

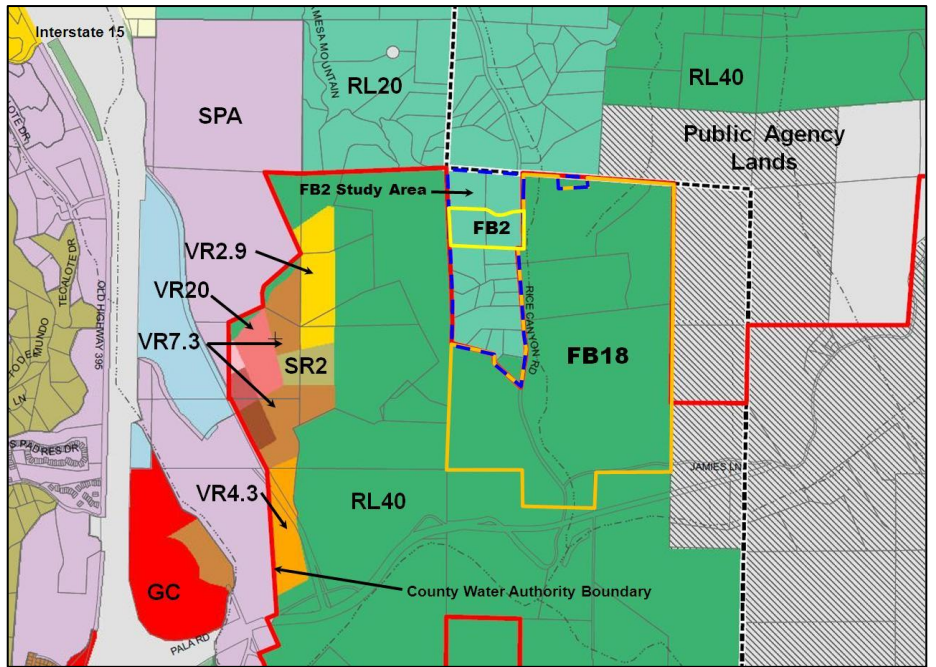
# FB2, FB18 and Study Area

| Existing GP Designation(s)                        | RL20/RL40 |
|---|-----------|
| Requestor(s) Position: Oppose [requests SR2/SR10] |           |
| Area (acres): 488 [410.3 PSRs, 77.7 study area]   |           |
| # of parcels: 22                                  |           |

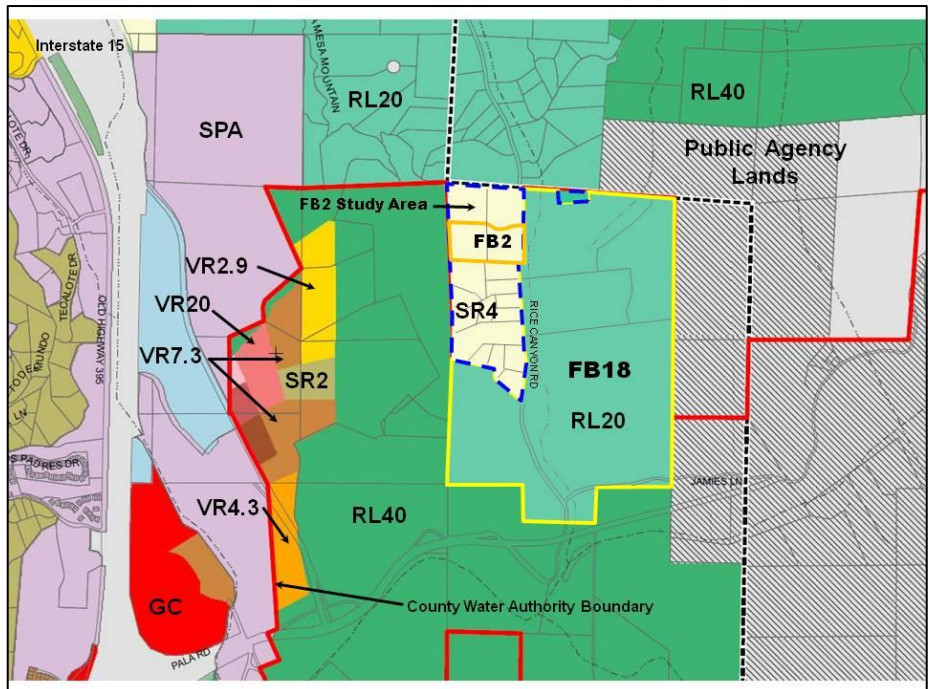
| Workplan Designation(s) Evaluated | SR4/RL20      |
|-----------------------------------|---------------|
| CPG Position                      | Supports SR10 |
| Opposition Expected               | No            |
| # of Additional Dwelling Units    | 13            |
| <b>Complexity</b>                 | <b>Low</b>    |

**Discussion:** The planning group recommended SR10 for the entire ownership while the property owner's original request was SR2 for the FB2 portion and SR10 for the FB18 portion. These designations do not exist immediately adjacent to the project site but the planning group and property owner both gave the proximity to the Meadowood, Campus Park, and Palomar Community College developments as rationale for the densities (refer to attached correspondence). However, these developments are separated from the property by open space and a mining operation, and their only connection is by travelling over a mile on SR-76. (cont. on next page)

Existing General Plan Designations:



Workplan Designation(s) Evaluated:





## FB2/FB18 and Study Area

### Discussion (continued)

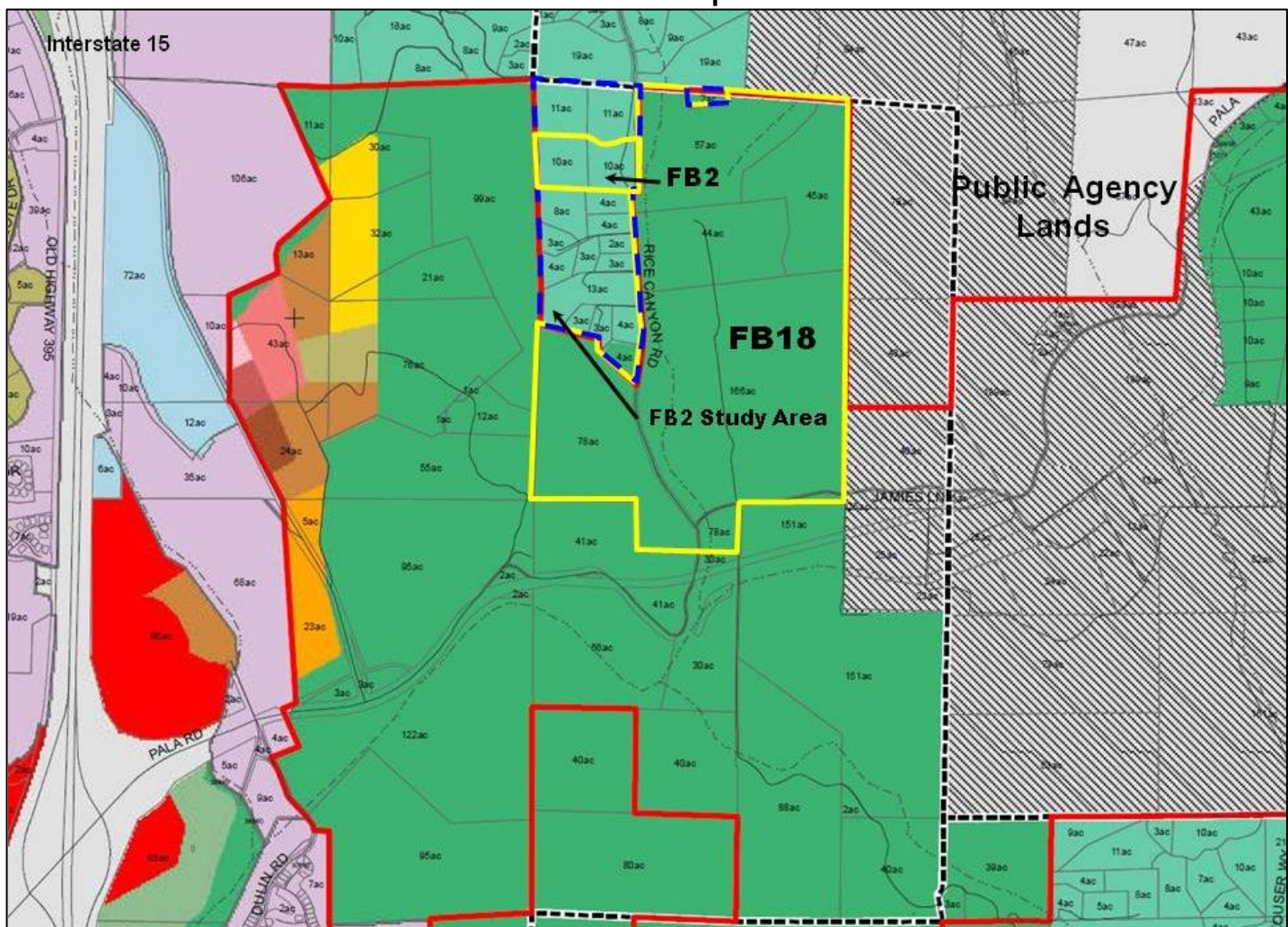
Therefore, while they are nearby, it is not reasonable to consider this property an extension of the village. In order to remain consistent with the General Plan Guiding Principles, Policy LU-1.3, as well as designations on similar properties, the highest densities that can be rationalized on this property is SR4 in the FB2 portion and RL20 in the FB18 portion.

The owner also cites the availability of water, power and other utilities to the property as a rationale for her request. The portion of the property outside the CWA Boundary (FB18) is part of the San Luis Rey MWD, which is not a member of the CWA. Staff research determined that the San Luis Rey MWD does not actively distribute water to its constituents; therefore properties in this area are groundwater dependent. From this research, it was revealed that the San Luis Rey MWD made numerous attempts to obtain water from the CWA and MWD as well as attempted to annex into the Rainbow and Valley Center districts to obtain water. Each of these applications has been denied and there appears to be no future plans to obtain water from an external source. Policies LU-8.1, LU-8.2, and LU-8.3 all discourage increasing density in groundwater dependent areas.

### Rationale for Low Complexity Classification:

- Although RL20 is generally not used outside the CWA Boundary, the property owner has provided exhibits detailing the availability of utilities to the property that rationalizes a higher density than currently exists. The extension of RL20 to these lands represents a compromise to the owner's request of SR10, which could not be justified on this basis alone.
- SR4 reflects existing lot sizes in the area within the CWA Boundary and is an achievable density under the slope constraints.
- As the property outside the CWA would remain in the Rural Lands category, additional analysis and coordination is expected to be minimal for a change from RL40 to RL20.

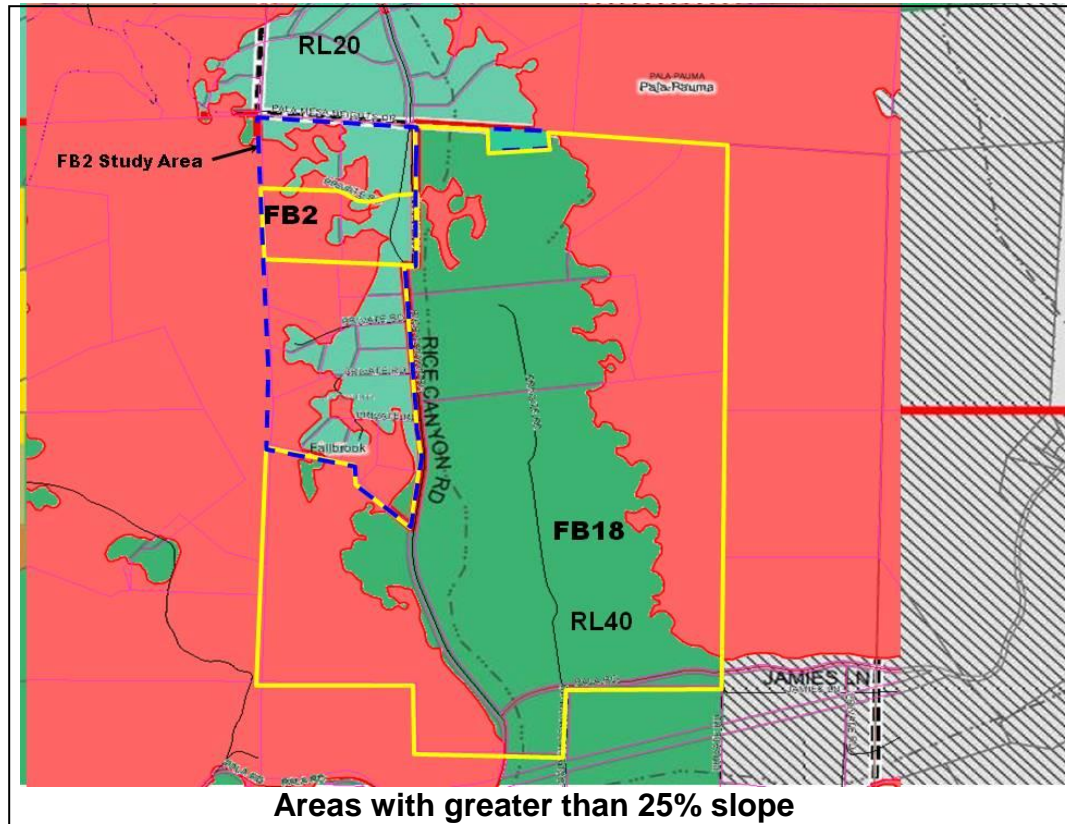
### Lot Size Map



For Additional Information (Jan 9, 2012 Staff Reports): [FB2](#), [FB18](#)

# FB2/FB18 and Study Area

## Property Constraints



**From:** Matthew A. Peterson [MAP@petersonprice.com]  
**Sent:** Tuesday, March 13, 2012 12:50 PM  
**To:** Howard, Daniel  
**Cc:** Muto, Devon; Citrano, Robert; Johnston, Kevin; Gibson, Eric; Steiner, Dustin; exaltafarms@aol.com  
**Subject:** RE: Fritz Family Trust Areas FB 2 & FB 18  
**Attachments:** Fritz summary.pdf  
  
**Importance:** High

Hi Daniel, Thank you. FYI, I just presented to Jack Wood and the Fallbrook Land Use Committee. It went well. They unanimously recommended that our request be re-classified as “moderate” and that all of the property (FB-2 & FB-18) be designated RL-10. There was recognition that when a future subdivision would come in, that most of the native vegetated hillsides would be dedicated as Open Space & preserved and that the homes should be clustered in the previously developed farm areas. I presented to the committee the concept lot layout ( which I sent you) which nets approx 35 homes on the 225 previously developed/ farmed land. The following was discussed, but was not a part of the motion;

- 1) The property is not remote... only 2 miles (a 3 minute drive from I-15)
- 2) nearly 225 + acres is already developed, relatively flat & no habitat
- 3) FB 2 should probably only have 2-3 homes located down near Rice Canyon Rd.
- 4) No fire danger if homes clustered in the previously developed areas
- 5) To the west & north there are many 2, 3, 4, 5, 8, 7 & 10 acre lots
- 6) The Pankey/Pardee approved subdivision with net 2.3DU/Acre on 400 acres
- 7) There is infrastructure in place ( water , schools, fire) that would not be impacted with 30-40 homes and septic could be used
- 8) Gregory Canyon landfill ( which I got the impression they oppose) to the east



9) Although not needed for 35 homes where may be “by others” a potential re-alignment/widening of 76 (Pala Rd.)

My client would agree to a split GP designation on her properties, if she can end up with 35 homes/lots. This would allow approx 195 acres of dedicated open space! The committee felt that this was a very reasonable request. As you know she had the potential for approx. 150 homes/lots before the GPU.

I look forward to your recommendations & stand ready & willing to meet with you all again, if needed.

Thanks, Matt

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**FALLBROOK COMMUNITY PLANNING GROUP**

**And**

**FALLBROOK DESIGN REVIEW BOARD**

Regular Meeting

Monday 19 March 2012, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

**MINUTES**

The meeting was called to order at 7:00 p.m. by Jim Russell.

Thirteen (13) members were present: Anne Burdick, Donna Gebhart, Jackie Heyneman, Ron Miller, Roy Moosa, Jim Russell, Jean Dooley, Tom Harrington, Steve Smith, Harry Christiansen, Jack Wood, Ike Perez and Michele Bain. Eileen Delaney was excused. Paul Schaden was not present. (He has been approved by the Planning Group, but is awaiting formal appointment from the Board of Supervisors.)

**Mr. Russell opened the meeting by stating that eight seats on the Group would be up for election in November of 2012 and any interested individuals need only apply at the Registrar of Voters Office. Further that the application was free. There is a fee if the candidate would like to have a statement published.**

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

**Several homeowners along the Fallbrook Street Improvement project alignment spoke of the stress and hardship they are enduring with this project. They stated that when they purchased their property they were informed that while there was a plan to build a road it had not been done in over twenty years and would probably never be built. But now with two very different alignments being proposed, the County stating that they have no money for construction at this time and the neighborhood's efforts to have the road removed from the community's circulation elements, have left their neighborhood's future up in the air with no schedule for resolving the problems. The Property owners requested a Special Meeting of the Planning Group to discuss the project in depth.**

**Mr. Russell stated that when the County has completed its research into the questions that were already raised by the property owners and was prepared to discuss the project further it would be scheduled for a Planning Group Agenda.**

**Ms. Burdick stated that the property owners had previously asked if Planning Group agendas were available electronically. She further stated that the agendas were published by the Village News and that they did have a web site where the agendas can be viewed.**

**Ms. Burdick informed the Group that Caltrans expects to begin work this summer on the Intersection improvements at I-15 and 76, and anticipate an 18-month construction period. One year after the intersection construction begins, the rest of the Eastern Segment of 76, between South Mission and I-15, will begin. That construction is scheduled to take 2 to 2.5 years, with completion at the end of 2015.**

**Ms. Burdick also informed the Group that she and Mr. Moosa had attended the County meeting to outline changes to the Traffic Impact Fee (TIF) program. She stated that the County staff informed the group that the fee structure was being revamped reducing the cost to developers and reducing the fund available for improvement projects. Also the areas the funds will be**

focused on will change. In Fallbrook the current preliminary draft shows that there will be a couple of sections of Stagecoach, a portion on Reche, and two small sections on Alvarado, in the project list, but all other areas will be in the I-15 SR-76 intersection vicinity serving the developments on the old Pankey Ranch.

2. Approval of the minutes for the meetings of 20 February 2012. Voting item.

**Ms. Dooley motioned to approve the minutes as presented and the motion passed with 12 in favor and Ms. Bain abstaining.**

3. AD12-003 Request for an Administrative Permit for a six (6) foot solid fence in the two front and exterior side yards to remain in place and for three (3) electrically operated sliding wrought iron gates with light fixtures on the property located at 129 Emilia Lane, (APN 105-690-09). Owner Hamblen Family 2009 Trust, 760-535-2501. Applicant Ray hamblen, 760-535-25901. Contact person Larry & Brittney Luschanko, 760-728-9899. County planner Kevin Johnston 858-694-3084, [Kevin.johnston@sdcountry.ca.gov](mailto:Kevin.johnston@sdcountry.ca.gov). Continued at the 20 Feb FCPG meeting. **Land Use Committee.** Community input. Voting item. (1/13)

**Ms. Brittney Luschanko introduced the request. She stated that her firm had worked diligently with County staff and the Land Use Committee to resolve the outstanding concerns. She further stated that her client was prepared to lower or move a portion of the wall (whatever the County was going to require) to address the site distance issue along Emilia Lane. Mr. Larry Luschanko explained about how the property was being conditioned as if it had two front yard setback requirements even though the property's address and entry were on only one street.**

**Mr. Wood reported that the Land Use Committee had visited the site and had spoken with the Luschankos and County Staff. The Committee after lengthy discussion had approved the request subject to the sight distance problem being resolved to the County's satisfaction. He further stated that it was not a unanimous decision.**

**Ms. Burdick felt that the planning Group had stuck to the fence setback guide lines on the majority of requests of this type and to approve this request would bring into question previous actions.**

**Mr. Moosa stated that he felt that all situations were not equal and that each request should be reviewed in its own merits.**

**After further discussion Mr. Wood motioned to approve the request subject to the wall being modified to the County's satisfaction to correct the sight distance problem. The motion passed with 10 in favor. S. Burdick, Ms. Bain and Mr. Perez vote against the motion.**

4. Response to the county on several requests for changes in Fallbrook properties designations made by the General Plan Update. County planner: Kevin Johnson, 858-694-3084, [Kevin.johnson@sdcountry.ca.gov](mailto:Kevin.johnson@sdcountry.ca.gov). **Land Use Committee.** Community input. Voting item. Video recordings of the January 9, 10 and 11 workshops with the Board of Supervisors are available for public viewing on the Board's webpage at: <http://sdcountry.granicus.com/ViewPublisher.php?viewid=2>

FB2, Owner: FRITZ FAMILY TRUST, Pala Mesa Dr and Rice Canyon Road. Former General Plan Designation (17) 1du/2, 4 ac. Current GP: RL20, **Request: SR2. Level of change MAJOR**

FB18, Owner: FRITZ FAMILY TRUST, South of Pala Mesa Heights Drive on Rice Canyon Road, Former General Plan: (20) Gen Ag 1du/10ac, Current GP: RL40, **Request: SR10. Level of change MAJOR**

**Mr. Matt Peterson an attorney for the Fritz Family Trust presented the request. He had several engineering studies detailing the surround property existing parcel sizes and a proposed division of the property in question under a RL 10 designation (that the Planning Group had already recommended). The proposed development showed how the steep slopes would be protected while allowing the property owner the ability to realize the development potential of the property at some point in the future, something the Family Trust had always counted on. Mr. Wood reported the Land Use Committee had inspected the property and contacted DPLU staff on the request. The Committee had recommended that both parcels in question be modified to an RL 10 designation, rather than the current RL 20 and RL 40 designations. County staff had advised that these changes might make it possible to reduce the level of change from Major to Moderate.**

**After further discussion Mr. Wood motioned to recommend that both properties designations be changed to RL10. The motion passed unanimously.**

5. Request for waiver 'B' Designator for 104-150-41-00 located at 514 Ammunition Road, Fallbrook for two commercial signs for "CubeSmart Self Storage + Logistics". The two signs include: installation of a new illuminated wall sign of 14.25 sq ft plus a reface of an existing illuminated pole sign of 170 sq ft. County planner Debra Frischer 8580495-5201, [debra.frischer@sdcounty.ca.gov](mailto:debra.frischer@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item.

**The request was withdrawn by the applicant. No action taken.**

6. Letter to the Board of Supervisors on the Red Tape Reduction Task Force Report. Community input. Voting item

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