



The County of San Diego

Planning Commission Hearing Report

Date:	October 29, 2021	Case/File No.:	Fallbrook Regional Health District Community Health and Wellness Center; PDS2019-MUP-76- 141W2; PDS2019-ER-77-02- 002B
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Major Use Permit Modification for a Health and Wellness Center
Time:	9:00 a.m.	Location:	1636 E. Mission Road, Fallbrook
Agenda Item:	#2	General Plan:	Village Residential (VR-2)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR)
Applicant/Owner:	Fallbrook Regional Health District	Community:	Fallbrook Community Plan Area
Environmental:	CEQA § 15301 Exemption	APN:	105-092-22-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Major Use Permit (MUP) Modification and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

The Fallbrook Regional Health District Community Health and Wellness Center MUP Modification (Project) includes a request to approve the conversion of an existing church and private elementary school to a health and wellness center. The Project is located on an approximately 4.8-acre property located at 1636 East Mission Road 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, Fallbrook Community 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 Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project. Based on its analysis of the Project, staff can make the required findings and recommends approval of the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project for a health and wellness center; 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 concludes that the Project is exempt from further environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA).
- b. Approve MUP Modification PDS2019-MUP-76-141W2, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On March 11, 1977, the Planning Commission approved a MUP (Record ID: P76-141) for the phased construction of a church consisting of a sanctuary, community hall, education building, and an outdoor sports field. On June 28, 2001, the Planning Commission approved a MUP Modification (Record ID: 3301-76-141-01) for the expansion of the previously authorized education building to include additional classrooms as well as a shade structure by the basketball court. Since approval of the original MUP and subsequent MUP Modification, the site has been utilized as the St. Stephen Evangelical Lutheran Church as well as a private elementary school. In 2018, the operations of the church ended but the operation of the private elementary school continued until early 2020.

The COVID-19 pandemic began during processing of the Project. As a result, the applicant participated in Operation Collaboration which is a cooperative vaccination effort supported by CAL FIRE, local Emergency Medical Services agencies, and local San Diego fire agencies. The site was identified to be used as an emergency interim COVID-19 testing and vaccination center for residents of Fallbrook.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site consists of an approximately 4.8-acre parcel located at 1636 East Mission Road within the Fallbrook Community Plan Area (Figures 1 and 2). The site is developed with an existing sanctuary with an attached community hall, a basketball court with a shade structure, a sports field, a residence that was used by the clergy member of the church, and an education building with classrooms (Figure 3). All structures are proposed to be retained as part of the Project. Access to the site is provided by a private driveway connecting to East Mission Road, a county-maintained road. Surrounding land uses are primarily single-family residential and agricultural uses as well as schools.

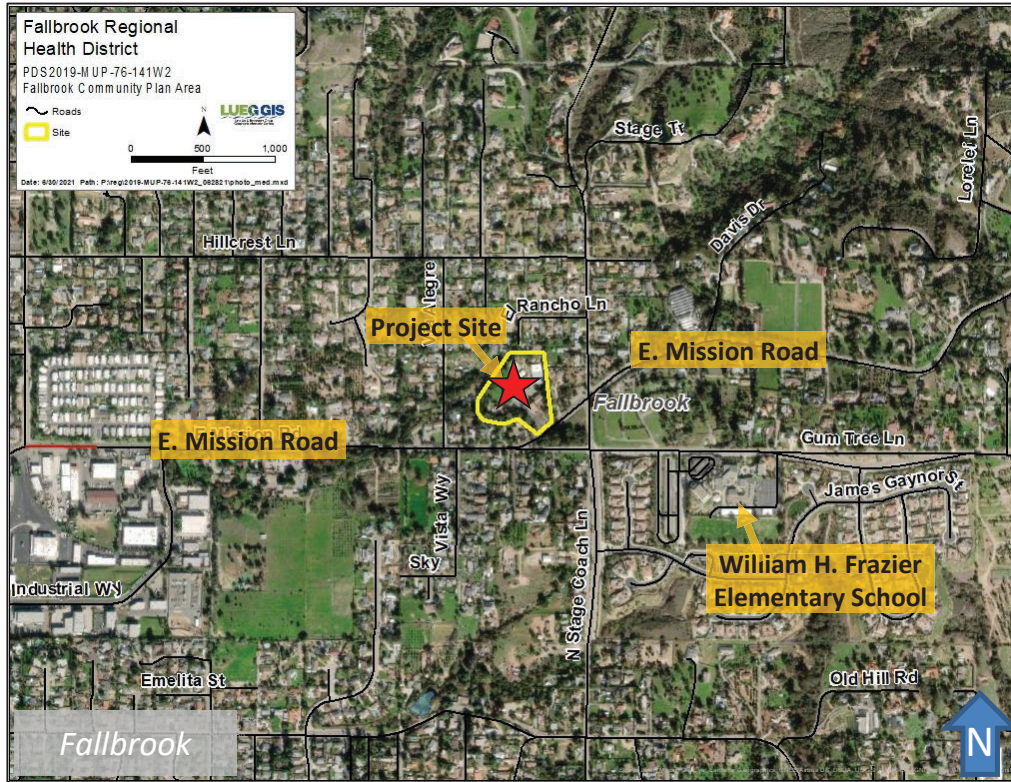


Figure 1: Vicinity Map



Figure 2: Vicinity Map (Closer Extent)



Figure 3: Existing Sanctuary and Community Hall

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is Village Residential (VR-2). The Village Residential Land Use Designation is intended to allow for residential uses, commercial services, civic uses, and employment centers. Zoning for the site is Rural Residential (RR). The proposed health and wellness center with clinical services, educational classes, summer camps, and events are allowed in the RR zone through the processing of a MUP Modification.

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

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-2)	Rural Residential (RR)	N/A	Residential,
East	Village Residential (VR-2)	Rural Residential (RR)	East Mission Road	Residential, Agriculture, Vacant Land, School
South	Village Residential (VR-2)	Rural Residential (RR), Residential Commercial (RC)	East Mission Road, Gum Tree Lane	Residential, Agriculture
West	Village Residential (VR-2)	Rural Residential (RR)	East Mission Road	Residential

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant, the Fallbrook Regional Health District, requests a MUP Modification to permit the operations of a health and wellness center on a property previously used as a church and private elementary school. The health and wellness center will include a range of uses and activities that are designed to improve the quality of life of residents within the northern portion of the County of San Diego and the Fallbrook community including the following:

- Health and wellness education seminars
- Walking paths and community gardens
- Health screening and testing
- Telemedicine clinic
- Summer fitness camps
- Support group meetings
- Healthy cooking classes
- Non-profit fundraising events and partnerships
- Blood donation drives
- Financial literacy classes
- Community meetings



Figure 4: Project Site Plan

All structures associated with the previous operations of the site will be retained and no new structures are proposed (Figure 4). The sports field will be used for outdoor activities and events and can also be used as an overflow parking lot during fundraising events (Figure 5). The sanctuary and attached community hall will be utilized for meetings and support groups (Figure 3). The education building with classrooms will be utilized for cooking classes, health seminars, and other similar uses (Figure 6). The existing residence will not be occupied and will be used for storage and meetings associated with the health and wellness center (Figure 6). The applicant anticipates that minor interior remodeling may occur within the education building to accommodate equipment for health seminars and other similar classes.



Figure 5: Existing sports field and basketball court



Figure 6: Existing education building and residence

Typical weekday operations of the site for classes, seminars, and events are anticipated to have a maximum of 50 individuals on-site. Evening support groups are anticipated to have a maximum of 40 individuals on-site during a meeting on average two to three times a week. Fundraiser community events with a maximum of 330 attendees are limited to twice a year. Weekday classes, seminars, and events will occur between 9 a.m. and 9 p.m. with a break between operations from 4 to 5 p.m. to assist with traffic. Weekend classes, seminars, and events will occur between 7 a.m. to 9 p.m. with a break between operations from 4 to 5 p.m. as well. Amplified speakers used to play music associated with operations of the site will be required to be indoors in order to comply with the County of San Diego Noise Ordinance.

The Project site has 61 existing parking spaces within a parking lot containing an on-site circulation system (Figure 4). A parking analysis was prepared for the Project to evaluate the required parking for the range of uses associated with operations of the Project. The parking analysis found that the existing 61 parking spaces can accommodate typical operations of 40 to 50 individuals on-site. Fundraising events will require the use of the sports field as an overflow parking area. The applicant will also assist with coordinating carpooling with local ride-sharing companies during any fundraising events.

Access to the site is provided by a private driveway connecting to East Mission Road (Figure 7). The private driveway contains a median and a right-turn only pocket with a private right-turn only sign to assist with drivers exiting the property. The Project is conditioned to install a new right-turn only sign compliant with the Manual on Uniform Traffic Control Devices (MUTCD) to assist drivers exiting the property (Figure 7).

Please refer to Attachment A – Planning Documentation, to view the plot plans and existing elevations.



Figure 7: Existing Project Access and Driveway (Looking West)

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 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 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

Major 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 items.

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, and agricultural uses.

The Project does not propose additional structures and will use existing church and school structures that have been in the community since the late 1970s in order to maintain community character. The Project site is lower in elevation than East Mission Road and is surrounded by mature vegetation and trees along the project frontage and property lines (Figure 8). Existing structures on the Project site are screened from adjacent properties and roadways by the existing mature vegetation as well as the lower elevation of the site compared to adjacent roadways.

All structures on the Project site are earth-tone colors or cream colors that match the colors of buildings and residents in the project vicinity. The Project is located near other primarily civic uses that are larger in bulk and scale such as the William H. Frazier Elementary School located approximately a quarter of a mile southeast of the Project site. The Project has been designed to include uses that promote public health and improve the quality of life of residents within the Fallbrook Community and the northern portion of the County of San Diego.



Figure 8: Existing view of Project Site from East Mission Road (Looking Northwest)

The proposed use is consistent with the General Plan and Zoning designations upon approval of a MUP Modification, and all necessary public facilities and services are available to the site based on service availability forms provided by the applicable utility providers and districts. Therefore, the Project will maintain the property's compatibility with the surrounding community. All applicable MUP Modification findings have been made and are located in the MUP Modification decision in Attachment B.

Traffic and Parking

A Traffic and Parking analysis was prepared for the Project that analyzed potential traffic impacts associated with the Project. The analysis found that the previous use of the Project site as a private elementary school generated 202 average daily trips (ADT). Typical operations of the proposed Project with a maximum of 50 attendees on-site is estimated to be 110 ADT. Based on the proposed operations of the site compared to the previous use of the site, the Project is anticipated to have less ADT.

Since July 1, 2020, evaluation of traffic and transportation impacts are measured by Vehicle Miles Traveled (VMT) which focuses on the amount of driving and length of trips. On September 15, 2021, the County of San Diego Board of Supervisors rescinded the County's Transportation Study Guide (TSG) dated June 2020 for evaluating projects impacts associated with VMT and CEQA. In the absence of a locally adopted significance threshold and TSG, Project impacts were assessed using a project-specific threshold as guided by CEQA Guidelines Section 15064 and the Governor's Office of Planning and Research's (OPR) Technical Advisory dated December 2018. The Project consists of a locally serving use focused on healthcare and improving the public health of the residents within the Fallbrook community. The specific use of a health and wellness center is anticipated to reduce VMT as it provides services that are locally serving and are necessary for residents of the Fallbrook community. Additionally, the facility is anticipated to be the first use of its kind to be operated within Fallbrook and the first use of its kind to be operated by the Fallbrook Regional Health District. According to the OPR's Technical Advisory dated December 2018, projects that increase access to locally serving uses and services are anticipated to reduce VMT and would have a less than significant impact.

The Project site contains an existing parking lot with 61 spaces and a driveway designed to assist with traffic flow. The parking analysis found that the existing 61 parking spaces can accommodate typical operations of 40 to 50 individuals on-site. Maximum 330 attendee fundraising events that are conditioned to only occur twice a year will require the use of the sports field as an overflow parking area. The applicant will also assist with coordinating carpooling with local ride-sharing companies during any fundraising events. Carpooling and ride-sharing are design features that are anticipated to reduce VMT. Lastly, the Project is conditioned to install a new right-turn only sign compliant with the Manual on Uniform Traffic Control Devices (MUTCD) in order to assist drivers exiting the property. Therefore, the Project will not have potential transportation and traffic impacts.

Greenhouse Gas Emissions (GHG)

The Project consists of repurposing an existing church and private school into a locally serving health and wellness center and does not propose the construction of any additional structures or buildings. Therefore, the Project will not produce GHG emissions that are typically associated with construction of new structures or buildings.

The use of a health and wellness center is locally serving for the residents of the Fallbrook community. Mobile source emissions represent a significant percentage of overall GHG emissions within the County of San Diego and are the source of potential emissions associated with the Project as it proposes no construction of additional buildings and structures. By providing a locally serving use and service as well as generating less ADT than the previous use, implementation of the Project is expected to reduce VMT and GHG emissions. The Project also includes carpooling and ridesharing which reduce VMT and GHG emissions associated with cars. Therefore, the Project will not have impacts associated with GHG emissions.

3. General Plan Consistency

The site is subject to the Village General Plan Regional Category and Village Residential (VR-2) Land Use Designation. 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
Goal LU-9 Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character.	The Project consists of repurposing a property containing an existing church and private elementary school into a health and wellness center which like a church and school primarily consists of civic uses. The site is located near multiple schools and other typical uses within the Village designation.
Goal LU-18 Adequate Civic Uses. Civic uses that enhance community centers and place. Policy LU-18.1 Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, small swap meets, farmers markets, or other community gatherings.	The Project consists of repurposing a property containing an existing church and private elementary school into a health and wellness center for the Fallbrook Regional Health District. The Project does not propose additional buildings on the project site and will utilize existing buildings on the site to reduce adverse effects on the visual landscape of the community.
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.	The project will continue to obtain water service from the Fallbrook Public Utility District and no expansion of water resources is required to serve the site.

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
Issue LU 5.2 A fundamental element necessary for the ultimate realization of the overall goal for Fallbrook is education. 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.	The Project consists of the construction and operation of a health and wellness center that will contain classes and operations that are designed for a wide range of demographic-serving groups in the Fallbrook community.

Fallbrook Community Plan Policy	Explanation of Project Conformance
<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 site contains an existing parking lot with an on-site driveway. The parking lot is screened from surrounding views and roads by mature vegetation and trees located along the property line and project frontage. The parking lot contains a loading and drop off area to assist with on-site circulation and traffic.</p>
<p>Goal COS 2.1 A well-balanced system of recreational facilities (public and private) that serves the Fallbrook community and meets the needs of all ages through both active and passive recreational opportunities.</p>	<p>The project site contains an existing sports field and basketball court which will be retained and used during operations of the health and wellness center.</p>

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes, upon approval of a MUP Modification
Animal Regulation:	J	N/A
Density:	-	N/A
Lot Size:	0.5 AC	N/A
Building Type:	C	Yes, upon approval of a MUP Modification
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	G	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 2185 of the Zoning Ordinance allows for Clinical Services, Campgrounds, Major Impact Services and Utilities, and Participant Sports and Recreation: Outdoor uses within the RR Zoning Use Regulation upon issuance of a MUP.	All uses proposed for the Project are allowed within the RR zone through the processing of a MUP Modification.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP Modification
Section 4300 of the Zoning Ordinance requires the Project to comply with the "C" building type requirements.	The Project does not propose additional structures and is also exempt from the building type of the site upon approval of a MUP in accordance with Section 4315 of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of a MUP Modification
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	All buildings associated with the Project are existing and less than 35 feet in height and meet the height requirements.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the "G" setback requirements for structures proposed on the project site.	All existing buildings within the MUP boundaries are permitted and comply with all applicable setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with the CEQA and qualifies for a categorical exemption under CEQA Section 15301 Existing Facilities. The Project qualifies for a categorical exemption under CEQA Section 15301 as it consists of the conversion of an existing facility to a use that is less intensive than the previous use and does not propose additional structures. By providing a locally serving use and service as well as generating less ADT than the previous use, implementation of the Project is expected to reduce VMT and GHG emissions. The Project also includes carpooling and ridesharing which reduce VMT and GHG emissions associated with cars. It has been determined that the project is not in an environmentally sensitive location as it has been previously developed, will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway (Attachments C and D).

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 as all buildings are existing.
b. County Consolidated Fire Code	The Project has been reviewed by the North County Fire Protection District and County Fire Authority and has been found to comply with the County Consolidated Fire Code.
c. Noise Ordinance	The Project's Noise Study found that the operations of the project will comply with the County's Noise Ordinance.
d. Light Pollution Code	The Project proposes no additional lighting and will continue to implement outdoor lighting and glare controls which will ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	The project does not propose additional construction of buildings or impervious area and will not result in operations or construction that are in conflict with the Watershed Protection Ordinance.

G. COMMUNITY PLANNING GROUP (CPG)

On September 16, 2019, the Fallbrook Community Planning Group (CPG) unanimously voted to recommend approval of the Project by a vote of 12-0-2 (12 ayes, 0 noes, 2 vacant/absent) with the recommendation that access driveways to the site be maintained in the same configuration and that any directions provided to potential attendees of the property recommend a specific traffic route through Gum Tree Lane and onto East Mission Road. The project will improve signage of the access driveways that will be maintained to operate in the existing configuration. The project is conditioned for directions to the site through Fallbrook Regional Health District resources to recommend accessing the site through a specific route through Gum Tree Lane and onto East Mission Road to reduce the likelihood of drivers trying to turn left from East Mission Road onto the site. Since recommendation of approval of the Project, staff and the applicant have provided updates to the CPG regarding the interim emergency operations of the site as a COVID-19 vaccination and testing site.

The Fallbrook CPG Meeting Minutes can be found in Attachment E – Public Documentation.

H. PUBLIC INPUT

Prior to submittal of the MUP Modification application, the applicant conducted two community meetings on February 14, 2018 and March 14, 2018 in order to evaluate potential community needs that the health and wellness center could accommodate. The Fallbrook Regional Health District has incorporated the recommended activities into the scope of the project.

The two community meeting minutes can be found in Attachment E – Public Documentation.

No formal comments were received by the County as a result of the public notices sent at the time of the MUP application submittal or during processing of the permit. 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 300 feet of the project site until at least 20 different property owners were noticed. The legal ad and public notices for the Planning Commission Hearing were sent to approximately 290 property owners beyond the minimum of 300 feet for a radius of 1,500 feet from the project site.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which concludes that the project is exempt from further environmental review in accordance with Section 15301 of the California Environmental Quality Act (CEQA).
2. Approve MUP Modification PDS2019-MUP-76-141W2, make the findings, and include the requirements and conditions as set forth in the Form of Decision.

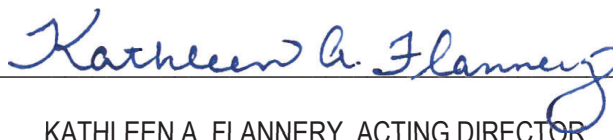
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AUTHORIZED REPRESENTATIVE:



KATHLEEN A. FLANNERY, ACTING DIRECTOR

ATTACHMENTS:

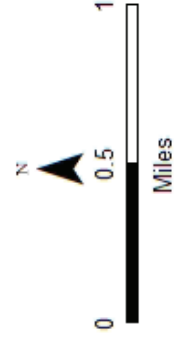
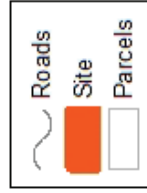
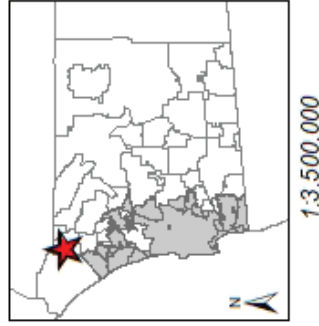
Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2019-MUP-76-141W2
Attachment C – Environmental Documentation
Attachment D – Environmental Findings
Attachment E – Public Documentation
Attachment F – Service Availability Forms
Attachment G – Ownership Disclosure

Attachment A – Planning Documentation

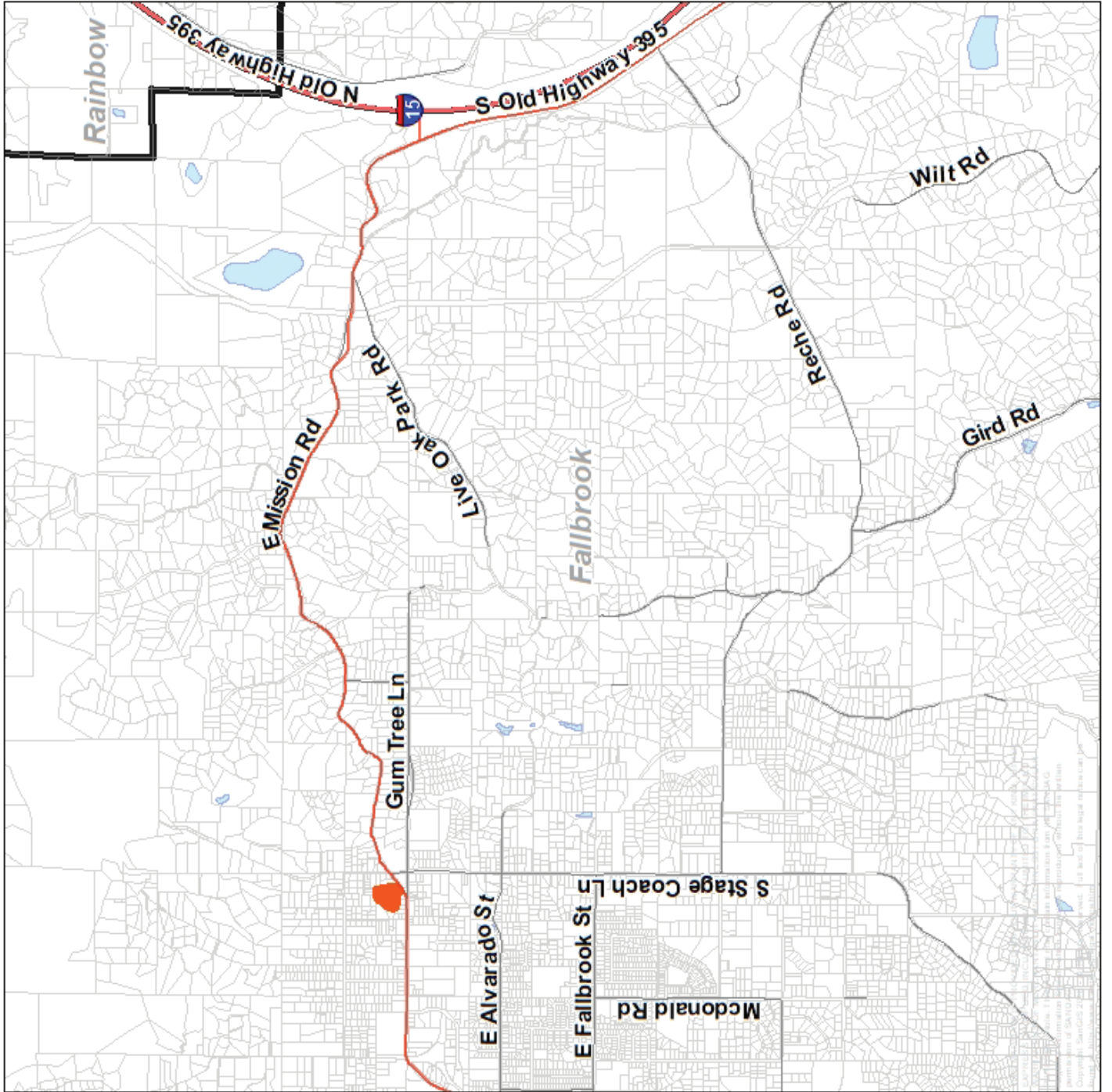
Fallbrook Regional Health District

Vicinity Map

PDS2019-MUP-76-141W2
Fallbrook Community Plan Area



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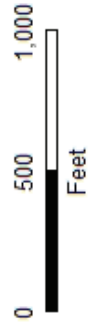
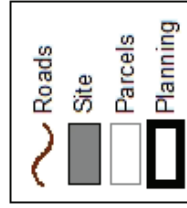


Fallbrook Regional Health District

General Plan

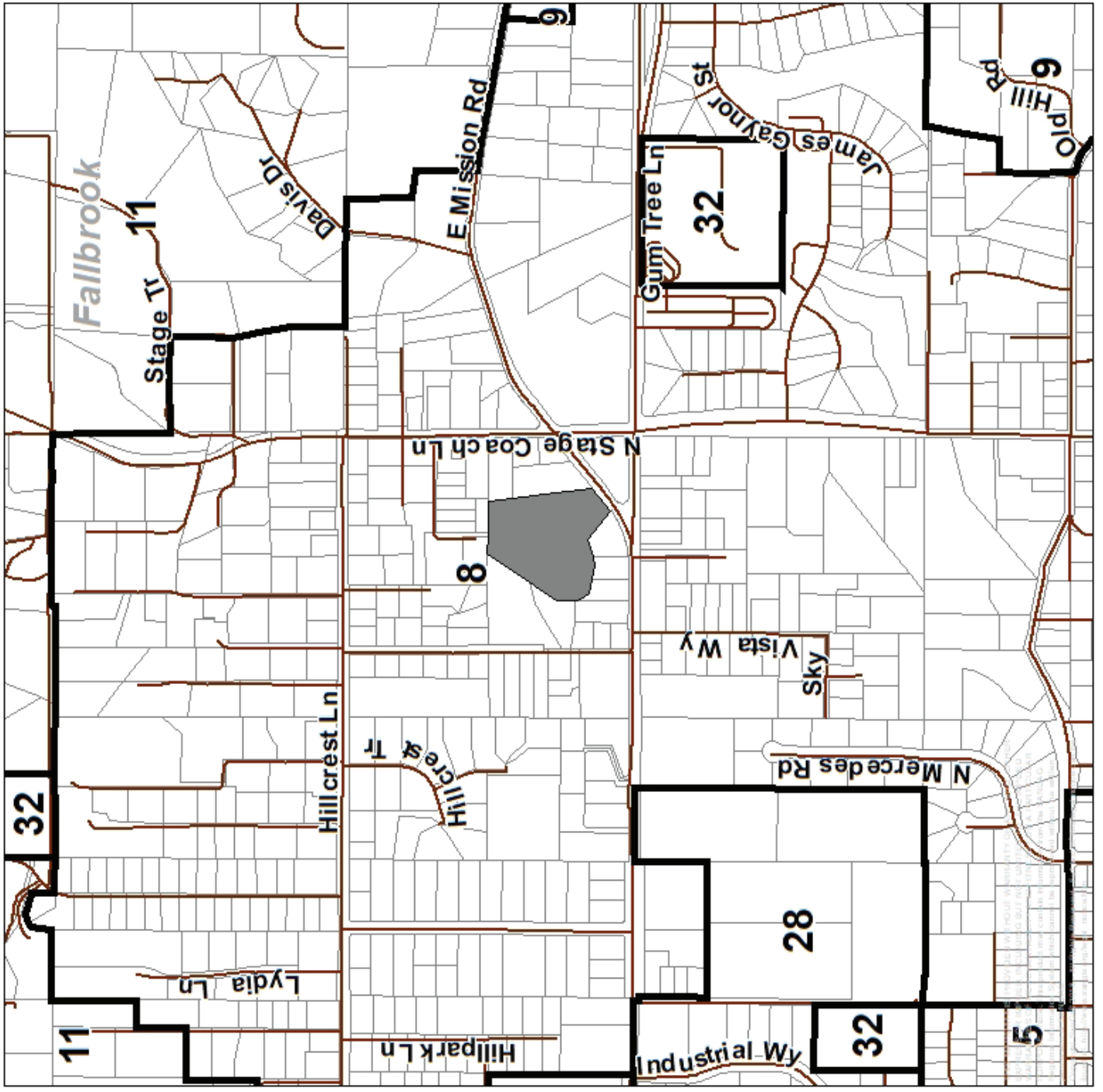
PDS2019-MUP-76-141W2
Fallbrook Community Plan Area

- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities



WUEG GIS
LAND INFORMATION

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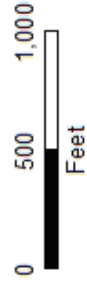
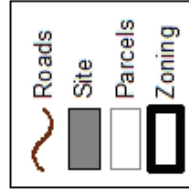


Fallbrook Regional Health District

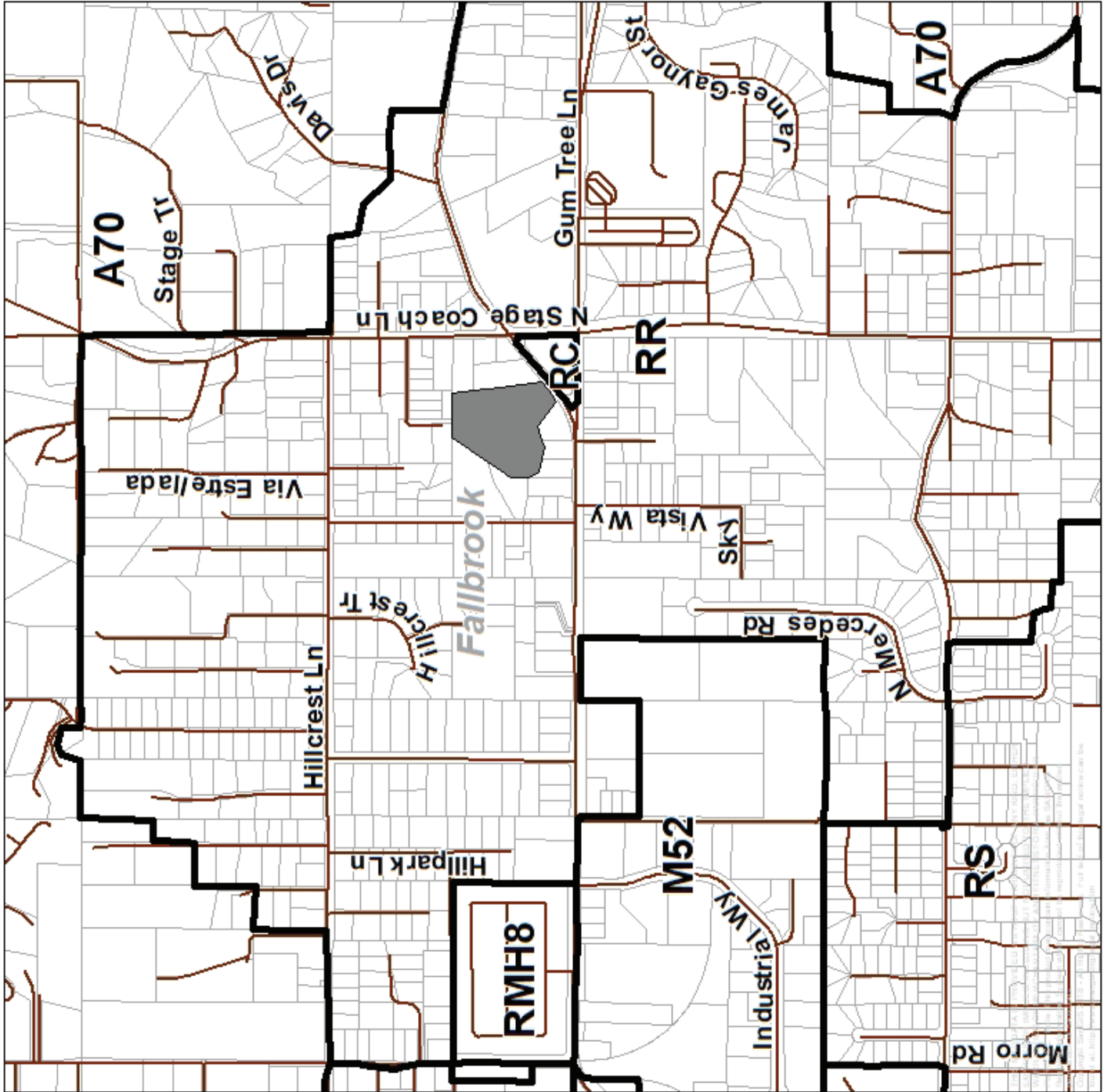
Zoning

PDS2019-MUP-76-141W2
Fallbrook Community Plan Area

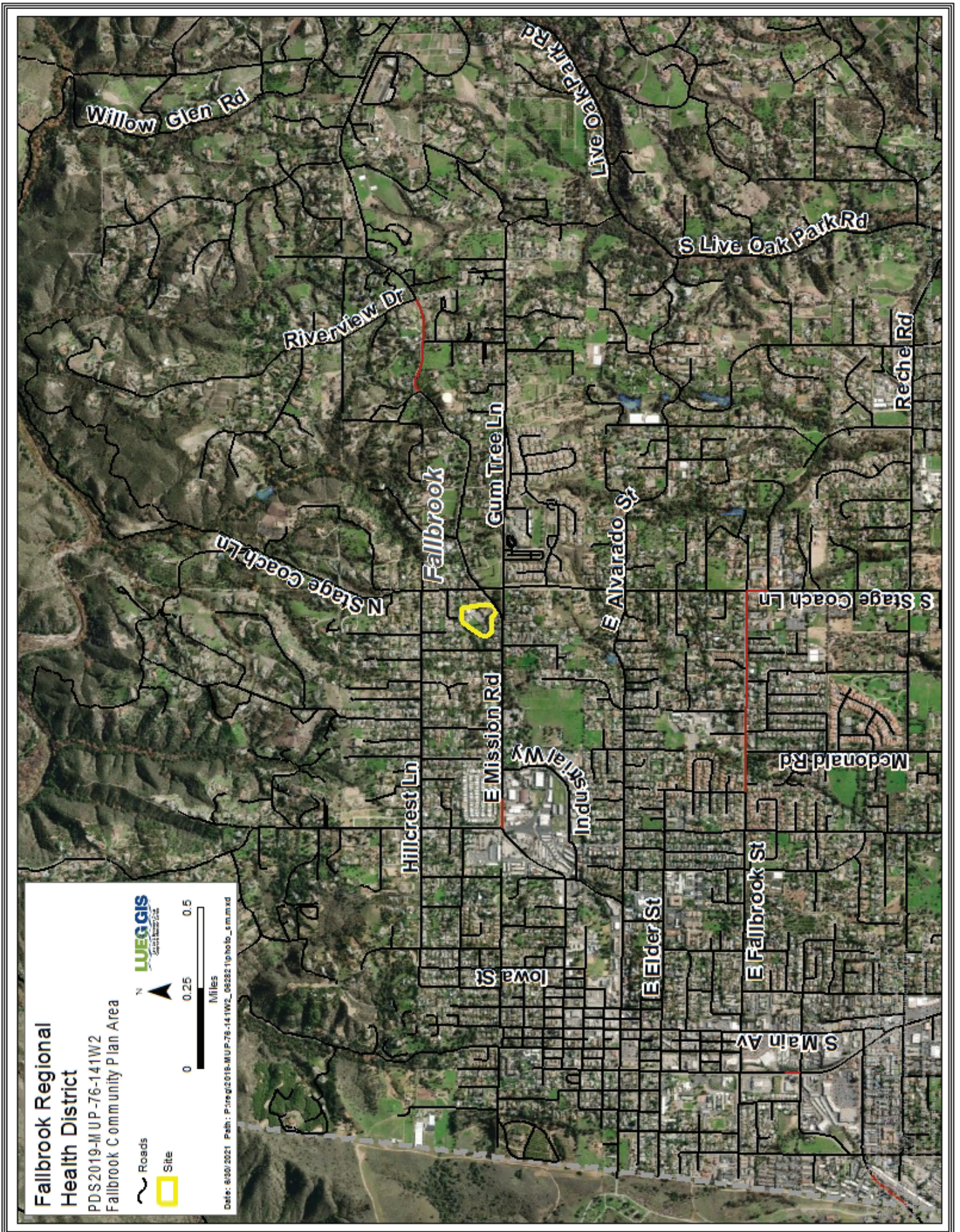
- A70 - Limited Agricultural
- M52 - Limited Impact Industrial
- RC - Residential/Commercial
- RR - Rural Residential
- RS - Single Family Residential



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PROJECT DATA

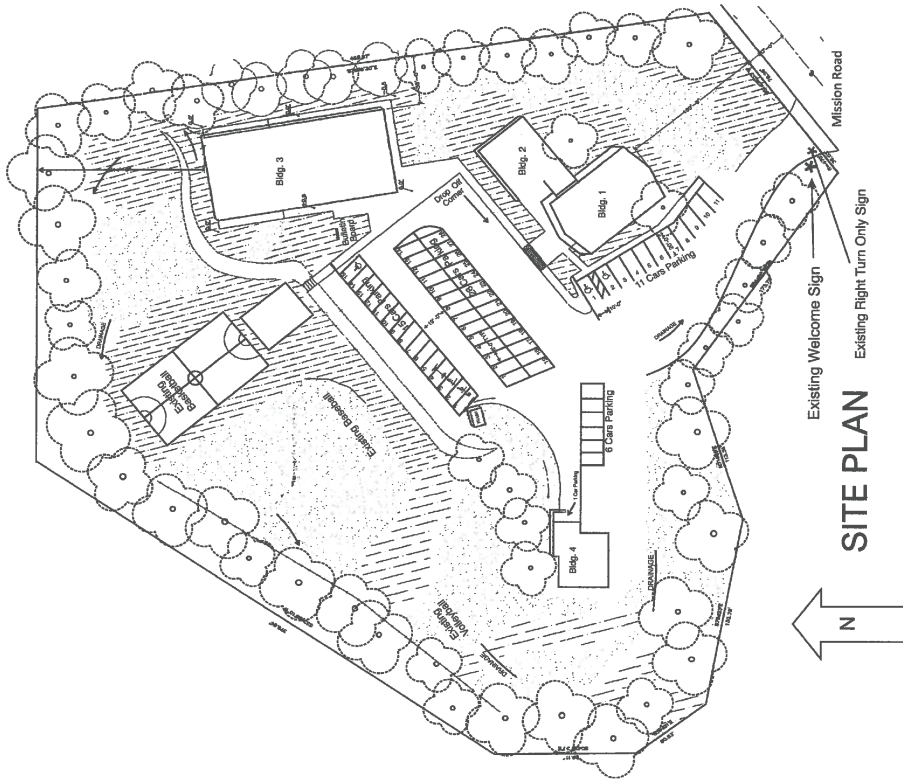
OWNER: FALLBROOK REGIONAL HEALTH DISTRICT
1638 E. MISSION RD.
FALLBROOK, CA 92226
A.P.N. 105-062-22
ACRES: 4.813
RECORD ID: PD2019-MUP-76-141W2

DRAWING INDEX

- 1 SITE PLAN / OUTLINE SPECIFICATION / PROJECT DATA
- 2 EASEMENT EXHIBITS
- 3 EXISTING AND PROPOSED ELEVATIONS
- 4 ELEVATIONS EXHIBITS

PROJECT SUMMARY

ZONING: RURAL RESIDENTIAL
SITE AREA: 209,654 S.F.
BUILDING 1 SEATING: 200
BUILDING 1 NON-SEATING: 1620 S.F.
PARKING PROVIDED: 61 CARS
STALL SIZE: 8'6" X 18'
BUILDING AREA: 3160 S.F.
BLDG 1: 2110 S.F.
BLDG 2: 7523 S.F.
BLDG 3: 27601 S.F.
BLDG 4: 15846 S.F.
GROSS BUILDING AREA: 15999 S.F.
BUILDING COVERAGE: 52414 S.F.
LANDSCAPE AREA REQUIRED: 172668 S.F.
COMMON OPEN SPACE: 12472 S.F.
USEABLE OPEN SPACE: 19482 S.F.
HARDSCAPE (DRIVES/SIDEWALKS): 4823 S.F.



SITE PLAN

TABLE 4-1
MINIMUM REQUIRED PARKING - COUNTY STANDARDS

Description	Quantity ^a	Parking Rate ^b	Required Spaces
Existing Classroom and other buildings	12,789 SF	3.5 / GFA	45 Spaces
Bicycle	45 Spaces	0.1 / Car Space, not less than 3	5 Spaces

Footnote:
a. Classroom - 2,250 SF, Church - 1,100 SF and Fellowship Hall - 2,100 SF for a total of 12,789 SF.
b. San Diego County Schedule of Off-Street Parking Requirements

Note: All buildings are existing

OUTLINE SPECIFICATIONS

GENERAL
CODES AND ORDINANCE OF THE COUNTY OF SAN DIEGO AND THE STATE OF CALIFORNIA SHALL BE THE MINIMUM CONDITIONS REQUIRED BY THE CONSTRUCTION CONTRACT DOCUMENTS EXCEPT WHERE SUCH DOCUMENTS EXCEED CODE AND ORDINANCE REQUIREMENTS

STRUCTURAL FRAME
FOUNDATION:
REINFORCED CONCRETE SLAB ON GRADE, WATERPROOFED
FRAMEWORKS:
PREFABRICATED LIGHT GAUGE STRUCTURAL STEEL
ROOF:
LIGHT GAUGE STRUCTURAL STEEL

ROOFING
ROOFING SHALL BE BUILT UP HOT MOP ASPHALT AND GRAVEL TO MATCH EXISTING.

FENESTRATION
WINDOWS ARE A MINIMUM DUAL GLAZED PLATE GLASS CONFORMING TO CURRENT UBC SAFETY STANDARDS.

FINISHES
EXTERIOR:
MATCH EXISTING METAL PANEL
BOARD WALLS AND CEILING

INSULATION
CEILING:
R-30
WALLS:
R-13

PLUMBING
4 SINKS, 3 TOILETS, 1 URINAL
(4 SINKS AND 2 TOILETS HANDICAP ACCESSIBLE)

ELECTRICAL
ELECTRICAL OUTLETS AND SWITCHES AS REQUIRED PER NATIONAL ELECTRICAL CODE

HVAC
EXTERNALLY DUCTED

ANTICIPATED BUILDING USES

ALL PROPOSED USES LISTED IN THE PROJECT DESCRIPTION COULD POTENTIALLY OCCUR IN EACH BUILDING:

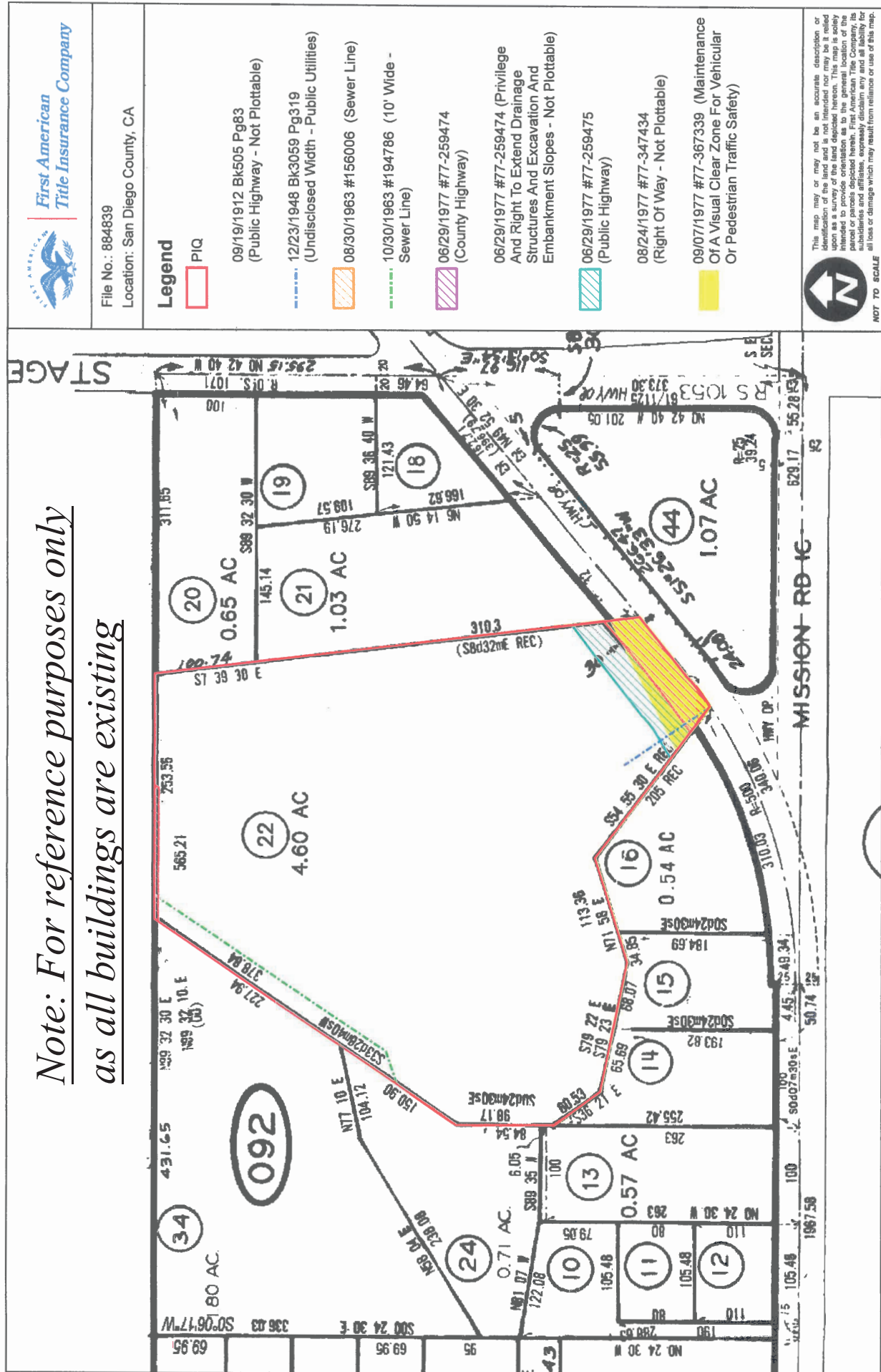
A CONCENTRATION FOR EACH BUILDING HAS BEEN PROVIDED BELOW:

- BUILDING 1 - GROUP ACTIVITIES
- BUILDING 2 - CLASSROOMS
- BUILDING 3 - CLASSROOMS
- BUILDING 4 - MULTIPURPOSE

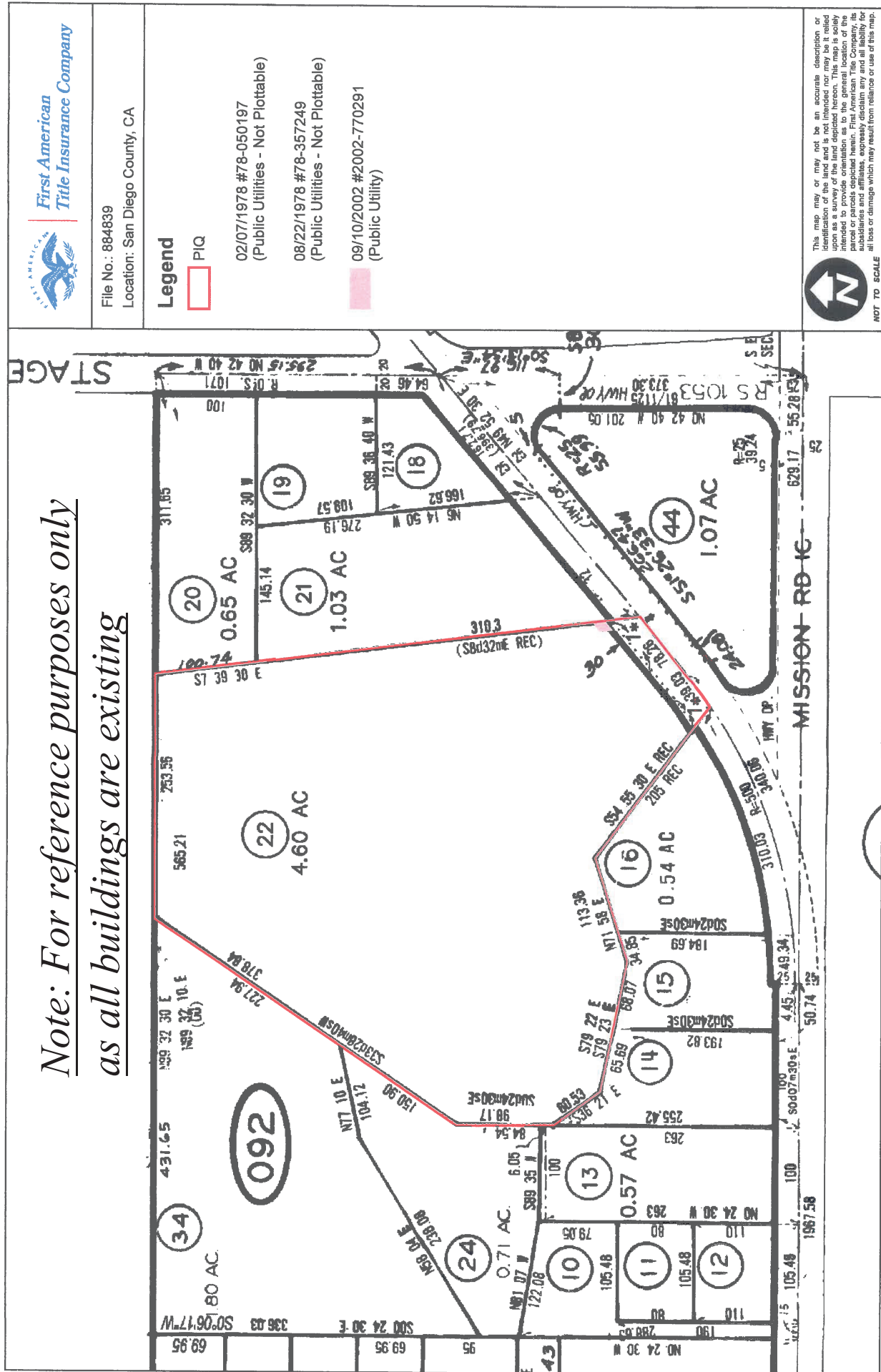
HOURS OF OPERATIONS WOULD BE LIMITED TO 7:00 A.M. TO 10:00 P.M. WHERE NO MUSIC, LIVE OR RECORDED WOULD OCCUR AFTER 10:00 P.M.

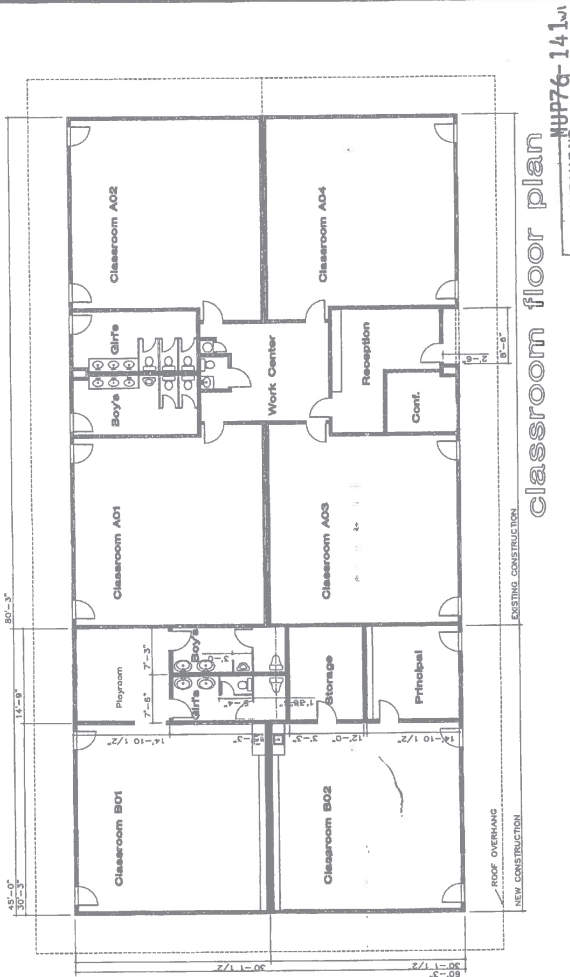
ALL AMPLIFIED MUSIC SHALL OCCUR INDOORS WITHIN BUILDING #3, OF THE PLOT PLAN FOR MUP-76-141W2.
NO DISTRIBUTION OF SPEAKERS AND AMPLIFIED EQUIPMENT ARE ALLOWED ON THE PROJECT SITE THAT WAS NOT EVALUATED IN THE NOISE REPORT PREPARED BY RINCON CONSULTANT, INC.

*Note: For reference purposes only
as all buildings are existing*



*Note: For reference purposes only
as all buildings are existing*

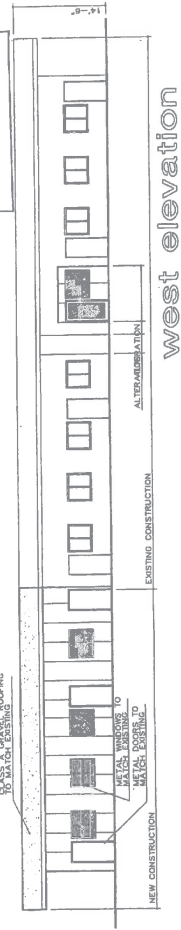




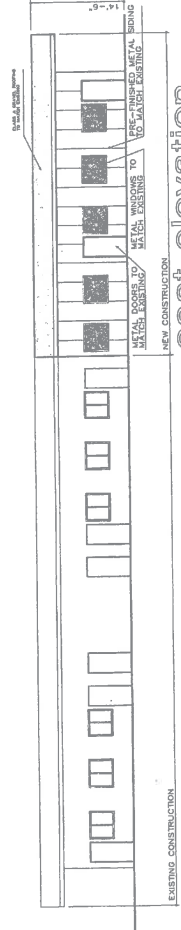
classroom floor plan

ENTATIVE MAP NO. _____ BY THE SAN DIEGO COUNTY
OFFICE OF PLANNING & ENVIRONMENTAL REVIEW BOARD

DATE 6/28/01 BY Joan L Vokac TITLE _____



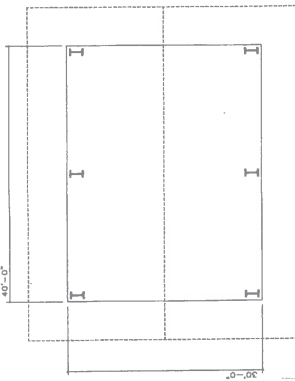
west elevation



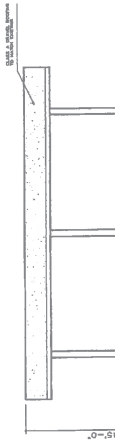
NEW CONSTRUCTION
east elevation

RECEIVED
NOV 22 2001
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

REPLACEMENT



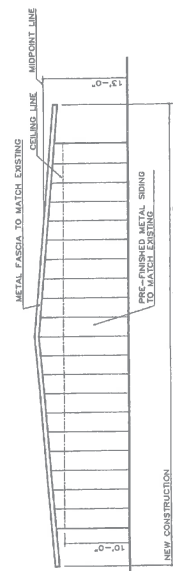
pavillion plan



east/west elevation



north/south elevation



north elevation

Note: For reference purposes only
as all buildings are existing

Elevations of Existing Buildings



Existing Building 1 Height 30'6"



Existing Building 2 Height 13'7"



Existing Building 1 Height Side View 8'



Existing Building 4 Height 11'5"



Existing Building 3 Height 14'6"



Existing Signage

**Attachment B – Form of Decision Approving
PDS2019-MUP-76-141W2**



County of San Diego
PLANNING & DEVELOPMENT SERVICES

KATHLEEN FLANNERY
Acting Director

VINCE NICOLETTI
Assistant Director

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COMMISSIONERS

Michael Edwards (Chairman)
David Pallinger (Vice Chairman)
Ronald Ashman
Douglas Barnhart
Yolanda Calvo
Ginger Hitzke
Tommy Hough

October 29, 2021

PERMITTEE: FALLBROOK REGIONAL HEALTH DISTRICT
MAJOR USE PERMIT: PDS2019-MUP-76-141W2
E.R. NUMBER: PDS2019-ER-77-02-002B
PROPERTY: 1636 EAST MISSION ROAD IN THE FALLBROOK COMMUNITY PLANNING
AREA WITHIN UNINCORPORATED COUNTY OF SAN DIEGO
APNs: 105-092-22-00

DECISION OF THE PLANNING COMMISSION

This Major Use Permit Modification for PDS2019-MUP-76-141W2 consists of five (5) sheets including existing elevations, plot plans, and easement reference documents. This permit authorizes the use and operation of a health and wellness center through the use of existing buildings, structures, parking, recreational fields, signage, and landscaping tied to a previous operation of a church and private elementary school. The previous operation of the church and private elementary school were authorized by Major Use Permit (P76-141) dated March 11, 1977 and Major Use Permit Modification (P76-141W1) dated June 28, 2001. This permit authorizes the proposed uses in accordance with Sections 2185, 1320, 1325, 1350, 1505, 1545, 6156(zz), and 7350 of the Zoning Ordinance.

MAJOR USE PERMIT EXPIRATION: This Major Use Permit shall expire on **October 29, 2023** 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 Major Use Permit has commenced prior to said expiration date.

.....

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 Major 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 and prior to use in reliance of this 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 and prior to use in reliance of this 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. NOISE#1–TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for any potential construction and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

- f. Limiting hours of construction to normal weekday working hours (to the best extent possible).
- g. Comply with Noise Ordinance Sections 36.408, 409 and 410.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

4. ROADS#1–ACCESS IMPROVEMENTS (RIGHT-TURN ONLY SIGN)

INTENT: In order to allow the placement of the proposed right-turn only sign within the County right-of-way and in accordance with the County of San Diego Public Road Standards, an encroachment permit shall be obtained. **DESCRIPTION OF REQUIREMENT:** An encroachment permit shall be obtained for the improvements to be made within the public right-of-way and a right-turn only sign in conformance with the manual on uniform traffic control devices (MUTCD) for streets and highways shall be installed within County right-of-way. A copy of the permit and evidence from the issuing agency that all requirements of the permit have been met shall be submitted to the [PDS, LDR]. In the event that the proposed sign cannot be installed or accommodated within the County right-of-way, the existing on-site private right-turn only sign shall be maintained and the Department of Public Works Traffic Engineering division shall review the existing signage to determine if it is adequate for operations of the site. **TIMING:** Prior to occupancy or use of the premises in reliance of this permit, the right-turn only sign shall be installed and the encroachment permit shall be acquired. **MONITORING:** Upon approval of the encroachment permit and signage by the [PDS, LDR], the signage shall be installed and the applicant shall submit documentation and/or applicable photo evidence to the [PDS, LDR] that the signage has been installed.

5. ROADS#2–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 east of the existing driveway along **East Mission Road** 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

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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 occupancy of the first structure in association with this permit 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.

6. NOISE#2–NOISE CONTROL DESIGN MEASURES- NOISE REQUIREMENT

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. All amplified equipment will occur only indoors, specifically within Building 3 as shown on the plot plan for MUP-76-141W2. No distribution of speakers and amplified equipment are allowed on the project site that was not evaluated in the noise report prepared by Rincon Consultant, Inc.
- b. When amplified music is being played, all doors and windows should remain closed to maintain compliant noise levels.
- c. Include a plan detail that states the following: “Hours of operations would be limited to 10:00 pm, where no music, live or recorded would occur after 10:00 pm”.
- d. General Note: If substantial new information and/or major project design changes occur to what was previously assessed, then additional noise review may be necessary to ensure noise ordinance compliance.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation design feature shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

7. ROADS#3–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 looking east along **East Mission Road** from the project driveway openings 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.

8. PLN#1–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, trails, driveways areas, 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.

9. PLN#2–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Major 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 Major Use Permit and meets all other conditions and restriction in the Major 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

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apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

10. **PLN#3—OVERFLOW PARKING AND EVENTS**

INTENT: In order to promote safe and orderly development and to provide adequate parking, in the event that the sports field is used for overflow parking and during operations of fundraising events that require use of overflow parking, the sports field shall be maintained and mowed with the removal of loose vegetation in and specific event operation conditions shall apply. **DESCRIPTION OF REQUIREMENT:** Operations of the site shall conform to the following conditions:

- a. In the event that the sports field is used for overflow parking, the sports field shall be maintained and mowed with the removal of loose vegetation. The applicant may also consult with the local fire district regarding use of the sports field for overflow parking during events that require overflow parking.
- b. In the event that overflow parking is required, the applicant shall also assist with providing ride-sharing or carpooling options to attendees of the site.
- c. Fundraising events with a maximum of 330 attendees shall be limited to twice a year.
- d. Overflow parking shall be required for operations of the site that require more than 183 attendees using a ratio of 3 attendees per parking space. The site currently contains 61 parking spaces. In the event that additional parking spaces are added or proposed, additional parking or traffic analyses may be required to evaluate the use of the site with more occupants.

DOCUMENTATION: None. The applicant shall maintain the sports field for temporary overflow parking and the operations of the site shall conform to the conditions. **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.

11. **PLN#4—ACCESS DIRECTIONS (FALLBROOK COMMUNITY PLANNING GROUP RECOMMENDATION)**

INTENT: In the order to promote orderly development and comply with recommendations of the Fallbrook Community Planning Group. **DESCRIPTION OF REQUIREMENT:** All directions to the site through Fallbrook Regional Health District resources shall recommend accessing the site through a specific route through Gum Tree Lane and onto East Mission Road to reduce the likelihood of drivers trying to turn left from East Mission Road onto the site. **DOCUMENTATION:** Applicable handouts or other forms of media resources describing access to the site shall comply with the requirement. **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.

12. NOISE#3–NOISE CONTROL DESIGN MEASURES- NOISE REQUIREMENT [PDS, FEE X2]

INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- c. All amplified equipment will occur only indoors, specifically within Building 3 as shown on the plot plan for MUP-76-141W2. No distribution of speakers and amplified equipment are allowed on the project site that was not evaluated in the noise report prepared by Rincon Consultant, Inc.
- d. When amplified music is being played, all doors and windows should remain closed to maintain compliant noise levels.
- c. Include a plan detail that states the following: “Hours of operations would be limited to 10:00 pm, where no music, live or recorded would occur after 10:00 pm”.
- d. General Note: If substantial new information and/or major project design changes occur to what was previously assessed, then additional noise review may be necessary to ensure noise ordinance compliance.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation design feature shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

13. NOISE#4–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

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:** The project shall conform to the following requirements: Major Use Permit associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. This includes (but not limited to) generator and air conditioner units. **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. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

MAJOR USE PERMIT FINDINGS

Pursuant to Section 7358 of the Zoning Ordinance, the following findings in support of the granting of the Major Use Permit (MUP) 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*

Scale and Bulk

The proposed location, size, design, and operating characteristics of the Project will be compatible with adjacent uses, residences, and agricultural uses. The Project does not propose additional structures and will use existing church and school structures that have been in the community since the late 1970s in order to maintain community character. The Project site is lower in elevation than East Mission Road and is surrounded by mature vegetation and trees along the project frontage and property lines. Existing structures on the Project site are screened from adjacent properties and roadways by the existing mature vegetation as well as the lower elevation of the site compared to adjacent roadways.

All structures on the Project site are earth-tone colors or cream colors that match the colors of buildings and residents in the project vicinity. The Project is located near other primarily civic uses that are larger in bulk and scale such as the William H. Frazier Elementary School located approximately a quarter of a mile southeast of the Project site.

Coverage

The proposed health and wellness center is of appropriate scale for the area as it does not propose additional buildings and consists of changing the use of an existing church and private elementary school. The existing buildings on the 4.8-acre property result in less than 10 percent of coverage of the property. The coverage of the surrounding properties range from approximately 5 to 30 percent. The coverage of the site is compatible with the coverage of the adjacent properties within the project vicinity and the project does not propose additional buildings.

Density

The proposed project is a Major Use Permit Modification to convert an existing church and private elementary school into a health and wellness center. The project does not propose additional density or residential uses.

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

All necessary public facilities and services are available as detailed in the service availability letters submitted for the project. The project will be served by water and sewer by the Fallbrook Utility District. Fire service will be provided by the North County Fire Protection District. As such, all necessary public facilities and services are available.

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

The project proposes to convert an existing church and private elementary school into a health and wellness center. The project site is approximately 4.8 acres and is located along East Mission Road within the Fallbrook Community Plan Area.

The project does not propose additional structures and will use existing church and school structures that have been in the community since the late 1970s in order to maintain community character. The project site is lower in elevation than East Mission Road and is surrounded by mature vegetation and trees along the project frontage and property lines. Existing structures on the project site are screened from adjacent properties and roadways by the existing mature vegetation as well as the lower elevation of the site compared to adjacent roadways.

All structures on the project site are earth-tone colors or cream colors that match the colors of buildings and residents in the project vicinity. The project is located near other primarily civic uses that are larger in bulk and scale such as the William H. Frazier Elementary School located approximately a quarter of a mile southeast of the project site. The project has been designed to include uses that promote public health and improve the quality of life of residents within the Fallbrook Community and the northern portion of the County of San Diego.

A traffic analysis and noise analysis were prepared to evaluate potential impacts by the project to surrounding properties and the existing community. Both analyses found that the project will not have impacts to surrounding properties. The project is conditioned to require all amplified music to be within a building. Typical operations of the site are anticipated to generate less average daily trips than the operations of the elementary school and church. The project will not result in light pollution to the surrounding areas. All proposed lighting will be required to comply with the County's Light Pollution Code. All light fixtures are required to be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to Section 6324 of the Zoning Ordinance and the Light Pollution Code.

When considering that potential visual, noise, and traffic impacts have been addressed during the discretionary review process through design considerations and conditions of approval, and all potential impacts have been adequately addressed, it has been demonstrated that the proposed project will not have harmful effect upon desirable neighborhood character.

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

A Traffic and Parking analysis was prepared for the project that analyzed potential traffic impacts associated with the project. The analysis found that the previous use of the project site as a private elementary school generated 202 average daily trips (ADT). Typical operations of the proposed project with a maximum of 50 attendees on-site is estimated to be 110 ADT. Based on the proposed operations of the site compared to the previous use of the site, the project is anticipated to have less ADT.

Since July 1, 2020, evaluation of traffic and transportation impacts are measured by Vehicle Miles Traveled (VMT) which focuses on the amount of driving and length of trips. On September 15, 2021, the County of San Diego Board of Supervisors rescinded the County's Transportation Study Guide (TSG) dated June 2020 for evaluating projects impacts associated with VMT and CEQA. In the absence of a locally adopted significance threshold and TSG, Project impacts were assessed using a project-specific threshold as guided by CEQA Guidelines Section 15064 and the Governor's Office of Planning and Research's (OPR) Technical Advisory dated December 2018. The project consists of a locally serving use focused on healthcare and improving the public health of the residents within the Fallbrook community. The specific use of a health and wellness center is anticipated to reduce VMT as it provides services that are locally serving and are necessary for residents of the Fallbrook community. According to the OPR's Technical Advisory dated December 2018, projects that increase access to locally serving uses and services are anticipated to reduce VMT and would have a less than significant impact.

The project site contains an existing parking lot with 61 spaces and a driveway designed to assist with traffic flow. The parking analysis found that the existing 61 parking spaces can accommodate typical operations of 40 to 50 individuals on-site. Maximum 330 attendee fundraising events that are conditioned to only occur twice a year will require the use of the sports field as an overflow parking area. The applicant will also assist with coordinating carpooling with local ride-sharing companies during any fundraising events. Carpooling and ride-sharing are design features that are anticipated to reduce VMT. Lastly, the project is conditioned to install a new right-turn only sign compliant with the Manual on Uniform Traffic Control Devices (MUTCD) in order to assist drivers exiting the property. Therefore, the project will not have potential transportation and traffic impacts.

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

The design and site layout of the proposed project is compatible with adjacent uses, residences, schools, and agriculture. The project consists of converting an existing church and private elementary school into a health and wellness center and does not propose additional buildings. The project site has historically been used as a civic use and the health and wellness center primarily consists of civic uses. All uses associated with the project are allowed within the Rural Residential (RR) zone upon approval of a Major Use Permit. The project is able to accommodate adequate on-site parking as well as space for internal circulation within the development. The project will not result in additional traffic or noise impacts to the surrounding properties compared to the previous use of the site. Therefore, the type and intensity of the proposed use is suitable for the project site.

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

No relevant impacts were 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 General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is Village Residential (VR-2). The Village Residential Land Use Designation is intended to allow for residential uses, commercial services, civic uses, and employment centers. Zoning for the site is Rural Residential (RR). The proposed health and wellness center with clinical services, educational classes, summer camps, and events are allowed in the RR zone through the processing of a MUP Modification. The project has been reviewed for compliance with the goals and policies of the general plan, specifically with Goal LU-9, LU-18, LU-18.1, and LU-13.1 which primarily involve providing adequate services and uses within a village identified by the general plan and ensuring civic uses are compatible with the existing community.

The Fallbrook Community Plan is a component of the General Plan. The project is consistent with the goals and policies of the Fallbrook Community Plan such as Issue LU 5.2, Goal LU 5.2, Goal CM 1.2, Policy CM 1.2.1, and Goal COS 2.1 which focuses on providing a wide range of educational opportunities and recreational opportunities as well as ensuring a project has adequate off-street parking and circulation. The project will provide a wide range of classes focused on improving health and contains recreational opportunities in the form of a sports field and basketball court. The project site also contains an existing parking lot with an on-site circulation system. Therefore, the project complies with the Fallbrook Community Plan and the County of San Diego General Plan.

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

The project has been reviewed for compliance with the CEQA and qualifies for a categorical exemption under CEQA Section 15301 Existing Facilities. The project qualifies for a categorical exemption under CEQA Section 15301 as it consists of the conversion of an existing facility to a use that is less intensive than the previous use and does not propose additional structures. By providing a locally serving use and service as well as generating less ADT than the previous use, implementation of the project is expected to reduce VMT and GHG emissions. The project also includes carpooling and ridesharing which reduce VMT and GHG emissions associated with cars. It has been determined that the project is not in an environmentally sensitive location as it has been previously developed, will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

.....

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and US 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 \(RWQCB\)](#) 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 PR OGRAM/susmppsdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PR_OGRAM/susmppsdf/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>

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 REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [Section 87.201 of Grading Ordinance](#).

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) 694-3275, to coordinate County 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.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way.

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

ENCROACHMENT PERMIT/FRANCHISE AGREEMENT REQUIRED: An encroachment Permit or Franchise Agreement is required for any generation tie line (gen-tie line) work within the County right-of-way. Contact Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate department requirements.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

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 plans, specific permit conditions and approved building plans associated with this permit. No noise generating equipment 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.

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.

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 PLANNING COMMISSION
KATHLEEN A. FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith Chief
Project Planning Division
Planning & Development Services

email cc:

Ashley Smith, Chief, Project Planning, PDS
Denise Russell, Planning Manager, Project Planning, PDS
Ed Sinsay, Team Leader, Land Development, PDS
Alishia Ballard, Land Development, PDS
Fallbrook Community Planning Group
Rachel Mason, Fallbrook Regional Health District, Applicant Team
Roselei Redrick, Project Contact, Applicant Team
Jim Whalen, Project Contact, Applicant Team

Attachment C – Environmental Documentation

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF

**Fallbrook Regional Health District Community Health and Wellness Center
Major Use Permit Modification,
PDS2019-MUP-76-141W2; PDS2019-ER-77-02-002B**

October 29, 2021

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
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. 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
☒

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project involves a conversion of an existing church and private elementary school to a health and wellness center and does not propose the use of groundwater.

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 <u>Steep Slope</u> 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"/>

Wetland and Wetland Buffers:

The project does not consist of construction on the project site where wetland habitats occur as defined by the San Diego County Resource Protection Ordinance. The project consists of the conversion of an existing church and private elementary school to a health and wellness center and does not propose additional buildings. The site has been previous disturbed through the construction of the of the original project authorized by the original Major Use Permit in the late 1970s. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project consists of the conversion of an existing church and private elementary school to a health and wellness center and does not propose additional buildings. The site has been previous disturbed through the construction of the of the original project authorized by the original Major Use Permit in the late 1970s. The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. 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 consists of the conversion of an existing church and private elementary school to a health and wellness center and does not propose additional buildings. The site has been previous disturbed through the construction of the of the original project authorized by the original Major Use Permit in the late 1970s. The project does not involve 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. No sensitive habitat lands were identified on the proposed wireless facility. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The current project application will be located within the same developed footprint of the original approval. The project consists of the conversion of an existing church and private elementary school to a health and wellness center and does not propose additional buildings. The site has been previous disturbed through the construction of the of the original project authorized by the original Major Use Permit in the late 1970s. Therefore, it has been found that the proposed project complies with Section 86.604(g) of 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

☐

The project consists of the conversion of an existing church and private elementary school to a health and wellness center and does not propose additional buildings or impervious surfaces. Therefore, the project complies 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



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.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

Staff has completed the review of the project information and Noise Report prepared by Rincon Consultants, Inc. The project consists of a Major Use Permit Modification to allow the use of existing buildings and facilities to be used for a community health and wellness center. The project and surrounding uses are zoned Rural Residential (RR) and is subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA and daytime of 50 dBA. The main sources of noise from the project are from amplified equipment and potential gathering events. The project will only be operating in the daytime hours of operations between 7:00 am to 10:00pm, therefore, is subject to the stringent noise level limit of 50 dBA at the nearest property line. The noise report evaluated noise levels from these sources using worse-case scenarios and demonstrated that the project complies with the Noise Ordinance with the incorporation of these project design features: All amplified equipment will occur only indoors, specifically within Building 3 as shown on the plot plan for MUP-76-141W2. No distribution of speakers and amplified equipment are allowed on the project site that was not evaluated in the noise report prepared by Rincon Consultant, Inc. When amplified music is being played, all doors and windows should remain closed to maintain compliant noise levels. In addition, no amplified music, live or recorded would occur after 10:00 pm. With the incorporation of the project conditions, limitations to the hours of operations and location of the events, the operational noise generated from this proposal would be in compliance with the County noise standards, Section 36.404. Noise control measures are part of the conditions of approval to ensure noise ordinance compliance.

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. The project would continue to include traffic along E. Mission Road that is less than the previous operations of the site, which result in a less than 3 dBA increase in traffic noise. Traffic would not

result in a substantial contribution to the existing noise levels along any impacted nearby roadways pursuant to the County Noise Guidelines.

The project is also subject to the County Noise Ordinance which governs noise level associated with temporary construction noise. The project would not involve construction; therefore, no construction or vibration impacts would occur.

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: Fallbrook Regional Health District Community Health and Wellness Center; PDS2019-MUP-76-141W2; PDS2019-ER-77-02-002B

Project Location: The project is located at 1636 East Mission Road within the Fallbrook Community Planning Area in the unincorporated area of San Diego County. APN: 105-092-22-00

Project Applicant: Fallbrook Regional Health District, 138 South Brandon Road, Fallbrook, CA 92028; (760) 731-9187

Project Description: The applicant requests a Major Use Permit (MUP) Modification for a health and wellness center on a site formerly used as the St. Stephens Evangelical Lutheran Church as well as a private elementary school. The site is developed with an existing sanctuary with an attached community hall, a basketball court with a shade structure, a sports field, a residence that was used by the clergy member of the church, and an education building with classrooms. All structures are proposed to be retained as part of the Project and no new buildings are proposed. Access to the site is provided by a private driveway connecting to East Mission Road, a county-maintained road. The Project site is subject to the Village General Plan Regional Category and the Village Residential (VR-2) General Plan Land Use Designation. Zoning for the site is Rural Residential (RR) which permits all uses associated with the health and wellness center through the processing of a MUP.

Agency Approving Project: County of San Diego

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

Date Form Completed: October 29, 2021

This is to advise that the County of San Diego Planning Commission has approved the above-described project on October 29, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. 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: 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.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15301 of the State California Environmental Quality Act Guidelines, the project is exempt from CEQA because it consists of the conversion of an existing facility to a use that is less intensive than the previous use and does not propose additional structures. By providing a locally serving use and service as well as generating less ADT than the previous use, implementation of the Project is expected to reduce VMT and GHG emissions. The Project also includes carpooling and ridesharing which reduce VMT and GHG emissions associated with cars. It has been determined that the project is not in an environmentally sensitive location as it has been previously developed, will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway

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.

Attachment D – Environmental Findings

**Fallbrook Regional Health District
Community Health and Wellness Center**

**PDS2019-MUP-76-141W2
PDS2019-ER-77-02-002B**

**ENVIRONMENTAL FINDINGS
October 29, 2021**

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines 15301 for the reasons stated in the Notice of Exemption.
- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (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 16 September 2019, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook
Preliminary Minutes

The September meeting of the Fallbrook Community Planning Group was called to order at 7:00 PM by Vice Chairman Jack Wood.

Twelve (12) members were present: Vice-Chairs Jack Wood and Roy Moosa, Jerry Kalman, Eileen Delaney, Karel Hanson, Steve Brown, Mark Mervich, Jim Loge, William O'Connor, Guy Howard, Victoria Stover and Kim Murphy. Chairman Jim Russell and Lee DeMeo were excused.

NOTE. Due to the resignation of Donna Gebhart, seat #5 is open on the Fallbrook Community Planning Group. Interested individuals please contact the chair, (see below) to receive an application.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.
 - A. Jan Scott requested that the Planning Group require SANDAG to start providing accurate information in their reports. She noted inaccuracies in their reports on road maintenance in the community, indicating they had created a \$200,000 bicycle lane on Fallbrook St. and, based on blueprints, there has never been a plan for a bicycle lane on Fallbrook St. She said they did do a series of other improvements including moving telephone poles, putting in sidewalks, added missing areas, but that cost over a million dollars yet SANDAG reported that those projects were actually the \$200,000 bike lane. She notified SANDAG and Supervisor Jim Desmond, who agreed it was a problem, of the discrepancy.
 - B. Jan Scott also inquired about the traffic light proposed for Santa Margarita, which was approved back in 2011. She placed an inquiry with Murali at SD Public Works as to why it is still not done after eight years.
 - C. Jan Scott also asked why sidewalks in general, many approved for the community since 2006, why it has taken until 2019 to even be looked at by DPW. She called for the Planning Group to be a "squeaky wheel and squeak a little" and look into it.
 - D. Victoria Stover reported on a decision by the I-15 Design Review Board regarding the Del Ivy RV Park north of Escondido that has been purchased by a Fallbrook family who will be cleaning up the homeless situation and other issues there.
 - E. Eileen Delaney announced that the Fallbrook Revitalization meeting to be held by Supervisor Desmond Tuesday, 17 Sept., at the FPUD meeting room is open to the public and she encouraged all to attend.

F. Jack Wood reported on Chairman Jim Russell's condition and that Mr. Russell may be released from the hospital as early as next week.

2. Approval of the minutes for the meeting of 19 August 2019. Voting item.

Bill O'Connor moved to approve the minutes as presented and the motion carried with Kim Murphy abstaining.

3. Presentation by Presentation by the Department of Planning Services, Code Enforcement Section regarding their services. Contact person Michael Johnson, 858-694-3429, michael.johnson1@sdcounty.ca.gov. Community input. Non-voting item. (8/29)

Four members of the County's Code Enforcement section lead by Brent Panas (brent.panas@sdcounty.ca.gov), Code Compliance Chief for the County, made a presentation on how the agency works and means by which the public can initiate and stay informed about code compliance issues. He introduced: James Bray (James.Bray@sdcounty.ca.gov) the code compliance officer for the Fallbrook area, Mandy Doza (sp?) and Sheila Lingayan (sp?), all of whom participated in the presentation. They noted that there are 16 code enforcement officers that cover 4500 square miles in San Diego County, there is one noise specialist who handles those complaints, a grading inspector and a civil engineer that also assist with those complaints plus two other teams that work with the field staff. Mr. Bray said that the staff is reactive not proactive and their priority is immediate health and safety of the community. The intent is to work with property owners to resolve issues. He said the county "wants compliance not defiance", noting the four areas of emphasis are grading, marijuana dispensaries, solid waste and occupied trailers in the County. Ms. Lingayan explained the process by which complaints are handled, saying that the first step once a complaint is filed is to educate the parties about the way issues are handled by Code Enforcement and the codes involved. At that point the emphasis is on voluntary code compliance. Ms. Doza indicated that in FY 2018-2019 there are 210 cases involving Fallbrook and 153 were closed. She said there are 57 open cases here. Furthermore, she indicated that many issues involve retaining the unique character of Fallbrook and its rural life style. She explained the process for filing a complaint, ranging from in-person to using online services or regular mail. Mr. Panas announced there is a new program created by Code Compliance to report to planning groups on the top ten open issues affecting them.

Questions directed to the Code Compliance staff:

Jack Wood asked how Planning Groups will be notified when issues are open – a list will be provided.

Kim Murphy asked about the turn-around time to set a site visit – goal is to contact people within 24 hours, M-F; and the goal is to have a compliance officer on site in five business days.

Jan Scott asked regarding illegal signage enforcement – Code Compliance is working on adding signage to the complaint process. Mr. Panas noted that they do not do criminal enforcement of penal code issues, but the Sheriff's Department gets those.

Mark Mervich inquired about how the public knows what to look for when going to the County for code enforcement – if there is a complaint and it does not pertain to Code Enforcement, the agency will get it to the right department.

4. Presentation by Jan Scott, twincranch.js@gmail.com, on ADA compliant sidewalks and bike paths. **Circulation Committee**. Community input. Voting item. (7/10)

Ms. Scott reported that her concerns for ADA compliance and safety for those in wheelchairs were born out of an incident involving her wheelchair-bound grandson who was hit in an accident at Main Ave. and Ammunition Rd. She cited statistics for those considered disabled in the Fallbrook area (1900+ disabled in many categories). She said that Chris from DPW along with Maxine Allison went the six miles from Crestview to Albertsons and generated 14 points that they monitored needing attention for ADA compliance. She said that the fixes would require \$7000 and that there is other funding for those repairs in Fallbrook, as well as other grant sources to fund them. She noted that the map provided to the Planning Group (attached) was also given to DPW. Her attention now is shifting to bringing the area along North Alturas into compliance, adding that she knows Don Dussault Park is adding special fixes for the disabled to take advantage of park amenities. She also reported that the Pineview Apartments are helping serve disabled veterans. She wants DPW to make that area one of priority for making sidewalks there ADA compliant, adding that DPW has 11 grants available for this type of project. Later she explained that the grants are available but many are not yet funded.

Bill O'Connor cited an incident he noticed with a wheelchair person forced off a sidewalk into the street when encountering a telephone/power pole in the way. He inquired about cost for sidewalk repairs and was told it is \$270/foot.

Ms. Scott noted the County is becoming aware of the issues and cited the example of Parks and Recreation and DPW working on a ramp to access Don Dussault Park.

Roy Moosa said that the Circulation Committee met and discussed the issue in the absence of Ms. Scott. He said that Fallbrook has many sidewalks with telephone poles in the middle of those walkways, is full of areas where going from sidewalk to dirt and back again takes place, and he said that the Circulation Committee knows it is going to be an exorbitant issue when it comes to costs and finances, but thinks the points Ms. Scott brought up are relevant. The Circulation Committee made a motion for the County to look into the issues she raised and come back with a response.

Eileen Delaney moved to support the request by Ms. Scott to have the County improve sidewalks for better wheelchair and disabled person use. The motion was approved unanimously.

5. MUP76-141W2 Request for a modification to an existing Major Use Permit on the 4.5 acres at 1636 East Mission Road. The Health District does not have any immediate plans to make any changes or significant alterations. Only minor improvements such as landscaping, painting and refurbishment are planned.

The property has been used as a church, small school and parsonage with attendant parking. The requested land use as a small school would provide similar intermittent as classes begin and end at varying times. The facility will also be open to the public for hours that have yet to be determined.

The facility is intended to serve the residents of Fallbrook, De Luz, Bonsall and Rainbow to provide health-focused community benefits. The planned activities are: Health & Wellness Education/Activities; Healthy Cooking Classes; Walking Paths/Par Course; Community Garden; Nonprofit Fundraising Events; Non-profit Partnering Health Screenings; Summer Camps (Fitness); Telemedicine Clinic; Financial Literacy & Education; Meditation Garden; Community Meeting Space.

Owner Fallbrook Regional Health District, 760-731-9187, bookkeeper@fallbrookhealth.org. Contact person Tyler Martin, 619-683-5546, tyler@jwhalen.net. County planner Sean Oberbauer, 858-495-5747, sean.oberbauer@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (7/30)

Roy Moosa recused himself on this issue as a property manager involved with the applicant and a realtor who represented the Fallbrook Regional Health District in acquiring the property. Tyler Martin represented the applicant, noting the reason for this application is a change from residential to educational use for the property on East Mission Rd. He recapped present and anticipated educational and other uses for the property and said the major use permit pertains to the conversion of the parsonage from a residence to its current use for classes. The granting paragraph is being changed from the facility being religious to a small school. No additional buildings or parking spaces are envisioned after the major use permit is granted nor any increase in occupancy of the buildings. He noted the Land Use Committee expressed concerns over ingress/egress traffic on East Mission Rd., particularly eastbound traffic entering the facility and the Health District has a solution, which they proposed to the County (it is contained on the map attached to these minutes). That solution requires entering traffic to continue on Gum Tree east to Stage Coach and then make a left onto East Mission before making the right turn into the property. Outbound traffic is requested to make a left out of the property, only. The Health District is also scheduling classes in non-rush hour times to alleviate possible congestion on East Mission Rd.

Jack Wood indicated the Land Use Committee had a site tour to the 4.5 acre facility before meeting with the applicant to review the proposed change. He said this is not an application for a rezone but a slight modification to the use permit for the property and had no concerns with that application but expressed the concerns noted above about traffic ingress/egress. The application was approved in the Land Use Committee as presented with the exception being concern for the traffic issue.

Kim Murphy noted that the traffic was far worse under prior ownership and looks forward to the new usage with reduced traffic in the area.

Eileen Delaney moved to approve the application as presented with the traffic routing as indicated in the attached map. The motion was approved (Mr. Moosa recused).

6. VAR19-015. Request for a variance to reduce the front yard setback from 40 ft to 24 feet on the 2.73 acres located at 1598 Winterwarm Drive, 123-050-81. Owner/applicant Leslie Sterbernk, 760-468-1897. Contact person Brittney Lushanko, 760-728-9897, Brittney@lushankolaw.com. County Planner Tabina Tonekaboni, 858-495-5418, tabina.tonekaboni@sdcounty.ca.gov. **Land Use Committee.** Community input. Voting item. (8/1)

Brittney Lushanko, attorney representing the applicant, presented the scope of the project on behalf of the applicant, noting that the RV barn will be applying for a building permit after this step that allows the change in setback from 40 feet to 24 feet. The barn fronts on an access road served by the applicant and one other neighbor, who is in favor of the reduced setback. She said the reduced setback would not have any impact on emergency access to either of the two properties.

Kim Murphy asked how long the barn has been there and was told approximately four or five years. She also said that the use is non-conforming and the building could have been placed elsewhere on the property. She was not in favor of the reduced setback.

Victoria Stover asked for clarification of the application for the building permits. Water and power were not requested when the barn was built, but now the setback approval is needed before applying for those permits.

Eileen Delaney added that there are a couple of power poles already in the easement further than the barn is.

Steve Brown also noted that there are retaining walls within the easement that is approved.

Jack Wood said that there was a site tour of the property and the Land Use Committee had no objection to the reduced setback for the RV barn. The Committee had no objection to the building being within the setback limits.

Roy Moosa said that he objects to the County's "one size fits all" attitude to these issues, requiring an easement on a two-house road to be the same as an easement on a major thoroughfare. He made a motion to approve the project as presented and it passed with Kim Murphy voting against.

7. Informational presentation by the Fallbrook Village Association to the Fallbrook community about a proposed Community Benefit Program. The concept. How it would work. Why it is important to all residents. Who and what organization would benefit. Who would oversee the fund internally. Who would manage the fund. How the plan is implemented. Contact persons: Jackie Heyneman, 760-728-5395, jackieheyneman@gmail.com, Vince Ross, 760-505-0820, vinceross55@gmail.com, Jean Dooley, 760-728-5682, jeandooley@gmail.com. Community input. Non-Voting item. (8/19)

Jackie Heyneman explained the background on the initiative, the reasoning behind it, the process for moving forward and the means by which the allocation of funds would be

administered. Additional input was provided by Lila McDonald from the Chamber of Commerce and Vince Ross and Jean Dooley.

Roy Moosa mentioned that although he was involved with the Village Association recusing himself was not an issue because there was no personal financial gain or loss and this was an information only agenda item.

Ms. Heyneman presented “an option being presented to the community” to support non-profit/volunteer organizations through a community benefit program. She recapped several volunteer efforts to maintain and improve the quality of life in Fallbrook. LAFCO needs to approve the application, which will be presented through the auspices of the Fallbrook Public Utility District (FPUD). The funding amounting to approximately \$500,000 per year will be made as a \$5 per month payment made by each ratepayer of FPUD with their water/sewer bills. FPUD will collect the funds and then disburse them to qualifying non-profits in Fallbrook. The initiative will require a latent powers agreement for FPUD to accept the new fee each month with creation of a community benefit district.

She outlined how the benefit district is to be operated, with many details to be determined after a series of meetings and hearings before the community. Currently she said there will be a seven-person advisory committee with three-year staggered terms administering the funds only to non-profit entities. The meetings will be open to the public and there will be public audits of the use of proceeds. Two of the seven on the committee will represent non-profits.

Ms. Scott voiced opposition to the fees, noting that many served by FPUD cannot afford the \$60 per year fees.

As this was informational presentation, there was no vote taken.

8. Request to the Board of Supervisors to make an appointment to fill the vacant seat #5 on the Planning Group. Community input. Voting item.
Applicants confirmed by the Registrar of Voters:
Gary W. Schuller, 1220 Shadowcrest Lane. Cell 724-622-0392, school1947@yahoo.com
Stephani Baxter, 1463 Riverview Drive. Cell 949-636-6180, stephabaxter@gmail.com

Stephani Baxter received the majority of votes and was elected to fill Seat #5.

9. Appoint Victoria Stover as an elected member of the Planning Group to the **Design Review Committee**. Community input. Voting item.

Eileen Delaney moved to approve Victoria Stover as an elected member of the Design Review Committee and the motion was passed unanimously.

The meeting was adjourned at 9:18 PM

Respectfully Submitted, Jerry Kalman, Secretary

FRHD Community Health & Wellness Center

Tentative Class Schedule

Monday through Friday: 9:00am to 9:00pm

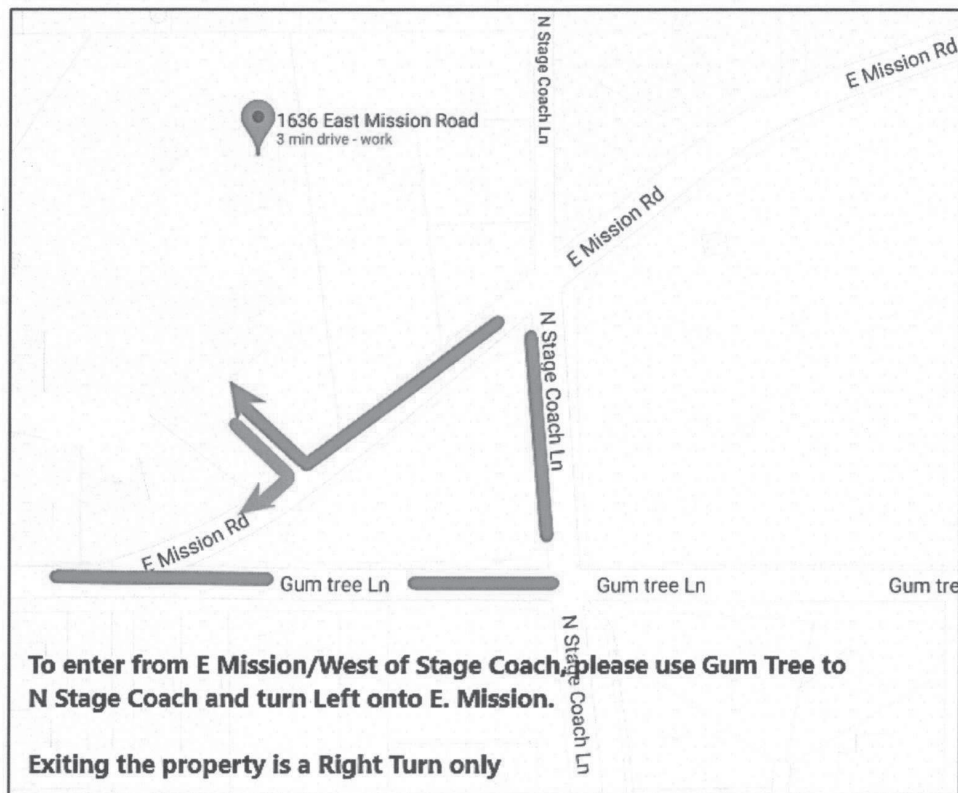
- Classes will be designed with traffic flow in mind (e.g., end at 4:00pm and begin again at 6:00pm)
- Anticipated that there will be 2 – 3 nights per week when the center will be open between 6:00pm and 9:00pm to accommodate community based support groups

Weekends: 7:00am to 9:00 pm

Major Holidays – anticipated to be closed

**These hours are anticipated, and final class schedules are subject to change. Special events may start early and end late. In perpetuity, FRHD, may adjust the class schedules at their discretion*

Entry and Exit Directions to users:



138 S. Brandon Road, Fallbrook, CA 92028
P.O. Box 2587, Fallbrook, CA 92088

O: 760.731.9187
F: 760.731.9131

OPERATION COLLABORATION

April 22nd, 2021

Fallbrook Regional Health District,

Operation Collaboration would like to express our gratitude for your partnership, which proved vital in our efforts to provide critical testing and vaccines to San Diego County residents. Nearly a year ago, we began working with the Fallbrook Regional Health Center, establishing a COVID-19 testing site at the Fallbrook Wellness Center. Our partnership expanded in the following months to include testing sites, flu vaccination sites, as well as COVID-19 vaccination sites. Your agency has remained professional, productive, and flexible during a complex and fluid operation. Through our work together we have been able to achieve incredible results. By administering 254 flu vaccinations, over 1,000 COVID-19 vaccinations, and 6,796 COVID-19 tests, we have made an incredible impact on our community. We appreciate your dedication to customer service and look forward to continued work together.

Sincerely,

Jason Malneritch

Jason Malneritch
Incident Commander, Operation Collaboration

SDC PDS RCVD 4-26-21

MUP76-141W2

AGENCIES SERVED BY OPERATION COLLABORATION (IN ADDITION TO THOSE LISTED IN THE RIGHT COLUMN) INCLUDE:

CALIFORNIA STATE PARKS • CAMPO RESERVATION FD • CLEVELAND NATIONAL FOREST •
LA JOLLA RESERVATION FD • PAUMA RESERVATION FD • RINCON RESERVATION FD •
SAN PASQUAL RESERVATION FD • SYCUAN FD • US FISH WILDLIFE SERVICE



LIVE WELL
SAN DIEGO

Alpine FPD

American Medical
Response

Barona FD

Bonita-Sunnyside
FPD

Borrego Springs FD

Carlsbad FD

Deer Springs FPD

Del Mar FD

Encinitas FD

Escondido FD

Heartland FRD

Lakeside FPD

Mercy Ambulance

North County FPD

Oceanside FD

Pala FD

Ramona FPD

Rancho Santa Fe
FPD

San Marcos FD

San Miguel FPD

Santee FD

Solana Beach FD

Valley Center FPD

Viejas FD

Vista FD



Wellness Center Comments

Community Forum

February 14, 2018

Lucette Moramarco

- A community garden would be fantastic and a kitchen for healthy cooking classes.
- A walking path should include exercises posts (like Live Oak Park has).
- CPR classes would be good.

Joe & Rosemarie Beyer

- Try to include community vegetable garden.
- Try to include solar system even if only hot water heater – can expand in future as funds become available.
- Be sure to focus on Reuse, Recycle, Reduce
- Big focus: Health & nutrition, yoga, cardio-vascular, mindfulness, PB, memory, Alzheimer's.
- If costs, try to keep to minimum and allow for the poor who may not be able to afford.
- Try major focus on "Making Things Better for All" – one day at a time.
- Work closely with Senior Center.

Denis Vega

- Wellness Center
- Resource Center
- Social Services
- Food insecurity programs
- Continuous engagement with Community and Stakeholders

Wendy Hileman

- Commercial kitchen, classroom for healthy cooking classes
- Aquaponics, tilapia farming and growing lettuce
- Gardening, composting, outdoor classroom
- A room for Yoga, Pilates, Meditation
- Community room for wellness workshops
- Support groups for tobacco cessation, weight loss, stress management, disease management
- Childcare center for people/families attending workshops
- Warm water pool for elderly and disability aquatics classes
- Fitness center

Marina Lopez

- Wellness center
- Place to have educational workshops and fitness classes like yoga, chair exercises, etc.
- Activities for kids and family to teach eating healthy

Fallbrook Regional HEALTH DISTRICT

- Low cost gym facility with flexible hours (treadmills, some Nautilus)

Mary Ramsden

- Cardiac rehab with a licensed supervisor
- Lectures and discussions on different forms of exercise and nutrition
- Information center on the various alternative therapies available in Fallbrook, e.g., acupuncture, chiropractic, massage
- Access to psychiatric treatment and behavioral health services

Michelle Verdugo

- Nutrition
- Health education
- Fitness
- Yoga
- Gardens
- Meeting rooms

Randi B.

- Nutrition and disease prevention
- Diabetes, pre-cancer, cardiovascular
- Well coaching
- Community challenges / service clubs / churches
- Online tracking / challenges
- Cardio, pulmo rehab
- Integration
- Financial / volunteering
- Online resource library

Reyna Beckler

- Yoga

Wendy Hannastrom

- Would love to see eastern and western healing modalities for all ages and bodies

Kate Fuhrman

- Pre-diabetic info and wellness
- Silver sneakers classes
- Chain yoga classes

Yvonne Sarwan

- Zen garden

Jennifer Vetch

- Community events: Wellness education available to all
- Social services: counselling individual and family opportunities
- Indoor rehab

Allison Barclay

- The Boys & Girls club would love to see access to a commercial kitchen at the Wellness Center where they could bring their members and conduct cooking/nutrition activities

SDC PDS RCVD 7-30-19

MUP76-141W2

Fallbrook Regional HEALTH DISTRICT

- Health lectures
- Exercise classes
- Nutrition classes
- Films related to health

Phyllis Sweeney

- Community involvement: How to stay involved for the benefit of the whole of community. Emotional, mental, physical wellness

Jim

- Retreats
- Bio hacking

Christine

- Address the veteran community

Rachel

- Wi Fi + tech support
- One-stop-shop for resources (Medi-Cal, food, housing...)
- Urgent care type services

Other Comments

- Flotation tank
- Assistance with basic needs: housing, food
- Gang prevention program
- Vaccination clinic
- Therapy dog program
- Workforce development program

Community Forum *March 14, 2018*

Judy Wahl Talley, MA, AMFT

- substance abuse treatment resource center: 12-step meetings, treatment referrals, medical detox; residential treatment: out-patient treatment, job training resources

Ben Talley

- weekly men's gathering: a humanist group, where one can be honest and open

Judi (nurse)

- adult swimming lap pool, pool for swim aerobics

Carol Craver

- activities for kids; a heated pool

Tom Winter

- local entertainment; traveling entertainment acts, swimming lessons

**Leonor Romero**

- nutrition classes, zumba classes, yoga classes

Nayeli Lara

- free exercise classes

Joan McKey

- screenings services for: osteoporosis, blood pressure, glucose

Maria Elizabeth

- community garden

Patti Gonzales

- exercise equipment: stretch bands, exercise balls, small weights

Reina Gastello

- afterschool programs for kids, zumba, yoga, cooking classes for kids, English learning classes

Liliana Topete

- vision health services, nutrition classes

Sue Wyman

- blood pressure screening, dental screening

Juana Gonzales

- gardening class

Attachment F – Service Availability Forms



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

Please type or use pen

Failbrook Regional Health District (760) 731-9187
 Owner's Name Phone

133 S. Brandon Road
 Owner's Mailing Address Street

Failbrook CA 92053
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

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: Modification
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☐ Other _____
- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
- C. Total Project acreage 4.6 Total lots 1 Smallest proposed lot N/A

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

1050922200

Thomas Guide. Page _____ Grid _____
1036 E. Mission Road
 Project address Street
Failbrook Community Plan 92053
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 06/05/2019
 Address: 1060 Hotel Circle North Ste 725 San Diego 92108 Phone: (619) 683-5546
 (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:

FS #1, 315 E. Ivy St. Failbrook 1.4 miles travel distance

- 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 3 minutes.
- C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
☐ District conditions are attached. Number of sheets attached: _____
☒ 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] Stephen Abbott Fire Chief 760-723-2212 7-16-19
 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 - SEWER
ZONING DIVISION

Please type or use pen

Fallbrook Regional Health District (760) 731-9137
 Owner's Name Phone

1385 Brighton Road
 Owner's Mailing Address Street

Fallbrook CA 92028
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

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

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

1050923300	

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. Total Project acreage 4.6 Total lots 1 Smallest proposed lot N/A

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☐ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☐ No

Thomas Guide Page _____ Grid _____

1636 E Mission Road
 Project address Street

Fallbrook Community Plan 92028
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.

OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 04/05/2019

Address: 11400 Hotel Circle North, Ste 705, San Diego, 92108 Phone: (619) 683-5546

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

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Fallbrook Public Utility Dist. Service area _____

- 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.
☐ 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 attached: _____
☐ 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: _____
☐ District will submit conditions at a later date.

- D. ☒ How far will the pipeline(s) have to be extended to serve the project? [Signature]

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] Joye Johnson, Ops Specialist 760-725-1128 7/8/19
 Authorized Signature Print Name and Title Phone Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. 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 - SCHOOL
ZONING DIVISION

Please type or use pen
 (Two forms are needed if project is to be served by separate school districts)

Fallbrook Regional Health District (760) 731-9137
 Owner's Name Phone

138 S Brandon Road
 Owner's Mailing Address Street

Fallbrook CA 92028
 City State Zip

ORG _____ ACCT _____
 ACT _____ TASK _____
 DATE _____ ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

Sc

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 Modification
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

C. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☐ Total Project acreage 4.6 Total number lots 1

Applicant's Signature [Signature] Date: 06/05/2019
 Address: 1660 Hotel Circle North, Suite 725, San Diego 92108 Phone: (619) 683-5416
 (On completion of above, present to the district that provides school protection to complete Section 2 below.)

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

<u>1050922300</u>	

Thomas Guide Page _____ Grid _____
1696 E Mission Road
 Project address Street
Fallbrook Community Plan 92028
 Community Planning Area/Subregion Zip

SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District Name: FALLBROOK UNION ELEMENTARY
SCHOOL DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form? FALLBROOK UNION HIGH SCHOOL DISTRICT

Indicate the location and distance of proposed schools of attendance.

Elementary: WILLIAM H. FRAZIER 1835 GUMTREE LANE, FALLBROOK CA 92028 miles: 0.4
 Junior/Middle: JAMES E POTTER JR. 1743 RECHE RD, FALLBROOK CA 92028 miles: 1.8
 High school: _____ miles: _____

☐ 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] RAYMOND PROCTOR
 Authorized Signature Print Name
Assoc. SUPERINTENDENT OF BUSINESS SERVICES 760 731 5445
 Print Title 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

Fallbrook Regional Health District (760) 731-9187
 Owner's Name _____ Phone _____

138 S Brandon Road
 Owner's Mailing Address _____ Street _____

Fallbrook CA 92028
 City _____ State _____ Zip _____

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

W

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: Modification
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

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

1050922200	

- B. ☐ Residential Total number of dwelling units _____
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☐ Total Project acreage 4.6 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

Thomas Guide Page _____ Grid _____
1636 E Mission Road
 Project address _____ Street _____
Fallbrook Community Plan 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: [Signature] Date: 06/05/2019

Address: 1660 Hotel Circle North, Suite 735, San Diego, 92108 Phone: (619) 1633-5546

(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 District Service area _____

- 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: _____
☐ 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: [Signature] Print Name Jove Johnson

Print Title Ops Specialist Phone 760-728-1125 Date 7-8-2019

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) mup-76-14602Assessor's Parcel Number(s) 1050922200

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.

Non-Profit Public Entity

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.

Non-Profit Public Entity

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.

Howard Salzman
Karen "Kate" Schwartz-Frutes
Barbara Mroz
William Leach
Jennifer Jeffries

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."

Tyler L. Martin
Signature of Applicant

Tyler L. Martin
Print Name

6/18/19
Date

----- OFFICIAL USE ONLY -----

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>

