

WEST SUBCOMMITTEE MINUTES  
RAMONA COMMUNITY PLANNING GROUP  
15873 HWY 67, RAMONA, CA 92065  
RAMONA COMMUNITY CENTER  
434 AQUA LANE, RAMONA  
April 4, 2016, 7:00 P.M.

1. CALL TO ORDER
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.  
Members Present: Kristi Mansolf, Chair; Robin Maxson  
Members Absent (Excused): Kevin Wallace  
Guests: Jim Cooper, Lynn and Judy Thomas
3. ANNOUNCEMENTS – None
4. Corrections/Approval to the West Minutes 11-30-15, 2-1-16 – Not Addressed
5. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Item:

6. D8 Waiver Request, 17132 Highland Meadow Ct. Proposal for Single Family Residence on Lot with 60 percent open space and 1 Area to Build on. Contains no Rock Outcroppings, no Oak Trees will Need to be Removed. There are no Setback Issues and there will be Minor Vegetation Removal.  
Thomas, Applicant

Mr. Thomas presented the project. Over 15 years ago, part of the Santa Maria Ranch was formed into 3 subdivisions – the Highlander, San Martine and Rancho Suenos. The final lot (4 acres) to be sold is in the 8-lot Highlander subdivision. At the time, scrutiny was given to the area, and a D8 Special Area Regulation was put into place to preserve sensitive areas of the subdivisions. Consideration was given to areas that could have riparian habitat, oak trees, large boulders and the ridge line. If the D8 Designator was not waived for the parcels, a site plan would be required by the builder.

On the parcel up for review, there are 2 kinds of open space. Open Space Area B is a fire buffer of 100 feet between Open Space Area A feet and the portion of the parcel to be developed. Open Space Area A is vegetation to be left untouched. Leach lines and other types of improvements can go into Open Space Area A. Sometimes water pools or runs off through/on Open Space Area A. The house will be set back over 100 feet from Archie Moore Road. Access will be off Highland Meadow Court. The house will be set back 60 feet off Highland Meadow Court.

Robin Maxson made a motion to approve the D8 Waiver Request as presented. Kristi Mansolf seconded the motion. The motion passed 2-0-0-1, with Kevin Wallace absent.

7. Adjournment

Respectfully submitted,

Kristi Mansolf

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