

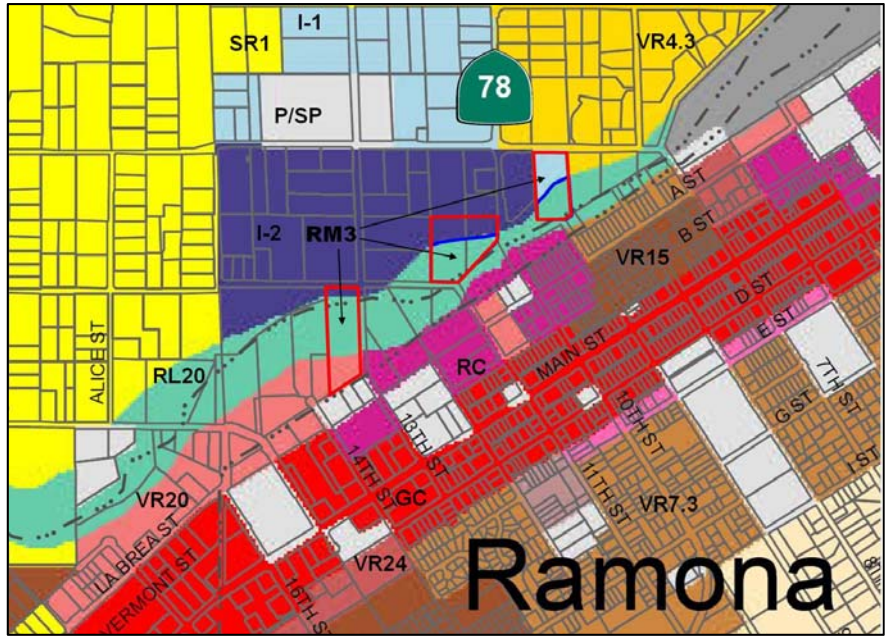
RM3

Existing GP Designation(s)	RL20
Requestor Position: No requestor	
Area (acres): 10.6	
# of parcels: 4	

Workplan Designation(s) Evaluated	N/A
CPG Position	Opposed
Opposition Expected	
# of Additional Dwelling Units	0
Complexity	N/A

Discussion: This request has been included because a similar change has been requested in Valley Center. The change that was requested was to apply an Industrial designation within the floodway, currently designated as Residential in the adopted General Plan. The County Flood Damage Prevention Ordinance requires a 'No Rise' certificate issuance before any encroachment, structures, fill, or storage is allowed in the floodway. A No Rise certificate requires the applicant to prove that any obstructions or modifications to the floodway would not result in an increase in the water surface level of the 100-year flood. These study area parcels have uses and vehicle/equipment storage in the floodway, without permits. Please see the VC67 staff report for further information on floodway development and storage, in relation to County ordinances and federal regulations. The Ramona CPG is opposed to allowing increased intensity of development within the floodway and only supports Industrial designations within this area if remapped by FEMA to show it is outside the floodway. The following pages provide more detailed information concerning permitted and unpermitted uses on the subject property, along with any active code enforcement cases.

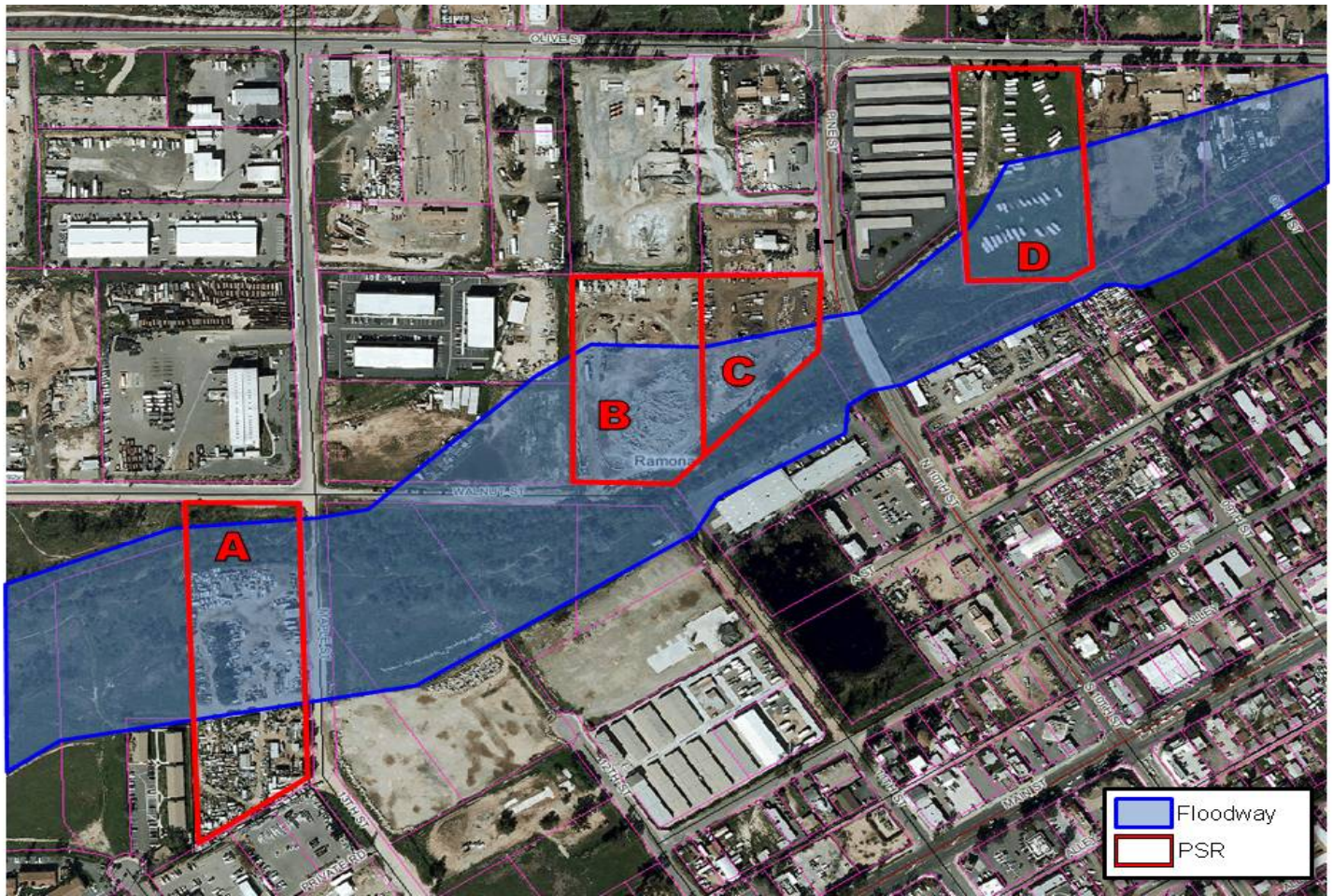
Existing General Plan Designations:



Workplan Designation(s) Evaluated:

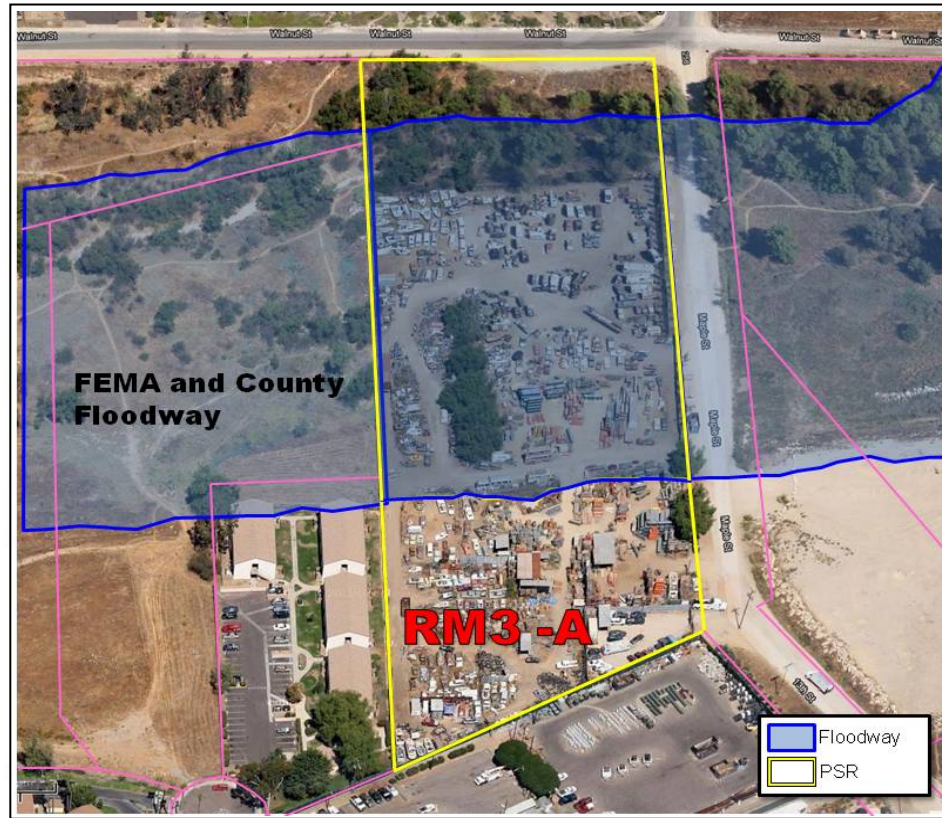
N/A

Overview



Parcel	Uses Onsite	Code Compliance
Property A APN 281-100-18	Storage of non-operable vehicles, car parts, and building materials	Open Code Enforcement case for storage of inoperable vehicles; Site Plan required and possibly other discretionary applications to bring the current uses into compliance
Property B APN 281-122-14	Storage of construction equipment and commercial vehicles	Permitted for storage of commercial vehicles and movable equipment per court settlement and subsequent Site Plan Waiver; vehicle/equipment storage occurring within this designated Biological Open Space easement; no active Code Enforcement cases; property owner is currently trying to revise the floodway through the FEMA LOMR (Letter of Map Revision) process – significant issues identified in this review have yet to be addressed
Property C APN 281-122-21	Landscape supply, construction equipment sales and rental	No active Code Enforcement cases; Site Plan required and possibly other discretionary applications to bring the current uses into compliance; property owner is currently trying to revise the floodway through the FEMA LOMR (Letter of Map Revision) process – significant issues identified in this review have yet to be addressed
Property D APN 281-130-03	Storage of RVs, trucks, and boats	No active Code Enforcement cases; Site Plan required and possibly other discretionary applications to bring the current uses into compliance

Property A: APN 281-100-18



Property A, APN 281-100-18, 156 Maple Street



Facing west at storage yard

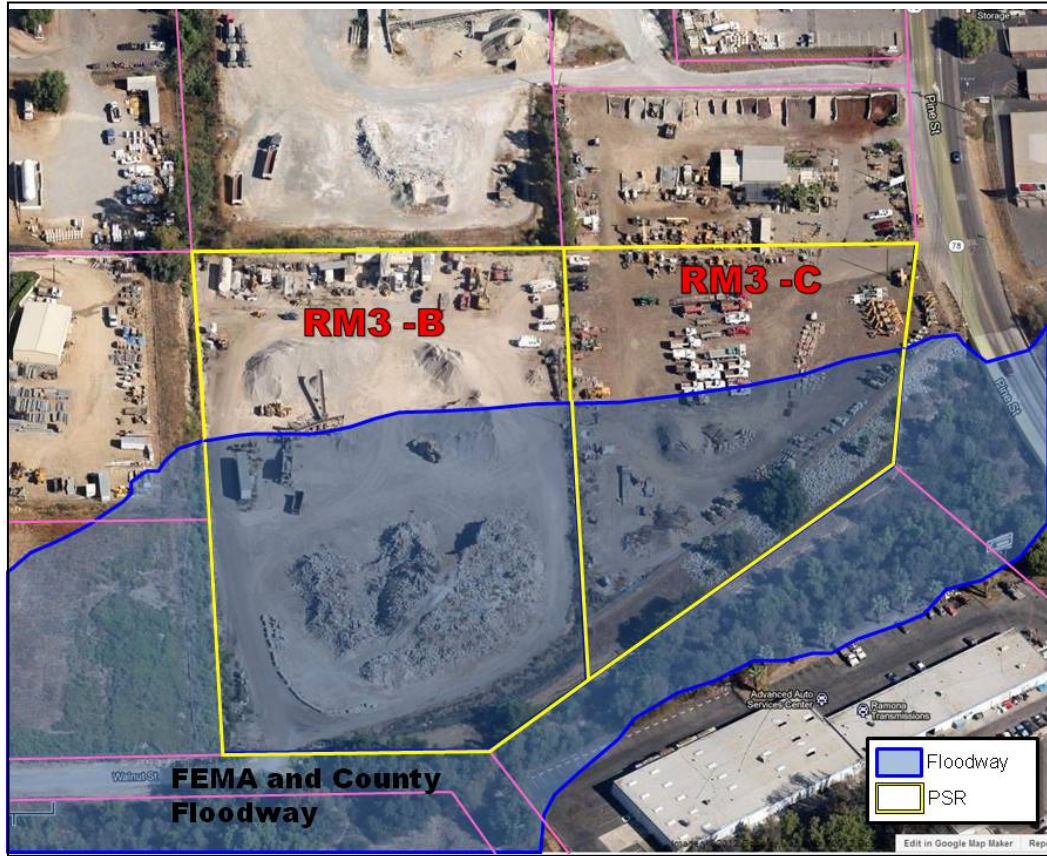


Facing west at storage yard, near northern property line



Facing south at storage yard from northern property line

Properties B and C: APNs 281-122-14 and 281-122-21



Property B, APN 281-122-14, 242 Pine Street



Facing north along western property line



Facing north at equipment storage



Facing west along southern property line; equipment storage in biological open space easement

Property C, APN 281-122-21, (no address – adjacent to, and east of 242 Pine Street)



Facing southwest at business sign

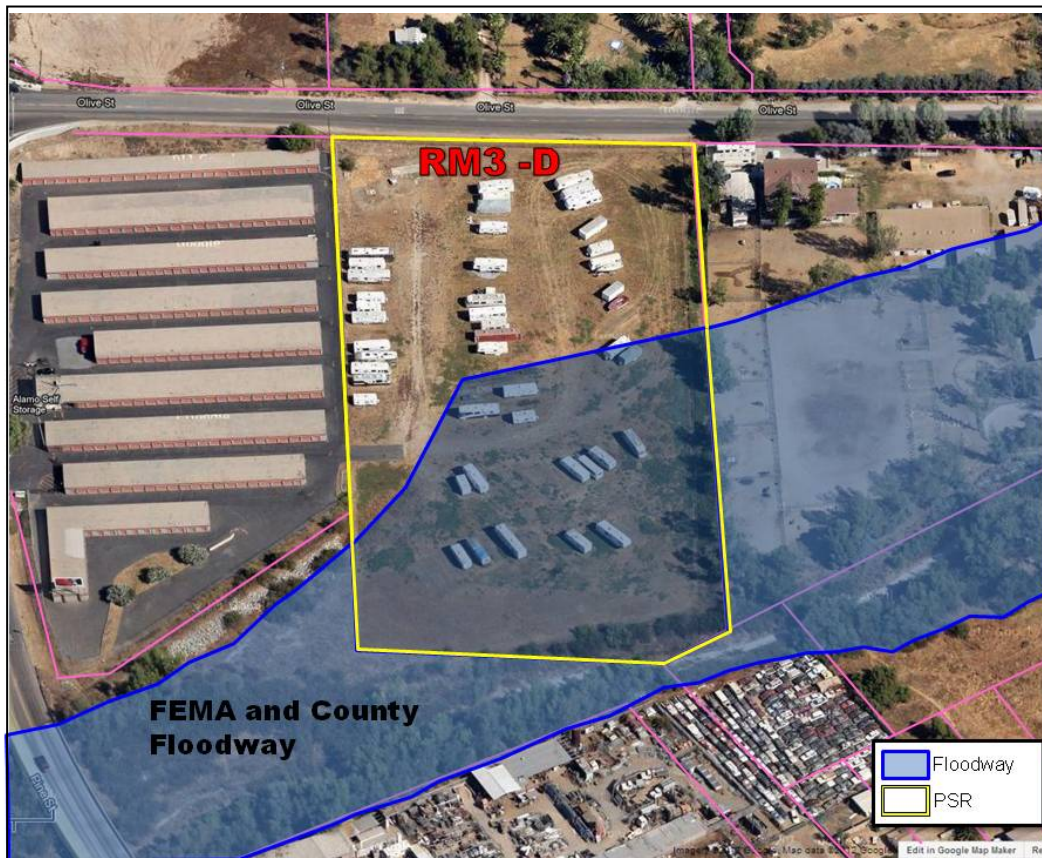


Facing southwest at business offices and equipment



Facing southwest at rental equipment and stockpiles

Property D: APN 281-130-03



Property D, APN 281-130-03, 814 Olive Street



Facing south near western property line



Facing south at RV storage, from Olive Street



Facing southeast from Olive Street

For Additional Information (May 2, 2012 Staff Report): [VC67](#)



RAMONA COMMUNITY PLANNING GROUP

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Phone: (760)445-8545

Jim Piva
Chair

March 11, 2012

Chris Anderson
Vice-Chair

Kevin Johnston, Project Manager
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Kristi Mansolf
Secretary

Chad Anderson

RE: RAMONA PROPERTY SPECIFIC REFERRALS – 3, 15, 22

Torry Brean

The Ramona Community Planning Group reviewed three Property Specific Referrals at the meeting March 1, 2012. RM 15, the Teyssier property, was approved on the Consent Agenda, as follows:

Matt Deskovick

Scotty Ensign

MOTION: THE RCPG RECOMMENDATION FOR THE LAND USE DESIGNATION FOR THE TEYSSIER PROPERTY BE SR 4 UNDER PROPERTY SPECIFIC REQUEST RM 15 (2004 Referral #135)

Bob Hailey

The motion passed 12-0-0-3, with 3 members absent.

Carl Hickman

Eb Hogervorst

The following motions were made for RM 3 and 22:

Dennis Sprong

MOTION: RM 3: PROVIDED WE ARE ALLOWED TO HAVE 1 PARCEL WITH MULTIPLE LAND USE DESIGNATIONS WE'D LIKE TO RETAIN THE DENSITIES OUTSIDE OF THE FLOODWAY. WE SUPPORT THE MOTION MADE SEPTEMBER 9, 2010 – "TO REDESIGNATE LAND TO APPROPRIATE INDUSTRIAL DESIGNATION SHOULD FEMA MAP BE REVISED." IF NOT ALLOWED TO RETAIN, WE'D LIKE AN OPPORTUNITY TO REVISIT WITH COUNTY STAFF PRESENT.

Paul Stykel

Angus Tobiason

Richard Tomlinson

Kevin Wallace

The motion passed 11-0-1-0-3, with 1 member abstaining and 3 members absent.