MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

July 5, 2013

NOTICE of PUBLIC REVIEW
RAMONA TOWN CENTER PLAN

Dear Property Owner,

If you are receiving this notice, you own property within the Ramona Town Center (RTC) plan area. In 2005 the Board of Supervisors appointed a technical committee, the Ramona Village Design Committee (RVDC), made up of local Ramona residents, to develop a Study to determine a regulatory framework that will transform the town core of Ramona into a safe, walkable, vital community center. Through a series of community design workshops, the RVDC concluded that a new form based code (FBC) should be developed as the regulatory tool to help revitalize the RTC area. The RTC planning area extends from Etcheverry Road to the west and 3rd Avenue to the east (see attached map).

Public workshops were held in 2008 and again in 2011, which resulted in the creation of regulatory and design standards for the RTC. The FBC for the RTC is intended to serve as a stand-alone, all-inclusive regulatory document establishing how the Ramona village can be developed and will include provisions on allowed uses, setbacks, height, and information on development process. The RTC plan will also focus on detailed design requirements, such as architecture and landscaping; and will provide information on required street and trail improvements giving applicant's a full picture of what is involved in developing a site.

In December 2012, the RTC plan received unanimous support from community leaders at an advertised community meeting. Since December, the County has been finalizing the RTC plan and is at a point where we would like to solicit public comments from property owners within the project area. The RTC plan can be viewed at the following link: http://www.sdcounty.ca.gov/pds/ordamend.html.

Written comments to County staff should be sent to the above address with attention to Joe Farace, Project Manager for the RTC or via email at joseph.farace@sdcounty.ca.gov. Comments must be received **no later than August 2, 2013**. The County and RVDC will also conduct a scoping meeting to answer questions or concerns from the public on July 22, 2013, at the Ramona Community Center (421 Aqua Lane) starting at 7:00 pm.

Should you have any questions please feel free to contact me at (858) 694-3690 or by email at joseph.farace@sdcounty.ca.gov.

Sincerely,

JOSEPH FARACE
Planning Manager, Advance Planning Division
Department of Planning and Development Services