

Attachment E

Correspondence

San Diego County Regional Airport Authority letter	September 24, 2015
North County Fire Protection District (NCFPD)	September 24, 2015
County response to NCFPD	January 5, 2016
County email to Manny Patel	September 23, 2015
County email to Mr. and Mrs. Kim	September 29, 2015

March 2016

September 24, 2015

Mr Robert Citrano
County of San Diego
Planning & Development Services Department
5510 Overland Avenue, Suite 310
San Diego, California 92123

Re: Airport Land Use Commission Consistency Determination – General Plan
Amendment and Zone Reclassification to visitor-serving commercial uses at 220
Grand Tradition Way and 209/625/721 Palomino Road, Fallbrook, County of San
Diego

Dear Mr Citrano:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the Fallbrook Community Airpark Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the Fallbrook Community Airpark ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves a general plan amendment and zone reclassification from a rural commercial to visitor-serving commercial land use designation and zone. No physical improvements are proposed as part of the project; however, the existing overlay zoning does include provision for compliance with the ALUCP development standards.
- (2) Properties affected by the project lie outside the 55 and within the 55-60 decibel Community Noise Equivalent Level (dB CNEL) noise contours. The ALUCP identifies all potential uses located outside the 55 and within the 55-60 dB CNEL noise contours as compatible with airport uses.
- (3) No physical construction is proposed as part of the project. Future development proposals would be subject to compliance with Federal Aviation Administration (FAA) airspace hazard determinations.

RE: Grand Tradition
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- (4) Properties affected by the project lie within Safety Zones 4 and 6. No physical construction is proposed as part of the project. Future development proposals would be subject to compliance with specific safety zone compatibility standards according to ALUCP use classification per the existing overlay zoning.
- (5) The properties of the proposed project are located within the avigation easement and overflight notification areas. The ALUCP requires that an avigation easement be recorded on properties within Safety Zone 4, and an overflight notification be recorded for new residential uses unless an avigation easement is already recorded. County of San Diego policies provide for recordation of avigation easements or overflight notification for land uses as specified by the ALUCP.
- (6) Therefore, the proposed project is consistent with the adopted Fallbrook Community Airpark ALUCP.
- (7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,



Angela Jamison
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA – General Counsel
Ron Bolyard, Caltrans – Division of Aeronautics
Chris Schmidt, Caltrans, District 11

NORTH COUNTY FIRE PROTECTION DISTRICT

330 S. Main Avenue • Fallbrook, California 92028-2938 • (760) 723-2005 • Fax (760) 723-2072 • www.ncfireprotectiondistrict.org

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lstephen@ncfire.org

September 24, 2015

County of San Diego
Planning & Development Services
5510 Overland Ave., Suite 321
San Diego, CA 92123

Re: County of San Diego Grand Tradition General Plan Amendment (GPA) & Rezone
(GPA 15-005/REZ 15-006) comments.

Attention: Robert Citrano

Please review the following comments regarding the proposed General Plan
Amendment and rezoning of the Grand Tradition property.

The existing access, formally Laurine Lane, now Grand Tradition Way is 19 ft. in width. This was accepted with mitigation to the parking area in September 2008, (see attached), with the condition that any change in current use would then require secondary access. This can be achieved by improving Palomino Road to the east.

Palomino is the current access road to areas 7 and 8, which are being proposed to change from Village Residential to General Commercial. The current condition of Palomino does not allow for two way traffic and would not meet current road standards. It could not be used as secondary access without improvements.

The current fire code requires a minimum of 24ft. unobstructed improved widths for access roads. The current access, Grand Tradition Way, will need to be improved to the current standards do to the proposed change of use.

Please contact me with any questions or concerns,



Patty Koch, Deputy Fire Marshal
760 723-2040

Atts: letter dated 9/8/08



PROUDLY SERVING THE COMMUNITIES OF FALLBROOK, BONSALE AND RAINBOW

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LOREN A. STEPHEN-PORTER – Board Secretary

September 8, 2008

County of San Diego
Dept. of Planning & Land Use
5201 Ruffin Rd. Ste. B
San Diego, CA 92123-1666

Re: Grand Tradition, Requests for exemption. This letter supersedes previous correspondence regarding the Grand Tradition.

The applicant requests exemption from proposed Road Standards for Palomino Road. The request for exemption is based on Grand Tradition relinquishing rights to Palomino Road. Palomino Road is on the Counties Capitol Improvement Plan and would appear to relinquish Grand Tradition from having to improve Palomino Road in the future.

Laurine Lane:

The applicant requests exemption from proposed Road Standards for Laurine Lane. The request to exempt Laurine Lane from improvement is based on previous use and existing buildings. I performed an inspection of the property on Thursday September 4th 2008. Based on this inspection and by analyzing the 4th of July event hosted at the facility it is our recommendation that the following exemptions be allowed: The current paved width of Laurine Lane (20 feet) is acceptable. This is based on the fact that the grass shoulders can be accessed in the event of fire apparatus entering the site while vehicles are trying to leave. As mitigation for the decreased width the applicant can improve the gated access to an opticom activated gate. This requirement is based on the fact that Camp Pendleton Fire Department does not carry one of our Knox keys and they would be the first due if our Station 1 was on another incident. The opticom would also allow Law enforcement to access the site.

Parking Lot:

The Laurine Lane road width mitigation would also include improvements to the parking lot. Mitigation measures should include the removal of the very south west 2 or 3 parking spots coming off of Laurine Lane. This area would also have to be marked with a red curb and "no parking fire lane signs". Other parking lot improvements would be to remove one parking lot on each of the terraced parking areas heading north towards the Arbor Terrace. These 3 areas would also need a reduction of the planter area (roughly 4 or 5 feet) to accommodate Fire Engine Access to these areas.

Other:

These mitigation measures are for the Grand Tradition as is currently being used. If a change in use or design is proposed than the applicant shall be held responsible to provide secondary access and bringing all of the existing and proposed parking areas up to code.

Should you have any questions, please contact me at (760) 723-2015.

Sincerely,



Sid Morel
Fire Marshal





Grand Tradition Main Entrance



Palomino Road



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

January 5, 2016

North County Fire Protection District
330 S. Main Avenue
Fallbrook, CA. 92028-2938
Attn: Deputy Fire Marshal Koch

GRAND TRADITION GENERAL PLAN AMENDMENT/REZONE (GPA 15-005/REZ 15-006)

Dear Deputy Fire Marshal Koch:

We are responding to your letter dated September 24, 2015 which provided your comments concerning the subject GPA and rezone; particularly mitigation that would be required with any change in use of the property. The GPA proposes a land use designation change for two parcels from Residential to Commercial and rezone for eight parcels to a Visitor Serving Commercial use regulation. Your letter noted that mitigation to improve secondary access could be provided by improving Palomino Road to the east, which provides direct access to the two parcels where a land use designation change is being proposed.

Existing access roads to the Grand Tradition parking areas are provided as described below.

- Palomino Road west to Mission Road — This segment is at least 24 feet wide from Mission Road east to Emerald Ridge Road and provides access to the northern driveway of the Grand Tradition parking lots.
- Palomino Road east to Morro Road — This segment of Palomino Road is approximately 18 feet wide. We have evaluated the feasibility of widening Palomino Road to 24 feet from Emerald Ridge Road east to Morro Road; however, as shown in the attached aerial photograph, two residential properties have encroached into this right-of-way.
- Grand Tradition Way west to Mission Road — Grand Tradition Way, which is approximately 19 feet wide provides access to the parking areas from the south and connects directly to Mission Road approximately 550 feet south of where Palomino/Old Stage Coach Roads connect.

Other than a change in the General Plan designation and zoning, this project is not proposing new uses for the Grand Tradition property that would require additional mitigation. While there are other structures on the property with driveway access, they are not used by a large number of people and have limited access requirements. The parking areas require the highest degree of access and, while only Palomino west to Mission Road is 24 feet wide, there are two additional means of access.

Based on the number of roads serving the property, there appears to be sufficient access for the Grand Tradition, under both current usage and with the proposed General Plan designation and zoning changes.

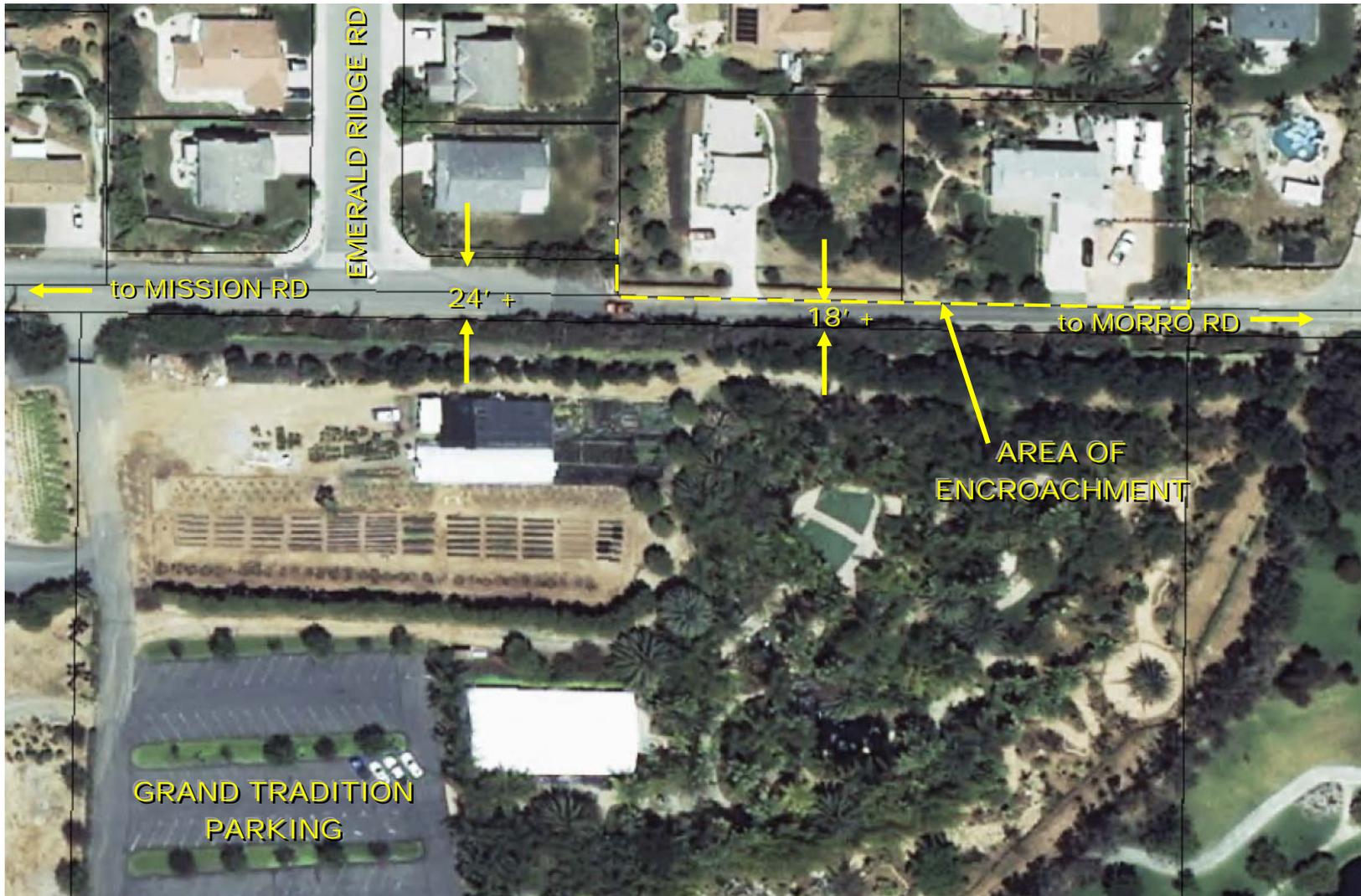
We are available to discuss this issue further to confirm access requirements are being met. Please feel free to contact me at (858) 694-3229 or e-mail Robert.Citrano@sdcounty.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Robert C. Citrano". The signature is written in a cursive, flowing style.

ROBERT CITRANO, Project Manager
Advance Planning Division
Planning & Development Services

Attachment



Palomino Road – Right-of-Way Issue

Citrano, Robert

From: Citrano, Robert
Sent: Wednesday, September 23, 2015 1:59 PM
To: 'stay.econolodge@gmail.com'
Subject: Grand Tradition General Plan Amendment / Rezone
Attachments: Zoning-C40.C42 handout 09-21-15.pdf

Dear Manny;

As discussed during our telephone conversation, I have attached a handout provided at the Fallbrook Community Planning Group meeting last Monday night. This handout shows the uses allowed under both the existing C40 Rural Commercial and proposed C42 Visitor-Serving Commercial zoning use regulations.

I will share your concerns for traffic and dust with Don McDougal, the owner of the Grand Tradition.

Please do not hesitate to contact me if you have additional questions or concerns.

Sincerely;

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229

Allowable Uses
Zoning Ordinance C40/C42 Use Regulations

Uses	C40 Rural Commercial	C42 Visitor Serving
Commercial Use Types		
Community Recreation	Permitted	—
Convenience Sales and Personal Services	Permitted	Permitted
Eating and Drinking Establishments	Permitted	Permitted
Participant Sports and Recreations (Indoor) [includes weddings and receptions]	Permitted	Permitted
Participant Sports and Recreations (Outdoor) [includes weddings and receptions & botanical gardens]	—	Permitted
Retail Sales: Specialty	Permitted	Permitted
Retail Sales: General	Permitted	—
Transient Habitation: Lodging	Permitted	Permitted
Transient Habitation: Campground, Resort	—	Permitted
Administrative and Professional Services	Permitted	Note 1
Business Support Services	Permitted	Note 1
Financial, Insurance and Real Estate Services	Permitted	Note 1
Agricultural Use Types		
Horticulture	Permitted	Permitted
Tree Crops	Permitted	Permitted
Row and Field Crops	Permitted	Permitted
Residential Use Types		
Family Residential	Note 2	Note 1

NOTES:

1. Use allowed as a secondary use on building sites at follows:
 - Less than five acres — restricted to locations above first story
 - Five acres or larger — can be located in a separate building [at least 50% of site area devoted for commercial uses]
2. Limited to dwellings which are secondary uses

Citrano, Robert

From: Citrano, Robert
Sent: Tuesday, September 29, 2015 4:05 PM
To: 'meoungkim@hotmail.com'
Cc: don@grandtradition.com; Kattoula, Vincent
Subject: Grand Tradition General Plan Amendment

Dar Mr. and Ms. Kim;

I appreciated meeting with you yesterday to discuss your concerns with the proposed general plan and zoning changes for the Grand Tradition property across South Mission Road from your Rodeway Inn. The following is provided to follow-up to what we discussed:

1. You expressed concern that the proposed changes would allow for construction a new hotel on this property. As we discussed, the current zoning for the property would allow for the construction of a hotel on the property. However, there are not any development projects associated with this general plan amendment / rezone. The primary purpose of this project is to facilitate continuing current weddings and special events, not to construct a new hotel.
2. You requested more information or a master plan of proposed future developments in the Fallbrook Community. There is not a master plan for development in the Fallbrook Community; however, I recommended that you attend Fallbrook Community Planning Group meetings or review the meeting agendas on-line to learn what projects are proposed for the community. Information on the Fallbrook CPG can be found at this link: <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/fallbrook.html>

Please do not hesitate to contact me if you have additional questions.

Sincerely;

Bob Citrano

Land Use Planner III, Advance Planning Division
County of San Diego
Planning & Development Services
858-694-3229