

Providence Christian College

Pala, CA

PROJECT DESCRIPTION

August 28, 2025

Project Site

The Providence Christian College project is located north of State Route 76 (SR-76) at Couser Canyon Road, in the Fallbrook Community Plan area, within the unincorporated San Diego County. The project is located on a 72.4-acre area ('Project Site'), which currently consists of portions of Assessor's Parcel Numbers 110-362-10, 110-361-18 and 110-361-19. None of the Project Site occurs south of State Route 76. No structures outside the Project Site are intended to be removed. The existing structures located within the Project Site near the southeast corner will be demolished and removed.

Project Use

The proposed project is a four-year, residentially-based, liberal arts college campus. It is designed for a maximum of 1600 students, at full build out. It is anticipated that the construction would likely occur in four phases of approximately 25%, 50%, 75% and 100% of total students per phase. This would occur in approximately three year increments per phase over an indeterminate overall time frame as funding becomes available for the various phases.

The college expects to employ 114 total faculty and 229 staff members at full build out. The number of faculty and staff would again be approximately 25%, 50%, 75% and 100% of the total anticipated per phase.

County of San Diego Regulatory Context

The Project Site is subject to the County General Plan Rural Lands (RL-40) Land Use Designation. The Zoning Use Regulation is General Agriculture (A72). The Project Site is within the Pala 15 Agricultural Preserve.

A college campus is considered a Major Impact Services and Utilities use pursuant to Section 1350 of the Zoning Ordinance. The project will require a Major Use Permit (MUP) based on the A72 and A70 zoning. Based on the Agricultural Preserve (AP71-8) designation on the Project Site, an Agricultural Preserve Disestablishment Permit and a Rezone is required to remove the 'A' Special Area Designator from the Zoning for a college use. The Project Site is not under a Williamson Act Contract. A Rezone is also required for Specific Plan Zoning. The proposed Employee Housing (Faculty and Staff Housing) is provided under Section 4120 of the Zoning Ordinance and shall comply with Section 1700 eq seq. of the California Health & Safety Code. A boundary adjustment will be processed concurrently.

**SDC PDS RCVD 09-10-25
SP25-011, REZ25-002,
MUP25-009, AP25-001**

Project Improvements

Academic Facilities

The academic facilities consist of buildings and spaces for classrooms, administration, library, theater, student services, dining, gymnasium and related similar college uses. Total square footage for these buildings is approximately 280,000sf. There are no unique operations or curriculum (beyond those normally associated with a college science classroom), that will require storage of hazardous materials. See Attachment A for 'Table of Proposed Buildings'.

Housing Facilities

The housing facilities consist of buildings and spaces for students, faculty, and staff. As the college is residentially-based, it is anticipated that 90% of students (1440) will reside on campus. In addition, 25% of faculty (28) and 25% of staff (57) will live on campus. The proposed student housing is composed of a mix of apartment-style, dorm-style, and duplex-style housing. Faculty and staff housing will be in single-family and townhome-style housing. Total square footage for these buildings is approximately 570,000sf. None of the housing is for sale. See Attachment A for 'Table of Proposed Buildings'.

Outdoor Athletic Facilities

Outdoor, collegiate athletic facilities are proposed including soccer field with track and field activities, baseball field, tennis/pickleball courts, and swimming pool. Typical college events such as graduation would utilize the soccer field.

Site Improvements

In addition to the formal athletic fields listed previously, a number of other site improvements are planned.

- Open Spaces

A variety of useable active and passive open spaces are planned for use by students and faculty. These include sand volleyball courts, basketball courts, informal recreational areas scattered through the site, walking/running trails, a network of pedestrian walkways, plazas for group activities, and sitting areas for conversation.

- Landscaping

In addition to the landscaped spaces described above, the project will meet or exceed the required ordinances and guidelines to create an exceptional college campus landscape character, appropriate for this particular site, setting, and microclimate. Signage and lighting plans are currently being developed for submittal.

- Vehicular Circulation and Parking

The southern portion of the Project Site runs along Pala Road/Highway 76. The vehicular entrance to the site is located approximately midway between the east and west boundaries of the site. A loop road circumnavigates the Project Site providing vehicular access and parking as well as emergency vehicle access.

Required vehicular parking for the project is provided in compliance with the County of San Diego Zoning Ordinance, Section 6764. See Attachment B for calculation. The college desires to provide additional student parking spaces beyond those required by ordinance. These spaces are included in Attachment B. Note that all provided parking will be phased in accordance with the building phasing.

Infrastructure Improvements

- Water

The Project Site will seek annexation to Rainbow Municipal Water District and associated agencies. (The Project Site is currently in the San Luis Rey Water District.) Existing RMWD water lines in Rice Canyon will be upgraded or upsized to meet required domestic and fire water demands. At the point where public water services extend outside of the public domain and onto private property, such service shall become a private improvement and not a part of the RMWD system. Impact areas have been evaluated within applicable studies.

- Wastewater

The project will utilize an onsite, stand-alone, treatment system, commonly referred to as a package system. Treated water, which is a byproduct of the process, will be reused for irrigation of the Project Site.

- Electrical/Communications

Electrical power and communications will be taken from an existing, adequately supplied service pole located north of the Project Site. The extension of service will run underground to the Project Site, as will all such services within the Project Site. Impact areas have been evaluated within applicable studies.

- Natural Gas

If utilized, natural gas would be taken from an existing service in Rice Canyon Road and extended to the Project Site. Impact areas have been evaluated within applicable studies.

ATTACHMENT A

Providence Christian College

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TABLE OF PROPOSED BUILDINGS

<i>building name</i>	<i>total square footage</i>	<i>no. of stories</i>	<i>project phase</i>
ACADEMIC BUILDINGS			
Admin/Health & Life Sciences	53,971 sf	two story	Phase 1
Business and Student Common	45,399 sf	two story	Phase 1
Library	26,119 sf	two story	Phase 1
Dining	21,340 sf	one story	Phase 1
Gymnasium	47,172 sf	two story	Phase 2
Liberal Arts	31,372 sf	two story	Phase 2
Liberal Arts	33,963 sf	two story	Phase 3
Theater and Chapel	22,935 sf	one story	Phase 3
total - Academic	282,271 sf		
HOUSING BUILDINGS			
Student Housing			
Apartment Buildings			
one building (252 beds)	93,665 sf	four story	Phase 1
one building (252 beds)	93,665 sf	four story	Phase 2
Dormitory Buildings			
one building (224 beds)	67,968 sf	four story	Phase 3
two buildings (448 beds)	135,936 sf	four story	Phase 4
Duplex Buildings			
18 buildings (288 beds)	101,700 sf	two story	Phase 1
subtotal	492,934 sf		
Faculty Housing			
Single-family Buildings			
four buildings (four units)	9,216 sf	two story	Phase 1
five buildings (five units)	11,425 sf	two story	Phase 2
Townhomes			
five buildings (10 units)	25,135 sf	two story	Phase 1
three buildings (nine units)	15,081 sf	two story	Phase 2
subtotal	60,857 sf		
Staff Housing			
Townhomes			
one building (two units)	5,027 sf	two story	Phase 1
Duplex Buildings			
two buildings (four units)	11,300 sf	two story	Phase 2
subtotal	16,327 sf		
total – Housing	570,118 sf		
total - All	852,389 sf		

ATTACHMENT B

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PROPOSED PARKING

County of San Diego Zoning Ordinance

6764 PARKING REQUIREMENTS: CIVIC, EDUCATIONAL INSTITUTIONS – PUBLIC AND PRIVATE
College and University (Educational institutions beyond the 12th grade)

The Sum of the Following:

0.7 parking spaces per faculty member (114) and staff (229) = (343)	240
0.3 parking spaces per student (1600)	480
25 parking spaces for visitors	25

Auditorium, Basketball Stadium, or Football Stadium (whichever has the greatest occupancy)

0.2 Parking space per seat minus employee, visitor, and student spaces provided above

(use 2500 seats in gymnasium)

$2500 \times 0.2 = 500 - 240 - 480 - 25 = -245$	<u>n.a.</u>
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Total parking spaces required per ordinance	745
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College desires to provide additional student parking spaces.

Additional student parking spaces provided at 0.3 parking spaces per student	<u>480</u>
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Total spaces parking spaces to be provided	1225
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Bicycle Parking = 0.05 Bike space per student	80
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