

**FINAL AGENDA**  
**OFFICE OF THE ZONING ADMINISTRATOR**  
**Regular Meeting**  
**January 18, 2024, 8:30 A.M.**  
**County Operations Center**  
**5520 Overland Avenue, San Diego, CA 92123**

**For additional documentation on this item, please visit:**  
<https://www.sandiegocounty.gov/content/sdc/pds/zanext.html>

**1. Rock Rose School; PDS2022-ZAP-22-004; PDS2022-ER-22-02-002; Proposed conformance with California Environmental Quality Act (CEQA) – Notice of Exemption (15301 and 15303); Fallbrook Community Plan Area (S. Oberbauer)**

The applicant requests a Minor Use Permit (ZAP) 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 ZAP 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 Zoning Administrator will determine whether to approve or deny the ZAP and whether to find the project in conformance with the California Environmental Quality Act through the processing of a Notice of Exemption. (APN: 105-180-91-00)

For additional information please contact Sean Oberbauer at (619) 323-5284 or via email at [Sean.Oberbauer@sdcounty.ca.gov](mailto:Sean.Oberbauer@sdcounty.ca.gov)