitching posts, for equestrian activities, shall be allowed on all public Pathways.			
<b>8857 Private Frontage Development Requirements</b>				
ai.	Construction improvements expected by private development (Based on 2013 cost estimates for 50-foot wide Lots on avg.): i. Street Trees: One (1) Tree per every 30 linear feet on center (average) or 1 per every 50 linear feet Lot Bay (\$1,000).			
aii.	Public Furniture: 1 Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).			
aiii.	Furnishing Zone: 5 - 15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250).			
aiv.	Walkway: 5 - 10 feet wide along the Primary and Secondary Lot Frontage of Lots in RM-V4/V5 (\$7,500).			
av.	Curb/Gutter pan: 1-foot wide for 50 linear feet average Lot width (\$1,250).			
avi.	Bicycle Facilities: 1 facility (bike storage) on any project over 150-feet in length as measured only on Lots abutting Main Street (\$2,500 each).			





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**Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.**

\_\_\_\_\_  
**Applicant**

\_\_\_\_\_  
**Date**

**The Ramona Planning Group Village Center Committee hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.**

\_\_\_\_\_  
**Chairman, Ramona Planning Group**

\_\_\_\_\_  
**Date**

**Project and Property Owner Information:**

**APN:** \_\_\_\_\_ **Project Address:** \_\_\_\_\_

**Owner's Name:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Owner's Mailing Address:** \_\_\_\_\_

**Agent's Name:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

(if applicable)

**Agent's Mailing Address:** \_\_\_\_\_

**Brief description of the project:** \_\_\_\_\_

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County of San Diego – Ramona Village Center Form-Based Code  
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**Applicant hereby agrees to comply with the applicable design review checklist standards and all applicable Federal, State, and Local laws and regulations for the life of the project, or until modified by a subsequent development approval.**

\_\_\_\_\_  
**Applicant**

\_\_\_\_\_  
**Date**

**The Ramona Town Center Design Review Board hereby confirms that the proposed project complies with all of the applicable design review standards provided compliance with the applicable design review checklist standards is maintained as agreed by the Applicant above.**

\_\_\_\_\_  
**Chairman, Design Review Board**

\_\_\_\_\_  
**Date**

**Project and Property Owner Information:**

**APN:** \_\_\_\_\_ **Project Address:** \_\_\_\_\_

**Owner's Name:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Owner's Mailing Address:** \_\_\_\_\_

**Agent's Name:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

(If applicable)

**Agent's Mailing Address:** \_\_\_\_\_

**Brief description of the project:** \_\_\_\_\_

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