



The County of San Diego

Zoning Administrator Hearing Report

Date:	January 18, 2023	Case/File No.:	Rock Rose School; PDS2022-ZAP-22-004; PDS2022-ER-22-02-002
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Minor Use Permit for a Small School
Time:	8:30 a.m.	Location:	2135 Gum Tree Lane, Fallbrook, CA 92028
Agenda Item:	#1	General Plan:	Semi-Rural Residential (SR-1)
Appeal Status:	Appealable to the Planning Commission	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Hedy Levine / Smith Family Trust	Community:	Fallbrook Community Plan Area
Environmental:	CEQA § 15303	APN:	105-180-91-00

A. OVERVIEW

The purpose of this report is to provide the Zoning Administrator with the information necessary to consider the proposed Minor Use Permit (ZAP) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Rock Rose School (Project) consists of converting an existing 3,085 square foot single-family residence to a small school. Typical operations associated with the school will include education of 30 children up to 6 years old and will be staffed with 5 employees. The ZAP for the small school allows a maximum capacity of up to 50 children. The Project is located on an approximately 20.26-acre parcel, with the boundaries of the small school being limited to 3.7 acres of the northwest corner of the property. The Project is within the Fallbrook Community Planning Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the Project Form of Decision (Attachment B). The Zoning Administrator is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on the analysis of the Project, the required findings can be made, and staff recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Zoning Administrator to evaluate the Project for a small school, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Approve ZAP PDS2022-ZAP-22-004, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

Since the 1940s, the Project site and surrounding properties have contained various agricultural fields or uses. In the mid to late 2000s, an approximately 101-unit residential development was approved and constructed directly west of the Project site. In 2014, a carport with rooftop solar panels was authorized specifically for the commercial agricultural nursery operations. Most recently, the Project site has contained a mix of agricultural uses as well as has been used for storage of mature trees in boxes for landscaping. In July of 2021, a building permit was issued for construction of a 3,085 square foot single family residence on the property.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the Fallbrook Community Planning Area on an approximately 20.26-acre parcel (Figures 1 and 2). The boundary of the small school will be limited to 3.7-acres. The 3.7-acre boundary has been graded and currently contains the existing 3,085 single-family residence. The William H. Frazier Elementary School is located a quarter mile west of the Project site. Interstate 15 is located over two miles east of the Project site. Access to the Project is provided by a driveway connecting to Gum Tree Lane, a county-maintained road.

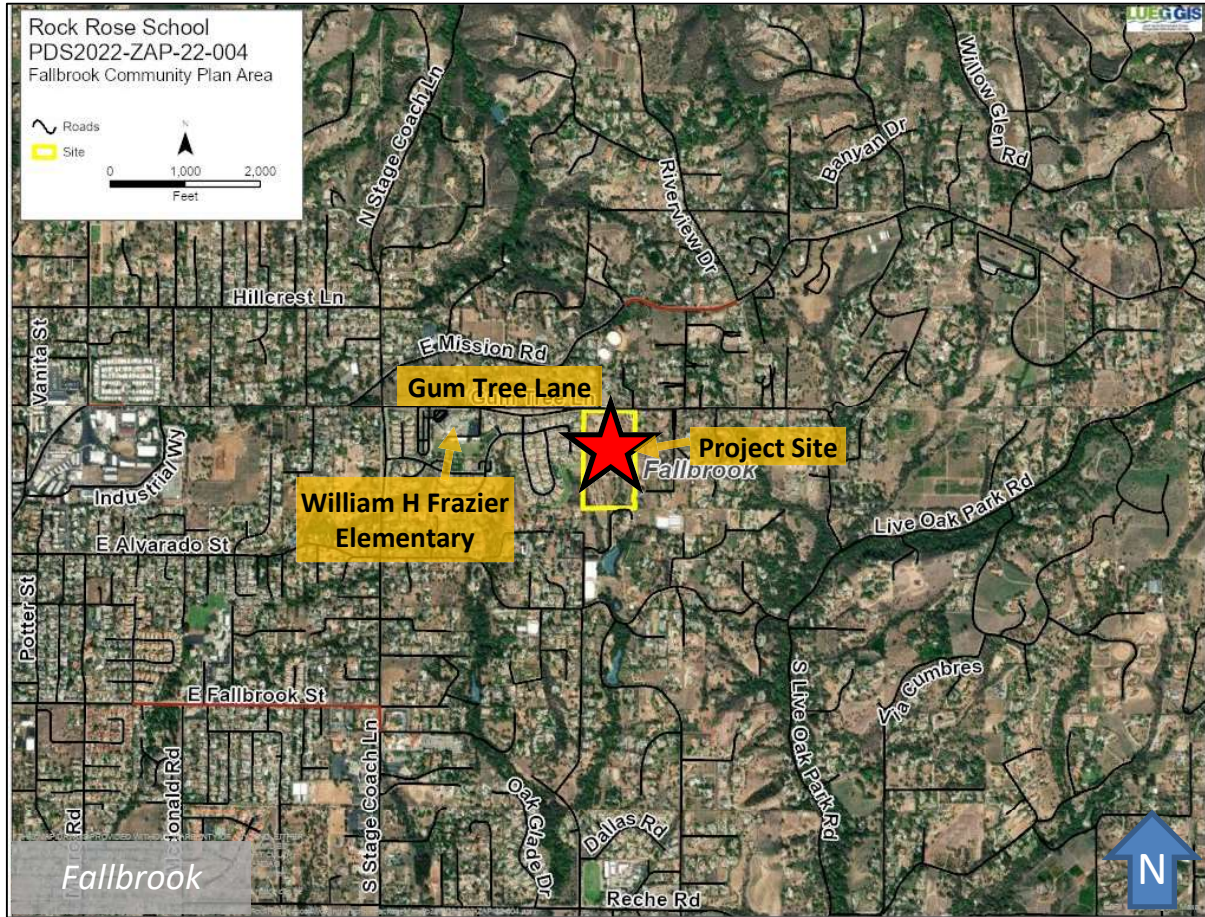


Figure 1: Vicinity Map

The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural (SR-1). The Semi-Rural Residential Land Use Designation is intended to allow for low density residential uses, golf courses and other recreational activities, and community-oriented uses on larger properties after careful consideration of environmental impacts and community character. The Zoning Use Regulation for the site is Limited Agriculture (A70) which permits the use of a Small School upon approval of a Minor Use Permit (ZAP).

Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

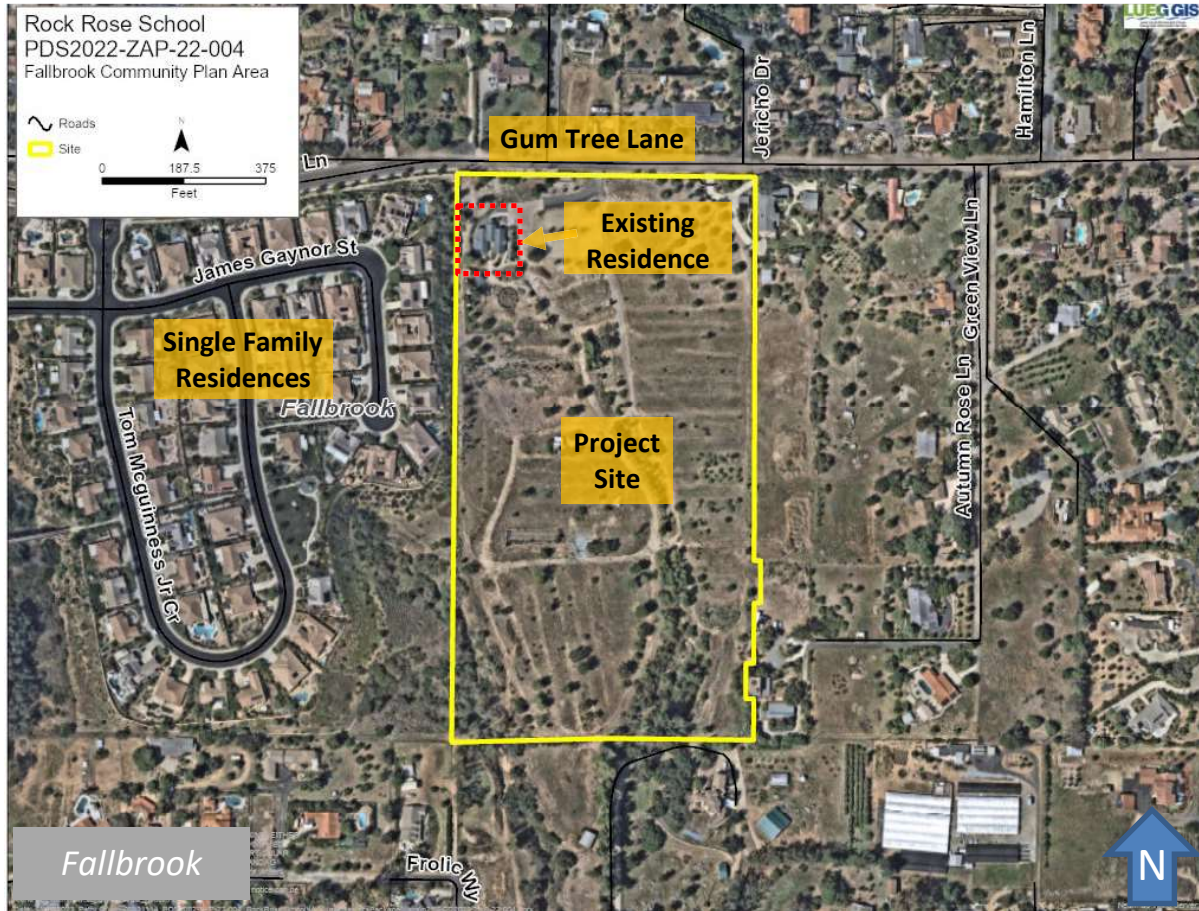


Figure 2: Vicinity Map (Closer Extent)

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural (SR-1)	Limited Agriculture (A70)	Gum Tree Lane	Residential, Water Reservoir
East	Semi-Rural (SR-1)	Limited Agriculture (A70)	N/A	Residential, Vacant Land
South	Semi-Rural (SR-1)	Limited Agriculture (A70)	N/A	Residential, Vacant Land
West	Village Residential (VR-2)	Rural Residential (RR)	N/A	Residential

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a ZAP for the operation of a 50-student maximum Small School (Project). The Project consists of converting an existing single-family residence into a Small School. Initial operations associated with the school will include education of 30 children up to 6 years old and will be staffed with 5 employees. The Project is located on an approximately 20.26-acre parcel, with the boundaries of the small school being limited to 3.7 acres of the northwest corner of the property. Access to the site will be provided by a gated driveway connecting to Gum Tree Lane (Figure 3).

The existing 3,085 square foot single-family residence will include restrooms, two nap rooms, two 708 square foot classrooms, and a 244 square foot office. The small school will include a fenced play area, garden area, and a 25-space parking lot.

Typical operations of the school will operate from 8:30 AM to 12:30 PM on Mondays and 8:30 AM to 3:00 PM on Tuesdays through Fridays. The Project does not include a bell or amplified speakers that would generate noise. The school would offer opportunities for parent afternoon and evening meetings two times per month. Afternoon gatherings are anticipated to be 2:00PM through 4:00PM. Evening gatherings are anticipated to be 5:00PM to 8:00PM. Please refer to Attachment A – Planning Documentation, to view the Plot Plans and Elevations.



Figure 3: Proposed Project layout



Figure 4: Photo of existing single-family residence

F. **ANALYSIS AND DISCUSSION**

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Fallbrook Community Plan, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances, is described on the following pages.

1. **Key Requirements for Requested Actions**

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Fallbrook Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with other applicable County regulations?
- e. Does the project comply with CEQA?

2. **Analysis**

Minor Use Permit Findings

The discussion below pertains to scale, bulk and coverage, availability of services, effects upon neighborhood character, and suitability of the site for the type of proposed use. Staff has analyzed the Project in relation to each of these. The proposed location, size, design, and operating characteristics of the Project will be compatible with nearby uses, residences, schools, and vacant land.

The Project has been designed as a single-family residence and to utilize only a small portion of a larger parcel. The main building associated with the school designed as a single-family residence is compatible with the surrounding residential structures in the community. Surrounding residences near the Project site range in size from approximately 2,000 to 4,000 square feet. The main school

building is 3,085 square feet and reaches a maximum height of approximately 15-feet (Figure 4). The use of a small school designed primarily as a preschool is compatible with the surrounding community as the William H. Frazier Elementary School is located less than a quarter of a mile west of the site. The school is smaller in scale than existing schools in the Project vicinity.

The ZAP boundaries of the Project are proposed on 3.7 acres of a larger 20.26-acre property. The remaining portions of the Project site outside the ZAP boundaries are not proposed to be developed as part of the Project. Surrounding lot sizes within the Project vicinity range in size from a quarter of an acre to three acres west of the site to larger lot sizes ranging in size from two to fourteen acres east of the site. The small development footprint of the Project on a larger parcel will maintain the existing transition of lot sizes in the community. Additionally, structures associated with the school will cover approximately one percent of the project site.

Service availability forms have been provided by all applicable utilities and agencies for Fire, Water, and Schools. The Project will utilize an on-site wastewater treatment system which has been designed and approved by the Department of Environmental Health and Quality. The Project will also include a gate along the project driveway that will be accessible to North County Fire Protection District.

Traffic and Transportation

A Traffic Analysis prepared for the Project estimated that a maximum operation of the small school at 50 students would generate 93 Average Daily Trips (ADT). In accordance with the County of San Diego Transportation Study Guide, the Project would be less than the 110 ADT small project screening threshold and is anticipated to have a less than significant impact associated with Vehicle Miles Traveled (VMT). Additionally, the VMT Technical Advisory from the Office of Planning and Research states that construction of locally-serving uses such as schools are anticipated to reduce VMT.

Based on a maximum design of 50 students with 5 employees, the Project is required to provide 15 parking spaces. The Project includes 25 parking spaces which is beyond the minimum requirement for the use of the site as well as on-site circulation design in order to facilitate drop-off and pick-up of students. Therefore, the Project will not have impacts associated with Traffic and Transportation as well as with VMT due to the limited amount of trips generated by the Project as well as the design of the on-site parking lot.

Biological Resources

The 20.26-acre property contains wetlands and jurisdictional waters located on the southern half of the Project site (Figure 6). The Project has been designed to only utilize the northwest corner of the Project site which is approximately 3.7 acres in an area that has been historically cleared or an area that has received previous permits. The Project has been designed to not impact on-site biological resources. The Project is conditioned for the ZAP boundaries and 3.7 acres to be delineated and surrounded by maintained fencing and landscaping in order to avoid impacts to biological resources outside the ZAP boundaries. The applicant has attended pre-application meetings with outside agencies such as Fish and Wildlife, Army Corps of Engineers, and the Regional Water Quality

Control Board regarding the design of the Project and the agencies have provided preliminary feedback that they do not claim jurisdiction or require permits for the design of the Project.



Figure 5: Wetlands and on-site drainage located on southern portion of the property outside ZAP boundaries.

3. General Plan Consistency

The site is subject to the Semi-Rural General Plan Regional Category and Semi-Rural (SR-1) Land Use Designations. The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The proposed Project has been reviewed by the North County Fire Protection District and has been approved for the processing of the ZAP as the site has adequate service availability.</p>
<p>Policy S-3.7 – Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.</p>	<p>The proposed Project is required to obtain all necessary building permits which will require review and approval by the North County Fire Protection District for conversion of the structure. The Project is conditioned to include fire sprinklers and a gate that will be accessible by North County Fire Protection District.</p>

General Plan Policy	Explanation of Project Conformance
<p>Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Project will obtain water service from the Fallbrook Public Utility District for the operations of the Project, who has agreed to provide service to the Project. The existing easement and Fallbrook Public Utility District structures located along the Project site frontage will not be impacted by the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.</p>

4. Community Plan Consistency

The Proposed Project is consistent with the following relevant Fallbrook Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

Fallbrook Community Plan Policy	Explanation of Project Conformance
<p>Issue LU 5.2 A fundamental element necessary for the ultimate realization of the overall goal for Fallbrook is education.</p> <p>Goal LU 5.2 A continuing high level of public and private educational opportunities and physical school facilities in the Fallbrook area where all individuals, from the preschooler to the adult retiree, have the educational resources to realize their full potential.</p> <p>Goal CM 1.2 Off-street parking and loading facilities which are designed in such a manner that the completed development presents an aesthetically pleasing appearance and provides for both adequate circulation and maintenance.</p> <p>Policy CM 1.2.1 Require development to provide loading space, screening, and landscaping of parking areas that is aesthetically pleasing and functional, along with long-term landscape maintenance.</p>	<p>The Project consists of the operation of a Small School for the education of children up to the age of six years old in the Fallbrook Community Planning Area. The Project includes a parking lot with parking spaces beyond the minimum requirement outlined in the Zoning Ordinance. The parking lot includes landscaping along the northern boundary of the parking lot in order to screen the site from Gum Tree Lane. The design of the parking lot includes on-site circulation in order to facilitate drop-off and pick-up of students.</p>

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Limited Agriculture (A70) zones with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes, upon approval of a ZAP
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	1 AC	N/A
Building Type:	C	Yes, upon approval of a ZAP
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	C	Yes

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Sections 1375 of the Zoning Ordinance defines the Small School use type for education of 7 or more children, adults, elderly persons, or handicapped persons at one time (but not more than 50).	The Project consists of converting an existing residence for the use and operation of a small school up to a maximum of 50 students. The Small School use type is permitted within the Limited Agriculture (A70) use regulation upon approval of a Minor Use Permit.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a ZAP
Section 4300 of the Zoning Ordinance requires the Project to comply with the "C" building type requirements.	The Project meets the building type requirements upon approval of the ZAP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a ZAP
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet and two stories maximum.	The Project consists of converting an existing one-story residence that reaches a maximum height of 15 feet that is compliant with the height designator of the property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the "C" setback requirements.	All structures associated with the Project are located outside of the setbacks of the property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed in compliance with CEQA and qualifies for a Categorical Exemption under CEQA sections 15301 and 15303, Existing Facilities and New Construction or Conversion of Small Structures. This project is exempt from CEQA because it involves the conversion of an existing single-family residence into a small school. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

Please refer to Attachment C – Environmental Documentation for the Notice of Exemption and supporting materials.

7. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands.
b. County Consolidated Fire Code	The Project has been reviewed by the North County Fire Protection District and have been accepted in compliance with the County Consolidated Fire Code.
c. Noise Ordinance	The Project as conditioned will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project will implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO.

G. COMMUNITY PLANNING GROUP (CPG)

On May 16, 2022, the Fallbrook CPG voted to recommend approval of the Project by a vote of 11-0-4 (11 yes, 0 no, 4 vacant/absent) with no recommended features or items. The Fallbrook CPG Meeting Minutes can be found in Attachment E – Public Documentation.

H. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site. Staff primarily received phone calls involving general questions regarding the Project and received a phone call supporting the Project as it only proposes to develop the northwest corner of a larger property. Staff also received a comment in support of the Project. Over 80 public notices have been sent out to a radius of 500 feet of the Project site in advance of the Zoning Administrator Hearing.

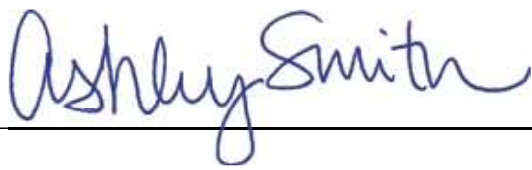
I. STAFF RECOMMENDATIONS

Staff recommends that the Zoning Administrator take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
- b. Approve ZAP PDS2022-ZAP-22-004, make the findings, and include the requirements and conditions as set forth in the Form of Decision.

Report Prepared By:
 Sean Oberbauer, Project Manager
 (619) 323-5287
sean.oberbauer@sdcounty.ca.gov

Report Approved By:
 Dahvia Lynch, Director
 (858) 694-2962
dahvia.lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:  _____
 ASHLEY SMITH, CHIEF

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Form of Decision Approving PDS2022-ZAP-22-004
- Attachment C – Environmental Documentation
- Attachment D – Environmental Findings
- Attachment E – Public Documentation
- Attachment F – Service Availability Forms
- Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

Rock Rose School
 PDS2022-ZAP-22-004
 Fallbrook Community Plan Area

~ Roads
 □ Site

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 Feet



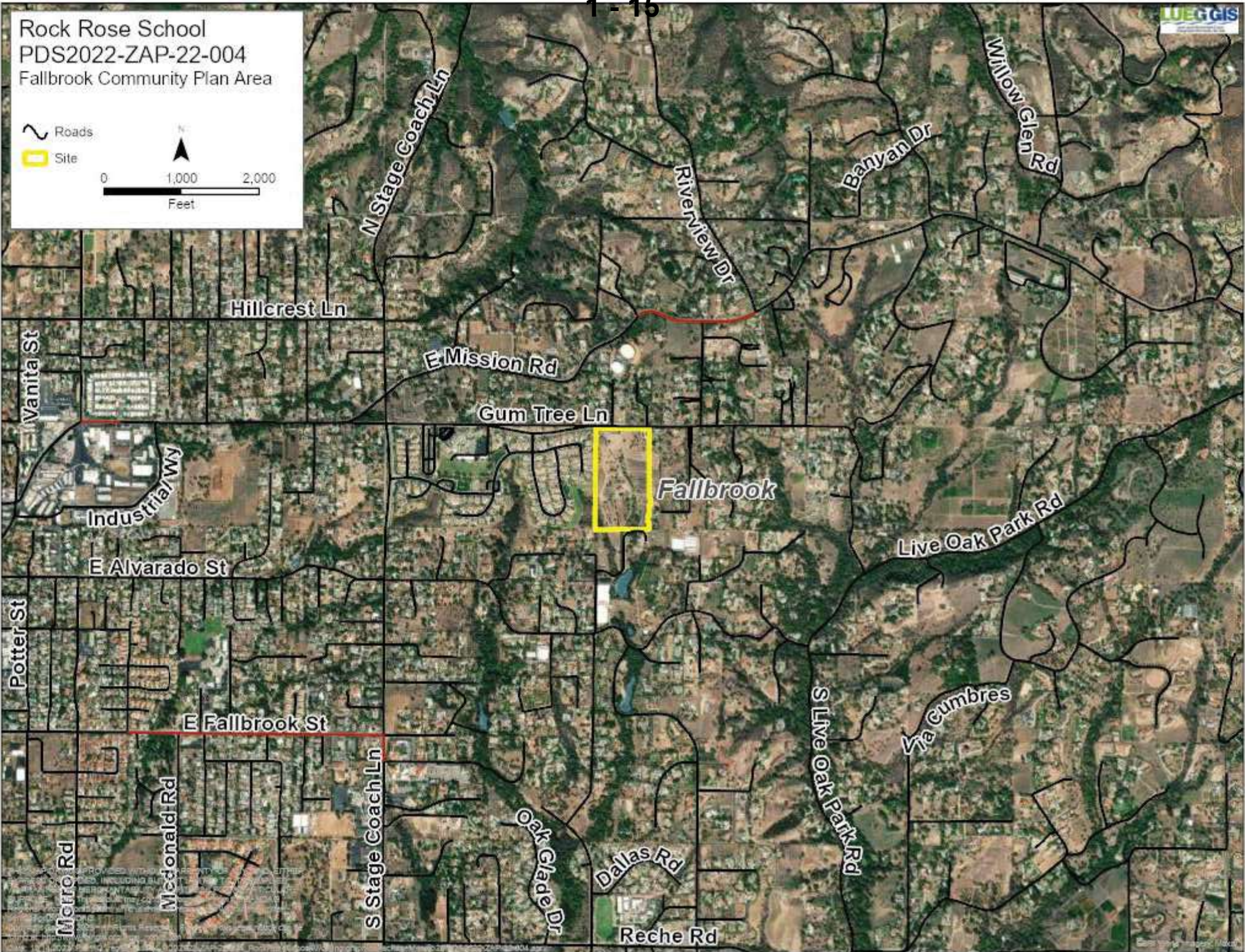
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Rock Rose School
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Fallbrook Community Plan Area

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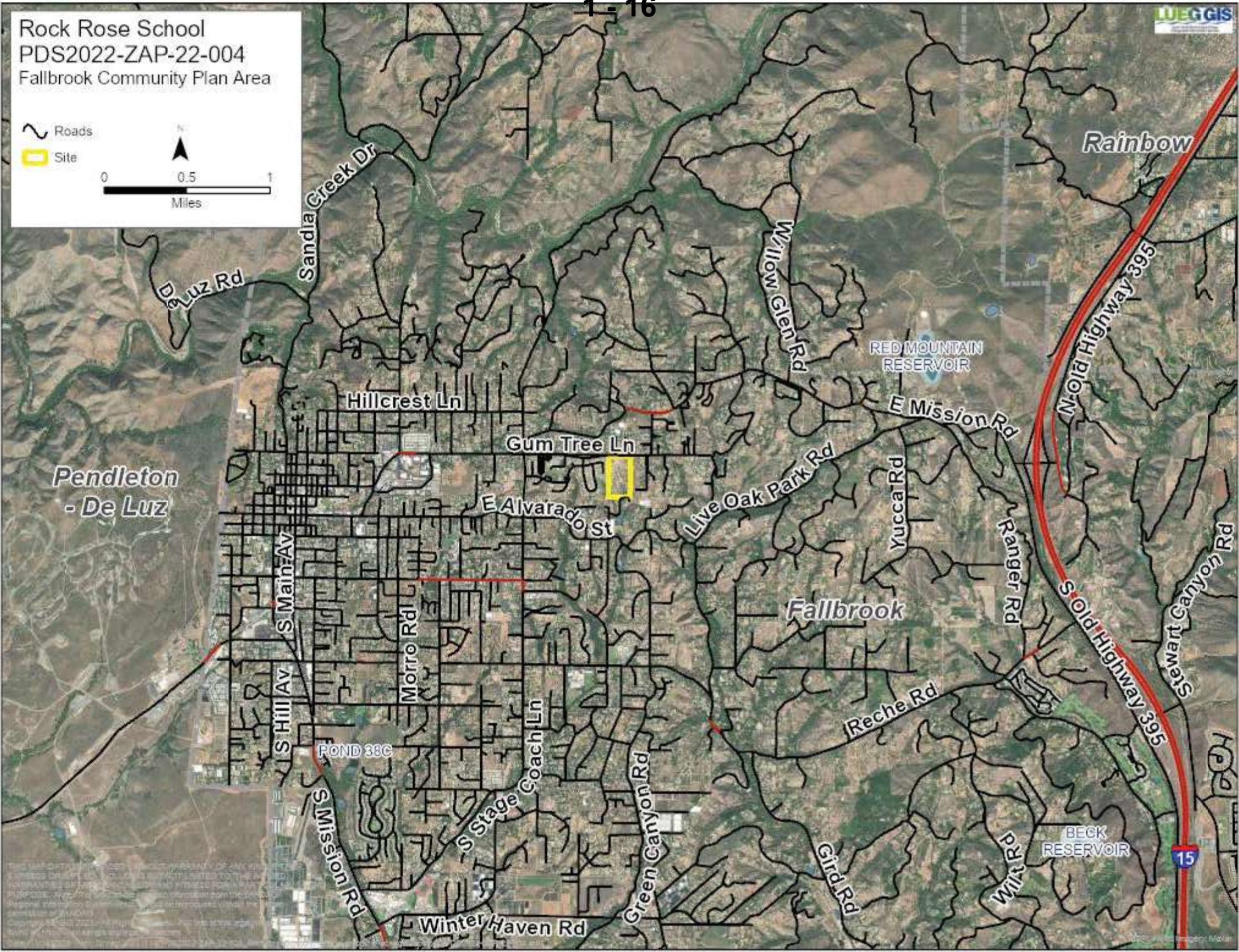


Rock Rose School
PDS2022-ZAP-22-004
Fallbrook Community Plan Area

~ Roads

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Rock Rose School
 PDS2022-ZAP-22-004
 Fallbrook Community Plan Area

Roads
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Jericho Dr

Hamilton Ln

Ln

James Gaynor St

Fallbrook

Tom McGuinness Jr Cr

Autumn Rose Ln Green_View_Ln

Frolic W



Old Hill Rd


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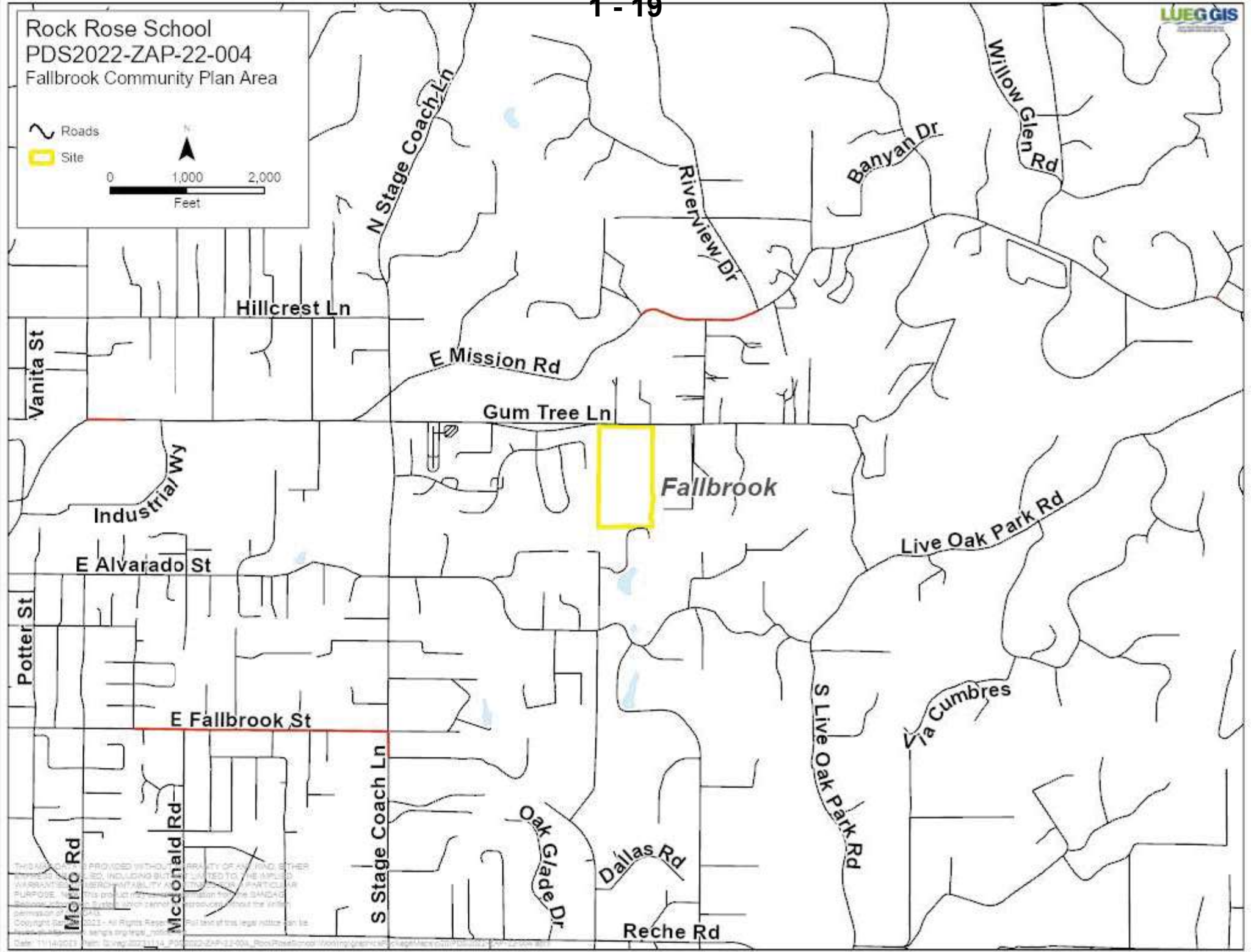
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Rock Rose School
PDS2022-ZAP-22-004
Fallbrook Community Plan Area

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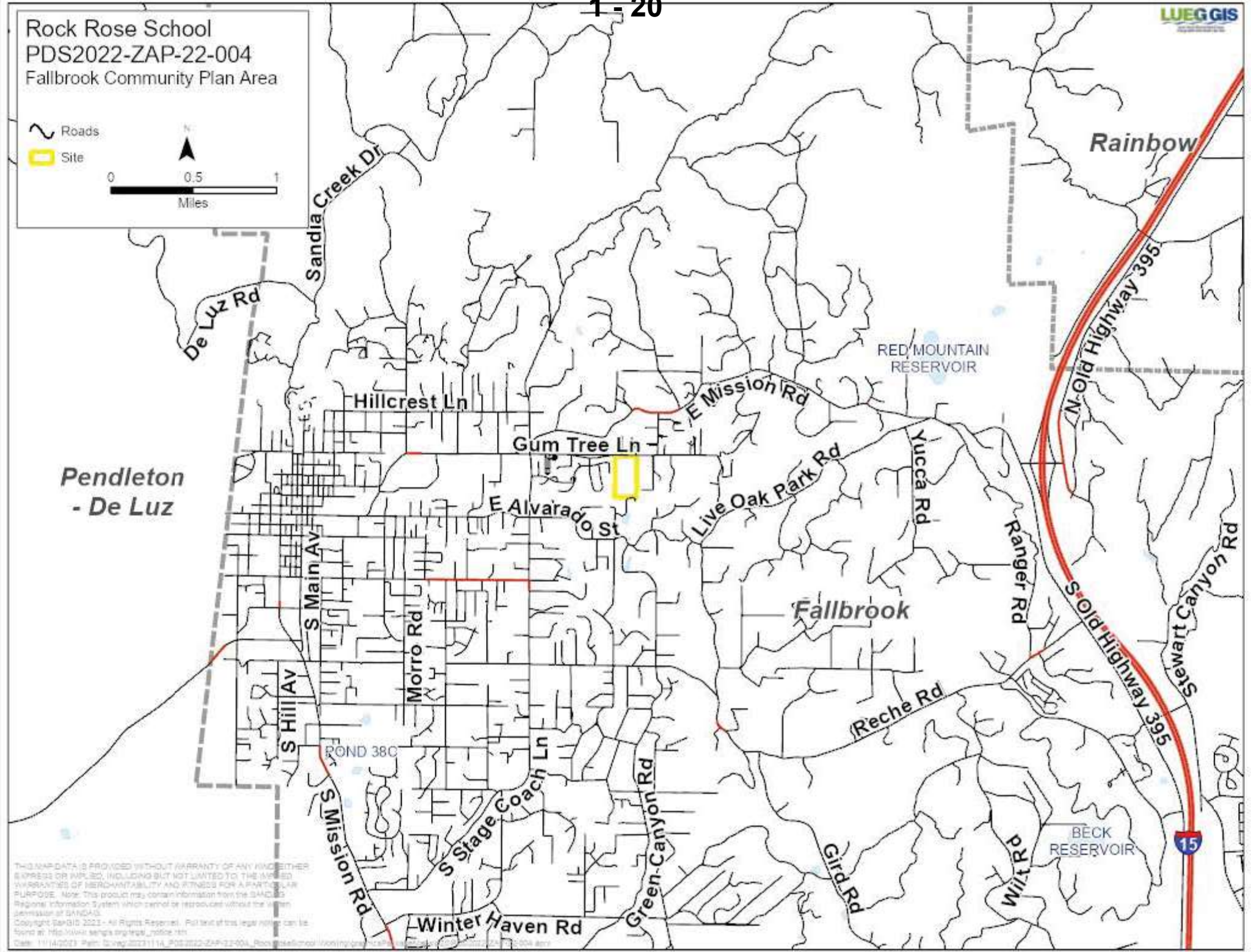
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Rock Rose School
PDS2022-ZAP-22-004
Fallbrook Community Plan Area

~ Roads
 □ Site

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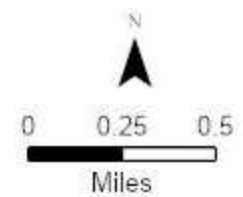
Rock Rose School PDS2022-ZAP-22-004 Vicinity Map

Fallbrook
Community Plan Area



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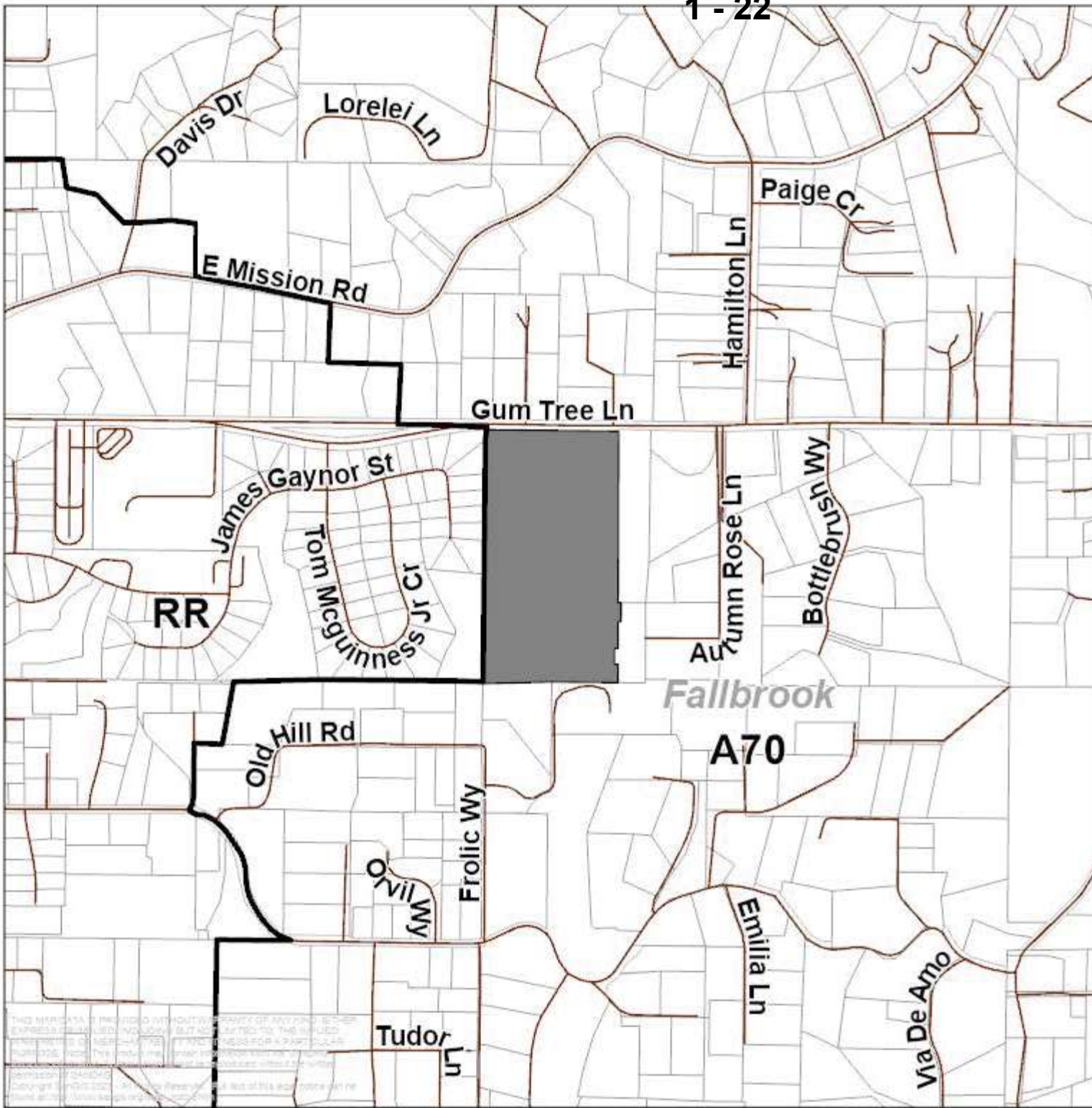


LUEGGIS
Landscape Urban & Environmental GIS

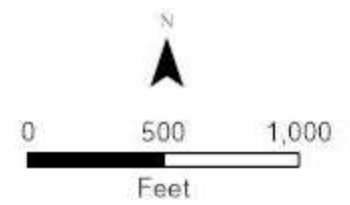
Rock Rose School PDS2022-ZAP-22-004 Zoning

Fallbrook
Community Plan Area

A70 - Limited Agricultural
RR - Rural Residential



	Roads
	Site
	Parcels
	Zoning



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LEGAL DESCRIPTION
 PARCEL 3 OF PARCEL MAP NO. 3880, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 20, 1975 AS FILE NO. 75-157426 OF OFFICIAL RECORDS.

EXCEPTING THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20; THENCE ALONG THE EASTERLY BOUNDARY OF SAID WEST HALF, NORTH ELECTRIC VEHICLE AND CHARGING STATION TO BE PROVIDED; THENCE ALONG SAID EASTERLY BOUNDARY NORTH 00° 32' 10" EAST, 94.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY NORTH 00° 32' 10" EAST 81.00 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY NORTH 89° 35' 45" WEST 18.23 FEET TO A POINT THAT IS 18.23 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM SAID EASTERLY BOUNDARY; THENCE PARALLEL, WITH SAID EASTERLY BOUNDARY SOUTH 00° 32' 10" WEST 81.00 FEET; THENCE LEAVING SAID PARALLEL LINE SOUTH 89° 35' 45" EAST 18.23 FEET TO SAID EASTERLY BOUNDARY AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE EAST HALF OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, DESCRIBED AS FOLLOWS:

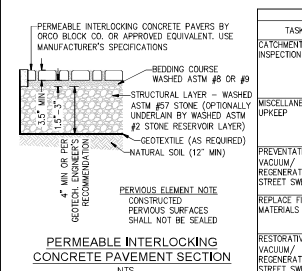
COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20; THENCE ALONG THE WESTERLY BOUNDARY OF SAID EAST HALF, NORTH 00° 32' 10" EAST 313.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY NORTH 00° 32' 10" EAST 97.00 FEET; THENCE LEAVING SAID WESTERLY

BOUNDARY SOUTH 89° 35' 45" EAST 15.08 FEET TO A POINT THAT IS 15.08 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID WESTERLY BOUNDARY; THENCE PARALLEL, WITH SAID WESTERLY BOUNDARY SOUTH 00° 32' 10" WEST 81.00 FEET; THENCE LEAVING SAID PARALLEL LINE NORTH 00° 35' 45" WEST 15.08 FEET TO SAID WESTERLY BOUNDARY AND THE TRUE POINT OF BEGINNING.

- EASEMENTS:**
- EASEMENT(S) FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. RECORDING DATE: MAY 14, 1929, RECORDING NO: BOOK 1635, PAGE 126 OF DEEDS
 - EASEMENT(S) FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. RECORDING DATE: OCTOBER 6, 1945, RECORDING NO: BOOK 1960, PAGE 48 OF O.R. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
 - EASEMENT(S) TO BE OBTAINED FOR PUBLIC UTILITIES, INGRESS AND EGRESS, GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY. RECORDING DATE: JULY 23, 1954, RECORDING NO: BOOK 5310, PAGE 270 OF O.R.
 - EASEMENT(S) FOR PIPELINES AND FACILITIES, GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT. RECORDING DATE: DECEMBER 21, 1972, RECORDING NO: 1972-333692 OF O.R.
 - EASEMENT(S) FOR PUBLIC ROAD, GRANTED TO: COUNTY OF SAN DIEGO. RECORDING DATE: MARCH 19, 1975, RECORDING NO: 1975-62821 OF OFFICIAL RECORDS
 - ALL EASEMENTS, OFFERS AND DEDICATIONS AS SHOWN ON THE PARCEL MAP: 3880
 - EASEMENT(S) FOR PIPELINES, FACILITIES, INGRESS AND EGRESS, GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT. RECORDING DATE: APRIL 22, 2016, RECORDING NO: 2016-188523
 - EASEMENT(S) FOR PIPELINES, FACILITIES AND INGRESS AND EGRESS, GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT. RECORDING DATE: NOVEMBER 30, 2017, RECORDING NO: 2017-555042 OF O.R.

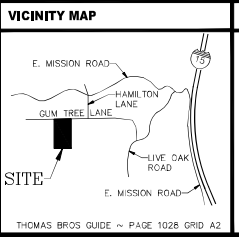
ZONE BOX	EXISTING
GENERAL PLAN REGIONAL CATEGORY	SEMI-RURAL
LAND USE DESIGNATION	SR-T
USE REGULATIONS	A70
ANNUAL REGULATIONS	L
Density	---
Lot Size	1AC
Building Type	C
Maximum Floor Area	---
Floor Area Ratio	---
Height	G
Lot Coverage	---
Setback	C
Open Space	---
SPECIAL AREA REGULATIONS	C

- FIRE NOTES**
- NO PARKING WITHIN THE FIRE DEPARTMENT TURNAROUND OR FIRE LANE IS ALLOWED.
 - PER THE TRIP FIRE FLOW TEST CONDUCTED MARCH 7, 2023, THE WATER SYSTEM WILL BE ABLE TO DELIVER A MINIMUM OF 2,500 GALLONS PER MINUTE, WITH A 20 PSI RESIDUAL PRESSURE IN THE WATER MAIN.
 - A NFPA 13 FIRE SPRINKLER SYSTEM SHALL BE INSTALLED.
 - THE EXTERIOR SHALL BE FIRE RESTRICTIVE CONSTRUCTION FOR WILDFIRE EXPOSURE PER CHAPTER 7A OF THE COUNTY BUILDING CODE
 - A NFPA 72 FIRE ALARM SYSTEM IS REQUIRED FOR EDUCATIONAL OCCUPANCY
 - A NFPA 24 PRIVATE UNDERGROUND FIRE SERVICE MAIN IS REQUIRED FOR AN EDUCATION OCCUPANCY
 - A PORTABLE FIRE EXTINGUISHER IS REQUIRED PER (CFC 906.1)
 - EXISTING REQUIREMENT MUST MEET CFC AND CBC CHAPTER 10 MEANS OF EGRESS FOR AN EDUCATIONAL OCCUPANCY.



PERMEABLE PAVEMENT MAINTENANCE TABLE

TASK	FREQUENCY	INDICATOR	MAINTENANCE NOTES
CATCHMENT INSPECTION	WEEKLY OR BIWEEKLY DURING ROUTINE PROPERTY MAINTENANCE	SEDIMENT ACCUMULATION ON ADJACENT IMPERVIOUS SURFACES OR IN VOIDS/JOINTS OF PERMEABLE PAVEMENT	STABILIZE ANY EXPOSED SOIL AND REMOVE ANY ACCUMULATED SEDIMENT. ADJACENT PERVIOUS AREAS MUST BE GRADED TO DRAIN AWAY FROM THE PAVEMENT.
MISCELLANEOUS UPKEEP	WEEKLY OR BIWEEKLY DURING ROUTINE PROPERTY MAINTENANCE	TRASH, LEAVES, WEEDS, OR OTHER DEBRIS ACCUMULATED ON PERMEABLE PAVEMENT SURFACE	IMMEDIATELY REMOVE DEBRIS TO PREVENT MIGRATION INTO PERMEABLE PAVEMENT VOIDS. IDENTIFY SOURCE OF DEBRIS AND REMEDY PROBLEM TO AVOID FUTURE PROXISION.
PREVENTATIVE VACUUM/REGENERATIVE AIR STREET SWEEPING	THICE A YEAR IN HIGH SEDIMENT AREAS	N/A	PAVEMENT SHOULD BE SWEEP WITH A VACUUM POWER OR REGENERATIVE AIR STREET SWEEPER AT LEAST TWICE PER YEAR TO MAINTAIN INFILTRATION RATES
REPLACE FILL MATERIALS	AS NEEDED	FOR PAVEMENT SYSTEMS, WHENEVER VOID SPACE BETWEEN JOINTS BECOMES APPARENT, OR AFTER VACUUM SWEEPING.	REPLACE BEDDING FILL MATERIAL TO KEEP FILL LEVEL WITH THE PAVEMENT SURFACE.
RESTORATIVE VACUUM/REGENERATIVE AIR STREET SWEEPING	AS NEEDED	SURFACE INFILTRATION TEST INDICATES POOR PERFORMANCE OR WATER IS PONDING ON PAVEMENT SURFACE DURING RAINFALL.	PAVEMENT SHOULD BE SWEEP WITH A VACUUM POWER OR REGENERATIVE AIR STREET SWEEPER TO RESTORE INFILTRATION RATES.



OWNER INFORMATION

NAME: SMITH FAMILY TRUST
 ADDRESS: 2203 GUM TREE LANE
 CITY: FALLBROOK
 STATE: CALIFORNIA
 ZIP: 92028
 PHONE: N/A
 FAX: N/A
 EMAIL: N/A

CONTACT INFORMATION

NAME: TINA LANGHAM-SMITH
 ADDRESS: 2203 GUM TREE LANE
 CITY: FALLBROOK
 STATE: CALIFORNIA
 ZIP: 92028
 PHONE: (760) 702-0898
 FAX: N/A
 EMAIL: N/A

PARCEL INFORMATION

APN: 105-180-91
 SITE ADDRESS: 2135 GUM TREE LANE
 FALLBROOK, CA 92028
 ZONE: A70 PARCEL AREA: 20.72 GROSS
 20.08 NET
 3.70 ZAP BOUNDARY
 SETBACK: C

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMP) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT.

DESIGNER SIGNATURE REQUIRED _____ DATE _____

PROJECT INFORMATION

EXISTING: SEMI-RURAL RESIDENTIAL (SR-1)
 EXISTING 3,000 SF SINGLE FAMILY RESIDENCE
 PROPOSED: LIMITED AGRICULTURE (A-70)
 CONVERT EXISTING SINGLE FAMILY HOME USE INTO A PRIVATE SCHOOL, NO ADDITIONAL SQUARE FOOTAGE IS BEING REQUESTED.

SCOPE OF WORK:
 WIDEN AC DRIVE, INSTALL BIKE RACK, INSTALL PERVIOUS PAVEMENT PARKING WITH STRIPING, AND INSTALL PERVIOUS PAVEMENT WALKWAY

PROP. PERVIOUS AREAS	DIMENSIONS	AREA (SF)
PERVIOUS PAVEMENT PARKING & WALKWAY	PER PLAN	803
IMPERVIOUS AREAS		
AC DRIVE	~24' x 160'	3,840
AC ROADWAY	~20' x 76'	1,520
POC WALKWAY	~7.5' x 47'	353
SCHOOL	PER PLAN	3,000
CARPPOOL	25.5' x 31.5'	770
SHED 1	PER PLAN	600
SHED 2	10' x 12'	120
SHED 3	10' x 12'	120
CONCRETE PAD	PER PLAN	364
TOTAL		1,220

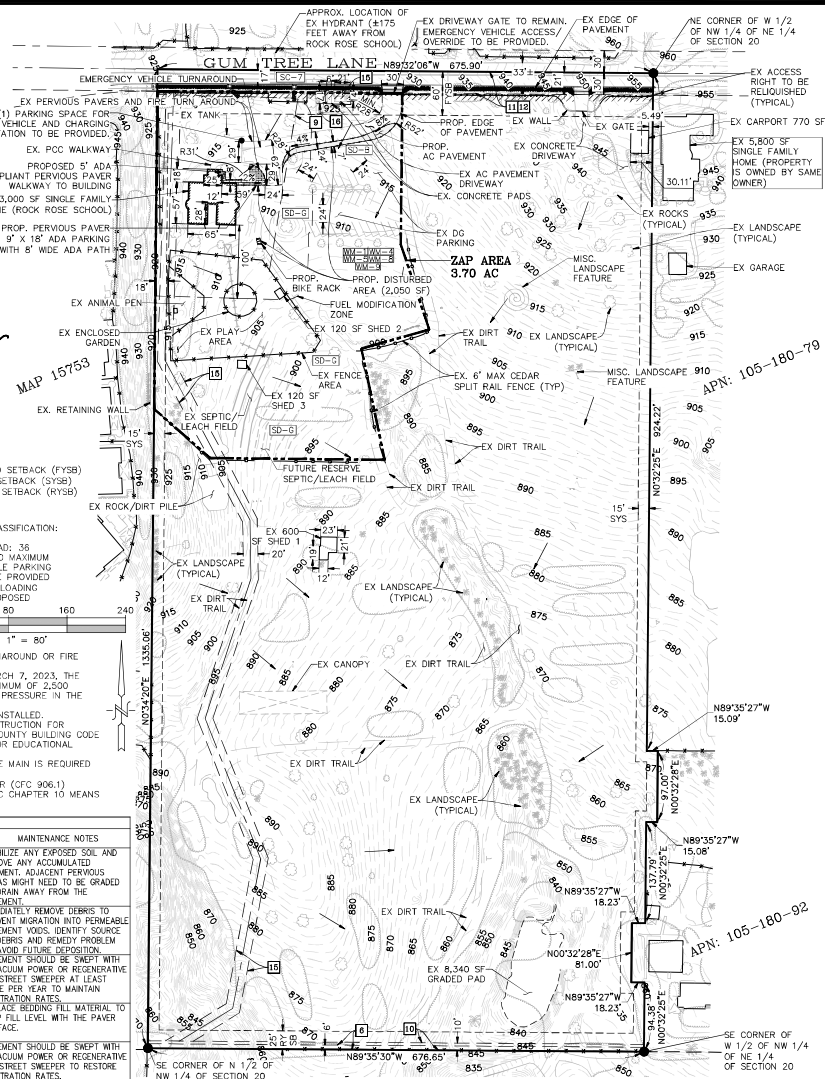
PLAN INFORMATION

PLEASE SEE "MINIMUM PLOT PLAN INFORMATION" (FORM PDS #090) FOR COMPLETE REQUIREMENTS:
 ALL ITEMS LISTED ON THE "MINIMUM PLOT PLAN INFORMATION" MUST BE INCLUDED ON THE PLOT PLAN. IF NOT SHOWN, YOUR PLANS WILL BE REJECTED.
 PLOT PLANS MUST BE CLEAR AND LEGIBLE;
 INDICATE ALL PROPERTY LINES;
 INDICATE FOOTPRINT OF ALL EXISTING / PROPOSED STRUCTURES;
 INDICATE REQUIRED BUILDING SETBACKS;
 INDICATE WELLS(S) AND LEACH LINES;
 INDICATE DRIVEWAY, PARKING, MATERIAL, AND SLOPE OF DRIVEWAY;
 INDICATE ALL EASEMENTS, ROADS, STREETS, AND ALLEYS.

SHEET TITLE
 PLOT PLAN

SHEET NUMBER
 1

PDS 940 (REV. 09/24/2012)
 BUILDING PLOT PLAN TEMPLATE
 DATE: 10/10/2023



SHEET INDEX

PLOT PLAN SHEET 1

BMP LEGEND

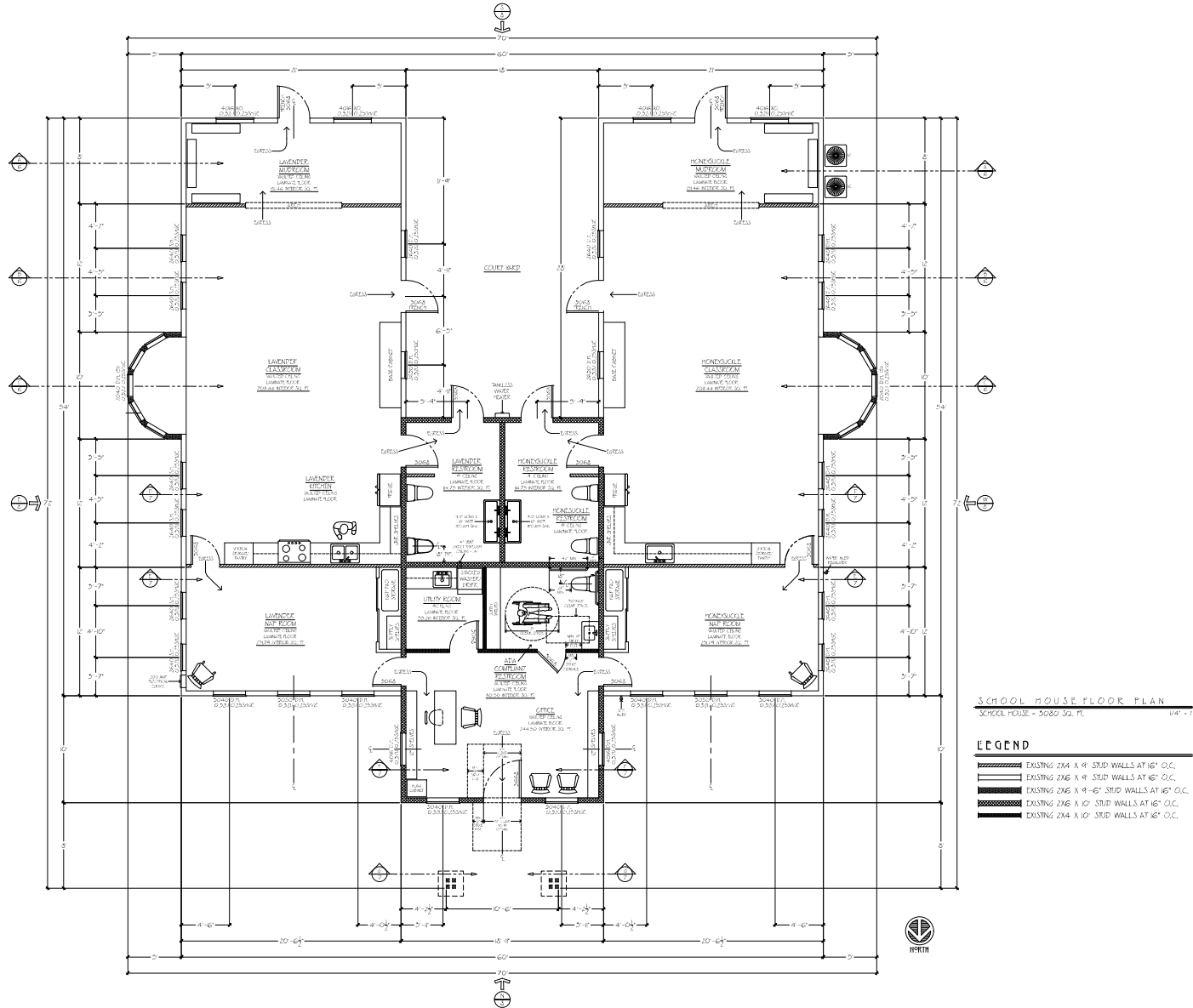
PDS #090 BROW DETCH
PDS #090 BERM
DIRECTION OF DRAINAGE
MATERIALS & WASTE MANAGEMENT CONTROL BMPs:
WM-1 MATERIAL DELIVERY & STORAGE
WM-4 SPILL PREVENTION AND CONTROL
WM-8 CONCRETE WASTE MANAGEMENT
WM-9 SOIL WASTE MANAGEMENT
WM-9 SANITARY WASTE MANAGEMENT
WM-6 HAZARDOUS WASTE MANAGEMENT
TEMPORARY RUNOFF CONTROL BMPs:
SS-2 PRESERVATION OF EXISTING VEGETATION
SS-3 BONDED OR STABILIZED FIBER MATRICK (W/BER)
SS-4 HYDROSEEDING (SUMMER) TSP/TSP
SS-6 STRAW OR WOOD MULCH
SS-7 PHYSICAL STABILIZATION (W/BER) EDM-EDM
SS-10 ENERGY OBSERVATOR
SC-1 SILT FENCE
PDS #090 SEDIMENT DETENTION BASIN
SC-5 FIBER ROLLS
SC-6 GRAVEL OR SAND BAGS
SC-7 STREET SWEEPING AND VACUUMING
SC-10 STORM DRAINABLE PROTECTION
NS-2 DETAILED BERTH PROTECTION
TC-1 STABILIZED CONSTRUCTION ENTRANCE
TC-2 CONSTRUCTION ROAD STABILIZATION
TC-3 ENTRANCE / EXIT TIRE WASH
PERMANENT BMPs:
SS-B OBJECT RUNOFF TO PERVIOUS AREAS
CONSERVE NATURAL FEATURES
SC-10 PROTECTION OF CHANNEL BANKS / MANUFACTURED BLOBS AND FLAT PAD AREA COVERAGE
SD-12 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS
SC-13 STORM DRAIN SIZING AND POSITION OF STORAGE
SD-20 PROPER DESIGN OF TRASH STORAGE AREAS
SC-34 PROPER DESIGN OF OUTDOOR MATERIAL STORAGE AREAS
TC-10 OUTER LOT PROTECTION
TC-10 UNDERGROUND INFILTRATION TRENCH
LOW IMPACT DEVELOPMENT BMPs:
LD 2.21 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND PROMINENT VEGETATION
LD 2.22 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
LD 2.23 MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES
LD 2.24 MINIMIZE SOIL COMPACTION
LD 2.25 DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS AREAS
LD 3.1 HYDROLOGIC DESIGN
LD 3.2 PERMISSIBLE PAVEMENT DESIGN
LD 3.3 ROAD DESIGN FOR DEVELOPMENTS
LD 3.4 PARKING LOT DESIGN FOR COMMERCIAL PROJECTS
LD 3.5 DRIVEWAY, SIDEWALK, AND BIKE PATH DESIGN
LD 3.6 BUILDING DESIGN
LD 3.7 LANDSCAPING DESIGN
BAS-LINE BMPs FOR POLLUTANT-GENERATING SOURCES:
SC-A OVERHEAD COVERING
SC-B SEPARATION OF FLOWS FROM ADJACENT AREAS
SC-C WIND PROTECTION
SC-D SANITARY SEWER
SC-E CONTAINMENT SYSTEM

RESERVED FOR COUNTY STAMPS

General Notes:
 -These plans are only for discretionary permitting. All applicable building code requirements as indicated on the plans shall be tied to the building permit process and application.
 -Entry gate to be designed upon concurrence from North County Fire Protection District -10D to be dedicated per conditions.
 -Easement to be reserved for eastern parcel for access to a driveway in the event that the property is sold or under a different ownership

ROCK ROSE SCHOOL ~ PLOT PLAN

General Note:
 -These floor plans are for reference only for discretionary permitting. All applicable building code requirements shall be tied to the building permit process and application.



REV	DATE	BY
1	10/17/2024	DF
2	10/17/2024	DF
3	10/17/2024	DF
4	10/17/2024	DF
5	10/17/2024	DF
6	10/17/2024	DF
7	10/17/2024	DF
8	10/17/2024	DF
9	10/17/2024	DF
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16	10/17/2024	DF
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20	10/17/2024	DF
21	10/17/2024	DF
22	10/17/2024	DF
23	10/17/2024	DF
24	10/17/2024	DF

CONVERTING AN EXISTING DWELLING TO A COMMERCIAL BUILDING FOR **ROCK ROSE VILLAGE SCHOOL**
 1000 W. 10TH ST. #100
 FULDA, MO 64601
 816.449.1760 / 816.452.8895
 APY 1584800
 gsmitthesesaco.com / E:gsmitthesesaco@gmail.com

D.F. ADLER
 ARCHITECTURE
 RESIDENTIAL DESIGN
 1000 W. 10TH ST. #100
 FULDA, MO 64601
 816.449.1760 / 816.452.8895
 APY 1584800

DATE: 10/17/2024
 JOB #: ROCK ROSE
 DRAWN: DF
 SCALE: AS NOTED

3

3 OF 17 SHEETS

**Attachment B – Form of Decision Approving
PDS2022-ZAP-22-004**



DAHVIA LYNCH
DIRECTOR

County of San Diego
PLANNING & DEVELOPMENT SERVICES

VINCE NICOLLETTI
ASSISTANT DIRECTOR

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

January 18, 2024

PERMITTEE: SMITH FAMILY TRUST (ATTN: TINA LANGHAM-SMITH)
MINOR USE PERMIT: PDS2022-ZAP-22-004
E.R. NUMBER: PDS2022-ER-22-02-002
PROPERTY: 2135 GUM TREE LANE WITHIN THE FALLBROOK PLANNING AREA
APN: 105-180-91-00

DECISION OF THE ZONING ADMINISTRATOR

This Minor Use Permit authorizes the operation of a Small School up to a maximum of 50 students within an approximately 3,085 square foot structure with associated parking and accessory outdoor areas for operations of the school on approximately 3.7 acres of a larger parcel. This Minor Use Permit consists of plot plans, elevations, and floor plans. This permit authorizes the proposed uses in accordance with Sections 2700 through 2705, 6156(zz), and 7350 of the Zoning Ordinance.

MINOR USE PERMIT EXPIRATION: This Minor Use Permit shall expire on **January 18, 2026** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Minor Use Permit has commenced prior to said expiration date.

.....
WAIVERS AND EXCEPTIONS:

Grant, the following Design Exception Requests (DERs):

1. DER Decision dated March 9, 2023:
 - a. Request to approve a reduction in the required minimum separation distance between intersecting centerlines of a Non-Mobility Element Road (including driveways) entering a Mobility Element Road. In accordance with Section 6.1.C.2, from 300 feet to 258 feet at the project’s proposed existing driveway(s) (Non-Mobility Element Road) along Gum Tree Lane (Mobility Element).
 - b. Request to exempt the project from widening Gum Tree Lane (2.2E Light Collector) to meet the required minimum right-of-way width of thirty-two feet (32’) in accordance with Table 2A.

The conditions of the project have been drafted to reflect requirements of the DER such as an irrevocable offer of dedication (IOD).

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Minor Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: (Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).

1. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an ‘all-purpose acknowledgement’ and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder’s Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. ROADS#1–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____feet of unobstructed intersectional sight distance in both directions from the existing private toad easement along **Gum Tree Lane** in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

4. **ROADS#2–RELINQUISH ACCESS**

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto Gum Tree Lane, with the exception of the driveway(s) as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the two (2) access point(s) are permitted along Gum Tree Lane as indicated on the approved plot plan.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

5. **ROADS#3–IRREVOCABLE OFFER OF DEDICATION**

INTENT: In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County of San Diego Public Road Standards, and the Community Trails Master Plan, an irrevocable offer of dedication (IOD) for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) real property Gum Tree Lane], for public road purposes, to the County of San Diego. The IOD shall provide a one-half right-of-way width of thirty-two feet (32') from the ultimate centerline, plus slope rights and drainage easements for Gum Tree Lane along the frontage of the project.
- b. The IOD shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted in the future for public use as determined by the Director of Planning & Development Services. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services. The IOD shall exclude the Fallbrook Public

Utilities District easement for facilities along the project frontage near Gum Tree Lane.

DOCUMENTATION: The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan and prior to use of the premises in reliance of this permit the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

6. ROADS#4-ACCESS IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with County of San Diego Board Policy I-18 and the County Consolidated Fire Code Sec. 503 et al., project access shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. The project driveway, which shall be designed and constructed per standard drawing G-14A or DS-7 to the satisfaction of the Director of Planning & Development Services.
- b. The Pavement taper from the ultimate right-of-way line to the existing edge of pavement, with asphalt concrete to the satisfaction of the Director of Planning & Development Services.
- c. The project entry gate, which shall be designed and constructed to meet DS-17, 18 or 19 to the satisfaction of the North County Fire Protection District and San Diego County Fire District and the Director of Planning & Development Services.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the PDS [Land](#) Development Improvement Plan Checking Manual and the Community Trails Master Plan. **DOCUMENTATION:** The applicant shall complete the following:

- d. Obtain a Construction Permit for any work within the County Road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284. Also, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

TIMING: Prior to occupancy or use of the premises in reliance of this permit, the construction/road right-of-way permits and plans shall be approved. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan.

7. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the [County of San Diego's Water Efficient Landscape Design Manual](#), the County's Water Conservation in Landscaping Ordinance, and the Lakeside Design Guidelines, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** *Note: A Landscape Documentation Package is only needed for this project if determined that a Landscape Plan submittal is needed during the building permit application process.* The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way, including BMP Tree Wells. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Show location of any proposed fencing and ensure all fencing is consistent with Section 6708 of the Zoning Ordinance.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the map and Building Permit, and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

8. EASEMENTS#1–EASEMENT CONCURRENCE LETTERS

INTENT: In order to ensure work is constructed within easements through authorization of the public entity or grantee of the easement. **DESCRIPTION OF REQUIREMENT:** A letter of authorization or documentation shall be provided demonstrating that work or

construction can occur within applicable easements on the subject property. **DOCUMENTATION:** The applicant shall provide letters of authorization from a grantee of an easement or documentation demonstrating that work or construction can occur within applicable easements on the subject property. The applicant shall submit the documentation to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval of the improvement plans or grading plan, the documentation shall be submitted. **MONITORING:** The [PDS, LDR] shall review the documentation.

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

9. BLD#1–LIGHTING COMPLIANCE

INTENT: In order to ensure that all lighting proposed for the project conforms with the Lighting Ordinance, the following notes and condition shall apply. **DESCRIPTION OF REQUIREMENT:** The Building Division [PDS, BPPR] shall review that all lighting indicated on the plans comply with Section 59.101 et. Seq. of the San Diego County Code, Section 6322 et. Seq. of the San Diego County Zoning Ordinance, and all outdoor lighting will conform to Title 24 or other applicable requirements, be fully shielded, and downward facing. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and the [PDS, BPPR] shall review the lighting and notes for compliance. **MONITORING:** The [PDS, BPPR] shall review all proposed lighting and notes for compliance with the applicable lighting code and requirements

10. FIRE#1–NORTH COUNTY FIRE PROTECTION DISTRICT

INTENT: In order to promote orderly development and to comply with the County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The building permit plans for the Minor Use Permit shall be reviewed and approved by the North County Fire Protection District. The project will require installation of a Knox Box or similar fire gate access, improvements to the existing gate to comply with fire code requirements, and improvements to the project driveway access. **TIMING:** Prior to approval of any building permits, the North County Fire Protection District shall review the building plans and the applicable building design measures shall be included. **MONITORING:** The North County Fire Protection District shall review the building plans and the [PDS, BPPR] shall review the plans for consistency with the North County Fire Protection District requirements.

OCCUPANCY: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).

11. BLD#2–BUILDING PERMIT AND CHANGE OF USE

INTENT: In order to permit the change of use of the existing on-site structure and to comply with building permit requirements. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit an application for a building permit and obtain approval for the change of use of the on-site residence into a school. The applicant shall conform to the building permit requirements including but not limited to parking spaces, fire sprinklers, and North County Fire Protection District. **DOCUMENTATION:** The applicant shall submit an application for a building permit and obtain approval for the change of use of the on-site residence into a school. The applicant shall conform to the building permit requirements including but not limited to parking spaces, fire sprinklers, and North County Fire Protection District **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, an approved building permit and plans shall be

obtained and the requirements of the building permit shall be fulfilled. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans and Building Permit.

12. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Lakeside Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** *Note: A Landscape Documentation Package is only needed for this project if determined that a Landscape Plan submittal is needed during the building permit application process.* All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

13. PLN#1–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] shall inspect the site for compliance with the approved Building Plans.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

14. PLN#2–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, and driveways areas, trash enclosures, removal of graffiti from walls, watering all landscaping at all

times, painting all necessary aesthetics design features, and all lighting, wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

15. PLN#3–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Minor Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Minor Use Permit and meets all other conditions and restriction in the Minor Use Permit. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

16. NOISE#3–ON-GOING SOUND LEVEL COMPLIANCE:

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit.

17. ROADS#5–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 400 feet in both directions along **Gum Tree Lane** from the project access for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight

distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Compliance Division*] is responsible for compliance of this permit.

18. **PLN#4–MINOR USE PERMIT ONGOING OPERATIONS**

INTENT: In order to comply with applicable regulations and enforce ongoing requirements and design features of the project. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following maintenance and operating requirements listed below:

- a. If a State License or other licensing is obtained for the school, the project shall conform with requirements of the licensing.
- b. The fencing delineating the Minor Use Permit Boundaries shall be installed and maintained.
- c. Any proposed on-site wastewater treatment system for the operation of the school shall be approved by the Department of Environmental Health and Quality. The school operations shall comply with the capacity of the designed on-site wastewater treatment system.
- d. In the event that the subject property is sold or is under a different ownership than the adjacent parcel to the east (Currently APN: 105-180-79-00), the on-site driveway that provides access to the property to the east shall be dedicated within an easement or similar other documentation to grant access shall be prepared.
- e. The improved access gate to the property shall be maintained with ongoing fire access capabilities in accordance with North County Fire Protection District requirements.
- f. Any animals associated with operations and education for the school shall be compliant with the animal designator of the property.

DOCUMENTATION: None. The property owner and permittee shall conform to the applicable requirements. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [*PDS, Code Enforcement Division*] is responsible for enforcement of this permit.

FINDINGS FOR MINOR USE PERMIT PDS2022-ZAP-22-004

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Minor Use Permit are made:

(a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

The Project is a Minor Use Permit to convert an existing 3,085 square foot single-family residence to a small school. The small school would have a parking lot as well as outdoor supporting uses such as a garden and play area. The Minor Use Permit for the small school would allow for a maximum capacity of up to 50 children. Typical operations associated with the school will include education of approximately 30 children up to 6 years old and will be staffed with 5 employees. The Project is located on an approximately 20.26-acre parcel, with the boundaries

of the small school being limited to 3.7 acres of the northwest corner of the property. Access to the site will be provided by a driveway connecting to Gum Tree Lane. The project site is located at 2135 Gum Tree Lane in the Fallbrook Community Planning Area within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-1) General Plan Land Use Designation and is zoned Limited Agriculture (A70) which permits the use of a Small School through the processing of a Minor Use Permit.

The Project has been designed as a single-family residence and to utilize only a small portion of a larger parcel. The main building associated with the school designed as a single-family residence is compatible with the surrounding residential structures in the community. Surrounding residences range near the Project site range in size from approximately 2,000 to 4,000 square feet. The main school building is 3,085 square feet and reaches a maximum height of approximately 15-feet. The use of a small school designed primarily as a preschool is compatible with the surrounding community as the William H. Frazier Elementary School is located less than a quarter of a mile west of the site. The school is smaller in scale than existing schools in the Project vicinity.

The subject parcel is approximately 20.26 acres in size. The Minor Use Permit boundaries of the Project are proposed on 3.7 acres of the entire parcel. The main building for the school is 3,085 square feet. Surrounding lot sizes within the Project vicinity range in size from a quarter of an acre to fourteen acres east of the site. All structures associated with the school will cover approximately one percent of the Project site. Considering the size of the subject lot compared with the size and location of the structures associated with the project, and the coverage characteristics of surrounding properties, the project will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

The project is a Minor Use Permit to authorize the conversion of an existing single-family residence into a small school and does not have a residential component subject to density.

2. *The availability of public facilities, services, and utilities*

Service availability forms have been provided by all applicable utilities and agencies for Fire, Water, and Schools. The Project will utilize an on-site wastewater treatment system which has been designed and approved by the Department of Environmental Health and Quality. The Project will also include a gate along the project driveway that will be accessible to North County Fire Protection District. All required utilities are therefore available for the project.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The Project is a Minor Use Permit to convert an existing 3,085 square foot single-family residence to a small school. The small school would have a parking lot as well as outdoor supporting uses such as a garden and play area. The Minor Use Permit for the small school would allow for a maximum capacity of up to 50 children. Typical operations associated with the school will include education of

approximately 30 children up to 6 years old and will be staffed with 5 employees. The Project is located on an approximately 20.26-acre parcel, with the boundaries of the small school being limited to 3.7 acres of the northwest corner of the property. Access to the site will be provided by a driveway connecting to Gum Tree Lane. The project site is located at 2135 Gum Tree Lane in the Fallbrook Community Planning Area within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-1) General Plan Land Use Designation and is zoned Limited Agriculture (A70) which permits the use of a Small School through the processing of a Minor Use Permit.

The Project has been designed as a single-family residence and to utilize only a small portion of a larger parcel. The main building associated with the school designed as a single-family residence is compatible with the surrounding residential structures in the community. Surrounding residences near the Project site range in size from approximately 2,000 to 4,000 square feet. The main school building is 3,085 square feet and reaches a maximum height of approximately 15-feet. The use of a small school designed primarily as a preschool is compatible with the surrounding community as the William H. Frazier Elementary School is located less than a quarter of a mile west of the site. The school is smaller in scale than existing schools in the Project vicinity.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The current proposed project does not consist of substantial construction that would generate noise and operations of the project do not contain noise sources expected to generate noise in excess of the County Noise Ordinance. The Project is designed to utilize an existing residence as a Small School. Although drivers along Gum Tree Lane and within the Project vicinity would have views of the school, the school is designed as a single-family residence which is an expected visual feature within the community. The Project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

A Traffic Analysis prepared for the Project estimated that a maximum operation of the small school at 50 students would generate 93 Average Daily Trips (ADT). In accordance with the County of San Diego Transportation Study Guide, the Project would be less than the 110 ADT small project screening threshold and is anticipated to have a less than significant impact associated with Vehicle Miles Traveled (VMT). Additionally, the VMT Technical Advisory from the Office of Planning and Research states that construction of locally-serving uses such as schools are anticipated to reduce VMT.

Based on a maximum design of 50 students with 5 employees, the Project is required to provide 15 parking spaces. The Project includes 25 parking spaces which is beyond the minimum requirement for the use of the site as well as on-site circulation design in order to facilitate drop-off and pick-up of students. Therefore,

the number of maintenance trips will not substantially increase or alter the physical character of roads in the Project vicinity such as Gum Tree Lane.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The Project is a Minor Use Permit to convert an existing 3,085 square foot single-family residence to a small school. The small school would have a parking lot as well as outdoor supporting uses such as a garden and play area. The Minor Use Permit for the small school would allow for a maximum capacity of up to 50 children. Typical operations associated with the school will include education of approximately 30 children up to 6 years old and will be staffed with 5 employees. The Project is located on an approximately 20.26-acre parcel, with the boundaries of the small school being limited to 3.7 acres of the northwest corner of the property. Access to the site will be provided by a driveway connecting to Gum Tree Lane. The project site is located at 2135 Gum Tree Lane in the Fallbrook Community Planning Area within unincorporated San Diego County. The project is subject to the Semi-Rural Residential (SR-1) General Plan Land Use Designation and is zoned Limited Agriculture (A70) which permits the use of a Small School through the processing of a Minor Use Permit.

The immediate Project vicinity contains existing schools and the proposed Project is smaller in scale than nearby schools. The Project site has adequate utilities and the Project is limited in scale to only a portion of a larger parcel. The main structure of the school is designed as a single-family residence which is compatible with the surrounding community consisting of residences, vacant land, and schools. The Project is able to provide all adequate parking on-site. Therefore, the limiting of the Project on a portion of a larger site in combination with the scale of a small school and availability of all services demonstrates that the site is suitable for the Project.

6. *Any other relevant impact of the proposed use:*

None identified.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The Project is within the Semi-Rural Residential (SR-1) General Plan Land Use Designation, and it is within the Fallbrook Community Planning Area. The Project is consistent with several General Plan goals and policies including Goal S-2 Emergency Response, Policy S-3.7 Fire Resistant Construction, and Policy LU-13.1 Commitment of Water Supply. The Fallbrook Community Plan is a component of the San Diego County General Plan and the project is consistent with several goals and policies such as Issue LU 5.2, Goal LU 5.2, Goal CM 1.2, and Policy CM 1.2.1. These goals and policies focus on increasing education opportunities within the Fallbrook Community as well as ensuring adequate off-street parking is provided for a project. The scope of the Project consists of a small school that provides parking spaces in excess of minimum requirements. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

- (c) *That the requirements of the California Environmental Quality Act have been complied with:*

The Project has been reviewed in compliance with CEQA and qualifies for a Categorical Exemption under CEQA sections 15301 and 15303, Existing Facilities and New Construction or Conversion of Small Structures. This project is exempt from CEQA because it involves the conversion of an existing single-family residence into a small school. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

ORDINANCE COMPLIANCE NOTIFICATIONS

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.
<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.202 \(a\) of the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

BUILDING PERMITS: Please note that this permit does not permit any unpermitted structures on the subject property. A building permit is required for any unpermitted structures.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot

plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
Department of Environmental Health and Quality (DEHQ)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMDS HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7366 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO
DAHVIA LYNCH, DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

email cc:

Michael Johnson, Group Program Manager, PDS
Sean Oberbauer, Land Use/Environmental Planner, PDS
Tina Langham-Smith, Applicant Team

Attachment C – Environmental Documentation

1 - 45 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Rock Rose School, PDS2022-ZAP-22-004; PDS2022-ER-22-02-002

Project Location: 2135 Gum Tree Lane within the Fallbrook Community Planning Area, within unincorporated County of San Diego, APNs: 105-180-91-00

Project Applicant: Tina Langham-Smith; 2203 Gum Tree Lane, Fallbrook, CA 92028; (760) 702-0898

Project Description: The project is a minor use permit for the conversion of an existing single-family residence into a small school with a maximum number of 50 students on 3.7 acres of a 20.75 acre site.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (619) 323-5287

Date Form Completed: January 18, 2024

This is to advise that the County of San Diego Zoning Administrator has approved the above-described project on January 18, 2024 and found the project to be exempt from the CEQA under the following criteria:

- Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section: 15303 and 15301
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
- Mitigation measures were were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15301 and 15303, Existing Facilities and New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA), this project is exempt from CEQA because it involves the conversion of an existing single family residence into a small school. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause substantial change in the significance of a historical resource; and will not result in damage to a scenic highway. Additional justification is included in attachment A.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (619) 323-5287

Name (Print): Sean Oberbauer Title: Land Use & Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

PROJECT DESCRIPTION:

This Minor Use Permit includes a request to convert an existing 3,085 square foot single-family residence to a small school. Rock Rose School would operate Monday-Friday, educating up to 50 children up to the age of six with 5 staff members. It is anticipated that the school will have a total of 35 individuals (Typical operations for a total of 30 students and five faculty Monday-Friday). Monday-Friday. The small school would operate 8:30 AM - 12:30 PM on Monday and 8:30 AM - 3:00 PM Tuesday through Friday. The educational facility would operate 10-months a year. The school is closed on weekends and all major holidays. The school would offer opportunities for parent/caregiver afternoon and evenings 2 times per month. Afternoon gatherings are anticipated to be 2:00P M through 4:00 PM. Evening gatherings are anticipated to be 5:00 PM to 8:00 PM. The parent/caregiver education afternoon and evenings with no more than 50 anticipated attendees. One community-based event is anticipated per school year. from 10:00 AM to 1:00 PM with no more than 50 attendees. Attendance would be staggered through limited invitation and RSVP's which would break the event into groups to ensure no more than 50 attendees at an event at one time. The project is located on a 20.26-acre parcel. The boundaries of the school would be limited to approximately 3.7 acres. The proposed preschool would include the existing single-family residence, the fenced play area, garden area and 24 parking spaces that would be utilized for student drop-off. No further construction is proposed. The site is located at 2135 Gum Tree Lane in the Fallbrook Community Planning area, within San Diego County. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation Semi-Rural Residential (SR-1). Zoning for the site is Limited Agriculture (A70). Access would be provided through an existing private driveway connected to Gum Tree Lane, a County-maintained road.

15303. NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES:

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.
- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.
- (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Discussion: The project consists of converting an existing 3,085 square foot single-family residence to a 3,085 square foot small school that can educate up to 50 children up to the age of six with five staff members (Typical operations for a total of 30 students and five faculty Monday-Friday). The project consists of two mudrooms, one utility room, three restrooms, one of which is ADA compliant, two nap

rooms, and two classrooms. At least three-fifths of the building square footage are designated as an incidental use to the small school. The mudrooms, restrooms, and utility room will not contribute to the intensity of the proposed small school and do not generate traffic or average daily trips. The use of the structure associated with the school is limited to two classrooms and an office. The students and faculty transition to other rooms such as the mudrooms and nap rooms throughout the day. Only portions of the structure are used at one time. Additionally, a Local Mobility Analysis prepared for the project estimates that it will generate 93 average daily trips. A 2,500 square foot restaurant or similar use would generate between 250 to 1,750 average daily trips. The amount of trips generated for the small school tied to the conversion of the residence is less than a comparable commercial use of 2,500 square feet. Although the existing single family residence that will be converted to a small school is 3,085 square feet and larger than 2,500 square feet, the use will be less intensive than a typical commercial use described as an example in the exemption as it will generate less trips than a typical commercial use and less than 2,500 square feet of the building will be utilized at one time that contribute to the use of the small school.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste. *Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21084, Public Resources Code.*

15301. EXISTING FACILITIES:

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The types of “existing facilities” itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use.

Examples include but are not limited to:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

(b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;

(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes);

(d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

- (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
- (2) 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - (B) The area in which the project is located is not environmentally sensitive.
- (f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;
- (g) New copy on existing on and off-premise signs;
- (h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- (i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;
- (j) Fish stocking by the California Department of Fish and Game;
- (k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;
- (l) Demolition and removal of individual small structures listed in this subdivision:
 - (1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.
 - (2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.
 - (3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.
 - (4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- (m) Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.
- (n) Conversion of a single-family residence to office use.

Discussion: The project consists of converting an existing 3,085 square foot single-family residence to a 3,085 square foot small school that can educate up to 50 children up to the age of six with five staff members (Typical operations for a total of 30 students and five faculty Monday-Friday). The project consists of two mudrooms, one utility room, three restrooms, one of which is ADA compliant, two nap rooms, and two classrooms. At least three-fifths of the building square footage are designated as an incidental use to the small school. The mudrooms, restrooms, and utility room will not contribute to the intensity of the proposed small school and do not generate traffic or average daily trips. The use of the structure associated with the school is limited to two classrooms and an office room. The students and faculty transition to other rooms such as the mudrooms and nap rooms throughout the day. Only portions of the structure are used at one time. Additionally, a Local Mobility Analysis prepared for the project estimates that it will generate 93 average daily trips. A 3,085 square foot office or similar use would generate approximately 43 to 278 average daily trips. The amount of trips generated for the

small school tied to the conversion of the residence is comparable to the trips generated by an office. The small school does not contain noise sources such as school bells that may be more intrusive to a community. The use of the project will be comparable to the conversion of a residence to an office as described as an example in the exemption as it will generate comparable trips to an office and less than half of the building will be utilized at one time that contribute to the use of the small school.

(o) Installation, in an existing facility occupied by a medical waste generator, of a steam sterilization unit for the treatment of medical waste generated by that facility provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

(p) Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.

Discussion: The project consists of converting an existing 3,085 square foot single-family residence to a 3,085 square foot small school that can educate up to 50 children up to the age of six with five staff members (Typical operations for a total of 30 students and five faculty Monday-Friday). The project consists of two mudrooms, one utility room, three restrooms, one of which is ADA compliant, two nap rooms, and two classrooms. Although the use is not a small family day care home, the project consists of education of children up to the age of six. The intensity of the use compared to the existing single-family residence use is primarily tied to the traffic generated by the project for drop off and pick up of students. The project does not contain major noise sources such as school bells or other uses that are expected to expand the use beyond a negligible or small amount.

Note: Authority cited: Section 21083, Public Resources Code; References: Sections 21084, Public Resources Code; North County Advocates v. City of Carlsbad (2015) 241 Cal.App.4th 94; Communities for a Better Environment v. South Coast Air Quality Management Dist. (2010) 48 Cal.4th 310; Bloom v. McGurk (1994) 26 Cal.App.4th 1307.

15300.2 EXCEPTIONS:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

Discussion: The project site is located on a 20.26-acre parcel. The boundaries of the small school would be limited to 3.7 acres. The project site does not include environmental features indicating it is significant. Therefore, the project will not impact an environmental resource. The project site is not listed on any governmental list of sites with a prior release of hazardous materials. For these reasons, the location exception of CEQA Guidelines 15300.2(a.) does not apply to the project.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

Discussion: The project has been designed to only utilize the northwest corner of the project site which is approximately 3.7 acres in an area that has been historically cleared or an area that has received previous permits. The Project has been designed to not impact on-site biological resources. The project

is conditioned for the minor use permit boundaries of 3.7 acres to be delineated and surrounded by maintained fencing and landscaping in order to avoid impacts to biological resources outside the minor use permit boundaries. The applicant has attended pre-application meetings with outside agencies such as Fish and Wildlife, Army Corps of Engineers, and the Regional Water Quality Control Board regarding the design of the Project and the agencies have provided preliminary feedback that they do not claim jurisdiction or require permits for the design of the project.

Additionally, potential surrounding projects in the area were reviewed in order to identify any potential cumulative impacts from the implementation of the project with adjacent projects. The residential project adjacent to the site was constructed in the mid to late 2000s and has completed construction. The surrounding community and land uses consist primarily of residential uses, partially vacant land, and a school. The proposed project is limited to the northwestern corner of a larger 20.26-acre parcel and will not use the full development potential of the property. Therefore the project will not result in a cumulative impact.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. **Discussion:** The project has been designed to only utilize the northwest corner of the project site which is approximately 3.7 acres in an area that has been historically cleared or an area that has received previous permits. The Project has been designed to not impact on-site biological resources. The project is conditioned for the minor use permit boundaries of 3.7 acres to be delineated and surrounded by maintained fencing and landscaping in order to avoid impacts to biological resources outside the minor use permit boundaries. The applicant has attended pre-application meetings with outside agencies such as Fish and Wildlife, Army Corps of Engineers, and the Regional Water Quality Control Board regarding the design of the Project and the agencies have provided preliminary feedback that they do not claim jurisdiction or require permits for the design of the project.

Additionally, potential surrounding projects in the area were reviewed in order to identify any potential cumulative impacts from the implementation of the project with adjacent projects. The residential project adjacent to the site was constructed in the mid to late 2000s and has completed construction. The surrounding community and land uses consist primarily of residential uses, partially vacant land, and a school. The proposed project is limited to the northwestern corner of a larger 20.26-acre parcel and will not use the full development potential of the property.

A Traffic Analysis prepared for the Project estimated that a maximum operation of the small school at 50 students would generate 93 Average Daily Trips (ADT). In accordance with the County of San Diego Transportation Study Guide, the Project would be less than the 110 ADT small project screening threshold and is anticipated to have a less than significant impact associated with Vehicle Miles Traveled (VMT). Additionally, the VMT Technical Advisory from the Office of Planning and Research states that construction of locally-serving uses such as schools are anticipated to reduce VMT. Based on a maximum design of 50 students with 5 employees, the Project is required to provide 15 parking spaces. The Project includes 25 parking spaces which is beyond the minimum requirement for the use of the site as well as on-site circulation design in order to facilitate drop-off and pick-up of students.

The proposed project consists of minimal construction related to an access gate and interior remodeling of the residence that will not generate noise beyond noise standards or guidelines. Additionally, the operation of the school does not consist of school bells or noise that will generate noise beyond noise standards or guidelines. For these reasons, the project is not reasonably expected to result in a significant impact.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

Discussion: The project is will not result in the damage to trees, historic buildings, rock cropping's, or similar resources. The project proposed to convert an existing single-family residence into a small school. The project is not visible from a state scenic highway or scenic highway identified in the General Plan. Therefore, the exception at CEQA Guidelines 15300.2(d) does not apply to the project.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

Discussion: The project site is not listed on any governmental list of sites with a prior release of hazardous materials. The project site is limited to 3.7 acres of a larger 20.26-acre parcel in an area that has received an approval for a building permit for the construction of a 3,085 square foot residence. Therefore, the exception of CEQA Guidelines §15300.2(e) does not apply to the project.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Discussion: The project site consists of a single-family residence constructed in the early 2020s. The project would result in the conversion of the existing single-family residence to a small school. The project site has not been identified as containing any historical resources. Additionally, the boundaries of the small school will be fenced to delineate the use from the larger 20.26-acre property. The project does not consist of additional grading or construction activities within areas that have not been permitted to be graded or cleared. Therefore, there are no historic resources at the project site and the exception of CEQA Guidelines 15300.2(f) does not apply to the project.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
ROCK ROSE SCHOOL
PDS2022-ZAP-22-004; PDS2022-ER-22-02-002**

January 18, 2024

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

Although the Project site is located outside the boundaries of the Multiple Species Conservation Program, the scope of the Project will not impact Coastal Sage Scrub and will not require a Habitat Loss Permit. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO – Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are not within the boundaries of the Multiple Species Conservation Program. Therefore, the MSCP and BMO are not applicable to the Project.

III. GROUNDWATER ORDINANCE – Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project does not propose the use of groundwater and will obtain water services from the Fallbrook Public Utilities District in accordance with the water facility availability form provided for the project.

IV. RESOURCE PROTECTION ORDINANCE – Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

The scope of the Project includes a Minor Use Permit on a 3.7-acre portion of a 20.26-acre site. The Minor Use Permit boundaries are located in the northwestern corner of the Project site. The property contains an on-site drainage and seasonal wetlands located in the central and southern portions of the project site which are outside of the Minor Use Permit boundaries. No development or construction is proposed within the wetland or drainage areas. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

A Floodway or Floodplain fringe does not exist on the project sites subject to the proposed Minor Use Permit. Construction associated with the project will not be located within a Floodway or Floodplain fringe. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project does not propose construction in steep slopes. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Most biological resources on the site including potential sensitive habitat lands

are located outside the development footprint of the project on the southern portion of the property that is outside the Minor Use Permit boundaries. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The scope of the Project includes a Minor Use Permit on a 3.7-acre portion of a 20.26-acre site. The Minor Use Permit boundaries are located in the northwestern corner of the Project site. The project does not consist of additional grading or construction activities within areas that have not been permitted to be graded or cleared. As such, the project complies with the RPO.

V. STORMWATER ORDINANCE (WPO) – Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

Discussion:

The project Storm Water Quality Management Plan has been reviewed and has been found to be complete and in conformance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The Project consists of the conversion of an existing single-family residence for the operation of small school for a maximum of fifty students up to the age of 6 years old. The project is subject to the Noise Ordinance that regulates the operational and temporary construction noise. The operations of the Project do not consist of loudspeakers or noise sources such as events which would expose nearby sensitive receptors to an increase in ambient noise levels. The project is also subject to the County Noise Element. The Noise Elements prohibit the implementation of a project that can result in an exposure of any on-or off-site, existing or reasonably foreseeable future Noise Sensitive Land Use (NSLU) to exterior or interior noise in excess of the noise standards.

The project is also subject to the County Noise Ordinance which regulates temporary project related noise sources. Temporary construction noise is a 75 dBA eight-hour average requirement at the boundary of any occupied property, specifically any existing residences. The scope of the project consists of converting an existing single-family residence into a small school with limited construction associated with the project. In addition, construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. No blasting or rock crushing is anticipated during any construction operations.

In addition, the project traffic contributions on nearby roadways were determined to result in less than significant for the off-site direct and cumulative impacts. Traffic would not result in a substantial contribution to the existing noise levels along any impacted nearby roadways pursuant to the County Noise Guidelines. Based on the Traffic study, the project would generate a maximum of 93 Average Daily Trips (ADT), which is expected to not result in the exposure of on-or off-site, existing or foreseeable future noise sensitive land uses to noise levels that exceed the noise standards. With the project design layout and Project Design Features (PDF), the project complies with the Noise Ordinance and Noise Elements.

Attachment D – Environmental Findings

**ROCK ROSE SCHOOL
MINOR USE PERMIT
PDS2022-ZAP-22-004,
ENVIRONMENTAL LOG NO. PDS2022-ER-22-02-002**

ENVIRONMENTAL FINDINGS

January 18, 2024

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 and 15303 for the reasons stated in the Notice of Exemption.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation

FALLBROOK COMMUNITY PLANNING GROUP

And

DESIGN REVIEW BOARD

Regular Meeting

Monday May 16, 2022

7:00 PM

Fallbrook Public Utilities District Board Room

900 E. Mission Rd. Fallbrook

Members of the public may attend virtually through Zoom

Meeting ID: 725 856 7213- Passcode: AVOCADO - Dial in by Phone: 669 900 6833 (Phone Passcode: 8180015)

<https://us02web.zoom.us/j/7258567213?pwd=amRZRVI5NnprMFVETjA2enNDcTZaUT09>

Approved Minutes

1. CALL TO ORDER – 7:09 PM

2. ROLL CALL

In Attendance – Tom Harrington, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Kim Murphy

Absent – Jim Loge, Lee De Meo, Jacqueline Kaiser, Jeniene Domercq

3. PLEDGE OF ALLEGIENCE

4. PUBLIC FORUM. Opportunity for members of the public to speak to the Committee on any subject matter within the Group’s jurisdiction but not on today’s agenda. Three-minute limitation. **Non-discussion and non-voting item.**

5. Presentation by Lt. Aldo Hernandez, Commander of the Fallbrook Sheriff’s Station and Heather Mitchell, Crime Prevention Specialist.

Q and A. Discussion.

Presentation by Heather Mitchell – Runs Crime Prevention for Fallbrook Sheriff’s office

- National night out – 3rd Tuesday of every month – Aug 2 behind Fallbrook Chamber of Commerce
- Business Watch presentation:
 - Organized by local business’s runs like Neighborhood Watch) Info presentation-
 - Be the eyes and the ears write it down call 858-565-5200 (non emergency)

6. Request by North County Fire Protection District Chief Keith McReynolds for a letter of support for a proposed shared public safety complex at the southwest corner of I-15 and Hwy 76 to include a future NCFPD Station 4 in addition to a Sheriff’s Station.

Community Input. Voting Item.

- Motion for FPG to submit letter of support including station 4 by Ross Pike, 2nd Victoria Stover
- Voting Yes – Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Kim Murphy
- Recused – Tom Harrington
- Motion carried

7. Restate the priority for the requested path/trail along Stagecoach Lane. Segments from S.Mission to Reche Rd. Request for a portion of the PLDO funds to be used for this project. Request for other funding sources. Update from DPW on the feasibility. Cynthia Curtis, Project Manager, Cynthia.curtis@sdcounty.ca.gov

Parks & Recreation Committee. Community Input. Voting item.

- **Discussion led by Chris Hanger DPW**
 - PER is in progress –
 - Road has been surveyed and is in engineering –
 - Right of way analysis in progress.
 - Plan to break up into sections for funding and construction.
 - Start at Reche Rd and work south suggested
- Motion requesting that the county's Department of Public Works continue to work on the preliminary engineering report, continue to identify potential funding including Park Land Dedication Ordinance revenue, continue to provide updates to the planning group, continue to work with stakeholders on width and safety issues, make the portion between Reche Rd and Brooke Rd the first phase of the project which is expected to be constructed in phases, and avoid pathway or trail alignment which requires crossing the street by Stephani Baxter, 2nd Ross Pike
- Voting yes - Tom Harrington, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Kim Murphy
- Motion carried

8. TM4823; Map 14462 Live Oak Ranch project. Request for a two year extension on their improvement agreement to complete the improvements required by their permits (road improvement, utility improvements, etc.). Planner: Michael Johnson, michaeljohnson1@sdcounty.ca.gov

Land Use Committee. Community Input. Voting item.

- Motion to approve extension of 2 years by Steve Brown, 2nd Tom Harrington
- Voting yes - Tom Harrington, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Kim Murphy
- Motion carried

9. PDS2022-ZAP-22-004 Minor Use Permit. Location: 2135 Gumtree Lane. This project is on 20.25 acres and proposes to convert a single family home into a small preschool with up to 30 students up to the age of 6. Applicant: Tina Langham-Smith, tlanghamsmith@gmail.com County Planner: Polina Mitcheom, polina.mitcheom@sdcountry.ca.gov

Land Use Committee. Community input. Voting Item.

- Motion to approve by Steve Brown, 2nd Mark Mervich
- Voting yes - Tom Harrington, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Kim Murphy
- Motion carried

10. Request from community member Elisa Austelle, elisaaustell@gmail.com for a pedestrian crossing signal at the Intersection of Iowa & Mission Rd.

Circulation Committee. Community Input. Voting item.

- Motion to request study by the county by Roy Moosa, 2nd Ross Pike
- Voting yes - Tom Harrington, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Kim Murphy
- Motion carried

11. Request from community member Jan Scott, twinranch@hotmail.com for a stop light at Aviation and Main.

Circulation Committee. Community input. Voting item.

- Motion to expedite study by Ross Pike, 2nd Victoria Stover
- Voting yes - Tom Harrington, Roy Moosa, Eileen Delaney, Stephani Baxter, Steve Brown, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Kim Murphy
- Motion carried

12. PDS2022-TPM-21300 Tentative Parcel Map. APN: 123-340-77-00 Applicant: Kirk Jones, 1553 Via Monserate

Fallbrook, 760-497-3468. County Planner: Nathan Kling, Nathan.kling@sdcountry.ca.gov

Land Use Committee Community Input. Voting Item.

- Removed from agenda

13. Informational update on Campus Park. Chris Brown, chris@alchemycg.com

Community input. Non-voting item.

14. FOR PLANNING GROUP:

Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e) Pursuant to Government Code section 54953(e)(3), a motion to find the legislative body has reconsidered the circumstances of the State of Emergency and state and local officials continue to recommend measures to promote social distancing.

Community Input. Planning Group Discussion. Voting Item.

- Motion for hybrid for all Ross Pike, 2nd Victoria Stover

- Voting yes - Tom Harrington, Roy Moosa, Eileen Delaney, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan
- Voting no - Stephani Baxter, Steve Brown, Kim Murphy
- Motion carried

15. FOR COMMITTEES:

Authorization of Teleconferencing Meeting Option Pursuant to Government Code Section 54953(e)

A motion to find there is a proclaimed state of emergency and state and local officials have imposed or recommended measures to promote social distancing authorizing teleconferenced meetings pursuant to Government Code section 54953(e). [This motion is intended to apply to all of the legislative body subcommittees this legislative body has created.] [If the legislative body does not hold a meeting within the next 30 days, the chair is directed to review the status of the state of emergency and whether state or local officials continue to impose or recommend measures to promote social distancing. If both conditions exist, the chair is directed to memorialize such determination in writing and such writing will be presented for ratification at the next meeting of the legislative body.]

Community Input. Planning Group. Voting Item.

- Motion for virtual meetings Ross Pike, 2nd Michele McCaffery
- Voting yes - Tom Harrington, Roy Moosa, Eileen Delaney, Ross Pike, Mark Mervich, Victoria Stover, Michele Mc Caffery, Anna Strahan, Stephani Baxter, Kim Murphy
- Voting no - Steve Brown
- Motion carried

16. PLANNING GROUP BUSINESS AS NEEDED:

Announcements & Correspondence:

Reports:

Michele McCaffery: Policy I-1 and Brown Act Reference/ Updates

Lee DeMeo & Jeniene Domercq: Parliamentary Procedure Reference

Mark Mervich: Technical Advisor in-person meetings

Tom Harrington: NCFPD Reports and information

Jim Loge: Social Media

Stephani Baxter: Trails Council & CSA-81

Anna Stahan: Cal Trans

Jacqui Kaiser: Schools

Victoria Stover: I-15 DRB

June agenda items **

17. ADJOURNMENT

NOTE: The Fallbrook Planning Group occasionally has openings on its Committees for non-elected community members. Interested parties should contact the respective committee chairs: Land Use Committee Chair Steve Brown:(fallbrookplanning@aol.com), Circulation Committee (Chair Roy Moosa: 760-723-1181), Parks & Recreation Committee (Chair Stephani Baxter: (sbaxter.fcpg@gmail.com), Public Facilities Committee Chair Roy Moosa: (760-723-1181), Design Review Board Committee (Chair Eileen Delaney: eileen.fallbrook@gmail.com, Ad-Hoc Cannabis Committee Chair, Kim Murphy, (kim@fallbrookdreamhomes.com))

This is a preliminary agenda.

If any changes are made, a final agenda will be posted at least 72 hours prior to the meeting
Eileen Delaney, Chairperson, Fallbrook Community Planning Group & Design Review Board.

Email: Eileen.fallbrook@gmail.com

OFFICIAL

PLANNING GROUP AGENDAS, MINUTES AND INFORMATION

www.FallbrookPlanningGroup.org

<https://www.facebook.com/Fallbrook-Planning-Group-109111577938214>

Other information can also be found at:

<https://www.sandiegocounty.gov/pds/gpupdate/comm/fallbrook.html>.

Minutes prepared by Jim Loge using notes from Stephani Baxter and reviewing Zoom recording.

From: [Piscitelli, Mary](#)
To: [Mitcheom, Polina](#)
Subject: FW: [External] Fwd: Zoning change ZAP 22-004
Date: Monday, April 18, 2022 8:16:22 AM
Attachments: [image001.png](#)

Mary Piscitelli, Land Use / Environment Planner
County of San Diego | Planning and Development Services
5560 Overland Dr. | Ste 310 | San Diego, CA | 92123-1204
619-629-6849
mary.piscitelli@sdcounty.ca.gov

Second Opinion: A second opinion is available on any interpretation or correction provided and will not affect the level of customer service you receive. We ask you to provide your interpretation of the code along with any health and safety concerns that the interpretation may cause and how this will affect your project. The second opinion will come from one of our senior staff or a supervisor who will have a chance to take a deeper look at supporting documentation on both sides of the issue.

For local information and daily updates on COVID-19, please visit www.coronavirus-sd.com. To receive updates via text, send **COSD COVID19** to **468-311**.



From: Roberta Smith <fallbrookbobbi1@icloud.com>
Sent: Sunday, April 17, 2022 11:51 AM
To: Piscitelli, Mary <Mary.Piscitelli@sdcounty.ca.gov>
Subject: [External] Fwd: Zoning change ZAP 22-004

Sent from my iPhone

Begin forwarded message:

From: Roberta Smith <fallbrookbobbi1@icloud.com>
Date: April 17, 2022 at 11:48:01 AM PDT
To: mary.piscitelli@sdcounty.ca.gov
Subject: Zoning change

Dear Ms Piscelli

My husband and I have owned and occupied our home on Autumn Rose Lane since 1990. The property neighbors our land. We welcome this change in use for this building. Schools are the hope for our future and we support our neighbor in this project.

Roberta Smith
260 Autumn Rose Lane
Fallbrook

Sent from my iPhone

Attachment F – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
 ZONING DIVISION

Please type or use pen

Smith Family Trust c/o Tina Langham-Smith 760-702-0898 Owner's Name Phone	ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ _____
2203 Gum Tree Lane Owner's Mailing Address Street	F DISTRICT CASHIER'S USE ONLY
Fallbrook CA 92028 City State Zip	

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. <input type="checkbox"/> Major Subdivision (TM) <input type="checkbox"/> Specific Plan or Specific Plan Amendment <input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____ <input type="checkbox"/> Boundary Adjustment Rezone (Reclassification) from _____ to _____ zone. <input type="checkbox"/> Major Use Permit (MUP), purpose: _____ Time Extension...Case No. _____ <input type="checkbox"/> Expired Map...Case No. _____ <input checked="" type="checkbox"/> Other Minor Use Permit (ZAP) for a preschool	Assessor's Parcel Number(s) (Add extra if necessary)								
B. <input type="checkbox"/> Residential Total number of dwelling units _____ <input type="checkbox"/> Commercial Gross floor area _____ <input type="checkbox"/> Industrial Gross floor area _____ <input checked="" type="checkbox"/> Other Gross floor area 3,000 sf	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>105-180-91-00</td><td>105-180-91-00</td></tr> <tr><td>105-180-91-00</td><td>105-180-91-00</td></tr> <tr><td>105-180-91-00</td><td>105-180-91-00</td></tr> <tr><td>105-180-91-00</td><td>105-180-91-00</td></tr> </table>	105-180-91-00	105-180-91-00	105-180-91-00	105-180-91-00	105-180-91-00	105-180-91-00	105-180-91-00	105-180-91-00
105-180-91-00	105-180-91-00								
105-180-91-00	105-180-91-00								
105-180-91-00	105-180-91-00								
105-180-91-00	105-180-91-00								
C. Total Project acreage <u>3.7</u> Total lots <u>1</u> Smallest proposed lot <u>N/A</u>	Thomas Guide. Page _____ Grid _____ 2135 Gum Tree Lane Fallbrook, CA 92028 Project address Street Fallbrook Community Planning Group 92028 Community Planning Area/Subregion Zip								

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.
 Applicant's Signature: Tina Langham STR Date: 1-21-22
 Address: 2203 Gum Tree Lane Phone: 760-702-0898
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: NORTH COUNTY FIRE PROTECTION DISTRICT
 Indicate the location and distance of the primary fire station that will serve the proposed project.
FIRE STATION #1 315 E. IVY STREET

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: CONDITION SHEET ALREADY
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

[Signature] DEIERA FM 760 723-2010 2-1-22
 Authorized Signature Print Name and Title Phone Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Smith Family Trust
Owner's Name _____ Phone _____

2203 Gum Tree Lane
Owner's Mailing Address _____ Street _____

Fallbrook CA 92028
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

Sc
ELEMENTARY _____
HIGH SCHOOL _____
UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

Rezones changing Use Regulations or Development Regulations
 General Plan Amendment
 Specific Plan
 Specific Plan Amendment

B. DEVELOPMENT PROJECT

Rezones changing Special Area or Neighborhood Regulations
 Major Subdivision (TM)
 Minor Subdivision (TPM)
 Boundary Adjustment
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other Minor Use Permit

C. Residential Total number of dwelling units _____
 Commercial Gross floor area 3,000 sq feet _____
 Industrial Gross floor area _____
 Other Gross floor area _____

D. Total Project acreage 4.97 Total number lots 1

Assessor's Parcel Number(s)
(Add extra if necessary)

Thomas Guide Page _____ Grid _____
2135 Gum Tree Lane, Fallbrook, CA
Project address _____ Street _____
Community Planning Area/Subregion _____ Zip _____

Applicant's Signature: _____ Date: _____
Address: 2203 Gum Tree Lane, Fallbrook, CA 92028 Phone: 760.702.0898
(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Fallbrook Union High School District Fallbrook Union Elementary School District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance.

Elementary: William H. Frazier Elementary School miles: 0.5
Junior/Middle: James F. Potter Junior High School miles: 2.3
High school: Fallbrook High School miles: 3.8

This project will result in the overcrowding of the elementary junior/school high school. **(Check)**
 Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
 Project is located entirely within the district and is eligible for service.
 The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

[Signature]
Authorized Signature
Chief Business Officer
Print Title

Brenda Mefford
Print Name
760-723-6332 x6195
Phone

On completion of Section 2 by the district, applicant is to submit this form with application to:
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
 ZONING DIVISION

Please type or use pen

Smith Family Trust c/o Tina Langham-Smith 760-702-0898	ORG _____	W
Owner's Name _____ Phone _____	ACCT _____	
2203 Gum Tree Lane	ACT _____	
Owner's Mailing Address _____ Street _____	TASK _____	
Fallbrook CA 92028	DATE _____ AMT \$ _____	
City _____ State _____ Zip _____	DISTRICT CASHIER'S USE ONLY	

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance:
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension...Case No. _____
 Expired Map...Case No. _____
 Other Minor Use Permit (ZAP) for a preschool use

B. Residential Total number of dwelling units _____
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area 3,000 sq

C. Total Project acreage 3.7 Total number of lots 1

D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
 (Add extra if necessary)

105-180-91-00	105-180-91-00
105-180-91-00	105-180-91-00
105-180-91-00	105-180-91-00
105-180-91-00	105-180-91-00

Thomas Guide Page _____ Grid _____
 2135 Gum Tree Lane Fallbrook, CA 92028
 Project address _____ Street _____
 Fallbrook Community Planning Group 92028
 Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Tina Langham SR Date: 1-21-22
 Address: 2203 Gum Tree Lane Phone: 760-702-0898

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: Fallbrook Public Utility Dist Service area (WATER)

A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
 Project will not be served for the following reason(s): _____

C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: 0
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? 0

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Soleil Devalle Print Name Soleil Devalle
 Print Title Engineering Technician III Phone 760 999 2717 Date 1/25/2022

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



Attachment G – Ownership Disclosure



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2019-IC-19-039

ZAP 22-004

Assessor's Parcel Number(s) 105-180-91

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. NOTE: Attach additional pages if necessary.

A. List the names of all persons having any ownership interest in the property involved.

Smith Family Trust

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Tina Langham-Smith

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Tina Langham-Smith
Signature of Applicant

Tina Langham-Smith
Print Name

OFFICIAL USE ONLY
SDC PDS RCVD 04-05-22
ZAP22-004

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123
For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
http://www.sdcounty.ca.gov/pds

