



The County of San Diego

Planning Commission Hearing Report

Date:	April 14, 2023	Case/File No.:	Fallbrook Sports Association Major Use Permit Modification; PDS2022-MUP-63-120W8; PDS2022-ER-04-02-003A
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	2551 Olive Hill Road, Fallbrook, CA 92028
Agenda Item:	#1	General Plan:	Public/Semi-Public Facilities
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A72)
Applicant/Owner:	Crown Castle / County of San Diego	Community:	Fallbrook Community Plan Area
Environmental:	CEQA §15164 Addendum	APN:	106-130-04-00

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider a proposed Major Use Permit (MUP) Modification for the Fallbrook Sports Association Wireless Telecommunication Facility (Project), conditions of approval, and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Planning & Development Services (PDS) staff recommends approval of the MUP Modification, with the conditions noted in the attached MUP Modification decision (Attachment B).

A MUP Modification (Record ID: 3301-63-120-07) was approved on January 26, 2007, to construct, operate, and maintain a wireless telecommunication facility consisting of a 75-foot light standard and a 12-foot equipment shelter. The Project, submitted March 2022, expired on January 26, 2022 in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2022-MUP-63-120W8) is required to bring the existing wireless telecommunication facility into conformance with the amortization requirements outlined in Zoning Ordinance Sections 6985 and 6991.

This report includes a staff recommendation, a Project description, analysis and discussion, and the Fallbrook Community Planning Group recommendation.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the Project and determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the previously adopted Mitigated Negative Declaration (MND) is adequate with an Addendum.
2. Grant Major Use Permit Modification PDS2022-MUP-63-120W8, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On October 3, 1963, the Board of Supervisors approved a Major Use Permit (Record ID: 3300-63-120) for the development of Fallbrook Airpark on a 288.5-acre site. Subsequent modifications to the use permit have established the current configuration and operations of the airpark as well as establishing non-aviation uses on the site. Uses on the site consist of the airpark and related aviation uses, agricultural uses, specifically horticulture and avocado groves, and recreation uses consisting of a sports park, ball fields and tennis complex. Approximately 81 acres are devoted to the airpark aviation uses while the remaining 207 acres are used for non-aviation purposes.

On January 20, 1995, the Planning Commission approved MUP Modification (Record ID: 3301-63-120-06) for a community sports park complex consisting of three baseball diamonds, four lighted volleyball courts, a two-story concession building, restroom facilities, an entry kiosk, a three-station batting cage, a caretaker residence, a maintenance/storage/yard, and parking spaces for 250 cars.

On January 26, 2007, the Planning Commission approved a MUP Modification (Record ID: 3301-63-120-07) for the installation, operation, and maintenance of a wireless telecommunication facility and an associated equipment shelter. The project consists of twelve (12) antennas mounted on a 75-foot-tall light standard and a 12-foot-tall equipment shelter located on a ballfield within the existing community sports park.

Since approval of the MUP Modification, multiple Minor Deviations have been approved for minor equipment changes, upgrades, and maintenance of the facility.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted March 2022, is a request for Crown Castle (Applicant) to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 75-foot-tall light standard. The associated equipment is located within an existing 12-foot-tall equipment shelter. The facility expired on January 26, 2022, in accordance with the amortization schedule in the County of San Diego's Zoning Ordinance Section 6991. As part of the amortization process, the facility is required to obtain a MUP Modification to bring the facility into conformance with the current requirements for Wireless Telecommunication Facilities within Sections 6980 through 6993 of the Zoning Ordinance. The Applicant proposes to extend the term for the existing wireless facility for 15 years. No changes to the existing facility are proposed. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 15 years of operations before it needs to be re-evaluated against the technology available in the future. The project site is within the existing Fallbrook Sports Association lease area of Fallbrook Airpark located at 2551 Olive Hill Road in the Fallbrook Community Plan Area, is zoned General Agriculture (A72).



Figure 1: View of the existing light standard and equipment shelter, looking south on project site.



Figure 2: View of existing 75-foot-tall light standard, looking north from Olive Hill Road.

2. Subject Property and Surrounding Land Uses

The project site is located on a parcel totaling 288 acres, within the Fallbrook Community Plan Area (Figure 3). The project site is zoned General Agriculture (A72). The General Plan Land Use Designation is Public/Semi-Public Facilities. Fallbrook Airpark is located less than half a mile northwest of the existing telecommunication facility. The existing wireless telecommunication facility conforms to the lighting specifications set forth by the Federal Aviation Administration. The project site is located on an outdoor sports complex between an existing soccer field and an existing softball field. The surrounding land uses can be categorized as agricultural, aeronautical, and other non-residential uses associated with the airpark. (Figure 3 and 4 and Table D-1).

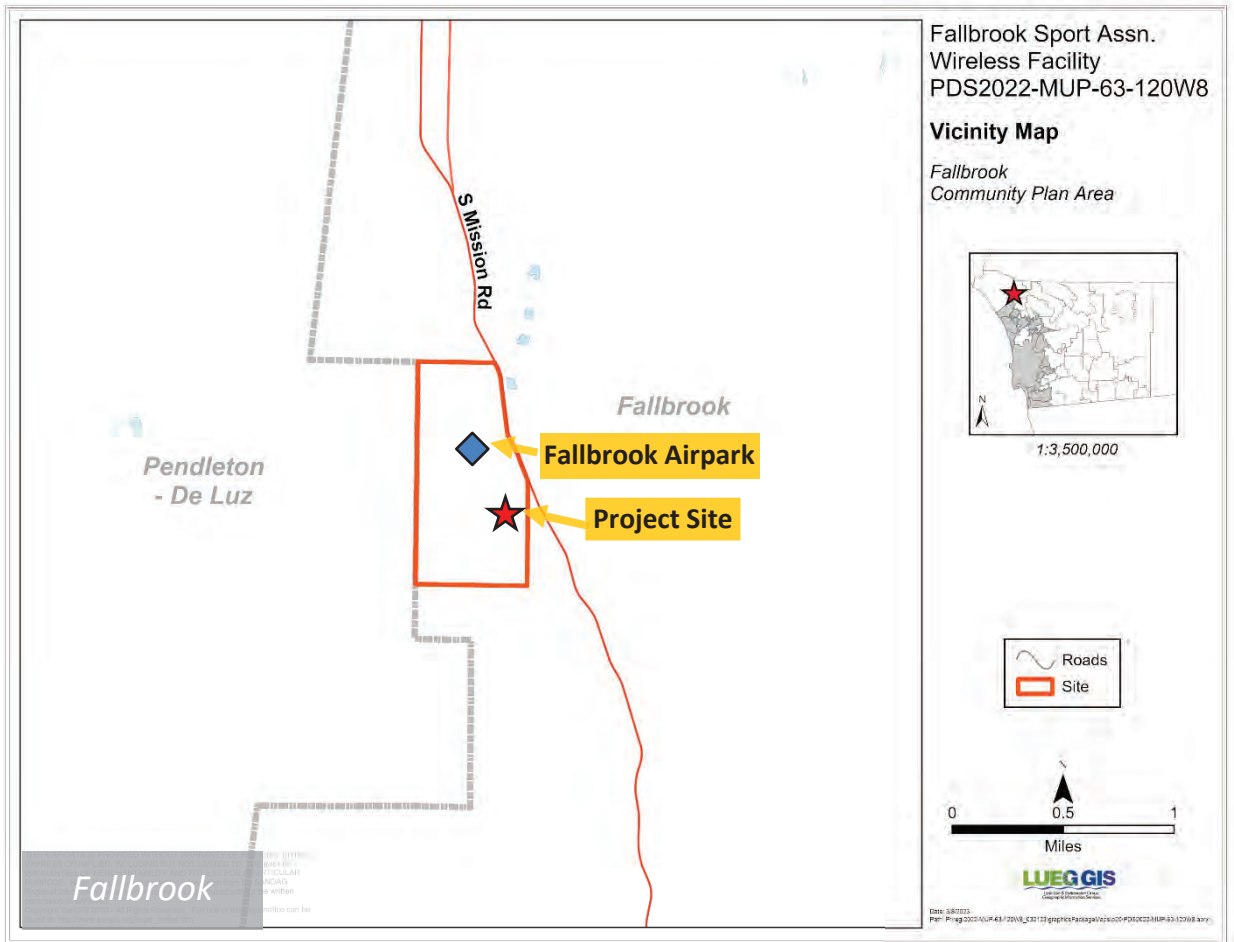


Figure 3: Vicinity map

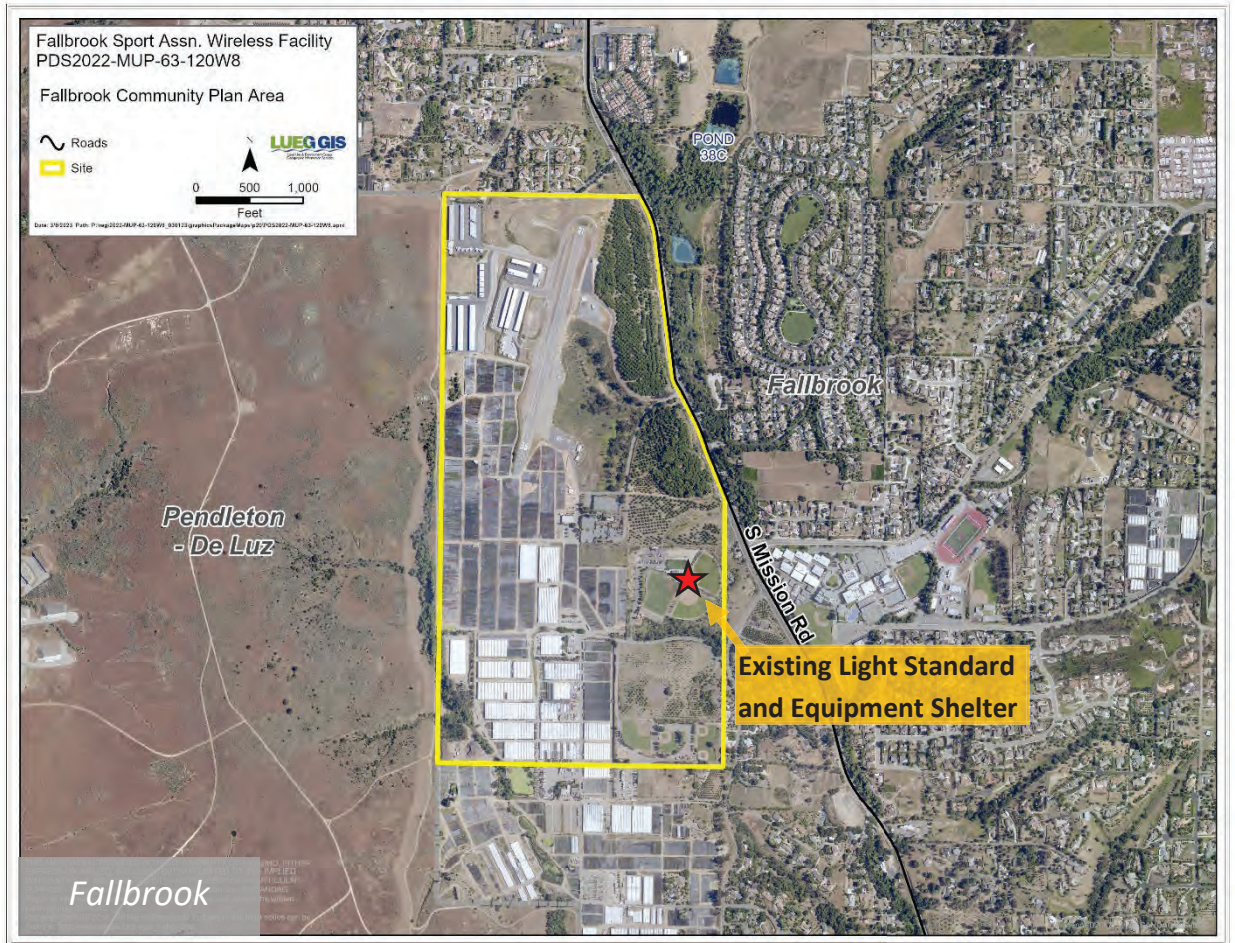


Figure 4: Aerial photograph of project site. Location of existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Public/Semi-Public Facilities	General Agriculture (A72)	N/A	Agricultural and Aeronautical
East	Public/Semi-Public Facilities	General Agriculture (A72)	Olive Hill Road	Agricultural and Aeronautical
South	Public/Semi-Public Facilities	General Agriculture (A72)	Elm Tree Lane	Agricultural and Aeronautical
West	Public/Semi-Public Facilities	General Agriculture (A72)	N/A	Agricultural and Aeronautical

E. ANALYSIS AND DISCUSSION

The Project has been reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Zoning Ordinance, and CEQA. The following topics were reviewed during the Project's processing and are detailed below: Amortization, Site Plan Analysis, Community Compatibility/Visual Impacts, and Alternative Site Analysis (ASA).

1. Key Requirements for Requested Actions

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Is the Project consistent with the goals and policies of the Fallbrook Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the Project consistent with the County's Wireless Ordinance?
- e. Does the Project comply with CEQA?

2. Project Analysis

The Project is located in a non-preferred location within a non-preferred zone. As set forth in Section 6985 of the County Zoning Ordinance, the proposed wireless telecommunication facility requires the approval of a MUP Modification and amortization of the wireless facility for a 15-year period. If approved, this MUP Modification will set a new expiration of April 14, 2038 in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because the light standard is defined as a "high visibility" facility and the site is within a rural zone, which is a non-preferred zone. This means the existing facility must be brought into conformance with the Zoning Ordinance requirements within a specified time, as stated in Section 6991 of the Zoning Ordinance. It also has a term limit pursuant to Zoning Ordinance Section 6985.C.11, which states that projects that are considered high visibility and require use permits are given a maximum term limit based on the valuation of the facility. This Project is considered a high visibility structure and requires a MUP Modification to continue operation and maintenance and renew the facility's term limits. The Project subject to this MUP Modification is valued at approximately \$651,000 and will therefore have a maximum term of 15 years. This time may be extended by modifying the permit, if it is found that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.

Site Planning Analysis

The Project is located between an existing soccer field and softball field on a sports complex site. The proposed 75-foot-tall light standard is designed to be compatible with other ballfield light standards that are within close proximity. The equipment shelter has been designed to be earth-toned and architecturally blend in with the existing development. By blending in with the existing vertical elements of the surrounding environment, the facility is sited within a location that will not impact surrounding community character.

Community Compatibility/Visual Impacts

General Plan Policy COS 11.1 requires protection of scenic highways, corridors, regionally significant vistas, and natural features. General Plan Policy COS 11.3 requires development within visually sensitive areas to minimize visual impacts and to preserve unique or special features. In addition, Policy LU 15.1 requires that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the surrounding environment. The wireless telecommunication facility is located approximately 0.10 mile from Mission Road, a Scenic Highway as identified in the County's General Plan. Drivers utilizing these scenic highways will have limited views of the facility due to distance and existing vegetation.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas and equipment enclosure sufficiently blend in with the existing ballfield that surrounds the site. Therefore, the proposed wireless telecommunication facility will not stand out from the existing visual setting, will be compatible with the existing community character, and will not result in impacts to the natural environment or a scenic highway.

Alternative Site Analysis

The facility currently provides cellular service to the surrounding visitors and motorists. The site is zoned General Agriculture (A72), a non-preferred zone for wireless facilities. Section 6986.C. of the Zoning Ordinance states that wireless facilities shall not be approved in non-preferred zones when siting in a preferred zone or preferred location is feasible unless the proposed site is preferable due to aesthetic and community character compatibility. The Applicant provided an Alternative Site Analysis (ASA) to demonstrate the feasibility of co-location opportunities on existing wireless telecommunication facilities in the Project vicinity. The Applicant demonstrated in the ASA that there are no feasible co-location opportunities, and that moving the facility would create a gap in area coverage (Figure 5). All other wireless telecommunication facilities are located outside the Applicant's target coverage area. Further information detailing the ASA analysis can be found in Attachment F.

The Geographic Service Area (GSA) maps shown in the below figure illustrate coverage in the area, with and without the wireless telecommunication facility. The GSA maps demonstrate that the existing location is necessary to provide continued coverage and adequate service to motorists and residents in the area (Figure 6). The 75-foot height of the facility is necessary to allow the antennas to provide coverage due to the surrounding topography. These GSA maps can also be found in Attachment F.

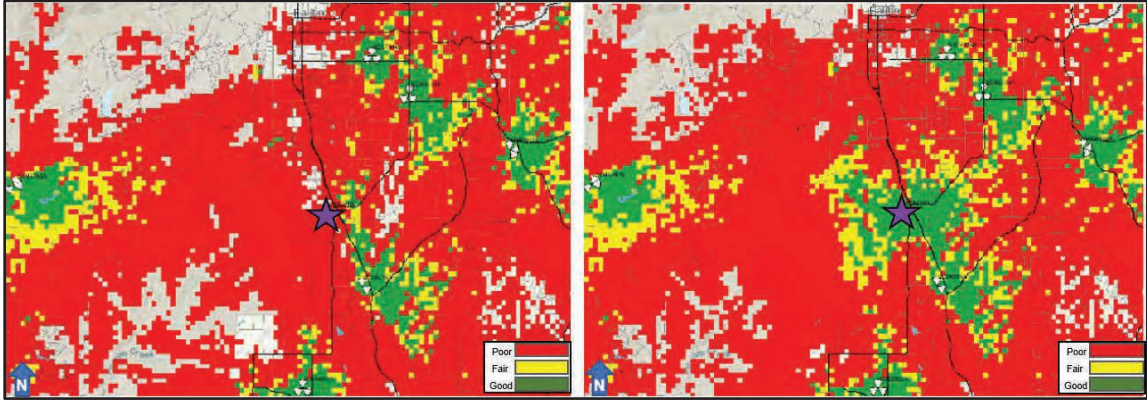


Figure 5: Coverage without Project (left) and coverage with Project (right).

3. General Plan Consistency

The Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table E-1.

Table E-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>GOAL S-1 – Public Safety. Enhanced public safety and the protection of public and private property.</p>	<p>The Project will continue to provide coverage throughout the area, which is essential in the event of an emergency. The wireless telecommunication facility will minimize telecommunication interruptions by continuing to provide service and coverage in the area.</p>
<p>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	

General Plan Policy	Explanation of Project Conformance
<p>POLICY COS-11.1 – Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p> <p>POLICY COS-11.3 – Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas.</p>	<p>The wireless telecommunication facility is approximately 0.10 mile from Mission Road, a Scenic Highway identified in the County of San Diego General Plan. However, the light standard will continue to be compatible with the ballfield and community character within the project vicinity. Drivers utilizing Mission Road will have limited views of the facility due to distance and existing vegetation. The facility is designed to blend in with existing ballfield light standards to avoid adverse visual impacts.</p>
<p>POLICY LU-15.1 – Telecommunication Facilities Compatibility with Setting. Require that wireless telecommunication facilities be sited and designed to minimize visual impacts, adverse impacts to the natural environment, and are compatible with existing development and community character.</p>	<p>The facility has been sited and designed to minimize visual impacts and be compatible with the existing development and community character. The proposed camouflaged antennas and equipment enclosure will sufficiently blend in with existing environment.</p>
<p>POLICY LU 15.2 – Co-Location of Telecommunication Facilities. Encourage wireless telecommunication services providers to co-locate their facilities whenever appropriate, consistent with the Zoning Ordinance.</p>	<p>The facility is available to provide co-location opportunities for other carriers as feasible.</p>

4. Zoning Ordinance Consistency

a. Development Regulations

The Project complies with all applicable zoning requirements of the General Agriculture (A72) zone with the incorporation of conditions of approval (See Table E-2).

Table E-2: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A72	Yes, upon approval of a MUP Modification
Animal Regulation:	N	N/A
Density:	-	N/A
Lot Size:	8 AC	N/A
Building Type:	C	N/A
Maximum Floor Area:	-	N/A
Floor Area Ratio:	-	N/A
Height:	G	Yes, upon approval of a MUP Modification
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	-	N/A
Special Area Regulations:	C	Yes, upon approval of MUP Modification and compatibility with the Fallbrook Community Airpark Land Use Compatibility Plan

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	The light standard is 75 feet in height. The design and height of the Project will be in conformance with the previously approved 75-foot height exception.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements for a 60-foot front yard setback, 15-foot interior side yard setback, 35-foot exterior side yard setback, and a 25-foot rear yard setback.	The proposed location of the light standard and associated equipment enclosure are located outside all required setbacks including front, rear, and side yard setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

b. Wireless Ordinance Consistency

By federal law, the County is prohibited from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency (RF) emissions, if the facilities comply with the Federal Communication Commission's (FCC) regulations concerning RF emissions. Therefore, County decision makers do not consider comments or information concerning potential health effects or other environmental effects when determining whether to approve permits for cellular facilities. Also, staff does not require information from the Applicant concerning such effects from RF emissions associated with the Project. Information regarding potential health effects is available from the cellular providers upon request as it is also required from the FCC.

The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Therefore, staff does not require information from the Applicant on potential health effects from EMR associated with the Project. Generally, this information is available from the cellular providers upon request as it is also required from the FCC.

Table E-3: Wireless Ordinance Consistency

Development Standard	Proposed/Provided	Complies?
Section 6985.C.2 of the Wireless Telecommunication Ordinance requires that the equipment accessory to a facility not exceed 10 feet in height unless a greater height is necessary to maximize architectural integration and the facility is screened by landscaping.	The existing 12-foot-tall equipment shelter associated with the wireless telecommunication facility is designed with split face block to complement the existing sports field. The equipment enclosure is screened from private and public views by mature vegetation, and overall distance from roadways.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Upon approval of MUP Modification
Section 6985.C.4 of the Wireless Telecommunication Ordinance requires that a minimum 50-foot setback for a telecommunication tower when it is placed adjacent to a residential use.	The subject property is not directly adjacent to a residential property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.5 of the Wireless Telecommunication Ordinance prohibits the placement of a telecommunication tower or equipment in the front, rear, or side yard setback.	The tower and equipment enclosure are located outside all required building setbacks including front, rear, and side yard.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.6 of the Wireless Telecommunication Ordinance states that noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.	No new noise-producing equipment or operational uses are proposed as part of the Project. The Project will not create a change in the existing noise environment and is therefore anticipated to comply with the County of San Diego Noise Ordinance Section(s) 36.404.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6985.C.11 of the Wireless Telecommunication Ordinance limits the term of a "high visibility" facility, depending on the valuation of the wireless facility.	The Project is considered a "high visibility" facility because the facility is a light standard. High visibility facilities with a valuation of over \$500,000 are required by the Zoning Ordinance to have a maximum term of 15 years. Since the Project has a valuation of approximately \$651,000, the MUP Modification has been conditioned to have a maximum term of 15 years. This time may be extended for an additional period of time by modifying the permit, if it is found	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
	that no smaller or less visible technology is available or feasible to replace the facility at the time of the request for a modification.	
Section 6987.D of the Wireless Telecommunication Ordinance states that sites visible from a Scenic Highway, as identified in the General Plan, shall be designed in such a manner as to avoid adverse visual impacts and does not permit the use of monopoles, lattice towers, or guyed towers.	The proposed Project consists of a light standard that is designed to avoid adverse visual impacts. Motorists traveling along any nearby scenic roads or highways will have limited views of the facility due to the distance and existing vegetation.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA. An Addendum dated April 14, 2023 to the previously adopted Mitigated Negative Declaration (MND) (Log No. 93-2-23) dated September 1, 1999, was prepared and is on file with Planning & Development Services. It has been determined that the Project, as designed, will not cause any significant impacts on the environment which requires mitigation measures that were not previously analyzed in the adopted MND.

E. COMMUNITY PLANNING GROUP RECOMMENDATION

On April 18, 2022, the Fallbrook Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP Modification by a vote of 12-0-0-3 (12-Yes, 0-No, 0-Abstain, 3-Absent). The Fallbrook Community Planning Group Recommendation Form can be found in Attachment E.

F. PUBLIC INPUT

The Project was first submitted to PDS in March 2022. At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 500 feet of the project site and approximately ninety-five different property owners were noticed. No written comments or phone calls were received from community members as a result of the public notices sent at the time of application. In addition, public notices for the Planning Commission hearing were sent to approximately ninety-five property owners, for a radius of 500 feet from the project site.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:


1. Find the Project in conformance with CEQA and adopt the Environmental Findings included Attachment D which include a finding that the previously adopted MND is adequate with an Addendum.

2. Grant MUP Modification PDS2022-MUP-63-120W8, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

Report Prepared By:
Polina Mitcheom, Project Manager
619-942-1376
Polina.Mitcheom@sdcounty.ca.gov

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

AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2022-MUP-63-120W8

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis

Attachment G – Ownership Disclosure

Attachment A – Planning Documentation



FALLBROOK SPORTS ASSN.

2251 OLIVE HILL RD
FALLBROOK, CA 92028

OVERALL HEIGHT
75'-0" A.G.L.

PROJECT DESCRIPTION
CROWN CASTLE'S (S) UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY THAT CONSIST OF THE FOLLOWING:
<ul style="list-style-type: none"> (S) T-MOBILE EQUIPMENT SHELTER (S) T-MOBILE MONITOR (S) T-MOBILE HYBRID CABLES (T) (S) T-MOBILE PANEL ANTENNAS (S) (S) T-MOBILE RADIO UNITS
PROJECT AREA: _____
EQUIPMENT SHELTER: 405 S.F.
SHARED LIGHT POLE FOOTING: 115 S.F.
TOTAL PROJECT AREA: 420 S.F.

PROJECT TEAM	
ARCHITECTURE:	PLANNING:
PLANCON INC. 302 STATE PLACE ESCONDIDO, CALIFORNIA 92029 CONTACT: NADY WILLIAMS TELEPHONE: (951) 442-3397	PLANCON INC. 302 STATE PLACE ESCONDIDO, CALIFORNIA 92029 CONTACT: BILL CLEVELAND TELEPHONE: (760) 420-4833



DRIVING DIRECTIONS
TO: 2251 OLIVE HILL RD FALLBROOK, CA 92028
1. FROM HIGHWAY 78, TURN NORTH ONTO S MISSION ROAD
2. TURN LEFT ONTO OLIVE HILL RD
DRIVWAY TO SITE IS ON THE RIGHT

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS MATCH THE DRAWINGS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER IN WRITING OF ANY DISCREPANCIES, PROCEEDING WITH CONSTRUCTION WITHOUT SUCH NOTIFICATION OF DISCREPANCIES INDICATES THE GENERAL CONTRACTOR ACCEPTS RESPONSIBILITY FOR THE EXISTING CONDITIONS AND HAS INCLUDED RESOLUTION OF THOSE DISCREPANCIES IN HIS OR HER BID FOR CONSTRUCTION.

PROJECT SUMMARY	
APPLICANT: CC 2012 200 SPECTRUM CENTER DRIVE, SUITE 1700 & 1800 IRVINE, CA 92618	ASSESSOR'S PARCEL NUMBER: APN: 180-120-04-00
TOWER OWNER: COTEC LLC 2000 CORPORATE DRIVE CONROESBURG, PA 15117	LEGAL DESCRIPTION: S/4, 3/4 SECTION OF THE NORTH HALF OF SECTION ELEVEN (11), TOWNSHIP FOURTEEN (14) SOUTH, RANGE FOUR (4) WEST, SAN BERNARDINO BASE AND MERIDIAN, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 18, 1856.
APPLICANT'S REPRESENTATIVE: PLANCON INC. 302 STATE PLACE ESCONDIDO, CALIFORNIA 92029 CONTACT: BILL CLEVELAND TELEPHONE: (760) 420-4833	
PROPERTY OWNER: FALLBROOK SPORTS ASSOCIATION PO BOX 900 FALLBROOK, CA 92088-9000	
PROPERTY INFORMATION: SITE NAME: FALLBROOK SPORTS ASSN. SITE ADDRESS: 2251 OLIVE HILL RD FALLBROOK, CA 92028 JURISDICTION: COUNTY OF SAN DIEGO	
CONSTRUCTION INFORMATION:	
AREA OF CONSTRUCTION: NO NEW GROUND DISTURBANCE	
OCCUPANCY: U	
TYPE OF CONSTRUCTION: V-B	
ZONING CLASSIFICATION: A72	
USE: WIRELESS COMMUNICATIONS FACILITY	
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM STATE OF CALIFORNIA ACCESSIBILITY REQUIREMENTS FOR THE CBC SECTION 119-303.5.	
LATITUDE: N 33° 20' 54.00"	
LONGITUDE: W 117° 14' 44.00"	

CODE COMPLIANCE
<ul style="list-style-type: none"> 2019 CALIFORNIA ENERGY CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA GREEN BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA PLUMBING CODE
IN THE EVENT OF A CONFLICT, THE MORE RESTRICTIVE CODE SHALL GOVERN.

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	STORMWATER INTAKE FORM
A-0	AREA PLAN
A-0.1	SITE PLAN
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT PLAN
A-3	ANTENNA PLAN
A-4	EXTERIOR ELEVATIONS
LS-1	SITE SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
CONSTRUCTION DRAWINGS	



ISSUE STATUS		
NO.	DATE	DESCRIPTION
001	03/11/2021	ISSUE FOR PERMIT
002	03/17/2021	CUP PERMITAL
003	08/25/21	PLANNING COMMENTS
004	03/11/2021	PLANNING REVIEW

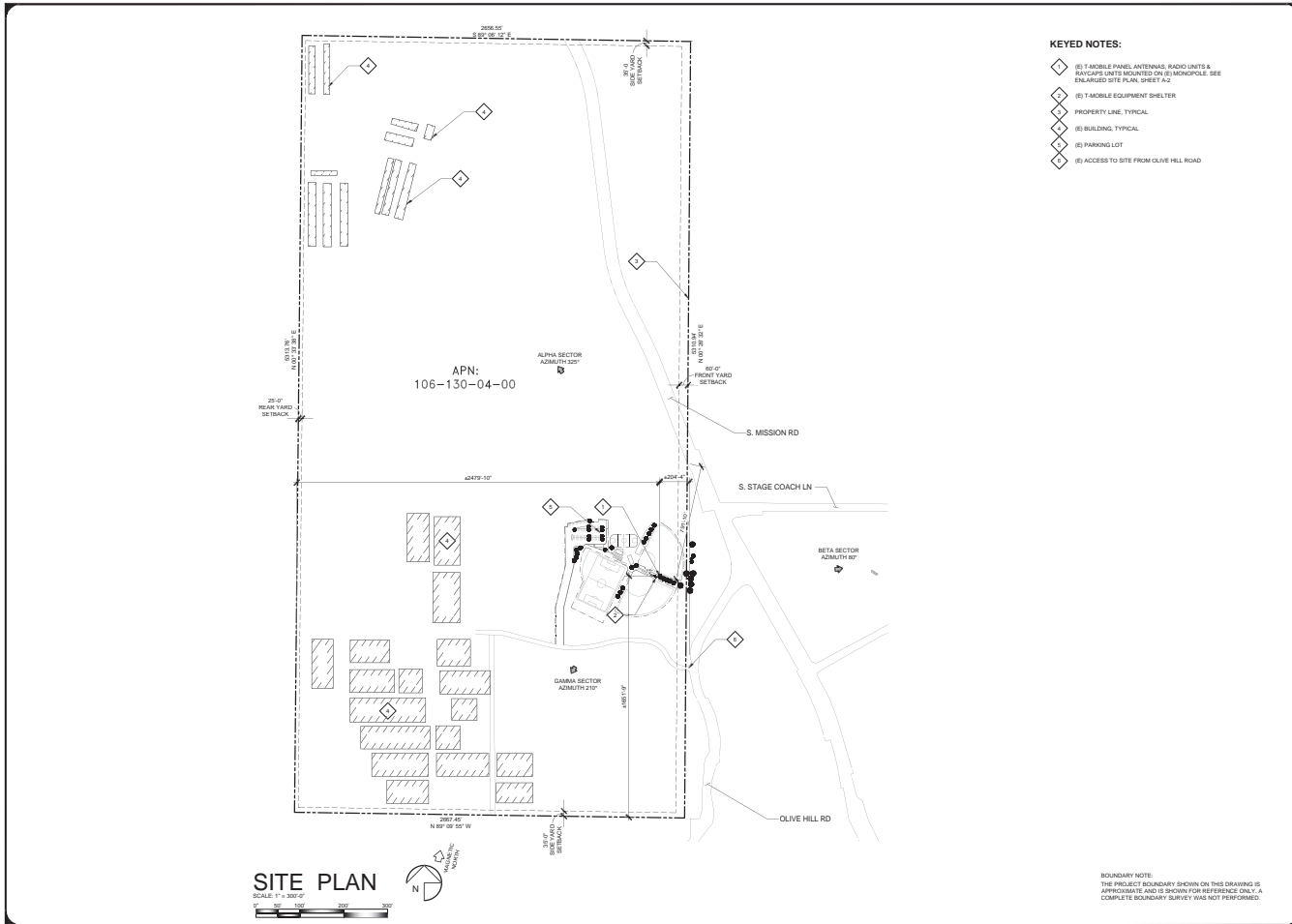


302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029



FALLBROOK SPORTS ASSN.
2251 OLIVE HILL RD
FALLBROOK, CA 92028

SHEET TITLE:
TITLE SHEET
T-1



ISSUE STATUS		
NO.	DATE	DESCRIPTION
1	02/17/22	CLIP REVISION
1	06/25/22	PLANNING COMMENTS
2	07/27/22	PLANNING REVISED

PLANCON
TELECOMMUNICATIONS PROJECT MANAGEMENT

302 STATE PLACE
ESCONDIDO, CALIFORNIA 92029

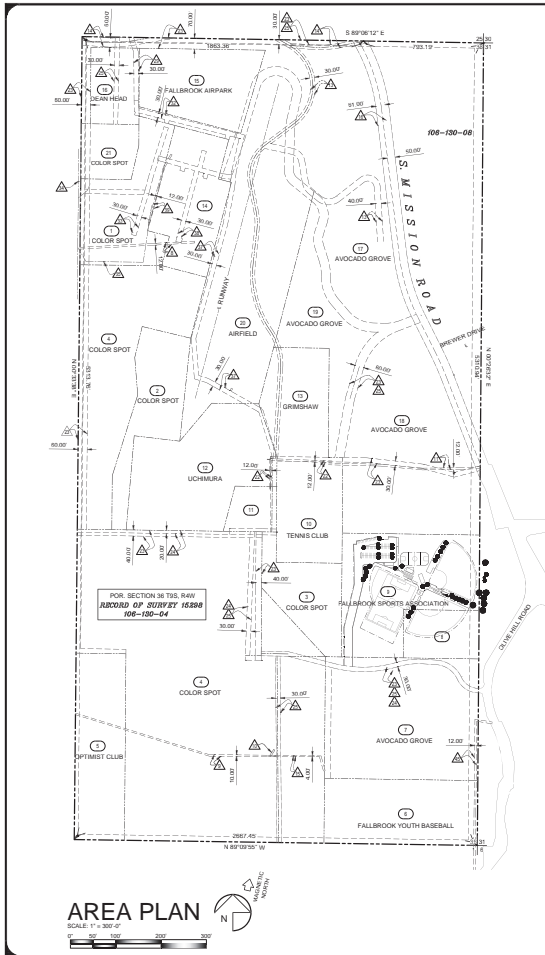
PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND IS LOANED TO YOU BY PLANCON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



FALLBROOK SPORTS ASSN.
2251 OLIVE HILL RD
FALLBROOK, CA 92028

SHEET TITLE:
SITE PLAN
A-0



ITEMS 4, 9 ARE TAXIENS RELATED.
 ITEM 1 IS WATER RIGHTS RELATED.
 ITEMS 2, 13 ARE GOVERNMENTS, CONDITIONS AND RESTRICTIONS NOT RELATED TO THE SURVEY OF THE LAND.
 ITEMS 17, 18, 20 ARE RIGHTS RELATED.
 ITEMS 21, 22, 23, 26, 36, 44 ARE EASE RELATED.
 ITEMS 46, 47 ARE DISCLAIMERS.

1. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: THE COUNTY OF SAN DIEGO
 PURPOSE: PUBLIC HIGHWAY
 RECORDING DATE: MARCH 7, 1919
 RECORDING NO. 87,472,917 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
 RECORDING DATE: NOVEMBER 10, 1922
 RECORDING NO. 80,808,366 OF DEEDS
 AFFECTS: A PORTION OF SAID LAND
 NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES
 RECORDING DATE: MARCH 9, 1966
 RECORDING NO. 41,441 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND
 NOT PLOTTED. THE REFERENCE DOCUMENT IS LEGIBLE.

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
 RECORDING DATE: NOVEMBER 12, 1968
 RECORDING NO. 190,193 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
 RECORDING DATE: NOVEMBER 8, 1973
 RECORDING NO. 73,370,938 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
 RECORDING DATE: MAY 31, 1974
 RECORDING NO. 74,182,875 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
 RECORDING DATE: APRIL 4, 1975
 RECORDING NO. 75,079,865 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: THE SAN DIEGO GAS AND ELECTRIC COMPANY
 PURPOSE: UTILITIES
 RECORDING DATE: APRIL 22, 1975
 RECORDING NO. 75,868,679 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND
 THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.

10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: OCTOBER 13, 1977
 RECORDING NO. 77,401,510 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: OCTOBER 13, 1977
 RECORDING NO. 77,401,510 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
 RECORDING DATE: MARCH 7, 1919
 RECORDING NO. 87,472,917 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

13. AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): PUBLIC HIGHWAY
 RECORDING DATE: OCTOBER 26, 1979
 RECORDING NO. 79,448,158 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS
 RECORDING DATE: AUGUST 20, 1981
 RECORDING NO. 87,472,917 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: FEBRUARY 1, 2009
 RECORDING NO. 91,540,229 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: APRIL 08, 1999
 RECORDING NO. 52,307,017 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

17. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: MAY 11, 1992
 RECORDING NO. 53,848,056 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: COMBINED OVERHEAD AND UNDERGROUND ELECTRICAL SYSTEMS
 RECORDING DATE: MAY 11, 2008
 RECORDING NO. 204,467,736 OF OFFICIAL RECORDS

19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: JULY 13, 2009
 RECORDING NO. 202,398,609 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND
 NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.

20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: SEPTEMBER 11, 2009
 RECORDING NO. 202,469,918 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: JUNE 14, 2009
 RECORDING NO. 202,469,918 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: MARCH 9, 2009
 RECORDING NO. 202,469,918 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

23. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
 PURPOSE: UTILITIES
 RECORDING DATE: JUNE 16, 2009
 RECORDING NO. 202,469,918 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

24. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.
 GRANTED TO: FALLBROOK PUBLIC UTILITY DISTRICT
 PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS
 RECORDING DATE: APRIL 08, 1999
 RECORDING NO. 52,307,017 OF OFFICIAL RECORDS
 AFFECTS: A PORTION OF SAID LAND

ISSUE STATUS		
NO.	DATE	DESCRIPTION
1	02/17/22	CLIP PREPARED
1	10/25/22	PLANNING COMMENTS
1	10/25/22	PLANNING REVIEW

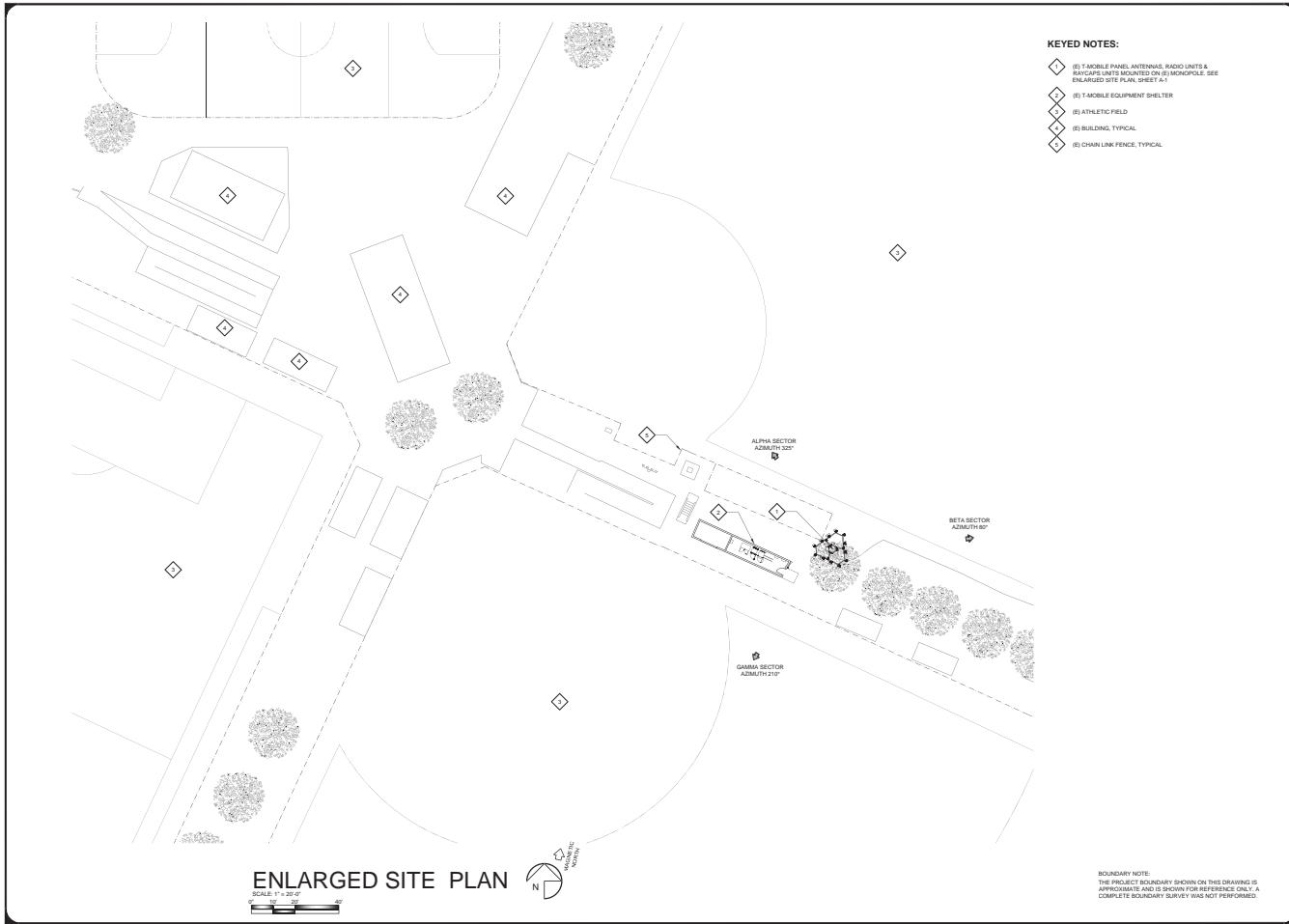
PLANCON
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 912 STATE PLACE
 ESCONDIDO, CALIFORNIA 92029

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SHEET TITLE:
 AREA PLAN
A-0.1



ISSUE STATUS			
NO.	DATE	DESCRIPTION	BY
01	02/17/22	CLIP REVISIONS	CS
02	02/22/22	PLANNING COMMENTS	CS
03	02/22/22	PLANNING REVISED	CS

PLANCON
TELECOMMUNICATIONS PROJECT MANAGEMENT

912 STATE PLACE
ESCONDIDO, CALIFORNIA 92029

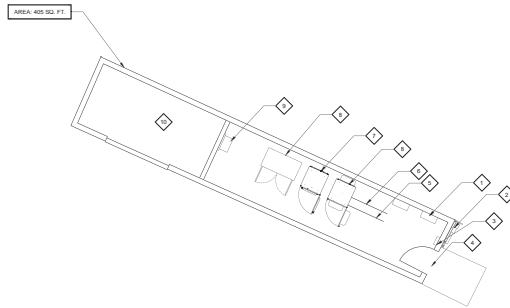
PROPRIETARY INFORMATION

CROWN CASTLE

FALLBROOK SPORTS ASSN.
2251 OLIVE HILL RD
FALLBROOK, CA 92028

SHEET TITLE:
ENLARGED SITE PLAN

A-1



KEYED NOTES:

- ◇ (1) T-MOBILE POWER CABINET
- ◇ (2) T-MOBILE H-FRAME
- ◇ (3) T-MOBILE TELCO CABINET
- ◇ (4) 3'-0" WIDE ACCESS DOOR
- ◇ (5) T-MOBILE 6X12 HYBRID CABLES
- ◇ (6) T-MOBILE 6X18 HYBRID CABLES
- ◇ (7) T-MOBILE BATTERY CABINET
- ◇ (8) T-MOBILE EQUIPMENT CABINET
- ◇ (9) T-MOBILE CENIX BOX
- ◇ (10) STORAGE AREA BY OTHERS

EQUIPMENT PLAN
 SCALE: 3/8" = 1'-0"



ISSUE STATUS			
NO.	DATE	DESCRIPTION	BY
1	02/17/22	CLIP REVISION	CS
1	08/25/22	PLANNING COMMENTS	CS
2	03/11/23	PLANNING REVIEW	CS

PLANCON
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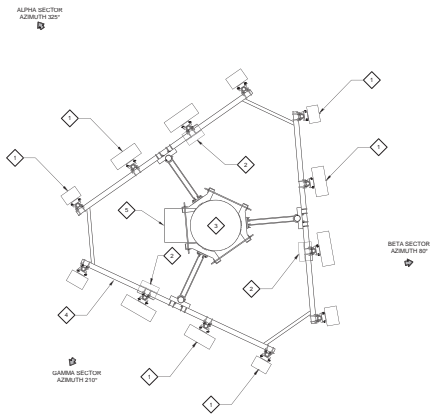


FALLBROOK SPORTS ASSN.
 2251 OLIVE HILL RD
 FALLBROOK, CA 92028

SHEET TITLE:
 ENLARGED
 SITE PLAN B

A-2

EXISTING T-MOBILE ANTENNA SCHEDULE					
ANTENNA NUMBER	ANTENNA MODEL	RAD CENTER	AZMUTH	RADIO UNIT TYPE	LOCATION
ALPHA 1	ERICSSON AIR 21 50A/BWP			-	
ALPHA 2	ERICSSON AIR6445 B41			-	
ALPHA 3	RFS AP0VAAR624 45-12-NA20	73'-0"	330°	4443 & 4415	TOWER
ALPHA 4	ERICSSON AIR62 DE B85A B2A			-	
BETA 1	ERICSSON AIR 21 50A/BWP			-	
BETA 2	ERICSSON AIR6445 B41	73'-0"	80°	4443 & 4415	TOWER
BETA 3	RFS AP0VAAR624 45-12-NA20			-	
BETA 4	ERICSSON AIR62 DE B85A B2A			-	
GAMMA 1	ERICSSON AIR 21 50A/BWP			-	
GAMMA 2	ERICSSON AIR6445 B41	73'-0"	210°	4443 & 4415	TOWER
GAMMA 3	RFS AP0VAAR624 45-12-NA20			-	
GAMMA 4	ERICSSON AIR62 DE B85A B2A			-	



- KEYED NOTES:**
- (1) T-MOBILE ANTENNA, TOTAL OF 16
 - (2) T-MOBILE RADIO UNIT, TOTAL OF 6
 - (3) T-MOBILE STEEL BALLFIELD LIGHT POLE
 - (4) STEEL CROSS ARM & SUPPORT ARM, TYPICAL
 - (5) CABLE SHROUD

ANTENNA PLAN
 SCALE: 3/8" = 1'-0"

ISSUE STATUS			
NO.	DATE	DESCRIPTION	BY
1	02/17/22	CUP RENEWAL	CS
1	08/25/22	PLANNING COMMENTS	CS
1	03/11/23	PLANNING REVIEW	CS

PLANCON
 TELECOMMUNICATIONS PROJECT MANAGEMENT
 902 STATE PLACE
 ESCONDIDO, CALIFORNIA 92029

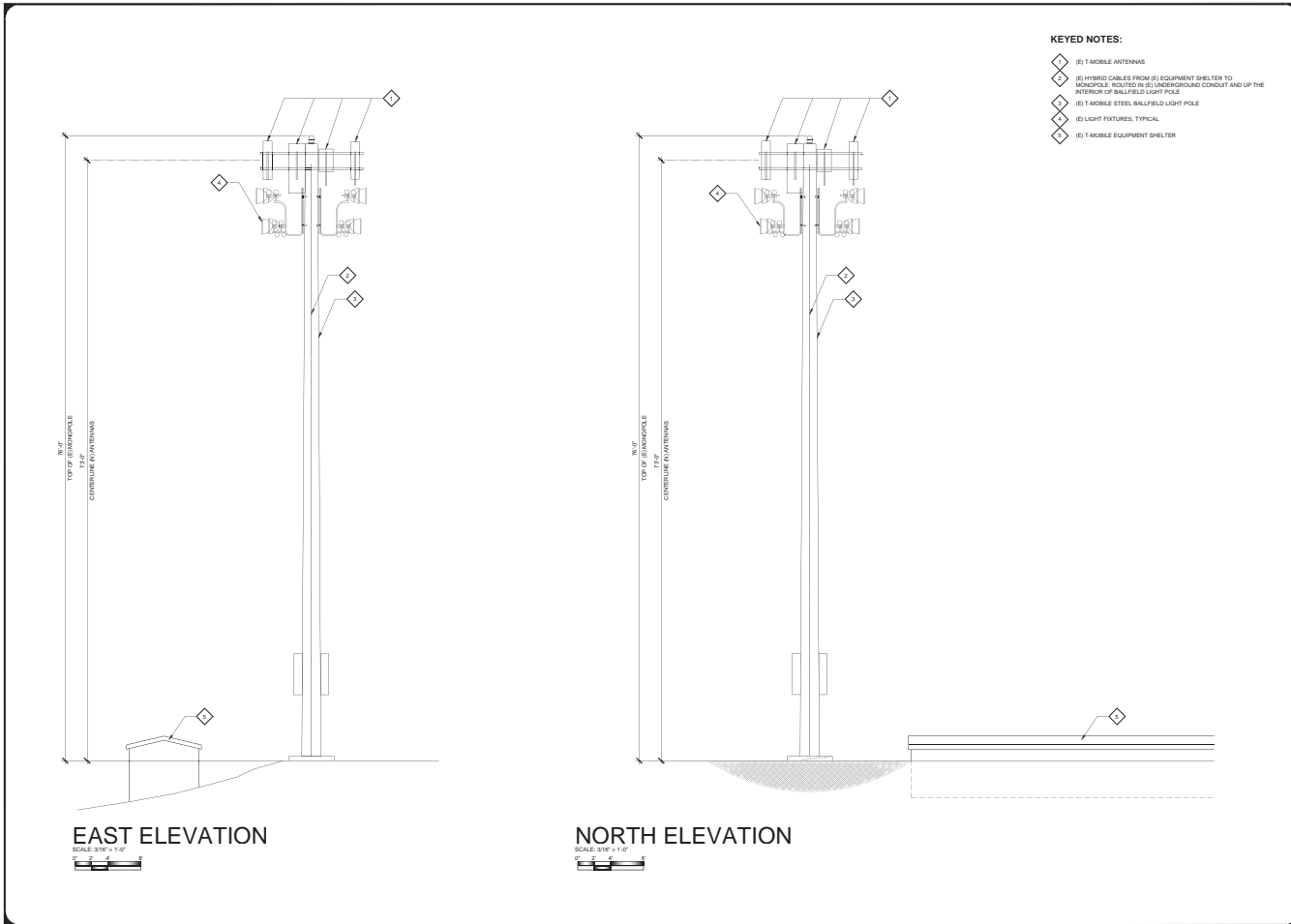
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SHEET TITLE:
 ANTENNA PLAN

A-3



ISSUE STATUS			
NO.	DATE	DESCRIPTION	BY
1	02/17/22	CLIP REVISION	CS
1	08/25/22	PLANNING COMMENTS	CS
2	09/07/22	PLANNING REVISED	CS

PLANCON
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CROWN CASTLE

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2251 OLIVE HILL RD
FALLBROOK, CA 92028

SHEET TITLE:
EXTERIOR ELEVATIONS

A-4



APN 106-130-04, SAN DIEGO COUNTY
RECORD OWNER:
JOSE SERAFIN DURAN CARRERA, A MARIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

TITLE REPORT
THIS REPORT WAS PREPARED BY COMMUNITYLAND TITLE INSURANCE COMPANY WITH ORDER NO. 202103A3X-925-04M-048 WITH EFFECTIVE DATE JULY 8, 2022.
BASIS OF ELEVATIONS: (NAVD 1988)
SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SWAMPNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD83, CALIFORNIA ZONE 6.

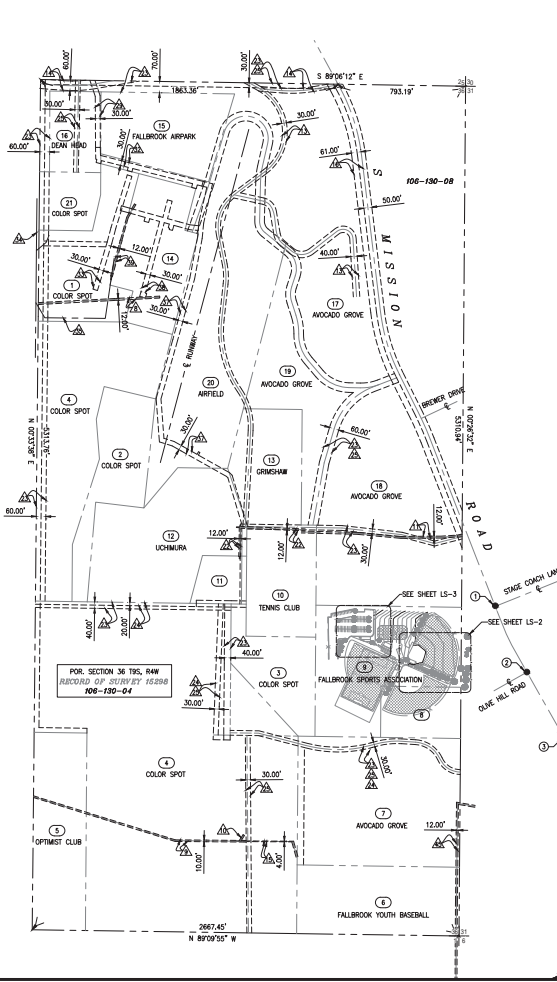
FLOOD ZONE:
SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.A.R.M. MAP NO. 0607303A000
EFFECTIVE DATE 05/16/2012.

LEGAL DESCRIPTION
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
THAT PORTION OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE NORTHERLY ALONG THE NORTH AND SOUTH CENTER LINE OF SECTION 36 TO THE NORTH QUARTER CORNER OF SAID SECTION 36; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 36 TO THE SOUTHWESTERN LINE OF THE CALIFORNIA STATE HIGHWAY FROM BONSALL TO FALLBROOK, AS DESCRIBED IN THE DEGREE OF CONCENTRATION ENTITLED "U.S. OF A. VS. COUNTY OF SAN DIEGO AND U.S. OF A. VS. MAUD LEE FLOOD, ET AL.", RECORDED DECEMBER 26, 1944 IN BOOK 1796, PAGE 147, AND IN BOOK 1794, PAGE 133, RESPECTIVELY; OF OFFICIAL RECORDS; THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE SOUTHWESTERN AND WESTERN LINE OF SAID STATE HIGHWAY AT THE EAST LINE OF SECTION 36; THENCE SOUTHERLY ALONG THE EAST LINE TO THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

SCHEDULE B
ITEMS A-D ARE TAXIENS RELATED.
ITEM 1 IS WATER RIGHTS RELATED.
ITEMS 5,7,19 ARE COVENANTS, CONDITIONS AND RESTRICTIONS NOT RELATED TO THE SURVEY OF THE LAND.
ITEMS 2,13,15,20 ARE RIGHTS RELATED.
ITEMS 21,23,25,30,34-44 ARE LEASE RELATED.
ITEMS 46,47 ARE DISCLAIMERS.

- 2. EASEMENTS) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND. NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
- 3. EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO THE COUNTY OF SAN DIEGO PURPOSE: PUBLIC HIGHWAY RECORDING NO. BOOK 205, PAGE 101 OF DEEDS AFFECTS: A PORTION OF SAID LAND. NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
- 4. EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: NOVEMBER 10, 1922 RECORDING NO. BOOK 898, PAGE 466 OF DEEDS AFFECTS: A PORTION OF SAID LAND. NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
- 6. EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: UTILITIES RECORDING DATE: MARCH 9, 1985 RECORDING NO. 41441 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND. NOT PLOTTED. THE REFERENCE DOCUMENT IS ILLEGIBLE.

- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: NOVEMBER 10, 1922 RECORDING NO. 198190 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING NO. 73-310329 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: APRIL 22, 1975 RECORDING NO. 75-83067 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: APRIL 8, 1975 RECORDING NO. 75-079985 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: UTILITIES RECORDING DATE: APRIL 22, 1975 RECORDING NO. 75-83067 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND. THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL.
- 13. EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO FALLBROOK PUBLIC UTILITY DISTRICT PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS RECORDING DATE: OCTOBER 13, 1977 RECORDING NO. 77-421518 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO FALLBROOK PUBLIC UTILITY DISTRICT PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS RECORDING DATE: MARCH 7, 1978 RECORDING NO. 78-089718 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- AN IRREVOCABLE OFFER TO DEDICATE AN EASEMENT OVER A PORTION OF SAID LAND FOR PURPOSE(S): PUBLIC HIGHWAY RECORDING DATE: OCTOBER 25, 1979 RECORDING NO. 79-448108 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: AUGUST 13, 1977 RECORDING NO. 77-421518 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS AND EGRESS RECORDING DATE: OCTOBER 24, 1981 RECORDING NO. 81-549239 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO FALLBROOK PUBLIC UTILITY DISTRICT PURPOSE: PIPE LINES RECORDING DATE: MAY 17, 1963 RECORDING NO. 63-398689 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND. THE DOCUMENT ENTITLED "DISPOSITION OUTLAW DEED" RECORDING DATE: MAY 20, 2004 RECORDING NO. 2004-481708 OF OFFICIAL RECORDS.
- 28. EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: COMBINED OVERHEAD AND UNDERGROUND ELECTRICAL SYSTEM RECORDING DATE: JULY 13, 2000 RECORDING NO. 2000-306603 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND. NOT PLOTTED. THE EXCEPTION DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS LOCATION.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO FALLBROOK PUBLIC UTILITY DISTRICT PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS RECORDING DATE: SEPTEMBER 11, 2000 RECORDING NO. 2000-486146 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO FALLBROOK PUBLIC UTILITY DISTRICT PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS RECORDING DATE: JUNE 10, 2000 RECORDING NO. 2000-480906 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO FALLBROOK PUBLIC UTILITY DISTRICT PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS RECORDING DATE: DECEMBER 5, 2003 RECORDING NO. 2003-1445007 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: UTILITIES RECORDING DATE: AUGUST 19, 2004 RECORDING NO. 2004-789574 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: UTILITIES RECORDING DATE: SEPTEMBER 23, 2004 RECORDING NO. 2004-919181 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY PURPOSE: UTILITIES RECORDING DATE: JUNE 16, 2005 RECORDING NO. 2005-861371 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO FALLBROOK PUBLIC UTILITY DISTRICT PURPOSE: PIPE LINES AND FACILITIES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS RECORDING DATE: FEBRUARY 1, 2006 RECORDING NO. 2006-74853 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.
- EASEMENTS) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT: GRANTED TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION PURPOSE: (P) POLES, WIRES, CABLES AND APPURTENANCES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND (U) COMMUNICATION FACILITIES AND APPURTENANCES, UTILITY FACILITIES, OVERHEAD AND/OR UNDERGROUND AND APPURTENANCES, USED SOLELY AND EXCLUSIVELY FOR SAN DIEGO GAS AND ELECTRIC INTERNAL COMMUNICATIONS RECORDING DATE: APRIL 19, 2019 RECORDING NO. 2019-142364 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND.



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	08/19/22	FINAL SURVEY	L.J.

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THESE DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO ANY USE OR DISCLOSURE OTHER THAN THAT RELATED TO THE DRAWING WHEREAS IS STRICTLY PROHIBITED.

CROWN CASTLE

CCIFALLBROOK SPORTS ASSN

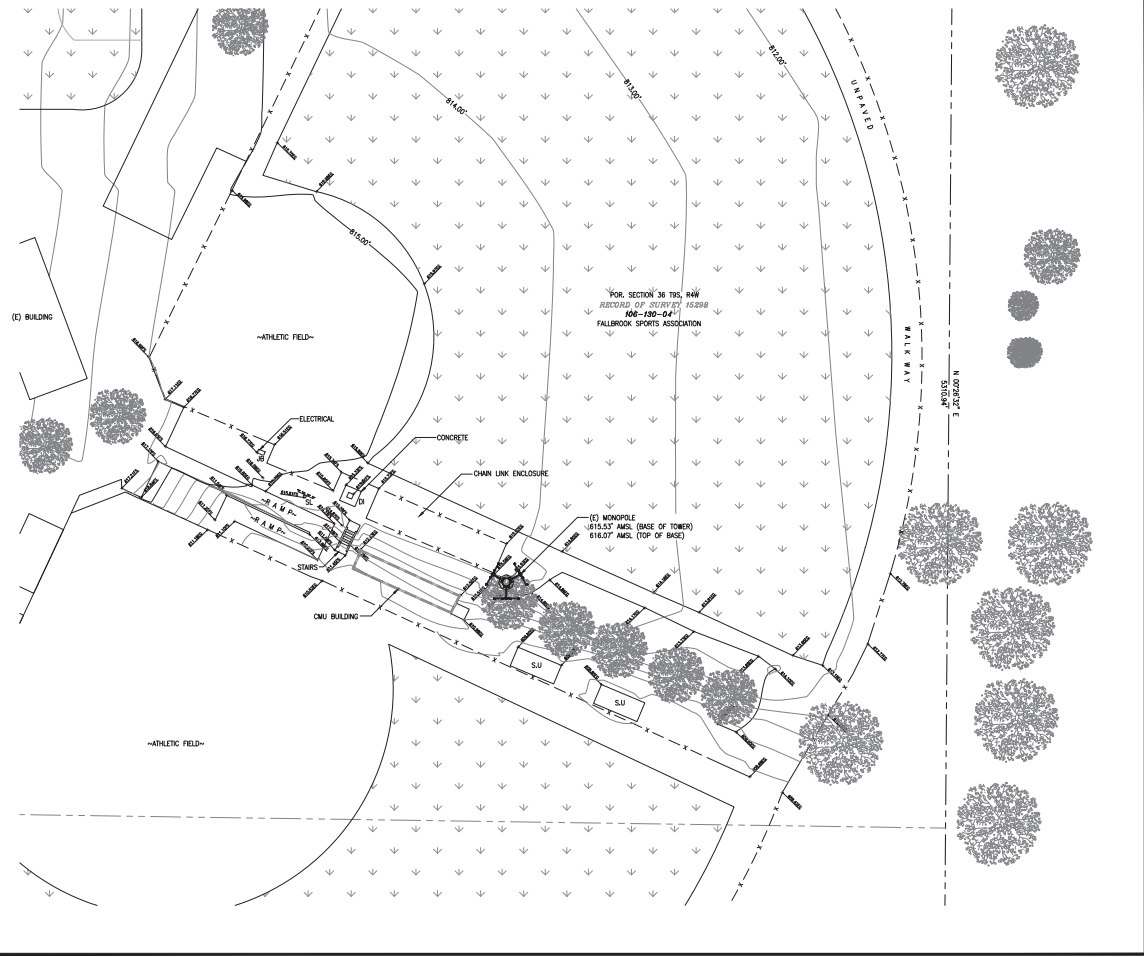
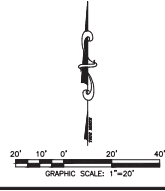
SHEET TITLE:
TITLE SHEET

LS-1

- LEGEND**
- CENTER LINE
 - - - PROPERTY LINE
 - WOODEN FENCE
 - - - CHAIN LINK FENCE
 - CMU WALL
 - B BOLLARD
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CF CURB FACE
 - CT CABINET
 - DI DRAINAGE INLET
 - EG EXISTING GRACE
 - EP EDGE OF PAVEMENT
 - FDC FIRE DEPARTMENT CONNECTION
 - FS FINISH SURFACE
 - G GUY WIRE
 - HH HANDHOLE
 - IR IRRIGATION
 - JB JUNCTION BOX
 - LT LIGHT
 - WH MANHOLE
 - PB PANEL BOARD
 - PP POWER POLE
 - SL STADIUM LIGHT
 - SU STORAGE UNIT
 - SO SIGN
 - SOM SANITARY SEWER MANHOLE
 - SOMM STORM DRAIN MANHOLE
 - TC TOP OF CURB
 - TR TRANSFORMER
 - VT VAULT
 - TM TOP OF WALL
 - WM WATER METER
 - WV WATER VALVE
 - ESL EXISTING STREET LIGHT
 - EST EXISTING TRAFFIC SIGNAL
 - ES EXISTING SIGN
 - EM EXISTING MANHOLE
 - EW EXISTING WIRE
 - EP EXISTING POWER POLE
 - EH EXISTING FIRE HYDRANT
 - T TREE
 - C CONCRETE
 - CG EXISTING GRASS/TURF
 - RW ROCK WALL

- NOTES:**
1. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREIN ARE FROM RECORD INFORMATION AS NOTED HEREIN. AN ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREIN.
 2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREIN SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
 3. FIELD SURVEY COMPLETED ON AUGUST 3, 2022.

REFERENCE MAP
 1. RECORD OF SURVEY NO. 15298
 FILE NO. 1996-482077
 SEPTEMBER 20, 1996



ISSUE STATUS

REV	DATE	DESCRIPTION	BY
1	08/05/22	FINAL SURVEY	LJ



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE TELECOMMUNICATIONS. IT IS TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE TELECOMMUNICATIONS.



CCI FALLBROOK SPORTS ASSN
 2251 OLIVE HILL ROAD,
 FALLBROOK, CA 92028

SHEET TITLE:
 TOPOGRAPHIC SURVEY

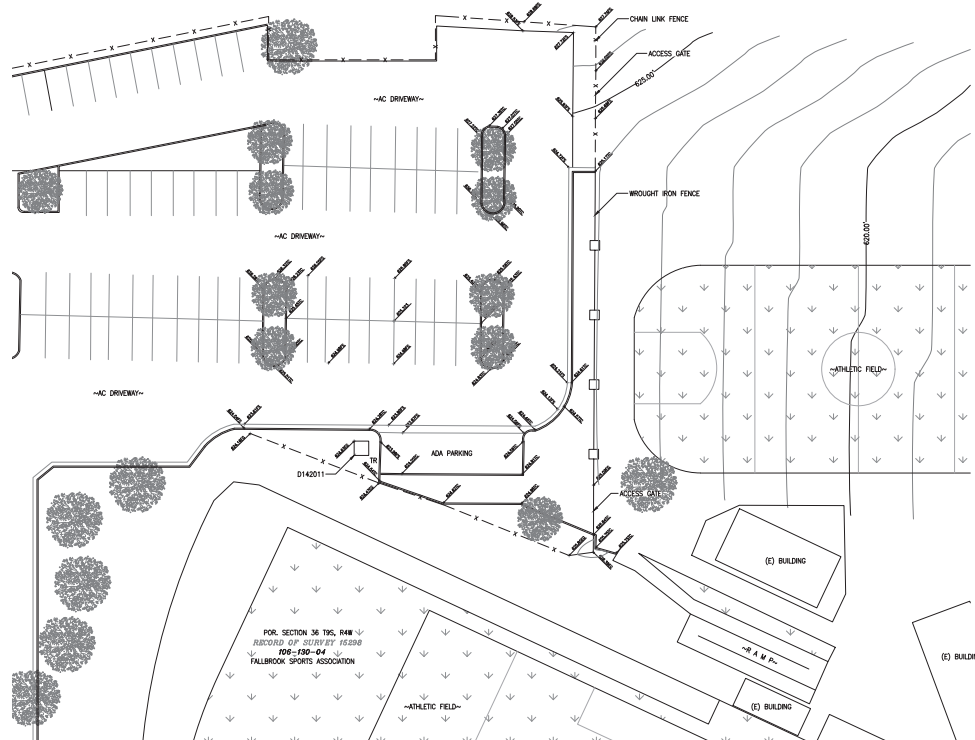
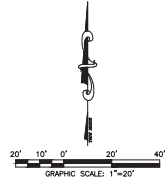
LS-2

LEGEND

---	CENTER LINE
---	PROPERTY LINE
---	WOODEN FENCE
---	CHAIN LINK FENCE
---	CMU WALL
B	BOLLARD
BW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CT	CABINET
DI	DRAINAGE INLET
EG	EXISTING GRADE
EP	EDGE OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FS	FINISH SURFACE
G	GUY WIRE
HH	HANDHOLE
IR	IRRIGATION
JB	JUNCTION BOX
LT	LIGHT
MH	MANHOLE
PB	PANEL BOARD
PP	POWER POLE
SL	STADIUM LIGHT
SUJ	STORAGE UNIT
SO	SOIL
SSM	SANITARY SEWER MANHOLE
SSM1	STORM DRAIN MANHOLE
TC	TOP OF CURB
TR	TRANSFORMER
VT	VAULT
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
---	EXISTING STREET LIGHT
---	EXISTING TRAFFIC SIGNAL
---	EXISTING SIGN
---	EXISTING MANHOLE
---	GUY WIRE
---	POWER POLE
---	FIRE HYDRANT
---	TREE
---	CONCRETE
---	EXISTING GRASS/TURF
---	ROCK WALL

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AN ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (E.V.) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- FIELD SURVEY COMPLETED ON AUGUST 3, 2022.



REFERENCE MAP
 1. RECORD OF SURVEY NO. 15208
 FILE NO. 199-48077
 SEPTEMBER 20, 1996

ISSUE STATUS

REV#	DATE	DESCRIPTION	BY
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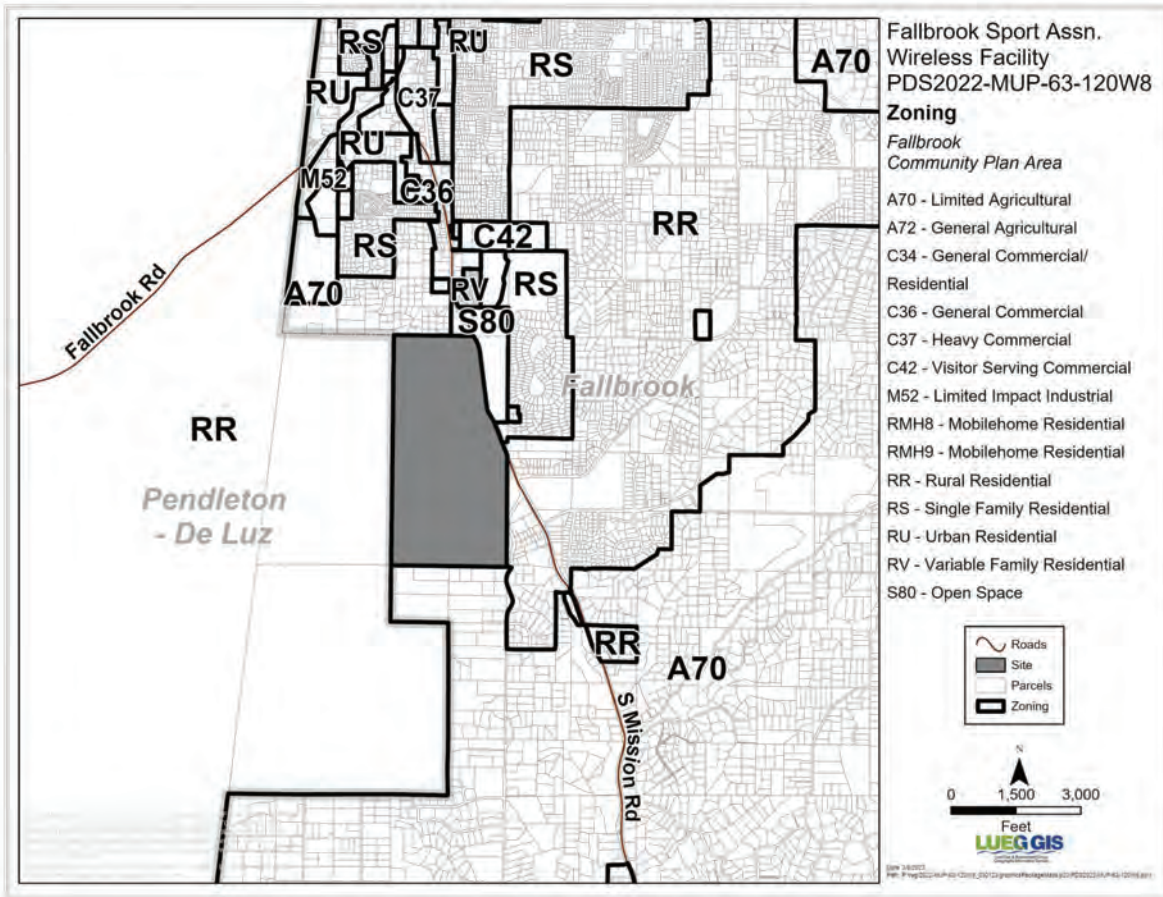


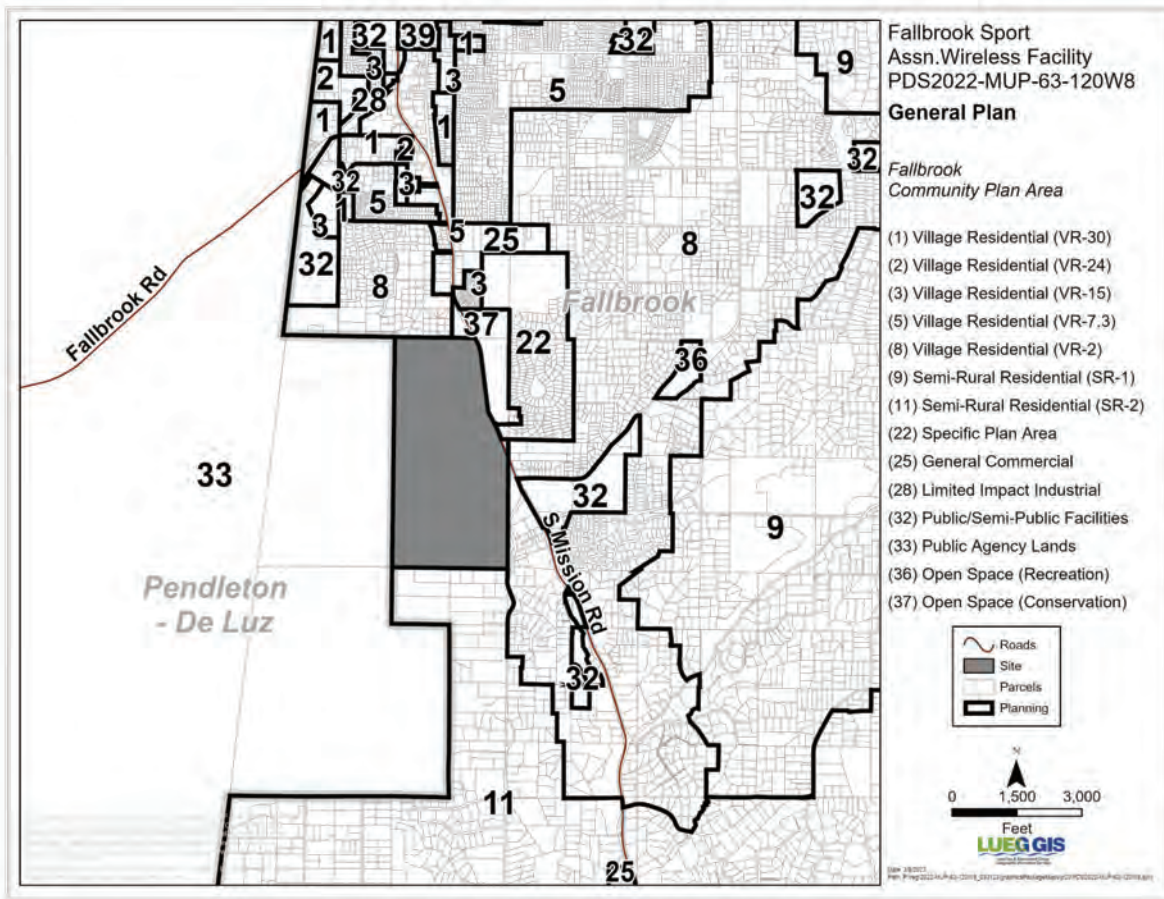
PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO A.A.C. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO THIS PROJECT IS STRICTLY PROHIBITED.

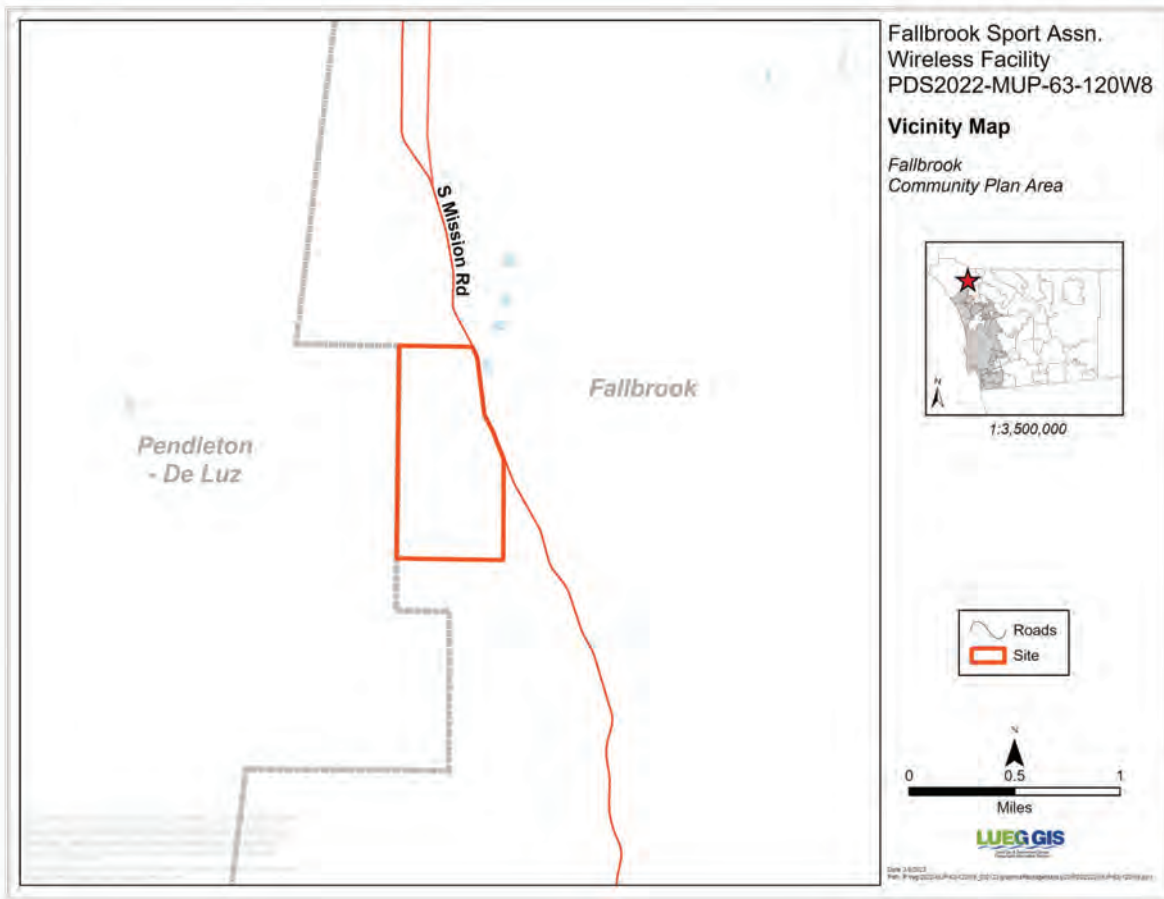


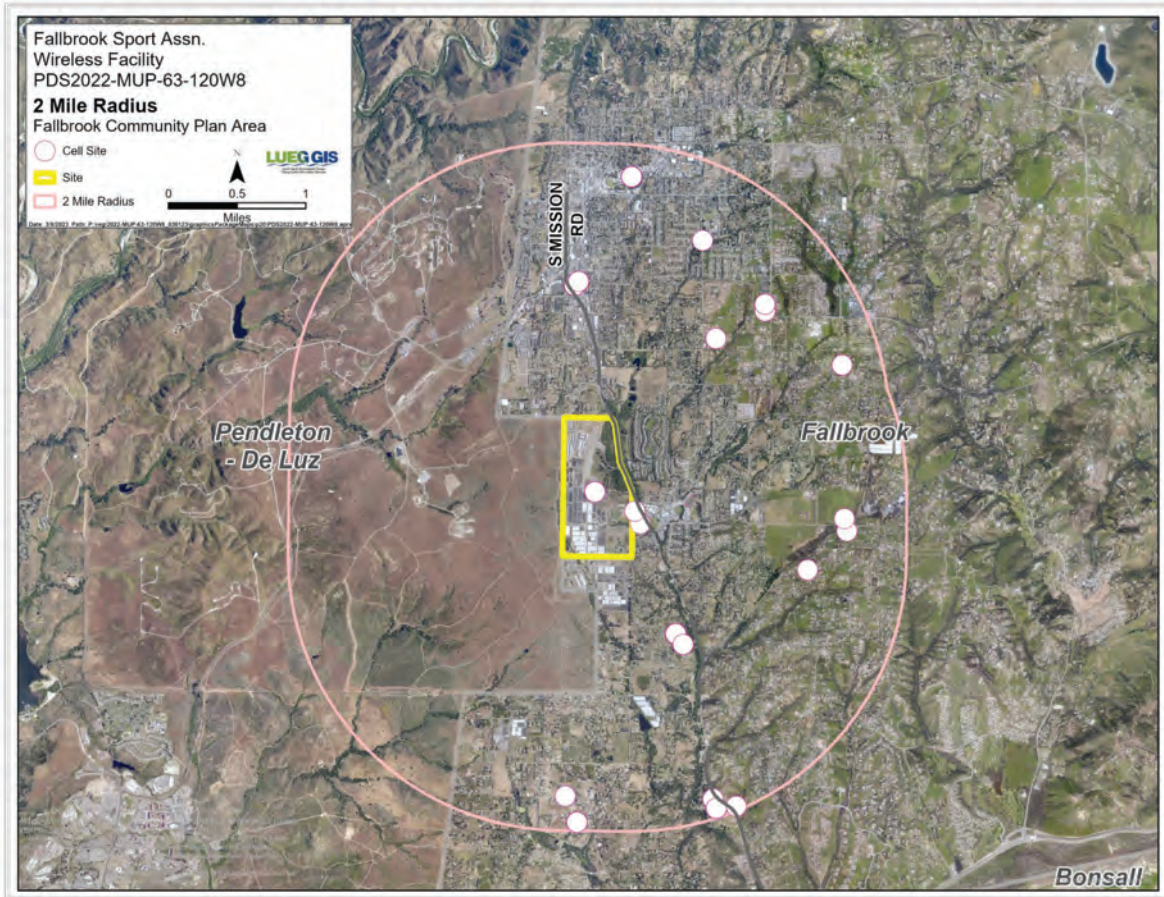
CCI FALLBROOK SPORTS ASSN
 2251 OLIVE HILL ROAD,
 FALLBROOK, CA 92028

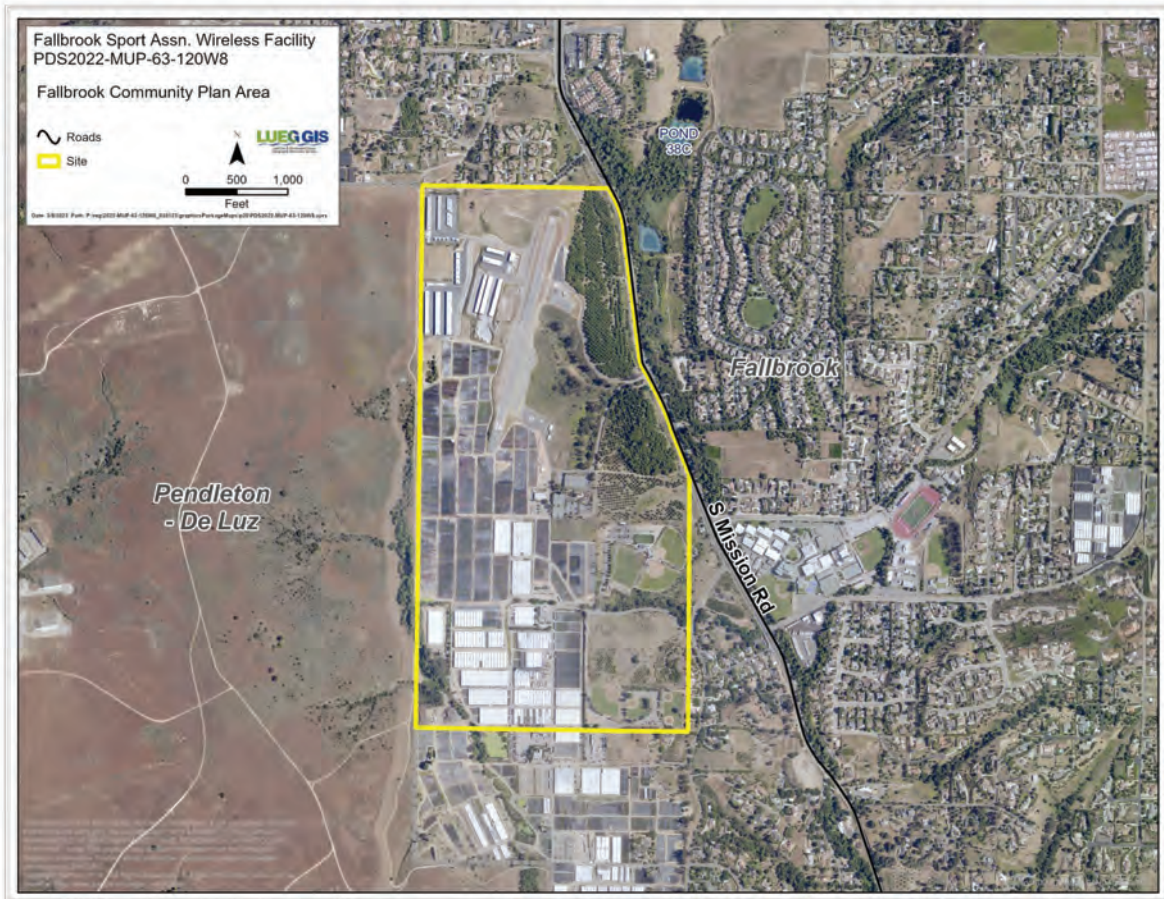
SHEET TITLE:
TOPOGRAPHIC SURVEY
LS-3

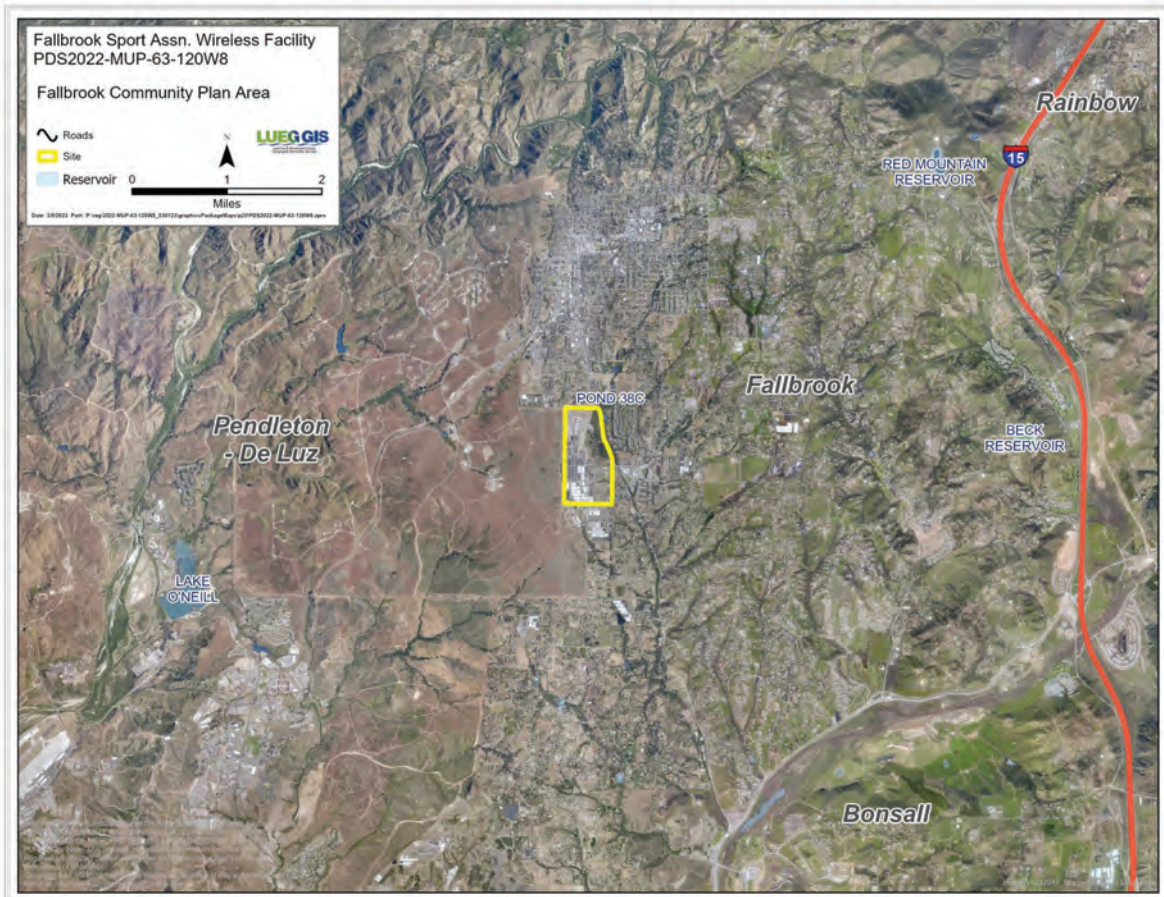


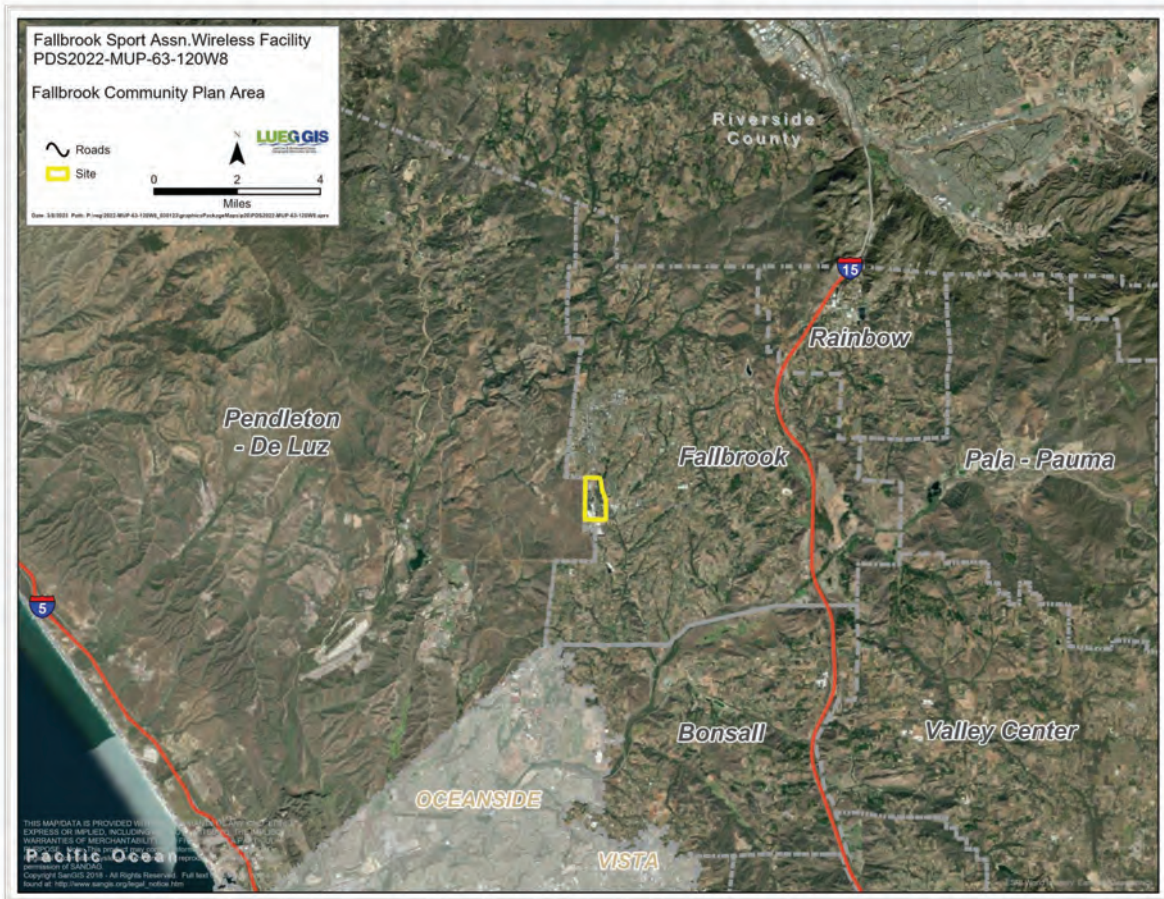












**Attachment B – Form of Decision
Approving PDS2022-MUP-63-120W8**



**County of San Diego
PLANNING & DEVELOPMENT SERVICES**

DAHVIA LYNCH
Director

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

COMMISSIONERS

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

April 14, 2023

PERMITTEE: CROWN CASTLE
MAJOR USE PERMIT: PDS2022-MUP-63-120W8
E.R. NUMBER: PDS2022-ER-04-02-003A
PROPERTY: 2551 OLIVE HILL ROAD WITHIN THE FALLBROOK COMMUNITY PLAN AREA
WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO
APN: 106-130-04-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-63-120)

Pursuant to Order Number 96 of the Board of Supervisors of the County of San Diego on October 1, 1963, and pursuant and subject to the provisions of The Zoning Ordinance, there is hereby granted a Major Use Permit Modification for an airpark on a 288.5 acre site, owned by the County of San Diego, and leased to the Fallbrook Airpark Board of Trustees, for the term of the current lease (2018), and beyond that date to coincide with the lease if the lease is extended.

ALSO GRANT, as per replacement plot plan dated June 14, 1994, consisting of eight sheets, as amended and approved concurrently herewith, a Major Use Permit Modification, pursuant to Section 2725.B of The Zoning Ordinance, for:

1. Three hundred (300) resident aircraft; and
2. A master plot plan for development of the airpark subareas which allows the existing uses, and the future aviation and non-aviation uses described below:
 - a. Existing Uses. Includes aviation uses; non-aviation uses; civic uses; wholesale agricultural uses; and recreational uses.
 - b. Future Aviation Uses. The uses which are allowed within the alphabetic subareas pursuant to an approved Site Plan shall be those aviation uses which may be necessarily or customarily associated with an airport, or those uses which are appropriate, incidental, or subordinate to the operation of an airport. The uses may include, but are not limited to: sale or rental of airplanes; sale of new and used airplane equipment, parts, and supplies; service and maintenance of airplanes; storage of airplanes and airplane parts; flying schools; airport administration offices; and restaurant.

- c. Future Non-Aviation Uses. The uses which may be allowed within the numeric subareas shall include agricultural use types pursuant to Section 2722c., a tennis club and expansion thereto pursuant to an approved Site Plan. All future uses would require a Major Use Permit Modification and shall be limited to the following non-aviation uses: community recreation; participant sports and recreation; and other civic uses as deemed appropriate for this site and the Community of Fallbrook.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-63-120W3)

ALSO GRANT, as per plot plan dated November 3, 1994, consisting of two sheets, as amended and approved concurrently herewith, a Major Use Permit Modification, pursuant to Section 2725. B to allow revisions to the previously approved plot plan and decision relating to lease areas, road improvements and other applicable conditions for the development of the Aviation Use Area of the airpark with three hundred (300) resident aircraft and other aviation uses that are necessarily or customarily associated with an airport, or those uses which are appropriate, incidental, or subordinate to the operation of an airport. Future aviation uses will require approval of a Site Plan and may include, but are not limited to: sale or rental of airplanes; sale of new and used airplane equipment, parts, and supplies; service and maintenance of airplanes; storage of airplanes and airplane parts; flying schools; airport administration offices; and restaurant. Civic Use Types may be permitted on an interim or permanent basis within the Aviation Use Area, as described in Section 1300 of the County Zoning Ordinance and classified as Essential Services, Fire Protection Services, Law Enforcement Services, or Minor Impact Utilities.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-63-120W4)

ALSO GRANT, as per Pages 9-13 of the revised plot plan dated October 18, 1993, consisting of 13 sheets, a Major Use Permit Modification pursuant to Zoning Ordinance Sections 1505 and 2725(c) for a community sports park complex consisting of three baseball diamonds, one of which can also serve as a soccer field; four lighted volleyball courts; a 3,600 square foot, two-story concession building including kitchen, without cooking facilities, and restroom facilities; an entry kiosk; a three-station batting cage; a caretaker residence; a maintenance/storage yard; and parking spaces for 250 cars.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-63-120W7)

ALSO GRANT, as per plot plan dated October 19, 2006, consisting of seven sheets, as amended and approved concurrently herewith, a Major Use Permit Modification, pursuant to Section 2725. B to allow revisions to the previously approved plot plan to authorize the location and use of an unmanned wireless telecommunications facility and associated equipment cabinet for a maximum term of fifteen years. The facility will consist of 12 antennas mounted to a 75-foot light standard and one equipment storage cabinet within the existing Fallbrook Sports Association lease area of Fallbrook Airpark. Three existing pine trees will be removed for construction of the equipment cabinet and replaced with similar species.

Also granted is a specific exemption pursuant to Section 4620.g of The Zoning Ordinance to construct a light standard in excess of 35 feet.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-63-120W8)

This Major Use Permit Modification for MUP-63-120 consists of ten (10) sheets including plot plan and elevations dated January 11, 2023. This permit authorizes the renewal, continued use, and maintenance of a 75-foot-tall light standard. The associated equipment is located within an existing 12-foot-tall equipment shelter. This permit is pursuant to Section 6985, 6986 and 7385 of the Zoning Ordinance.

Also granted is a specific exemption pursuant to Section 4620(g.) of the Zoning Ordinance for the 75-foot light standard where 35 feet is allowed.

The existing community sports park complex consists of three baseball diamonds, one of which also serves as a soccer field, four lighted volleyball courts, a 3,600 square foot, two-story concession building, restroom facilities, an entry kiosk, a three-station batting cage, a caretaker residence, a maintenance/storage yard, and parking spaces for 250 cars. The wireless telecommunication facility is located between a baseball and soccer field. This Major Use Permit Modification is for the purposes of the wireless telecommunication facility and will not affect any of the uses authorized for the community sports complex and airpark.

The wireless telecommunication facility is considered "high visibility" and is located within a "rural zone", therefore, pursuant to Section 6985(c)(11) of the Zoning Ordinance, this Major Use Permit Modification shall have a maximum term of 15 years (ending April 14, 2038). This may be extended for an additional period of time through a modification of the Major Use Permit if it is found that no smaller or less visible technology is available or feasible to replace the facility at that time.

MAJOR USE PERMIT MODIFICATION EXPIRATION: This Major Use Permit Modification shall expire on **April 14, 2025** 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 Modification has commenced prior to said expiration date.

.....
CONDITIONS FOR MAJOR USE PERMIT (MUP-63-120W⁴ AND MUP-63-120W⁵)

The following conditions A 1 through A 10 are imposed with Major Use Permit P63-120W⁴ and W⁵:

- A. Prior to the approval of a lease or permit which establishes a new use, or alters or adds to an existing use on said site, the applicant shall:
 - 1. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use (DPLU) and the Department of Public Works (DPW).
 - 2. Improve the existing intersection of Mission Road and Airpark Road by lengthening the existing left-hand turn pocket to the satisfaction of the Director of Public Works.

3. Participate in the cost of traffic signal installations at the intersections of (a) Clemens Lane at Mission Road, (b) Green Canyon Road at Mission Road, and (c) Fallbrook Street at Stagecoach Lane. The amount of the developer's portion of the entire cost of the signals shall be (a) \$675.00, (b)\$4,050.00, and (c) \$675.00, respectively, for a total of \$5,400.00. The Planning Commission hereby determines that:
 - a. The fees are to assist in financing the construction of traffic signals to mitigate the impact of this project on traffic safety;
 - b. The fees will be used to contribute towards the installation of traffic signals at the intersections of (1) Clemens Lane at Mission Road, (2) Green Canyon Road at Mission Road, and (3) Fallbrook Street at Stagecoach Lane;
 - c. The traffic signals will help mitigate the impact of additional traffic on these intersections caused by the project;
 - d. This project will contribute additional traffic to the intersections of (1) Clemens Lane at Mission Road, (2) Green Canyon Road at Mission Road, and (3) Fallbrook Street at Stagecoach Lane;
 - e. The fees of (1) \$675.00, and (2) \$4,050.00, and (3) \$675.00, respectively, for a total of \$5,400.00, are based on an estimate of the percentage of traffic this project will contribute to these intersections.
4. Obtain an approved grading permit from the DPW.
5. Intersectional sight distance along Mission Road from the project entrances shall be five hundred fifty feet (550') to the satisfaction of the Director of Public Works.
6. Obtain a construction permit from the DPW for work in the County right-of-way.
7. Street lights are required. Prior to the approval of street improvement plans, the applicant shall:
 - a. Deposit with the County of San Diego, through the DPW, a cash deposit sufficient to:
 - (1) Energize and operate the street lighting system until tax revenues begin accruing from the development for those purposes.
 - (2) Pay the cost to process lighting district administration of this project. After granting of the Major Use Permit, the development shall be transferred without notice or hearing to Zone "A" of the Lighting District to operate and maintain the system.
8. Construct a graded, unpaved, continuous roadway between the southeast end of the runway and Area 2, and also extend the existing entry road southerly along the boundary of Areas 5, 10, and 8 to the north side of Area 2, both of which will be used for emergency circulation.
9. Obtain an easement across Fallbrook Land Conservancy land for the northern entrance (as shown on Pages 5 and 6 of the plot plan dated

- June 14, 1994) in favor of the County of San Diego. That entrance shall be right-turn-in/right-turn-out only.
10. Furnish to the Director of the DPLU documentary evidence that Conditions A.1. through A.9. have been completed to the satisfaction of the Director of Public Works except that for the conditions relating to Modification P63-120W4 are set forth in Paragraphs B., C., and D. below.
 11. The applicant shall obtain approval from the Director of Planning and Land Use of a Site Plan for each separate aviation use area lease and each civic use type within the aviation use area. Said Site Plan will conform to the following criteria:
 - a. Site Plan Review Process.
 - (1) Exceptions. A Site Plan shall not be required for a particular lease area if:
 - (a) A Use Permit Modification is processed for development of said lease area;
 - (b) The number of resident aircraft does not require the construction of a hangar.
 - (2) Procedures. All Site Plans shall comply with Sections 7150 through 7174 and 7358 of The Zoning Ordinance.
 - (3) Environmental Review. All Site Plans shall comply with the California Environmental Quality Act.
 - (4) Each Site Plan shall address the existing County Regulations relating to and be consistent with the following:
 - (a) Noise. All Site Plans shall require the submittal and approval of a noise study along with any required mitigation, unless waived by the Director of Planning and Land Use. Waiver of the noise study and mitigation measures shall not be allowed for new aviation uses within 600 feet of the north property line. The noise study shall include an evaluation of the location and orientation of hangers in order that any new hanger development also function to assist in noise abatement and screening of residential uses located north of the proposed hangers.
 - (b) Submit a preliminary Landscape Plan. Development of aviation uses within 600 feet of the north property line shall include landscaping improvements on the northerly boundary sufficient to visually buffer the adjacent residential area from impacts.
 - (c) That the North County Fire Protection District has approved the proposed design.
 - (d) That all on-site road improvements are designed to the satisfaction of the Director of Public Works.

- (e) That all parking location and design meets Federal Aviation Administration (FAA) standards or The Zoning Ordinance provisions, whichever is more restrictive.
 - (f) That all signage location and design meets The Zoning Ordinance provisions, except signage as established by FAA requirements.
 - (g) That all building heights and setbacks meet the FAA and Zoning Ordinance provisions.
 - (h) Earthtone shall be used on all structures.
- (5) Other Conditions. All Site Plans shall comply with all other conditions of this Major Use Permit. All vehicular access roads, septic systems, and taxiway service improvements which are necessary to serve any lease area shall be required as a condition of approval for the corresponding Site Plan.
- (6) No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.
- b. Site Plan Standards.
- (1) Street System.
 - (a) The timing of the construction of the internal private road system shall be determined through conditions in the Site Plan review process. Each Site Plan shall condition the buildout of the road from Mission Road to the nearest driveway entrance for said lease area. The road improvements shall be designed to Section 3.1 (C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips to the satisfaction of the North County Fire Protection District and the Director of Public Works. Each aeronautical leased area is intended to have ingress/egress points along a loop road as provided for in Condition A.8 and shall be conditioned during Site Plan review. The location of the turnaround within the loop system may change location with each lease to the satisfaction of the North County Fire Protection District and the DPW.
 - (2) Other fire protection conditions.
 - (a) All future buildings greater than 3,600 square feet shall be equipped with automatic sprinklers.
 - (b) All fuel storage and handling shall comply with County and local fire regulations.

- (c) Combustible vegetation shall be maintained to fire district standards within 100' of all buildings and 30' of all roadways.

c. Uniform Standards for Aviation Use

- (1) New airport administrative offices erected at the airpark shall not exceed height standards of The Zoning Ordinance for this property, or the height limitation imposed by the FAA, whichever is more restrictive. The style and landscaping associated with administrative offices shall be consistent with the Fallbrook Design Review Guidelines for office structures.
- (2) Development of tie-down spaces, hangars, and/or other related aviation uses will be limited to these Aviation Use areas. Aircraft taxiways, service and tie-down areas shall be pursuant to FAA standards and identified at time of Site Plan approval.
- (3) The main runway and taxiway system, shall be operated and maintained at all times in accordance with applicable FAA standards.
- (4) A Major Use Permit Modification shall be required for any relocation, expansion, or lengthening of the runway.

d. All non-aviation use areas (Roman and Arabic numerically designated areas) shall remain in their existing, general uses, except as provided by A.3.d.(7) below, any change to non-agricultural uses will require approval of a Major Use Permit Modification.

- (1) Areas I, II, and III are portions of agricultural lease areas which shall remain in agricultural use for the life of this permit. Uses may be allowed in these subareas in accordance with uses in the A72 Zone. Portions of Roman Numeric Area I contain Willow riparian habitat which is labeled as "open space" on the plot plan. The open space is intended to remain in its natural condition. No grading, excavation, waste disposal, vegetation addition or removal, or placement of structures or any kind will be allowed in the designated open space portions of this subarea.
- (2) Area 1 is an existing private youth baseball facility;
- (3) Areas 2, 5, 6, 8 and 11 are currently devoted to non-aeronautical agricultural uses which include both row and tree crops. Uses may be allowed in these subareas in accordance with uses in the A72 Zone.
- (4) Areas 3 and 4 are the subject of a lease to the Fallbrook Sports Association which intends to develop these two areas into a public multi-field sports complex. Conditions relating to Modification P63-120W4 are set forth in Paragraphs B., C., and D. below. The Fallbrook Sports Association lease area will also include the location and use of an unmanned wireless telecommunications facility and associated equipment cabinet. A wireless telecommunications facility will be developed within the

Fallbrook Sports Association lease area. Conditions relating to Modification P63-120W7 are set forth in Paragraph F below.

- (5) Area 7 contains Diegan sage scrub habitat, which has been labeled as "open space" on the plot plan. The open space is intended to remain in its natural condition. No grading, excavation, waste disposal, vegetation removal or addition, or placement of structures of any kind shall be allowed in the open space.
- (6) Area 9 is the site of the existing Color Spot offices and parking.
- (7) Area 10 is the site of a private tennis club and may be altered or expanded by Site Plan that shall apply to all of the existing and proposed improvements on Area 10.

B. Prior to the granting of any other permits for Modification W4 (Sports Park):

- 1. Obtain an approved grading plan from the DPW for the grading shown on Pages 9-13 of the plot plan dated October 18, 1993.
- 2. A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a signed statement that: "Physically, there is a minimum of four hundred feet (400') of unobstructed sight distance in both directions from the project entrance along Olive Hill Road per the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards (approved February 26, 1992)", to the satisfaction of the Director of Public Works.
- 3. On-site private road shall be improved to twenty-four feet (24') of asphaltic concrete pavement on a twenty-eight foot (28') graded width.
- 4. Improve the intersection of Olive Hill Road and the project access road with a southbound deceleration lane, a southbound acceleration lane, a northbound acceleration lane, and a northbound left-hand turn pocket to the satisfaction of the Director of Public Works pursuant to Exhibit B, dated December 9, 1994, a copy of which is on file in the DPW.
- 5. Street lights are required. Prior to the approval of street improvement plans, the Fallbrook Sports Association shall deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:
 - a. Energize and operate the street lighting system until tax revenues begin accruing from the development for those purposes.
 - b. Pay the cost to process lighting district administration of this project. After granting of the Major Use Permit, the development shall be transferred without notice or hearing to Zone A of the lighting district to operate and maintain the system.

6. The Willow riparian area, which occurs on and adjacent to the southern boundary of the identified project site (Subareas 3 and 4) as shown on Exhibit A, Sheet 5 of 13 of the approved the plot plan, dated March 8, 1994, shall remain in its natural condition after implementation of the grading has been accomplished. This habitat area shall preclude grading; excavation; waste disposal; vegetation addition or removal; and placement of structures of any kind.

The sole exception to this prohibition is:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard.
 - b. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use
7. Submit to and receive approval from the Director of Planning and Land Use a complete and detailed Landscape Plan. Landscape Plans shall be prepared by a California licensed landscape architect and shall fulfill the requirements of the Landscape Water Conservation Ordinance and Design Manual. The Landscape Plans and review fee shall be submitted to the Community Planning Division, Zoning Counter. Plans shall include:
 - a. Replacement of 0.34 acre of Willow riparian at a 2:1 ratio (0.68 acres).
- C. Upon approval of this Major Use Permit, the following conditions shall apply:
1. That said airport be operated in compliance with all applicable laws, rules and regulations of County, State and Federal authorities.
 2. That the flight pattern for aircraft landing on or taking off from the airport shall conform to FAA standards to mitigate noise without affecting flight safety.
 3. That the required Runway Protection Zone (RPZ) for each runway established on the airport site shall, to the greatest extent practicable and subject to review by the FAA, lie within the boundaries of the airport site for which this Major Use Permit is granted.
 4. That each year during the term of this permit, permittee shall inquire of the State and Federal authorities to determine whether any modification of their position will permit a flight pattern on subject airport over lands lying westerly of the site; if at any time such a pattern is permitted by the governing authorities, a flight pattern over this area shall be prepared and put into operation and use.
 5. Construction of the internal private road system shall be concurrent with the building permit process once certain uses have been authorized by the Site Plan

review process required for each area leased. Each Site Plan shall condition the buildout of a road from Mission Road to the nearest driveway entrance for said lease area. Each aeronautical leased area is intended to have ingress/egress points along a loop road as provided for in Condition A.8. and shall be conditioned during Site Plan review. The location of the turnaround within the loop system may change location with each lease to the satisfaction of the North County Fire Protection District and the DPW.

- a. Improve all parking areas and driveways shown on the approved plot plan for the subject lease area with a minimum of one and one-half inches of emulsion, asphaltic concrete or Portland cement concrete (PCC), and delineate parking spaces.
 - b. On-site private road improvements shall be designed to Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips to the satisfaction of the Director of Public Works and the North County Fire Protection District. The graded and improved widths may be reduced with the approval of the North County Fire Protection District and the DPW.
6. No loudspeaker or sound amplification system shall be used to produce sounds in violation of the County Noise Ordinance from either the airport or the sports park activities. It being understood that all parties will cooperate on this noise effort.
 7. The parking areas and driveways shall be well maintained.
 8. All landscaping shall be adequately watered and well maintained at all times, using permanent water conserving irrigation systems. No trees shall be planted that exceed a height of 35 feet at maturity.
 9. The sound levels attributable to the airport activities (other than that generated by aircraft on the runway or in the air), shall not exceed the one hour average a-weighted sound levels given in Section 36.404 of the County of San Diego Noise Ordinance.
 10. All light fixtures or light sources shall be installed or used so as to comply with the rules and regulations of the FAA or any successor agencies and other governmental agencies governing height, type and placement of lights. All light fixtures installed, per Pages 9-13 of the approved plot plan dated October 18, 1993, by the Fallbrook Sports Association shall be designed and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises, and shall otherwise conform to Section 6324 of The Zoning Ordinance.
 11. Fire Hydrants. Design and location of all fire hydrants shall be pursuant to the approval of the North County Fire Protection District.

12. Building Construction. All buildings shall conform to the adopted Airport Development and Design Standards, a copy of which is on file with the DPW, Airports Division.
 13. Construction activities associated with the proposed project (construction of internal roadways, new taxiway, new tie-down, hangars, parking areas, and buildings) shall only be allowed between the hours of 7:00 a.m. and 7:00 p.m., provided that equipment noise at or within any property lines of residential uses does not exceed 75 decibels for more than 8 hours during any 24 hour period.
 14. Provide on-going noise abatement pilot education programs to users of Fallbrook Airpark and establish community outreach programs for the purpose of creating dialogue between users and residents near the airport. Noise abatement efforts shall be coordinated with the FAA and the County of San Diego, Division of Airports and shall concentrate on mitigating impact to the community without affecting the safety of pilots operating aircraft and residents on the ground.
 - a. The Board of Directors shall submit a written progress report to the Planning Commission one year from the date of approval of permit Modification (W5) (December 15, 1996). The written report shall include at a minimum all noise abatement pilot education program efforts, including where applicable, programs, brochures, fliers, handouts, signage, publications, meetings and sanctions, if any.
 - b. The Board of Directors shall, as a part of meeting 14.a., shall publish any and all noise abatement procedures established for Fallbrook Airpark in as many flight guides as is practical, including but not limited to the AIRPORT/FACILITY DIRECTORY, published by the U.S. Government, FAA, Washington D.C.
 15. The Sports Association complex shall be limited to the following closing times: 10:00 p.m., Monday through Saturday, with all visitors to vacate the complex by 10:30 p.m.; and 9:00 p.m. on Sunday, with all visitors to vacate the complex by 9:30 p.m.
 16. The Sports Association shall install appropriate signage prohibiting alcohol use on-site, and the Association shall self-police to ensure compliance.
 17. The maximum seating capacity associated with the approved restaurant use shall be limited to 100 total seats within the restaurant structure or area designated as outdoor dining.
- D. Prior to any use of Subareas 3 and 4, as permitted by Modification W4, the Fallbrook Sports Association shall:

1. Furnish to the Director of Planning and Land Use documentary evidence from the DPW indicating that the following prerequisite conditions have been satisfied: Conditions B.1. through B.5.
 2. Improve all parking areas and driveways shown on Pages 9-13 of the approved plot plan, dated October 18, 1993, with a minimum of one and one-half inches of road oil mix asphaltic concrete or a minimum of six inches of PCC, and delineate parking spaces.
 3. Submit to the Director of Planning and Land Use a statement from a project California licensed landscape architect that all landscaping has been installed as shown on the approved landscape planting and irrigation plans.
- E. Prior to the completion of the Mission Road improvements, the following shall occur:
1. Build in connection with the San Diego County, DPW, Engineering Services Section a full-service intersection at Airpark Road and Mission Road as depicted on the design plans in the DPW, Engineering Services section. This intersection shall provide for a northbound left-hand turn pocket and a northbound acceleration lane to the satisfaction of the Director of Public Works.

CONDITIONS FOR MAJOR USE PERMIT (MUP-63-120W⁷)

The following conditions are imposed with the granting of Modification W⁷ (Telecommunications Facility):

The applicant shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every 12 months, to determine if the applicant is complying with all terms and conditions of the Major Use Permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every 12 months until the County determines the applicant is in compliance.

All building permit plans must conform in detail to the approved design. Failure to conform can cause delay to or denial of building permits and require formal amendment of this approved design. No waiver of the Uniform Building Code standards or any other code or ordinance is intended or implied.

1. Prior to obtaining any building or other permit pursuant to this Major Use Permit, and prior to commencement of construction or use of the property in reliance on this Major Use Permit Modification W⁷, the applicant shall:
 - a. Payoff all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use and the Department of Public Works.
 - b. Pay the Transportation Impact Fee (TIF) in accordance with County Ordinance # 9712.
 - c. Access to the project site shall be improved per San Diego County policies and regulations, unless evidence is provided to the Department of Planning and Land

Use (DPLU) showing that project access is in compliance with the March 21,2000 County of San Diego Cellular Facilities Standards for Fire Protection (FP-2).

- d. Obtain a Construction Permit for any work within the County road right-of-way. DPW Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.
 - e. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Conditions F-1.a. through F-1.d have been completed to that Department's satisfaction.
2. Prior to any occupancy or use of the premises pursuant to this Major Use Permit Modification W⁷, the applicant shall:
- a. Prior to use of the facility, submit evidence, such as photos, to the satisfaction of the Director of Planning and land Use to show proof that the facility is in conformance with photo simulations provided pursuant to Section 6984(B) of the Zoning Ordinance.
 - b. Submit to the satisfaction of the Director of the Department of Planning and Land Use for inclusion in the environmental file 04-02-003, digital photos demonstrating that the four specified RBS 2106 ground-mounted electronic cabinets have been installed including serial numbers or identification plates for each unit at the completed installation. A second set of photographs shall be provided to the project's construction manager.
 - c. Facilitate an on-site County inspection in order to verify with the digital photographs submitted in the environmental file 04-02-003 that the installation of the specified ground-mounted cabinets described in the site plans and/or conditions of approval are correct.
 - d. Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that: "Physically, there is a minimum adequate unobstructed sight distance in both directions along Olive Hill Road from the project access, for the prevailing operating speed of traffic on Olive Hill Road, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required." These certifications shall be to the satisfaction of the Director of Public Works.
 - e. Comply with street lighting requirements as follows:
 - (1). Transfer the property subject to this Major Use Permit (P63- 120W1RPL) into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer.

- f. Furnish the Director of Planning and Land Use, along with their request for final inspection, a letter from the Director of Public Works, stating Conditions F-2.d and F-2.e have been completed to that department's satisfaction.
3. The following conditions shall apply during the term of the Major Use Permit Modification W⁷:
 - a. The applicant shall maintain the appearance of the facility and associated equipment shelter, as depicted in photo simulations in file P63-120W⁷, for the duration of the facility's operation and remove same upon termination of use.
 - b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
 - c. All landscaping shall be maintained at all times and shall be promptly replaced if not successful.
 - d. All wireless telecommunications sites shall be kept clean and free of litter.
 - e. All equipment cabinets shall display a legible operator's contact number for reporting maintenance problems.
 - f. All maintenance and security responsibility for the tower and supporting shed shall lie with the applicant.
 - g. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days prior to the final day of use.
 - h. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use.
 - i. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final day of use or determination that the facility has been abandoned, whichever occurs first.
 - j. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner.
 - k. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.
 - l. Noise from any equipment supporting the facility shall meet the requirements of the County's Noise Ordinance on an average hourly basis.
 - m. All facilities located on a utility pole shall be promptly removed at the operator's expense at the time a utility is scheduled to be under grounded.

- n. Equipment cabinets and antenna structures shall be secured to disallow unauthorized access.
 - o. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 1 acre require that the property owner keep additional and updated information on-site concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 - p. Be prohibited from installing any additional unspecified noise-generating exterior equipment such as standby generators without a permit modification.
4. This Major Use Permit Modification W⁷ shall expire on January 26, 2009 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 Modification 'has commenced prior to said expiration date.

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-63-120W⁸)

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 Modification. Please note that all applicable ongoing conditions associated with the original Major Use Permit and subsequent modification approvals shall apply. Where specifically indicated, actions are required prior to the approval of any grading, improvement, or building plan, and the 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: [PDS, DPW, DEH, DPR], [GP, CP, BP, UO] 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 a receipt to Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit 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 discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter

shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

2. GEN#2-RECORDATION OF DECISION: [PDS], [GP, CP, BP, UO]

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.

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

3. GEN#3-INSPECTION FEE

INTENT: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the *[PDS, ZC]* to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information *[PDS, PCC]*. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The *[PDS, ZC]* shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

4. PLN#1-PHOTO SIMULATION (WIRELESS): [PDS, PCC] [UO, FG] [PDS, FEE]

INTENT: In order to verify that the site complies with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans and photo-simulations. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved photo-simulations dated **08/26/2022** to ensure that the site was built to be screened from public view. The landscaping identified on the approved photo-simulations shall be installed as well. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations including the installation of landscaping. Upon completion, the applicant shall provide the photographic evidence to the *[PDS, PCC]* and Landscape Architect for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The *[PDS, PCC]* shall review the provided photos for compliance with this condition and compliance with the photo-simulations.

5. PLN#2-SITE CONFORMANCE (WIRELESS)

INTENT: In order to verify that the site complies with the County Zoning Ordinance

Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the approved plot plans. **DESCRIPTION OF REQUIREMENT:** The site shall be built to substantially comply with the approved plot plans including landscaping. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans including landscaping. Upon completion, the applicant shall provide the photographic evidence to the [PDS, PCC] for review. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall be built to match the approval. **MONITORING:** The [PDS, PCC] shall review the provided photos for compliance with this condition and compliance with the approved plot plans.

6. **PLN#3–SITE PLAN IMPLEMENTATION: [PDS, BI] [UO] [DPR, TC, PP].**
INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: installing all required design features, installing and planting landscaping, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, Building Inspector] and DPR [TC, PP] shall inspect the site for compliance with the approved Building Plans.
7. **HAZ#1–HEALTH AND SAFETY PLAN**
INTENT: In order to protect workers from hazardous chemicals and to notify the public of potential hazardous chemicals and substances and to comply with the California Health and Safety Code, Chapter 6.95, the applicant shall receive approval from the Department of Environmental Health. **DESCRIPTION OF REQUIREMENT:** The applicant of the facility shall obtain all necessary permits for the storage, handling, and disposal of the hazardous materials as required by the Department of Environmental Health-Hazardous Materials Division. The plan shall be approved by [DEH, HMD]. The Hazardous Materials Division, Plan Check section contact is Joan Swanson, (858) 505-6880 or by email at joan.swanson@sdcounty.ca.gov. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the Health and Safety Plan, and Hazardous Materials Business Plan shall be prepared, approved and implemented. **MONITORING:** [DEH, HMD] shall verify and approve all compliance with this condition.

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

8. **PLN#4–SITE CONFORMANCE: [PDS, PCO] [OG] [DPR, TC, PP].**
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 building plans, and plot plan(s). This includes, but is not limited to maintaining the following: painting all necessary aesthetics design features, landscaping and all lighting wall/fencing. 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. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit). **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#5-SITE CONFORMANCE (WIRELESS): [PDS, PCO] [OG].

INTENT: In order to comply with the County Zoning Ordinance Section 6980 through 6991 (Wireless Telecommunications Section), the site shall substantially comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements. This includes, but is not limited to maintaining the following:

- a. Maintain the appearance of the facility, landscaping, and associated equipment shelter, as depicted in the approved photo simulations dated **8/26/2022**. Any interior changes to approved telecommunications equipment that are located entirely within an approved enclosed equipment shelter, with equipment that cannot be seen by an adjacent residence, parcel or roadway, shall not require Modification or Deviation of the permit, to the satisfaction of the Director of Planning and Development Services (expansion of the existing approved equipment shelter and/or addition of noise generating equipment would require either Modification or Deviation of the permit).
- b. All graffiti on any components of the facility shall be removed promptly in accordance with County regulations. Graffiti on any facility in the public right-of-way must be removed within 48 hours of notification.
- c. All wireless telecommunications sites including antennae and cabinets shall be kept clean and free of litter, display a legible operator's contact number for reporting maintenance problems, and be secured to prohibit unauthorized access.
- d. Wireless telecommunications facilities with use discontinued shall be considered abandoned 90 days following the final day of use. All abandoned facilities shall be physically removed by the facility owner no more than 90 days following the final

day of use or determination that the facility has been abandoned, whichever occurs first. All wireless carriers who intend to abandon or discontinue the use of any wireless telecommunications facility shall notify the County of such intention no less than 60 days before the final day of use. The County reserves the right to remove any facilities that are abandoned for more than 90 days at the expense of the facility owner. Any abandoned site shall be restored to its natural or former condition. Grading and landscaping in good condition may remain.

DOCUMENTATION: The property owner and applicant shall conform to the ongoing requirements of this condition. 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. **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.

10. **NOISE#1–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.

11. **ROADS#1–ROAD MAINTENANCE**

INTENT: In order to ensure that the on and offsite public and private roads are maintained and not damaged during construction and during the term of the permit, the applicant shall assume responsibility. **DESCRIPTION OF REQUIREMENT:** The applicant is responsible for the repair of any damage caused by this Project during construction and the term of this permit to on-site and offsite private roads that serve the Project. Furthermore, the applicant is responsible for maintenance on a proportional basis (number of trips) during the term of this permit to on-site and offsite private roads that serve the Project. **DOCUMENTATION:** The applicant shall assume responsibility pursuant to this condition. **TIMING:** Upon establishment of use, this condition shall apply during the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

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MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-63-120W⁸

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

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

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

Harmony

The project is a Major Use Permit Modification for the continued operation and maintenance of an unmanned telecommunication facility. The facility consists of a 75-foot-tall light standard located between an existing sports field. The equipment enclosure located directly adjacent to the light standard utilizes earth-tone colors on the siding of the enclosure. The enclosure will be screened from views of residents or motorists due to distance and existing vegetation. The light standard and equipment shelter will be well integrated into the site as the surrounding land uses include an existing sports field. The existing environment of the project site will help buffer views of the facility and contribute to the harmony in scale, bulk, and coverage of adjacent structure because the sports fields contain numerous existing light standards.

Scale and Bulk:

The project area is characterized as rural. Land uses to the west, north and south are agricultural, aeronautical and other non-residential uses associated with the Airpark. The closest residential use is located over 190 feet to the east.

The photo simulations illustrate that the wireless telecommunication facility and equipment shelter are designed to minimize impacts to adjacent roadways. The views of the wireless facility would be minimized from surrounding roadways due to the distance and mature vegetation. The wireless telecommunication equipment includes a 75-foot-tall light standard and a 12-foot-tall equipment shelter. The light standard is designed to fit in with the existing environment of the area. The project site contains existing light standards that are comparable in height or taller than the proposed facility which makes facility appear as an expected visual feature to public views in the project vicinity. Surrounding land uses include aeronautical, agricultural, and recreational uses. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

Coverage:

The existing 288 acres of Fallbrook Community Airpark consists of aviation uses, agricultural uses, and recreation uses consisting of a sports park, ball fields and tennis complex. The project site is located on an existing sports complex between softball and soccer field. All construction associated with the project will be within the subject project site. Due to the small scale of the facility, the project will not

contribute significantly to the existing site coverage, nor will it substantially increase the scale and bulk of the subject property. As such, the modification of the existing telecommunications facility will maintain similar coverage with surrounding parcels. Considering the size of the subject lot compared with the size and location of the proposed structure, and the coverage characteristics of surrounding properties, the modification of the telecommunications facility will be consistent in terms of coverage of the surrounding area and will not substantially increase the lot area coverage.

Density:

The project is a Major Use Permit Modification for the authorization of the continued operation of an existing wireless telecommunication facility and does not have a residential component subject to density.

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

The project is located within the North County Fire Protection District and has been reviewed and found to be FP-2 compliant by the County Fire Marshal. The project would not require water or sewer services. Electrical and telephone services are available on-site. All required utilities are therefore available for the project.

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

The project is a Major Use Permit Modification proposes for the continued operation of an existing wireless telecommunication facility. The Major Use Permit Modification has been submitted in order to bring the existing wireless telecommunication facility into conformance with the County of San Diego Zoning Ordinance pursuant to the amortization requirements outlined in sections 6985 and 6991.

The 75-foot-tall light standard is visible from Olive Hill Road, however, motorists traveling along the roadway will have limited views of the facility for short durations due to the existing environment. The equipment shelter will be split face block to complement the existing sports fields. The immediate visual composition is an existing outdoor sports complex. The closest residential use is located over 190 feet to the east. Land uses to the west, north and south are agricultural, aeronautical and other non-residential uses associated with the Airpark.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not adversely cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways because the project consists of a light standard design that is in proximity to other light standards, and it would appear as an expected visual feature. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one maintenance trip per month. Existing parking is available on the property. The use associated with this MUP Modification would be compatible with the existing nature of the area because the number of maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of maintenance trips would not substantially increase or alter the physical character of surrounding streets.

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

The applicant proposes a Major Use Permit Modification for the authorization to continue the operation and maintenance of an existing unmanned wireless telecommunication facility. The subject property is developed with access and utility services adequate to serve the proposed use. The telecommunication facility would not require significant alteration to the landform. The project, as designed, would blend into the existing light standards and sports field and would not change the characteristics of the area, and is suitable for this site and the type and intensity of uses and development. For reasons stated above, the proposed project would be compatible with adjacent land uses.

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 would be consistent with the San Diego County General Plan.*

The project is within the General Plan Land Use Designation Public/Semi-Public Facilities and is within the Fallbrook Planning Area. The project complies with the General Plan because the project is consistent with Goal S-1 (Public Safety) and S-2 (Emergency Response) of the Public Safety Element of the County General Plan, because it encourages enhanced public safety and effective emergency response to natural or human-induced disasters, while also reducing disruptions in the delivery of vital public and private services during and following a disaster. Furthermore, the project would be consistent with the General Plan Land Use Element Goal 15.1 because the proposed project is compatible with the existing community character, and the project would not result in impacts to the natural environment. The project would be consistent with the General Plan Land Use Element Goal 15.2 because it is designed for co-location. Additionally, the project is not visible from a Scenic Highway as identified in the County of San Diego General due to distance and mature trees. Pursuant to Section 6987(D) of the Zoning Ordinance, monopoles or other similar structures are not permitted when visible from Scenic Highways identified in the County of San Diego General Plan and the project would result in the facility to be in conformance with the Zoning Ordinance and

General Plan. Therefore, the proposed use and project are consistent with the San Diego County General Plan.

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

An Addendum dated April 14, 2023 to the previously adopted Negative Declaration (Log No. 04-02-003) dated September 1, 1999 was prepared and is on file with Planning & Development Services. It has been determined that the project, as designed, would not cause any significant impacts on the environment which require mitigation measures that were not previously analyzed in the adopted Negative Declaration.

WIRELESS TELECOMMUNICATION FINDINGS

The project is in a non-preferred location in a non-preferred zone. Pursuant to Section 6986.B of the Wireless Telecommunication Facilities Ordinance, the applicant provided an alternative site analysis and discussed preferred locations in the area and why they were not technologically or legally feasible. Pursuant to Section 6986.C of the Ordinance, the applicant has provided a well-designed facility as that of a light standard. Due to the camouflaging of the facility and lack of preferred zones in the surrounding area, the proposed project has been determined to be preferable and compatible with the character of the community.

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

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot 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.

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

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

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

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

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 the County Code](#).

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit for any and all work within the County Road rights-of-way. Contact DPW/PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road rights-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the PDS Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County Road rights-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

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

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	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

Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. 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
DAHVIA LYNCH, DIRECTOR

BY:

Mark Slovick, Deputy Director
Project Planning Division
Planning & Development Services

email cc:

Jill Cleveland, Applicant
Fallbrook CPG
Michael Johnson, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation



County of San Diego

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
PHONE (858) 694-2962 FAX (858) 694-2555
www.sdcountry.ca.gov/pds

DAHVIA LYNCH
DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2022-MUP-63-120W⁸

April 14, 2023

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Mitigated Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: Fallbrook Sports Association Wireless Telecommunications Facility Major Use Permit Modification
2. To the Project Number(s) add: PDS2022-MUP-63-120W8; PDS2022-ER-04-003A
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated April 14, 2023, which includes the following forms attached.
 - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated April 14, 2023.
 - B. An Ordinance Compliance Checklist



County of San Diego

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

DAHVIA LYNCH
DIRECTOR

April 14, 2023

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF Fallbrook Sports Association Wireless Facility PDS2022-MUP-63-120W8; PDS2022-ER-04-02-003A

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Mitigated Negative Declaration (MND) or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted ND:

A MND for Fallbrook Community Airpark (UJ1779), P63-120W6; Log No. 93-2-23 was adopted by the San Diego County Planning Commission on December 3, 1999. The adopted MND found the project would have potentially significant effects to willow riparian habitat that were clearly mitigated by the granting of an Open Space Easement and replacement of 0.68 acres of willow riparian vegetation.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Polina Mitcheom, Land Use/Environmental Planner
- b. Phone number: (619) 942-1376
- c. E-mail: polina.mitcheom@sdcounty.ca.gov

- 3. Project applicant's name and address:
 Applicant Contact Information:
 - a. Contact Ryan Kerswill, Project Manager
 - b. Phone number: 949-473-5062
 - c. E-mail: rkerswill@mobilitie.com

- 4. Summary of the activities authorized by present permit/entitlement application(s):

Major Use Permit MUP-63-120W7 authorized the installation and operation of a 75-foot-tall light standard consisting of twelve (12) antenna and three antenna arrays of four antennas each. The new 75-foot-high light standard replaced an existing 70-foot-high light standard within the community sports park complex within the Fallbrook Airpark. A 13'x16'x1 0' block equipment shelter adjacent to the 75-foot-tall light standard contains supporting equipment for the facility. Major Use Permit Modification MUP-63-120W8 will renew the use permit. No new equipment is proposed.

- 5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

The proposed project is for a Major Use Permit Modification to continue operating and maintaining an existing wireless telecommunication facility. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.

- 6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- NONE
- I. Aesthetics
- II. Agriculture and Forest Resources
- III. Air Quality
- IV. Biological Resources
- V. Cultural Resources
- VI. Energy
- VII. Geology and Soils
- VIII. Greenhouse Gas Emissions
- IX. Hazards and Hazardous Materials
- X. Hydrology and Water Quality
- XI. Land Use and Planning
- XII. Mineral Resources
- XIII. Noise
- XIV. Population and Housing
- XV. Public Services
- XVI. Recreation
- XVII. Transportation
- XVIII. Tribal Cultural Resources
- XIX. Utilities and Service Systems
- XX. Wildfire
- XXI. Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted EIR is adequate with the preparation of an Addendum.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature	April 14, 2023 Date
Polina Mitcheom Printed Name	Project Manager Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from Mission Road which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The 75-foot-tall light standard will continue to be compatible with the existing ballfield and will reduce adverse impacts to views from a Scenic Highway. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to agriculture and forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air

quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of an existing 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to biological resources.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to cultural resources.

VI. ENERGY - Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to geology and soils.

VIII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the

project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region’s Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. AB 1279 was recently passed in September of 2022 and would declare the policy of the state both to achieve net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieve and maintain net negative greenhouse gas emissions thereafter, and to ensure that by 2045, statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the 1990 levels. AB 1279 would require the state board to work with relevant state agencies to ensure that updates to the scoping plan identify and recommend measures to achieve these policy goals and to identify and implement a variety of policies and strategies that enable carbon dioxide removal solutions and carbon capture, utilization, and storage technologies in California, as specified. To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego’s General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions.

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance.. Emissions associated with projects tend to be primarily generated by use of cars or vehicles for operations of a use. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. There are no changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The County is preempted by the Federal Telecommunication Act from considering Electric Magnetic Radiation (EMR) when reviewing the proposed location of cellular facilities. Potential health effects from EMR associated with the project is available from the cellular providers upon request as it is also required from the Federal Communication Commission. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance

Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. A stormwater intake form and Standard Stormwater Quality Management Plan has been submitted and reviewed for compliance with current standards. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to hydrology and water quality.

XI. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from Mission Road which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The 75-foot-tall light standard will continue to be compatible with the existing ballfield and will reduce adverse impacts to views from a Scenic Highway. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to land use and planning.

XII. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to mineral resources.

XIII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The current proposal does not include additional noise generating equipment. Existing noise generating equipment for the facility are enclosed in a concrete masonry unit enclosure. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects associated with noise.

XIV. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to population and housing.

XV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed project does not include expansion of existing facilities to serve the site. The proposed wireless facility is compliant with the FP-2 fire policy. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to public services.

XVI. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to recreation.

XVII. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or

a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. Since the ND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original ND for the facility is dated prior to July 1, 2020, which is the effective date of VMT. The project will not result in additional trips as the majority of trips associated with the operation of the facility consist of approximately monthly maintenance trips. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to transportation and traffic.

XVIII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

NO

Since the ND was adopted for the original Major Use Permit, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. No additional earth disturbing activities are proposed outside of the footprint of the existing development footprint of the wireless telecommunication facility. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The project is compliant with the FP-2 fire policy. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to utilities and service systems.

XX. WILDFIRE -- Since the previous EIR was certified, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would result in an increased risk of wildfire to persons or property.

YES

NO

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The proposed Minor Use Permit Modification complies with the Fire Prevention Standards for cellular facilities as outlined in Policy FP-2. Therefore, the proposed Major Use Permit Modification would not result in a substantial increase in the severity of previously identified and analyzed effects to wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

As described in this Addendum, there are no physical changes or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in

any of the mandatory findings of significance. There are no proposed changes to resources as previously identified and analyzed in the adopted ND.

The proposed project is for a Major Use Permit Modification to continue the operation and maintenance of an existing wireless facility consisting of a 75-foot-tall light standard. No changes to the existing facility are proposed. The application has been submitted in accordance with the amortization requirements outlined in sections 6985 and 6991 of the Zoning Ordinance. The wireless telecommunication facility is visible from Mission Road which is a Scenic Highway identified in the County of San Diego General Plan. Section 6987 of the Zoning Ordinance does not permit the installation of monopoles that are visible from a Scenic Highway. The 75-foot-tall light standard will continue to be compatible with the existing ballfield and will reduce adverse impacts to views from a Scenic Highway. The intent of the project overall is to bring the wireless telecommunication facility into conformance with current standards.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted EIR

REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

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

FOR PURPOSES OF CONSIDERATION OF

**Fallbrook Sports Association Wireless Telecommunication Facility,
PDS2022-MUP-63-120W8; PDS2022-ER-04-02-003A**

April 14, 2023

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 is located outside of the boundaries of the Multiple Species Conservation Program, the project site does 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 (MSCP) and Biological Mitigation Ordinance (BMO)?

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 renewing the use permit for an existing unmanned wireless telecommunication facility and does not propose the addition of any landscaping or 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 Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. 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 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). There are no steep slopes where the wireless telecommunications facility is located. 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 a wireless telecommunication facility. 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 Storm Water Quality Management Plan has been reviewed and is found to be complete and in compliance 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.

The project site is zoned General Agriculture (A72) and is subject to a restrictive sound level requirement of a one-hour average 45 dBA limit at the project property line. The current project does not propose any additional noise generating equipment. Therefore, the project as designed demonstrates Noise Ordinance (N.O.) compliance and no noise mitigation is required.

Attachment D – Environmental Findings

**FALLBROOK SPORTS ASSOCIATION WIRELESS TELECOMMUNICATION
FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2022-MUP-63-120W8
ENVIRONMENTAL LOG: PDS2022-ER-04-02-003A**

ENVIRONMENTAL FINDINGS

April 14, 2023

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2022-ER-04-02-003A was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated September 9, 1999 and adopted on December 3, 1999 that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated April 14, 2023.

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



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
ZONING DIVISION

Record ID(s): PDS2022-MUP-63-120W8

Project Name: CCI Fallbrook Sports Assn

Planning/Sponsor Group: Fallbrook

Results of Planning/Sponsor Group Review

Meeting Date: 3rd Monday of Each Month

A. Comments made by the group on the proposed project.

Approved

B. Advisory Vote: The Group **Did** **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

- MOTION:**
- Approve without conditions
 - Approve with recommended conditions
 - Deny
 - Continue

VOTE: 12 Yes 0 No 0 Abstain 3 Vacant / Absent

C. Recommended conditions of approval:

Reported by: S. Dorney Position: Chair Date: 4/18/2022

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 287-8770
<http://www.sdcounty.ca.gov/pds>

Attachment F – Photos, Geographic Service Area Maps, Alternative Site Analysis

**CCI FALLBROOK SPORTS PARK
2551 OLIVE HILL ROAD, FALLBROOK
ALTERNATE SITE ANALYSIS**

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed renewal of the Major Use Permit is located in an A-72 (General Agriculture) zone district. The site consists of an existing Crown Castle managed wireless communication facility with T-Mobile as the carrier occupying the 75 foot tall light pole. The overall height of the structure is 76 feet to accommodate an FAA beacon light. The project site is at a ground elevation of approximately 616 feet above mean sea level (AMSL) and the property is owned/managed by the Fallbrook Sports Association. This large property to the west of Mission Road consists of two different sports park, south of the Fallbrook Airpark.

The location for the existing cell site was chosen because of the coverage afforded by its strategic location and lack of nearby obstructions to allow a signal to reach the geographical service area. It is needed for both coverage and capacity. Without this site, there would be little to no wireless coverage in the area. With the continued operation of this site, it also relieves some capacity off the adjacent sites, allowing them to work more optimally. The project location also provides the technical ability to control the frequencies of the site within a defined geographical area and provide connectivity to its neighboring sites in the local network.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations in the area are residential and agricultural. That, along with the hilly terrain, limits the availability of viable locations. The surrounding properties are almost 100 feet lower in elevation and don't allow for optimal coverage to the intended coverage area.

For the operation of a wireless telecommunication facility, a property needs to have (at a minimum) viable access, a willing landlord, utilities, and the ability to reach the intended coverage area.

Water Tanks

A water tank was spotted to the south of the existing site, off Aqua Hill Road, however, this is over a mile away and outside the geographic service area.

Utility Towers, Poles, traffic lights, street lights

There are no utility towers in the immediate vicinity and the traffic/street lights are significantly lower in elevation. This existing wireless facility utilizes an existing light pole, surrounded by other similar height poles that support the sports park.

Commercial and Industrial Building

There is a few commercial zones further north on Mission Road, however, they are much lower in elevation and closer to other adjacent T-Mobile sites. They do not meet the intended coverage area.

County or Other Government Facilities

On the other side of Mission Road is Fallbrook High School which is 90' lower in elevation and does not appear to have any wireless facilities.

Aerial View of Site and Surroundings



EXISTING SITES WITHIN THE GEOGRAPHICAL SERVICE AREA

There are no other existing sites visible within a one-half mile radius of this site. Both of the sites listed below are outside of the geographical service area.

- 1) TMO/CCI Site - 2251 Aqua Hill Rd – existing monopole in a residential neighborhood.
- 2) VZW Hellers Bend – 4160 Mission Road – MonoTree within a nursery.

ZONING ORDINANCE

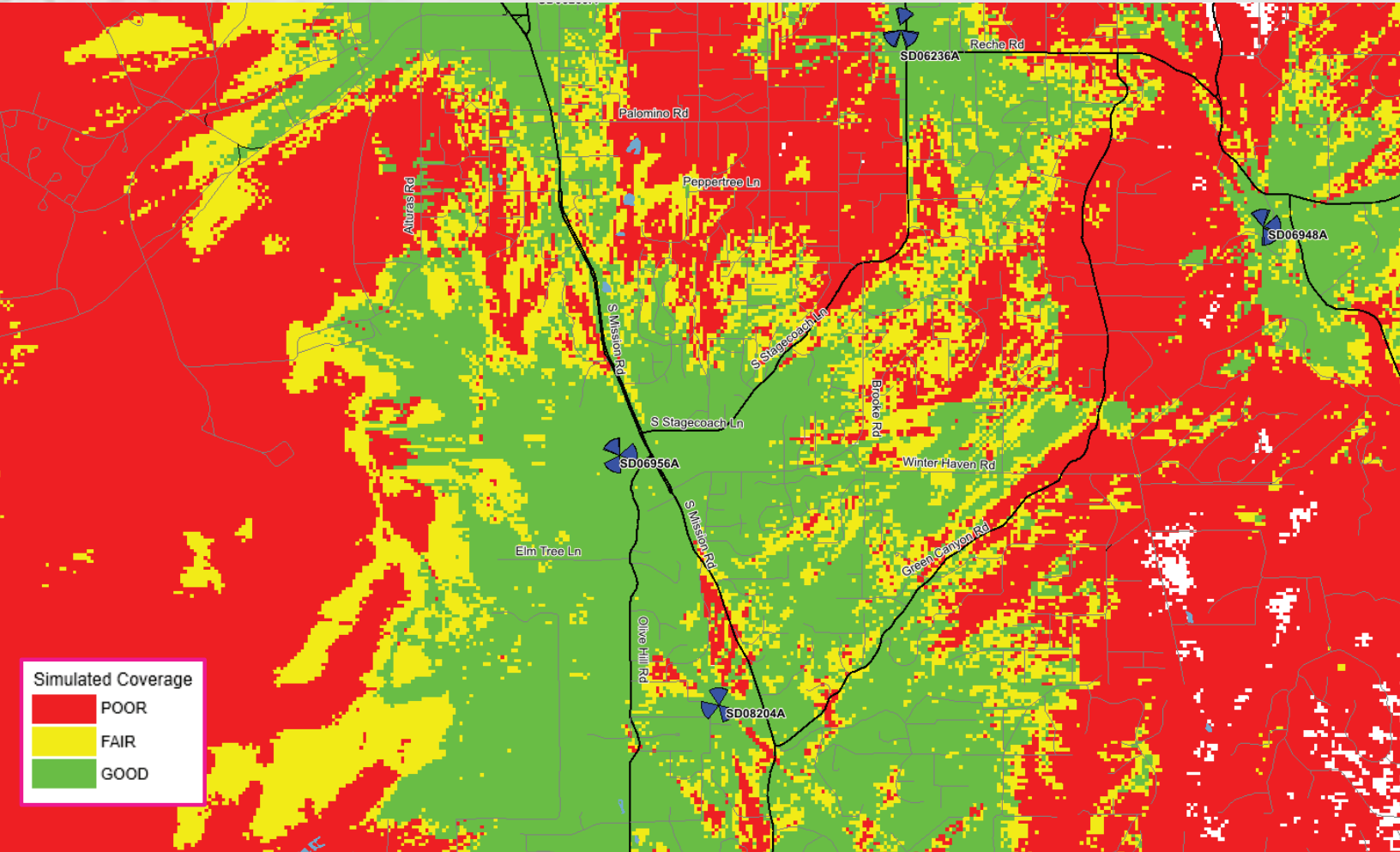
The submitted application is in accordance with the amortization requirements of the Zoning Ordinance, Section 6991, which is intended to visually improve existing wireless communication facility infrastructure.

DRAFT FINDINGS

1. Harmony in scale, bulk, coverage and density. The existing/project is in harmony, scale and bulk with the surrounding area, as there are other light poles of similar height on this property. By designing the existing structure as a light pole, it blends into the property in scale and design. The existing equipment area is set within the other existing uses on the property, out of view from off site.
2. Available public facilities, services and utilities. The property is located within the North County Fire Protection District and meets their guidelines for available service. Electrical and telephone services are available on-site. The subject property is connected by a paved driveway from Olive Hill Road. Therefore, all public facilities, services and utilities are available and exist on the property.
3. The harmful effect, if any, upon desirable neighborhood character. The project would not adversely affect the neighborhood character because the project is designed as a light pole, blending with the existing light poles on the property.
4. The generation of traffic and the capacity and physical character of surrounding streets. The traffic generated from this proposed project is expected to average one to two maintenance trips per month and would utilize an existing driveway off Olive Hill Road.
5. The suitability of the site for the type and intensity of use or development which is proposed. The existing wireless communication facility does not require any alteration to the landform. The project, as designed and constructed, is camouflaged, does not change the characteristics of the area and is suitable for this site, type and intensity of uses.
6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan.
7. The requirements of the CEQA have been complied with.



Area with SD06956A





Area without SD06956A

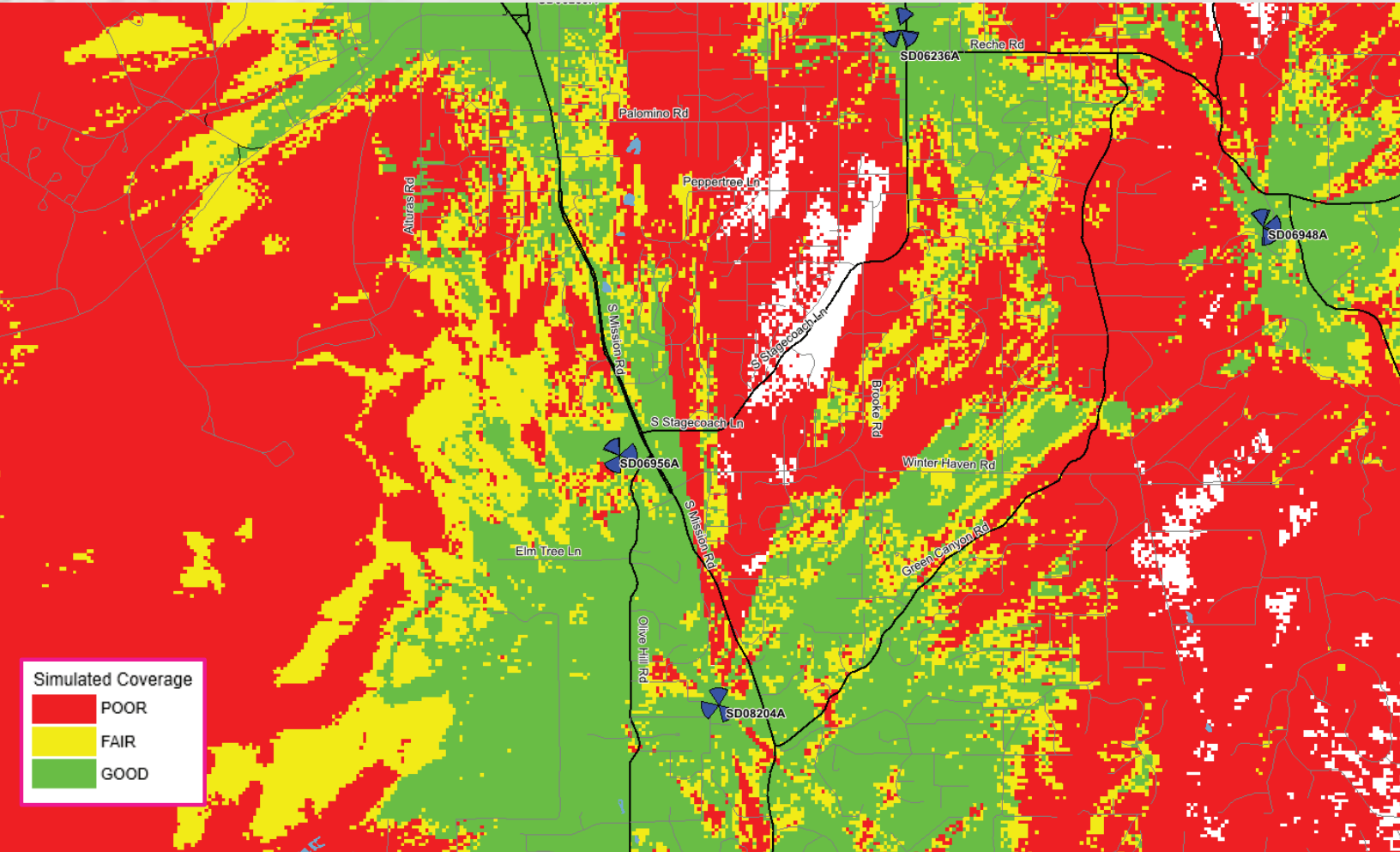


PHOTO STUDY & KEY MAP

PERMIT RENEWAL FOR AN EXISTING
WIRELESS COMMUNICATIONS FACILITY

CCI Fallbrook Sports Assn #824003

2551 Olive Hill Road
Fallbrook, CA 92028

Prepared for:

**County of San Diego
Planning and Development Services**

5510 Overland Avenue
San Diego, CA 92123

Prepared by:

PlanCom, Inc.

Contractor Representatives for

Crown Castle

302 State Place
Escondido, CA 92029

Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

August 26, 2022



View south on ballfields of existing light pole with antennas



View north of existing equipment shelter from ballfield



View South toward site from sports complex parking lot



View Northwest from existing site from ballfields



View Northeast from existing site on ballfields



View Southeast toward site from entrance to Ingold Sports Park



View North toward site from Olive Hill Road

Attachment G – Ownership Disclosure



11199
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2022-MUP-63-120W8

Assessor's Parcel Number(s) 106-130-04

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.

<u>Crown Castle</u>	_____
<u>T-Mobile</u>	_____
<u>Fallbrook Sports Association</u>	_____
<u>County of San Diego</u>	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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."

Jill Cleveland(agent) Jill Cleveland
 Signature of Applicant

 Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 03-21-22
MUP63-120W8

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



200 Spectrum Center Drive
Suite 1700
Irvine, CA 92618

Phone (949) 930 4360
www.crowncastle.com

Property Owner Letter of Authorization

COUNTY OF SAN DIEGO, CA
5510 OVERLAND AVE, SUITE 110
SAN DIEGO, CA 92123

Re: Zoning/ Permitting – Plan / Design Review Process

I hereby represent that I am the legal owner of the property referenced below, and I hereby give my authorization to CCTMO LLC and/or its Agent(s), to act as our Agent(s) in processing and obtaining approval for Building and/or Zoning permits through the COUNTY OF SAN DIEGO, CA for the Conditional Use Permit renewal of the facility located at the existing wireless communications site described as:

Crown Site ID: **824003**
Site Address: **2251 Olive Hill Road, Fallbrook, CA 92028**
APN: **106-130-04**

Property Owner: County of San Diego, Department of Public Works - Airports

Signature: _____

Print Name: JAMIE ABBOTT, Director of Airports

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On January 31, 2023, before me Lidia J. Sosinsky, Deputy County Clerk in and for said County and State, personally appeared **Jamie Abbott**, Director of Airports, Department of Public Works, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(seal) WITNESS my hand and official seal.



ERNEST J. DRONENBURG, JR., Assessor/Recorder/County Clerk

By: *Lidia J. Sosinsky*
Lidia J. Sosinsky - Deputy