

WEST SUBCOMMITTEE MINUTES  
RAMONA COMMUNITY PLANNING GROUP  
15873 HWY 67, RAMONA, CA 92065  
RAMONA COMMUNITY CENTER  
434 AQUA LANE, RAMONA  
February 27, 2012, 6:30 P.M.

1. CALL TO ORDER – 6:40
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.  
Members Present: Kristi Mansolf, Chair; George Boggs, Robin Maxson  
Ms. Madden had an excused absence.
3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. GP Update Property Specific Request Referral, RM 15, Teyssier. Approved  
Subdivision on Horizon View Drive at SR 4 in RL 40 Area

Members of the Teyssier family attended the meeting. Currently they own 298 acres on Horizon View Drive. The GP Plan has been adopted, and their property was referred back to the RCPG as a Property Specific Request.

Ms. Mansolf said the County told her the tentative map was approved, and the project could be built as approved if the map doesn't expire. The project has had the support of the RCPG. It is 36 homes with an average 8 acre lot size.

Mr. Teyssier said the lots will be on septic. There are currently smaller lots in the area to the north, west and east of the project. They are not in the RMWD. The lots will become nonconforming because of the change in designation, and it will be difficult to make boundary adjustments due to topography because the tentative map can't change. They have already made improvements to Hwy 78. They have been processing their project for many years.

MOTION: THE RCPG RECOMMEND THAT THE LAND USE DESIGNATION FOR THE TEYSSIER PROPERTY BE SR4 UNDER PROPERTY SPECIFIC REQUEST RM 15, [2004 Referral #135].

Upon motion made by George Boggs and seconded by Robin Maxson, the motion passed 3-0-0-0-1, with Karen Madden absent.

6. Draft Residential Design Guidelines, Available at:  
[http://www.sdcounty.ca.gov/dplu/NON-CEQA/Draft Residential Design Guidelines January 2012.pdf](http://www.sdcounty.ca.gov/dplu/NON-CEQA/Draft_Residential_Design_Guidelines_January_2012.pdf)

Ms. Mansolf said the original intent of the Draft Residential Design Guidelines were to apply to Conservation Subdivisions. Now it applies to all single family residential homes to be built. The following comments were made on the document:

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Paragraph 3: No economic considerations are included.

Paragraph 4: The document states that inclusion of agriculture should be encouraged. It would be difficult to achieve this on individual lots in a conservation subdivision, depending on lot size.

Paragraph 8: Who will maintain the trails and pathway connectivity? What elements will be included in the internal project roads? A bike lane? A pathway? No preference is specified for curb, gutter or sidewalk, or berms

Paragraph 9: It is important that planners are also designers if they will be doing design work.

7. GP Update Property Specific Request Referral, RM 3, Various Industrial Properties in Floodway – Consideration of Changing to RL 20

Ms. Mansolf said the County has asked us for our recommendation on 3 properties in the floodway. Originally the RCPG wanted the properties to continue to be Industrial should the FEMA designation ever change.

Mr. Boggs felt it should stay Industrial and not have to be changed back to Industrial should the designation change.

**MOTION: TO LEAVE INDUSTRIAL ZONING AS IS IN FLOODWAY FOR RM 3 NOW AND CONDITION BUILDING S0 A PERMIT WON'T BE ISSUED UNTIL THE FEMA MAP IS REVISED OR SUITABLE MITIGATION IS APPROVED.**

Upon motion made by George Boggs and seconded by Robin Maxson, the motion passed 3-0-0-0-1, with Kareen Madden absent.

8. Corrections/Approval to the Minutes 11-1-12

Upon motion to approve the minutes of 11-1-12 by George Boggs and seconded by Robin Maxson, the motion passed 3-0-0-0-1, with Kareen Madden absent.

Mr. Boggs wanted to share a concern. A parking lot or parking area is necessary for events at the Wildlife Research Institute during bird watching season. A school bus of children visited the facility and had no place to park and couldn't get off the road.

9. Adjournment – 8:20

Respectfully submitted,

Kristi Mansolf