



The County of San Diego

Planning Commission Hearing Report

Date:	December 1, 2023	Case/File No.:	ATC Starvation Mountain Major Use Permit Modification; PDS2022-MUP-09-010W1; PDS2022-ER-09-09-004A
Place:	County Operations Center (COC) Hearing Room 5520 Overland Avenue San Diego, CA 92123	Project:	Wireless Telecommunication Facility
Time:	9:00 a.m.	Location:	16225 Highland Trails Drive, San Diego, CA 92065
Agenda Item:	#2	General Plan:	Semi-Rural
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Agriculture (A72)
Applicant/Owner:	American Tower Corporation (Sequoia LLC)/ Anthony S. Ellsworth Family Trust	Community:	Ramona Community Plan Area
Environmental:	CEQA §15303 Exemption	APN:	276-100-56-00

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 American Tower Corporation (Sequoia LLC) Starvation Mountain 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).

The Project, submitted July 2022, expired on December 16, 2021 in accordance with the amortization schedule in the **County of San Diego's** Zoning Ordinance Section 6991. This MUP Modification (Record ID: PDS2022-MUP-09-010W1) 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 Ramona 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 project is exempt from the California Environmental Quality Act (CEQA).
2. Grant MUP Modification PDS2022-MUP-09-010W1, make the findings, and include the requirements and conditions as set forth in the Form of Decision (Attachment B).

C. PROJECT BACKGROUND

On December 16, 2011, the Planning Commission approved a MUP (Record ID: 3300-09-010) for the installation, operation, and maintenance of a wireless telecommunication facility consisting of twelve (12) antennas and a microwave dish mounted to a 45-foot-tall faux mono-pine tree. The associated equipment consists of three (3) equipment cabinets, one (1) battery enclosure, and a 20-kilowatt emergency back-up generator enclosed by an 8-foot-high Concrete Masonry Unit (CMU) wall. A specific exemption in accordance with Section 4260 of the Zoning Ordinance authorized the wireless facility to be 45-feet in height where 35-feet is the maximum height allowed. The facility was approved to operate for a period of 10 years with an expiration date on December 16, 2021.

D. DEVELOPMENT PROPOSAL

1. Project Description

The Project, submitted July 2022, is a request for ATC (Applicant) to operate and maintain an existing wireless telecommunication facility. The existing facility includes a 45-foot-tall mono-pine tree and supporting equipment located within an existing 8-foot-tall CMU wall (Figures 1 and 2). The footprint of the existing lease area is not expanding, and the location of the faux tree will remain the same. The facility expired on December 16, 2021, 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 10 years. The design of the wireless telecommunication facility was found to utilize the most current technology and will be granted an additional 10 years of operations before it needs to be re-evaluated against the technology available in the future. The 20-acre project site is located at 16225 Highland Trails Drive in the Ramona Community Plan Area and is zoned General Agriculture (A72).



Figure 1: View of the existing mono-pine tree and CMU wall, looking south on project site.



Figure 2: View of existing 45-foot-tall mono-pine CMU wall looking east on project site.

2. Subject Property and Surrounding Land Uses

The Project is located on a 20-acre parcel within the Ramona Community Plan Area (Figure 3). The project site is zoned General Agriculture (A72). The General Plan Regional Category is Semi-Rural, and the Land Use Designation is Semi-Rural Residential (SR-10). The site contains the existing telecommunication facility and a single-family residence and detached shed. The subject property is surrounded by vacant lands and agricultural and residential uses. The view of the proposed facility would be minimized since the project is designed to be camouflaged and would blend into the surrounding vegetation and topography (Figures 3 and 4 and Table D-1).

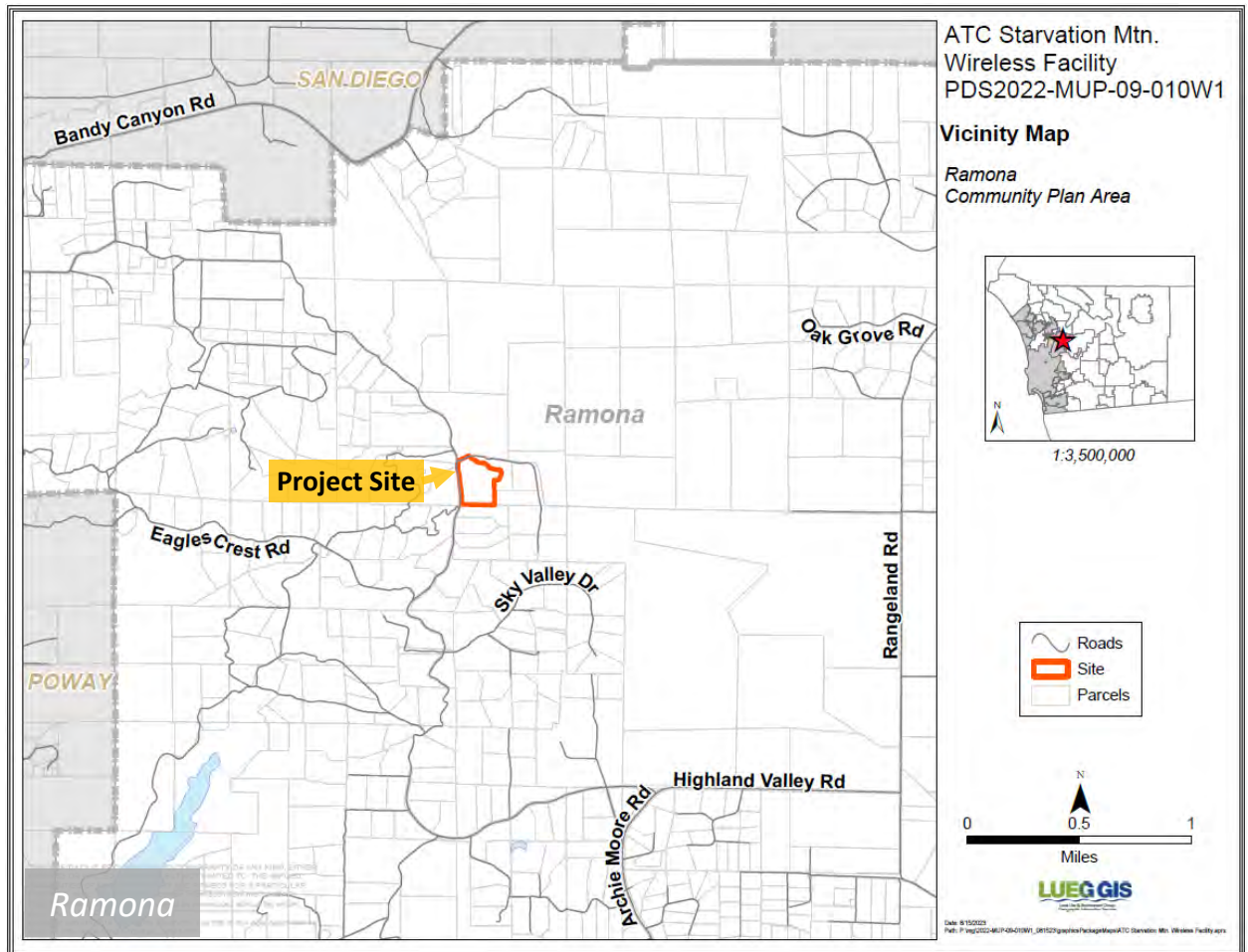


Figure 3: Vicinity map

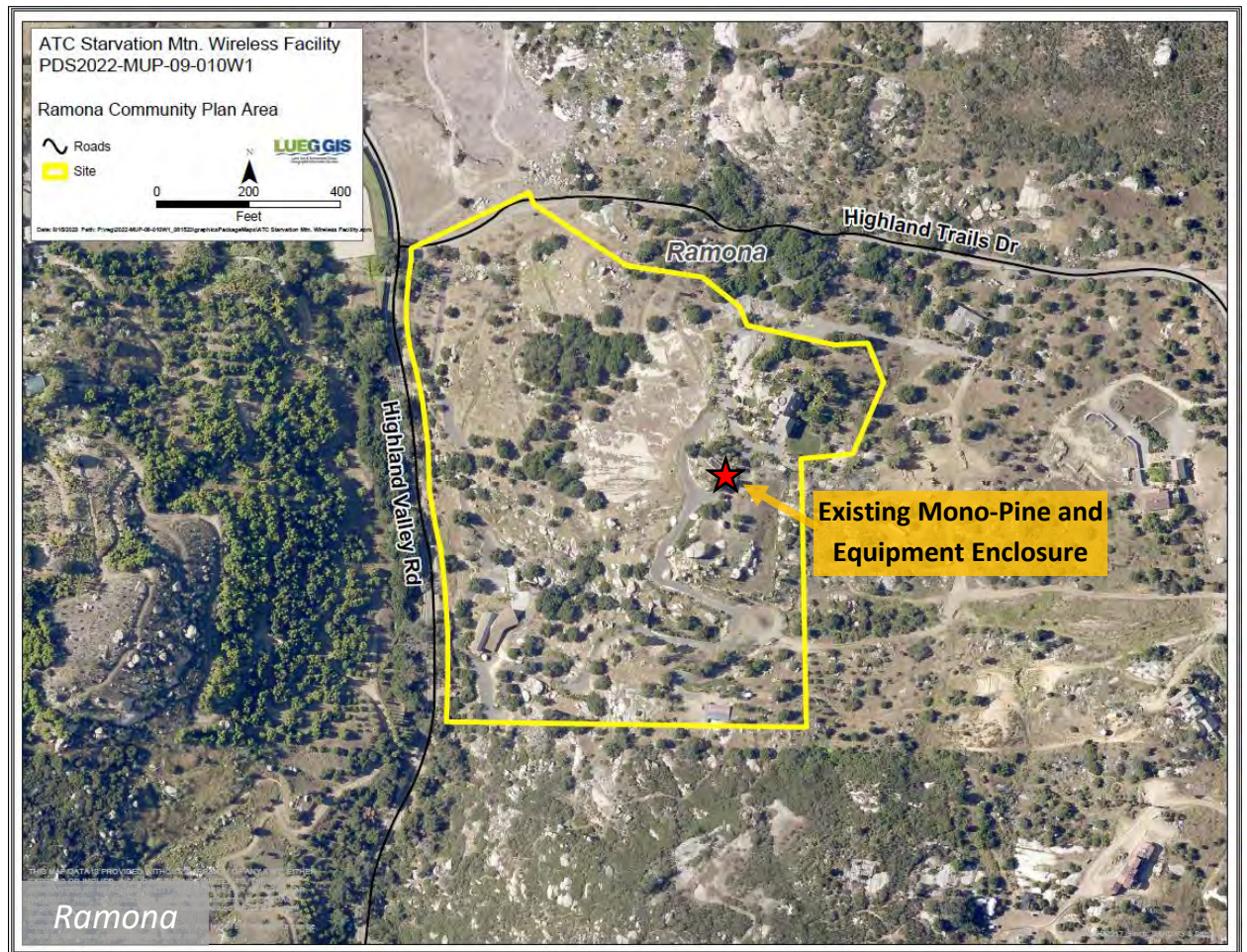


Figure 4: Aerial photograph of project site. Location of existing facility identified with red star.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential and Rural Lands	General Agriculture (A72)	N/A	Vacant Lands
East	Open Space (Conservation)	Limited Agriculture (A70) and General Agriculture (A72)	N/A	Vacant Lands
South	Semi-Rural Residential	Single Family Residential (RS), Rural Residential (RR), and Specific Planning Area (S88)	Sky Valley Drive	Vacant Lands, Residential Uses, and Agricultural Uses
West	Rural Lands	Limited Agriculture (A70) and General Agriculture (A72)	Highland Valley Road	Vacant Lands, Residential Uses, and Agricultural Uses

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 Ramona 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 10-year period. If

approved, this MUP Modification will set a new expiration of December 1, 2033 in accordance with the amortization schedule.

Amortization

The Project is subject to amortization because a faux tree 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 to **renew the facility’s term limits**. The Project subject to this MUP Modification is valued at approximately \$300,000 and will therefore have a maximum term of 10 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 on an approximate 20-acre site that is characterized as developed with a single-family residence and detached shed. The 45-foot-tall mono-pine is designed to be compatible with the existing mature trees and vegetation. The equipment shelter is a CMU block wall enclosure with a stone finish designed to match the existing residence. By blending in with the existing visual environment, the facility is sited within a location that will not impact the 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. 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 to be compatible with existing development and community character. The wireless telecommunication facility is designed in a manner of appropriate scale and design that complements the natural landscape. The wireless telecommunication facility is located approximately 0.12 miles east of Highland Valley Road, a Scenic Highway as identified in the **County’s General Plan. Drivers utilizing these scenic highways** will have limited view of the facility due to distance and intervening topography. The facility will appear as a mature tree, which is an expected visual element within the project vicinity.

Furthermore, the facility will not have any adverse visual impacts on the surrounding community. The camouflaged antennas sufficiently blend in with the mature trees and vegetation that surround the site. The equipment enclosure is designed to match the existing residence for architectural compatibility. 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 residents, 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. There is a wireless facility located approximately 50 feet northwest of the subject facility on the same parcel. The facility is adjacent to the subject wireless facility and consists of a 40-foot-tall mono-pine tree with associated equipment. The applicant explored co-location but determined that co-location upon an existing 40-foot-tall faux mono-pine tree was not feasible. Co-location would require a substantial height increase to the 40-foot-tall faux mono-pine. The increased height would cause the faux mono-pine tree to be much taller than the surrounding mature trees making it out of compliance with Section 6987.B. of the County **Wireless Ordinance**, which states, “The facility shall also be appropriate for the specific site...it should not “stand out” from its surrounding environment...” Therefore, this design was not pursued. 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 coverage and adequate service to motorists and residents in the area (Figure 6). The 45-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.

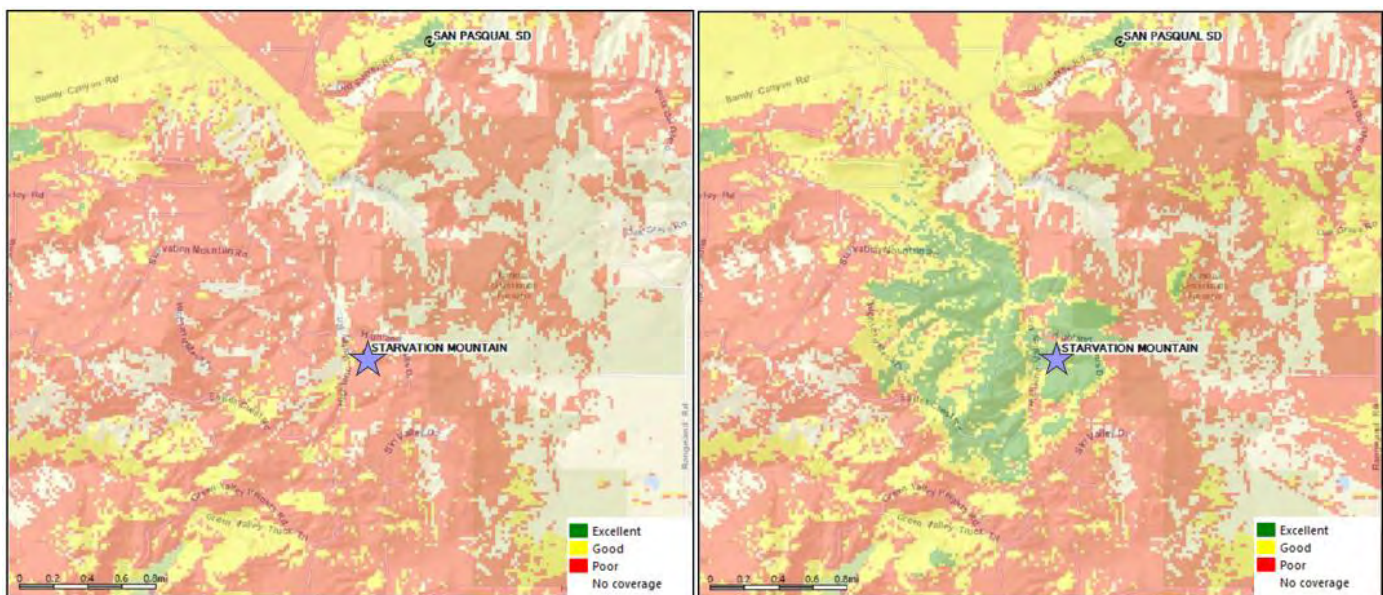


Figure 6: Coverage without Project (left) and coverage with Project (right).

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>GOAL S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.</p>	<p>The Project will 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. In addition, the facility is equipped with an existing standby generator in the event of a power outage or other emergency situation.</p>
<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 0.12 miles from Highland Valley Road, a Scenic Highway identified in the County of San Diego General Plan. The faux mono-pine appears as a mature tree, which is an expected visual feature of the project site as there are existing mature trees scattered on the project site. The CMU enclosure includes a stone finish designed to match the existing residence. Additionally, drivers utilizing Highland Valley Road will have limited views of the facility due to existing mature trees, intervening topography, and distance.</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 proposed camouflaged antennas and CMU enclosure have been sited and designed to minimize visual impacts and be compatible with the natural environment. The mature trees on the site along with the sloped terrain will help screen the faux mono-pine tree and CMU equipment enclosure from various viewsheds. For these reasons, the wireless telecommunication facility will blend with the visual setting in the vicinity and be compatible with the existing development and community character.</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/A
Density:	-	N/A
Lot Size:	8AC	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, the project is compatible with the Ramona Airport 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 mono-pine tree is 45 feet in height. The design and height of the Project will be in conformance with the previously approved 45-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 location of the mono-pine tree 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 CMU enclosure for associated equipment is 8-feet-tall, which is within the 10-foot height allowance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 45-foot-tall mono-pine tree is setback from the nearest residential property line by approximately 133-feet.	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 mono-pine tree 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	The project site is zoned A72 and is subject to the most restrictive one-hour average sound level limit of 45 dBA at the property lines, according to Section 36.404 of the County Noise Ordinance. The Project	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Development Standard	Proposed/Provided	Complies?
County's Noise Ordinance on an average hourly basis.	includes a previously approved standby generator that is located within a CMU enclosure and does not produce noise levels which exceed the 45 dBA requirement at the property line. Therefore, the Project will comply with the County Noise Ordinance.	
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 faux tree (mono-pine). High visibility facilities with a valuation of \$10,000 to \$500,000 are required by the Zoning Ordinance to have a maximum term of 10 years. Since the Project has a valuation of approximately \$300,000, the MUP Modification has been conditioned to have a maximum term of 10 years. This time may be extended for an additional period of time 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.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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 faux mono-pine tree that is designed to avoid adverse visual impacts. The site is not visible from any nearby scenic roads or highways due to the distance and topography.	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 and it is determined that the proposed project qualifies for a categorical exemption under CEQA Section 15303. Section 15303 exempts minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment;

is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

F. COMMUNITY PLANNING GROUP RECOMMENDATION

On August 4, 2022, the Ramona Community Planning Group (CPG) reviewed the Project. The CPG recommended approval of the MUP Modification by a vote of 10-0-1-4 (10-Yes, 0-No, 1-Abstain, 4-Vacant/Absent). The Ramona Community Planning Group Recommendation Form can be found in Attachment E.

G. PUBLIC INPUT

The Project was submitted to PDS in July 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 until at least 20 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 a total of twenty-two property owners within a radius of 1650 feet from the project site.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from CEQA.
2. Grant MUP Modification PDS2022-MUP-09-010W1, make the findings, and impose the requirements and conditions as set forth in the Form of Decision in Attachment B.

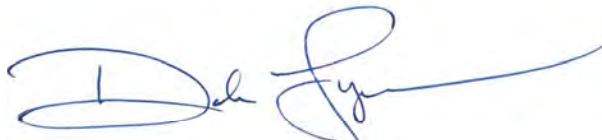
Report Prepared By:

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Hayley.Makinster@sdcounty.ca.gov

Report Approved By:

Dahvia Lynch, Director
858-694-2962
Dahvia.Lynch@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



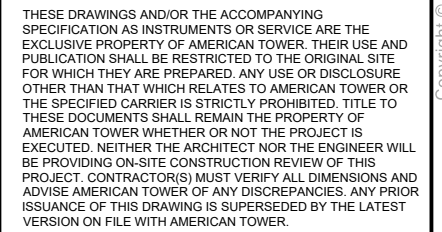
DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2022-MUP-09-010W1
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

SITE NAME: STARVATION MOUNTAIN CA
SITE NUMBER: 418659
SITE ADDRESS: 16225 HIGHLAND TRAILS DR
RAMONA, CA 92065



REV.	DESCRIPTION	BY	DATE
<u>0</u>	FOR CONSTRUCTION	EB	04/14/23
<u>1</u>	REV ELEVATION DETAILS	EB	09/26/23
<u>2</u>	REV OVERALL SITE PLAN	EB	10/10/23
<u> </u>	_____	_____	_____
<u> </u>	_____	_____	_____

ATC SITE NUMBER:
418659
ATC SITE NAME:
STARVATION MOUNTAIN
CA

SITE ADDRESS:
16225 HIGHLAND TRAILS DR
RAMONA, CA 92065

SEAL:



DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

TITLE SHEET

SHEET NUMBER: G-001	REVISION: 2
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Know what's **below**.
Call before you dig.

[illegible]

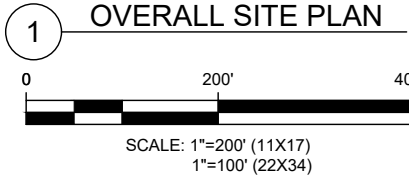
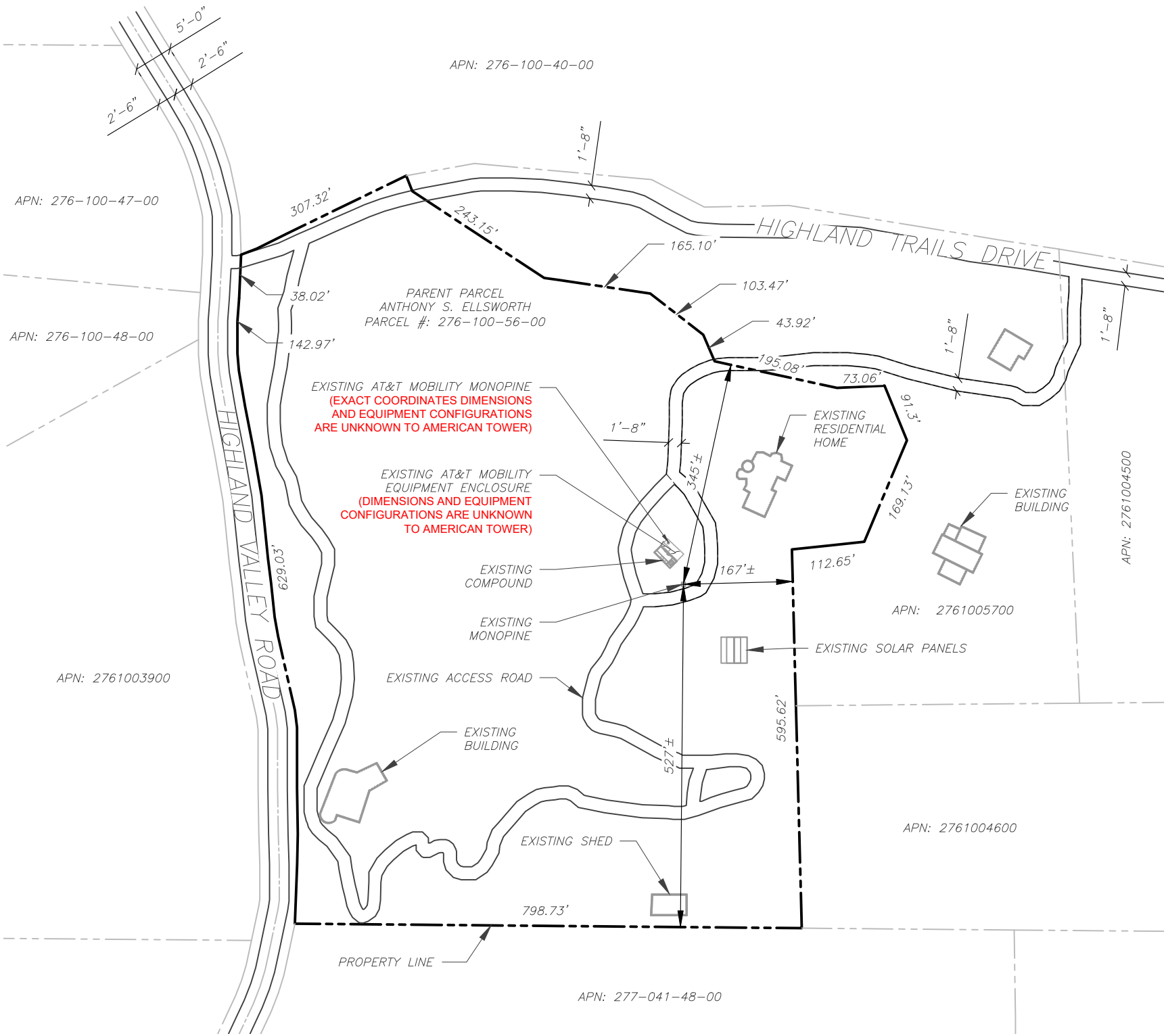
- NOTES:
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 - BOUNDARY INFORMATION OBTAINED FROM SAN DIEGO GIS.

NOTE:

AT&T MOBILITY EQUIPMENT ENCLOSURE AND TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.

TABLE OF STRUCTURES		
OWNER	TYPE	SIZE (SQ. FT.)
ATC	CMU ENCLOSURE	525 SQ. FT.

- SURVEY LEGEND
- EXISTING PROPERTY
 - EXISTING ADJACENT PROPERTY
 - EXISTING EASEMENT
 - EXISTING BUILDING
 - EXISTING ROAD (PAVED)
 - EXISTING ROAD CENTERLINE
 - EXISTING CONCRETE



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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	04/14/23
1	REV ELEVATION DETAILS	EB	09/26/23
2	REV OVERALL SITE PLAN	EB	10/10/23

ATC SITE NUMBER:
418659

ATC SITE NAME:
**STARVATION MOUNTAIN
CA**

SITE ADDRESS:
16225 HIGHLAND TRAILS DR
RAMONA, CA 92065



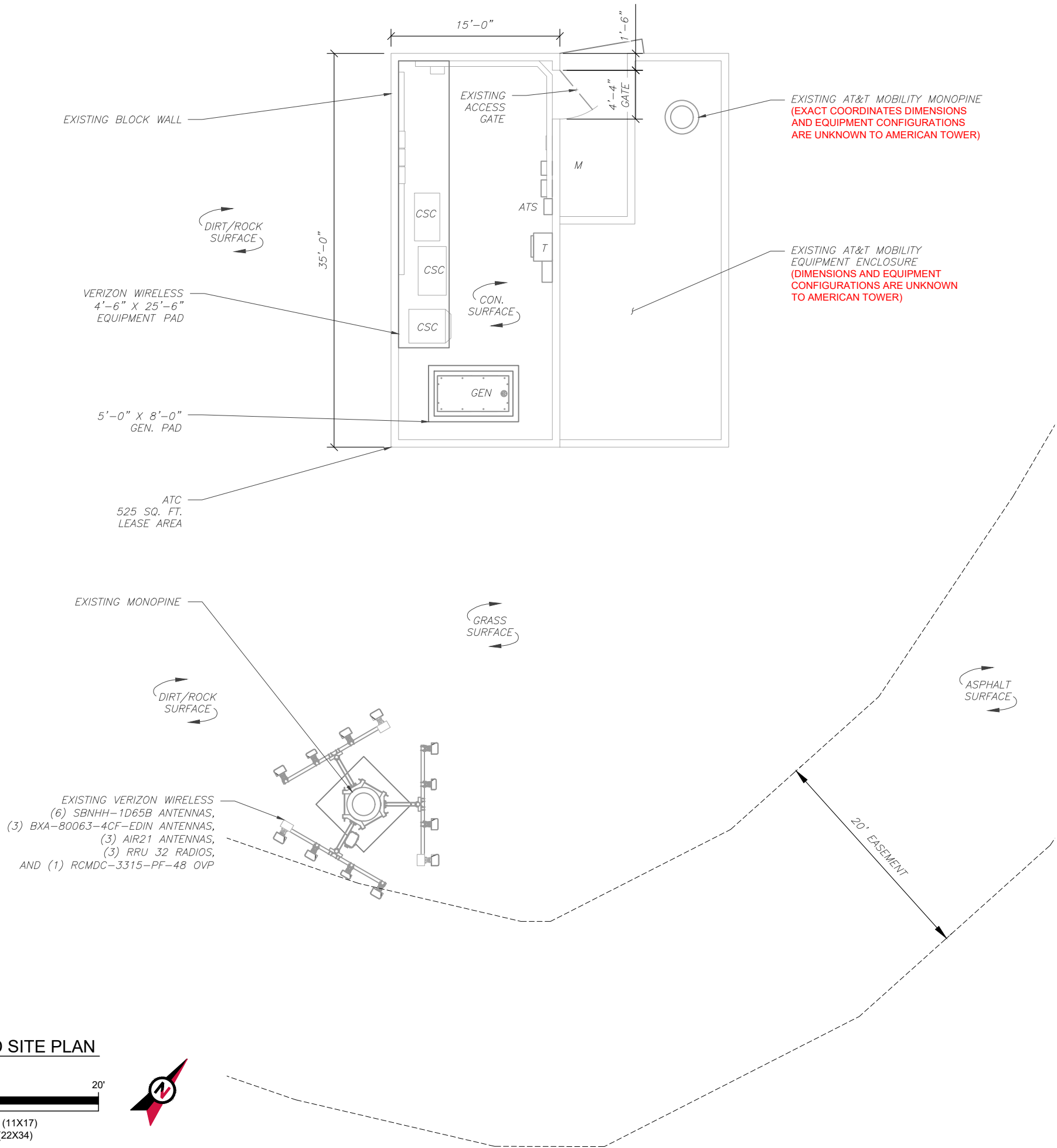
Digitally Signed: 2023-10-10

DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

OVERALL SITE PLAN

SHEET NUMBER:	REVISION:
C-101	2

NOTE:
AT&T MOBILITY EQUIPMENT ENCLOSURE AND
TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.



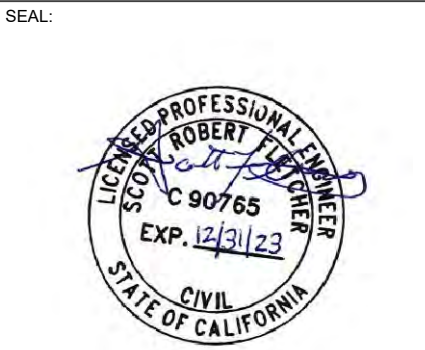
1 DETAILED SITE PLAN
SCALE: 1"=10' (11X17)
1"=5' (22X34)

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	04/14/23
1	REV ELEVATION DETAILS	EB	09/26/23

ATC SITE NUMBER:
418659
ATC SITE NAME:
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CA**
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16225 HIGHLAND TRAILS DR
RAMONA, CA 92065

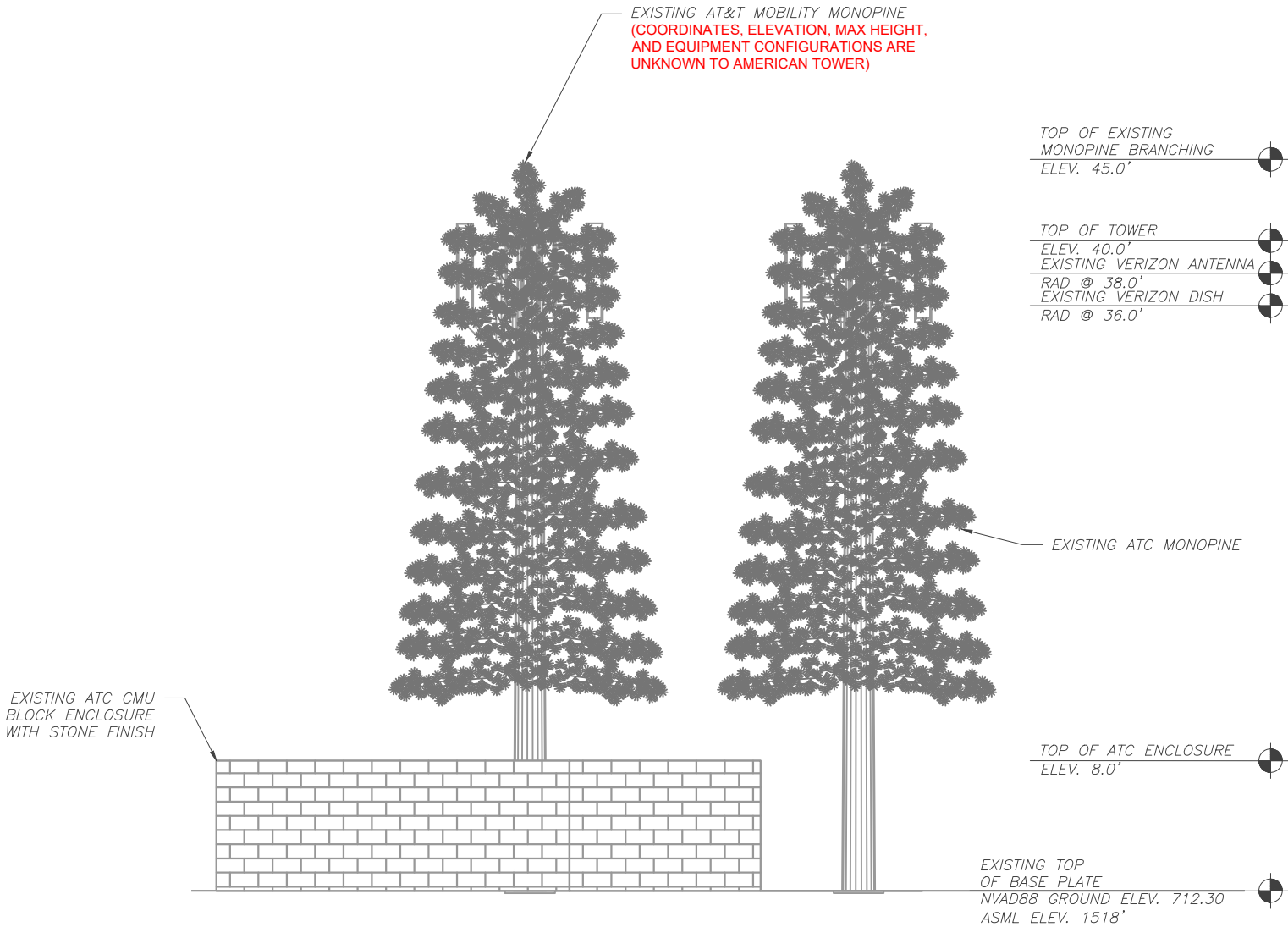


Digitally Signed: 2023-10-10

DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

DETAILED SITE PLAN
SHEET NUMBER:
C-102
REVISION:
1

NOTE:
AT&T MOBILITY EQUIPMENT ENCLOSURE AND
TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.



1 NORTH TOWER ELEVATION
SCALE: NOT TO SCALE



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CARY, NC 27518
PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	EB	04/14/23
1	REV ELEVATION DETAILS	EB	09/26/23

ATC SITE NUMBER:
418659

ATC SITE NAME:
**STARVATION MOUNTAIN
CA**

SITE ADDRESS:
16225 HIGHLAND TRAILS DR
RAMONA, CA 92065

SEAL:



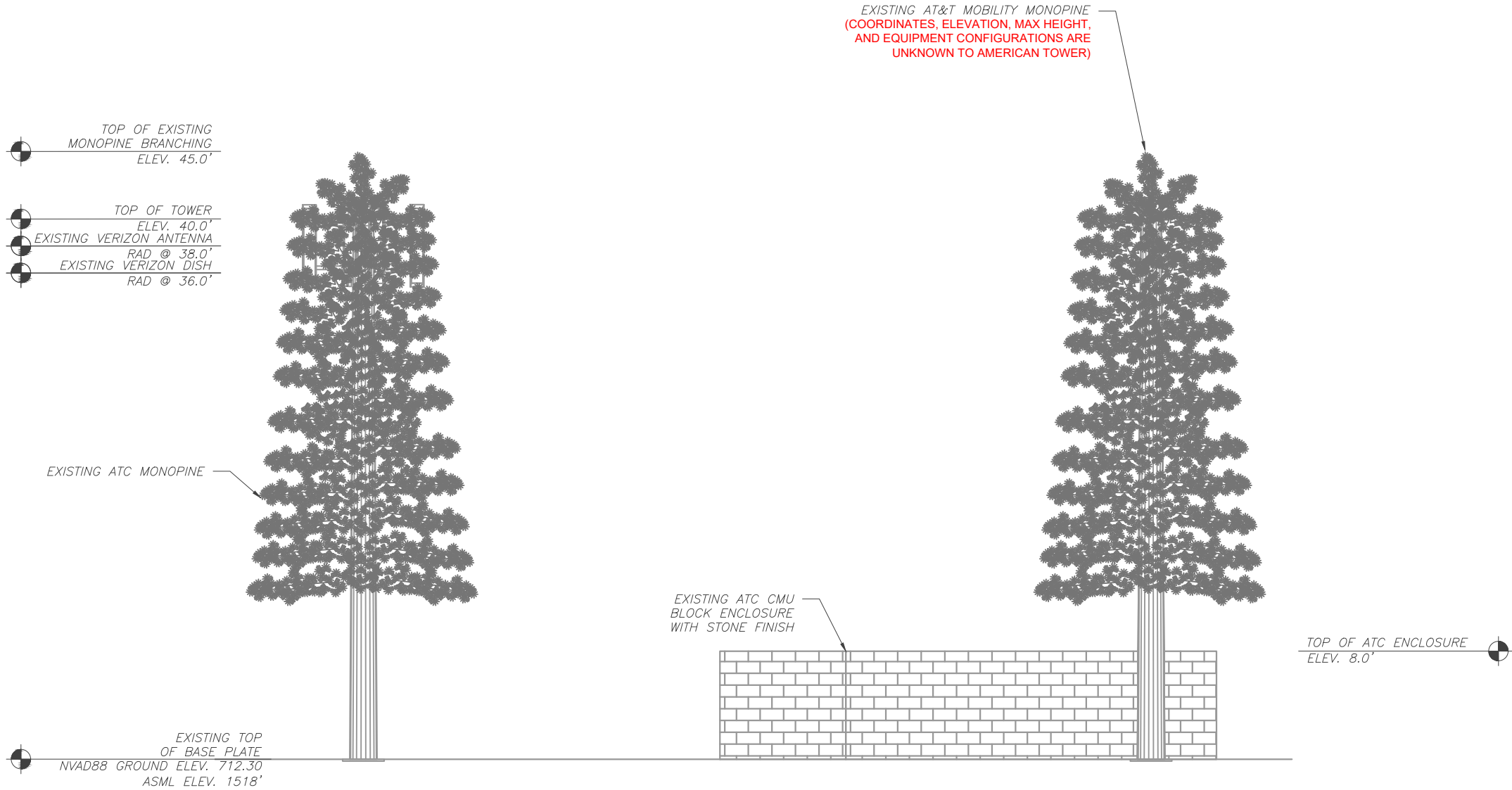
Digitally Signed: 2023-10-10

DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-103	1

NOTE:
AT&T MOBILITY EQUIPMENT ENCLOSURE AND
TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.



1 EAST TOWER ELEVATION
SCALE: NOT TO SCALE



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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1	REV ELEVATION DETAILS	EB	09/26/23

ATC SITE NUMBER:
418659

ATC SITE NAME:
**STARVATION MOUNTAIN
CA**

SITE ADDRESS:
16225 HIGHLAND TRAILS DR
RAMONA, CA 92065



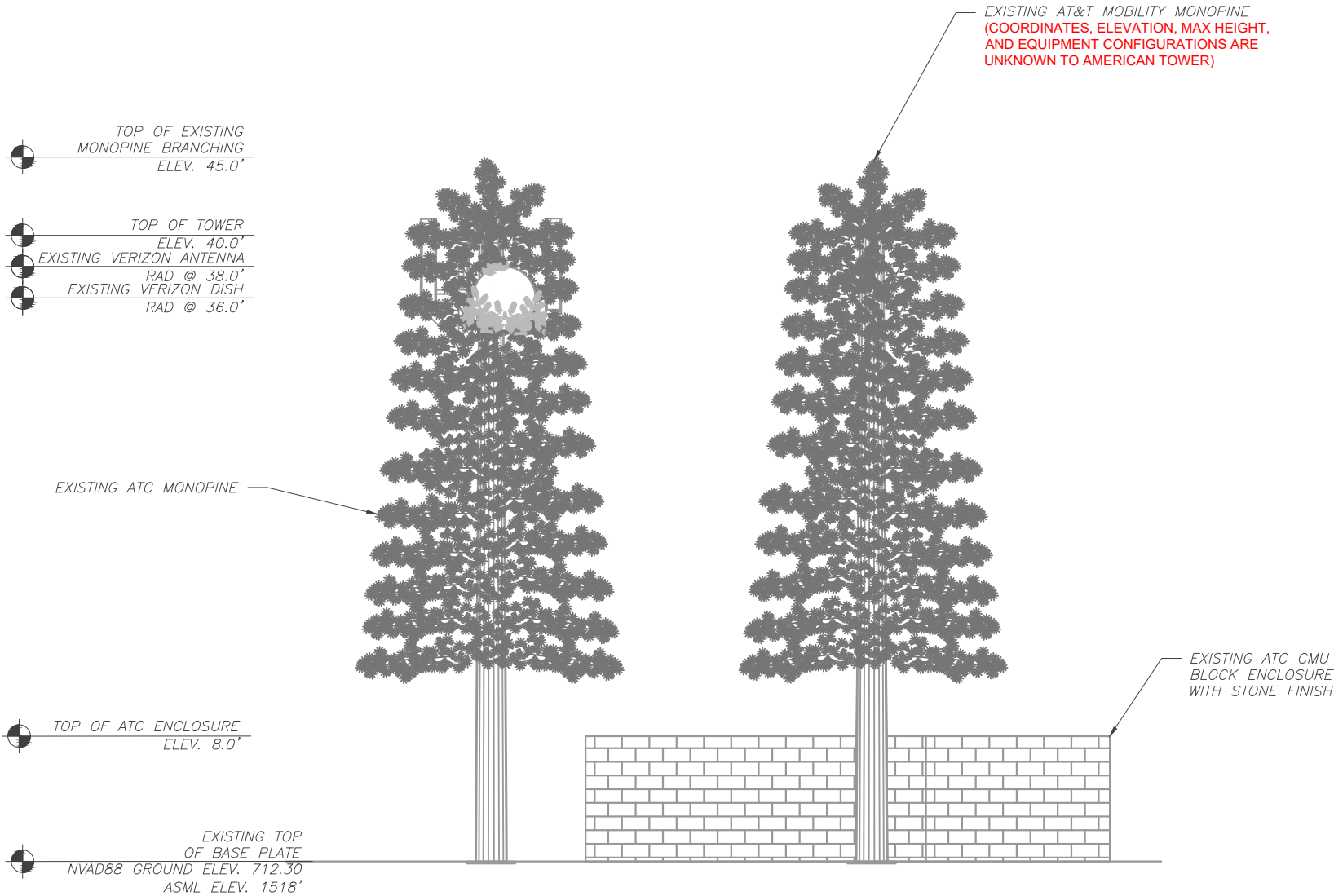
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DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-104	1

NOTE:
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TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.



1 SOUTH TOWER ELEVATION
SCALE: NOT TO SCALE



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SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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1	REV ELEVATION DETAILS	EB	09/26/23

ATC SITE NUMBER:
418659

ATC SITE NAME:
**STARVATION MOUNTAIN
CA**

SITE ADDRESS:
16225 HIGHLAND TRAILS DR
RAMONA, CA 92065

SEAL:



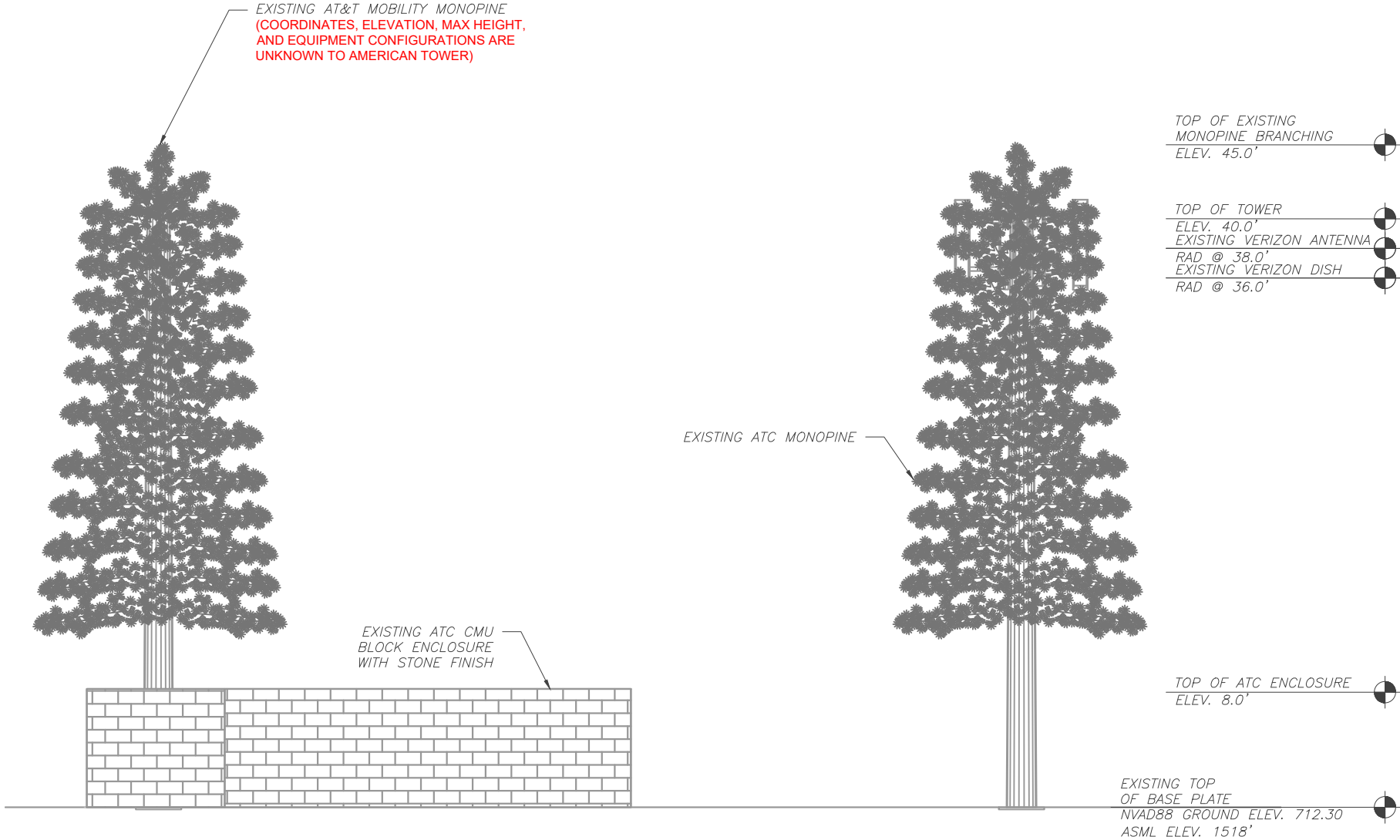
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DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-105	1

NOTE:
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TOWER ARE NOT A PART OF THIS PERMIT RENEWAL.



1 WEST TOWER ELEVATION
SCALE: NOT TO SCALE



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ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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1	REV ELEVATION DETAILS	EB	09/26/23

ATC SITE NUMBER:
418659

ATC SITE NAME:
**STARVATION MOUNTAIN
CA**

SITE ADDRESS:
16225 HIGHLAND TRAILS DR
RAMONA, CA 92065

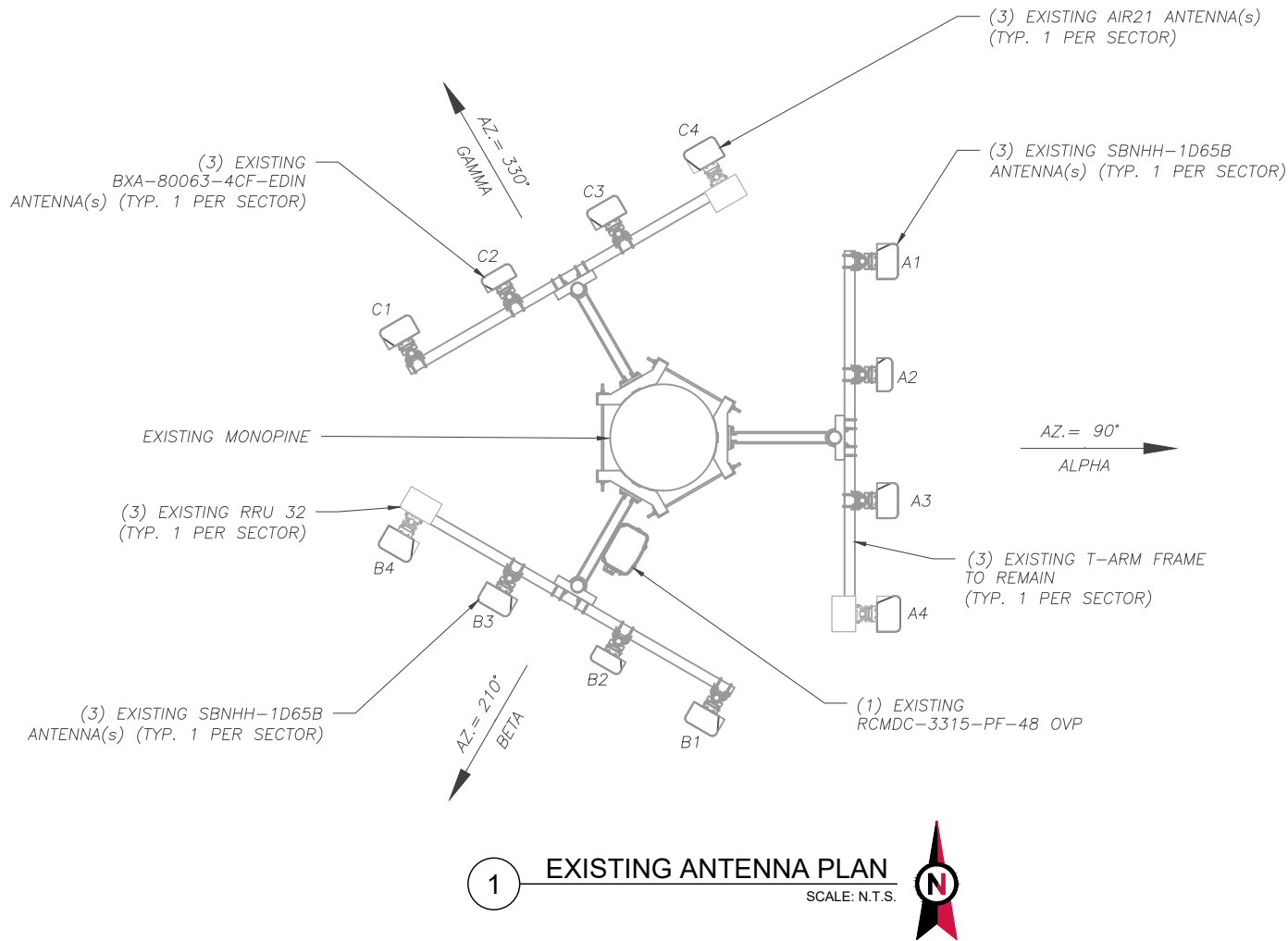


Digitally Signed: 2023-10-10

DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-106	1



1 EXISTING ANTENNA PLAN
SCALE: N.T.S.

EXISTING ANTENNA SCHEDULE					
LOCATION			ANTENNA SUMMARY		NON ANTENNA SUMMARY
SECTOR	RAD	AZ	POS	ANTENNA	ADDITIONAL TOWER MOUNTED EQUIPMENT
ALPHA	38'	90°	A1	SBNHH-1D65B	-
			A2	BXA-80063-4CF-EDIN	-
			A3	SBNHH-1D65B	-
			A4	AIR21	RRU 32
BETA	38'	210°	A1	SBNHH-1D65B	-
			A2	BXA-80063-4CF-EDIN	-
			A3	SBNHH-1D65B	-
			A4	AIR21	RRU 32
GAMMA	38'	330°	A1	SBNHH-1D65B	-
			A2	BXA-80063-4CF-EDIN	-
			A3	SBNHH-1D65B	-
			A4	AIR21	RRU 32

2 EXISTING EQUIPMENT SCHEDULE



AMERICAN TOWER®
ATC TOWER SERVICES, LLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112

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0	FOR CONSTRUCTION	EB	04/14/23

ATC SITE NUMBER:
418659

ATC SITE NAME:
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CA**

SITE ADDRESS:
16225 HIGHLAND TRAILS DR
RAMONA, CA 92065

SEAL:



Digitally Signed: 2023-10-10

DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

ANTENNA LAYOUT AND
SCHEDULE

SHEET NUMBER:	REVISION:
C-401	0



ATC CAUTION AND NO TRESPASSING SIGN



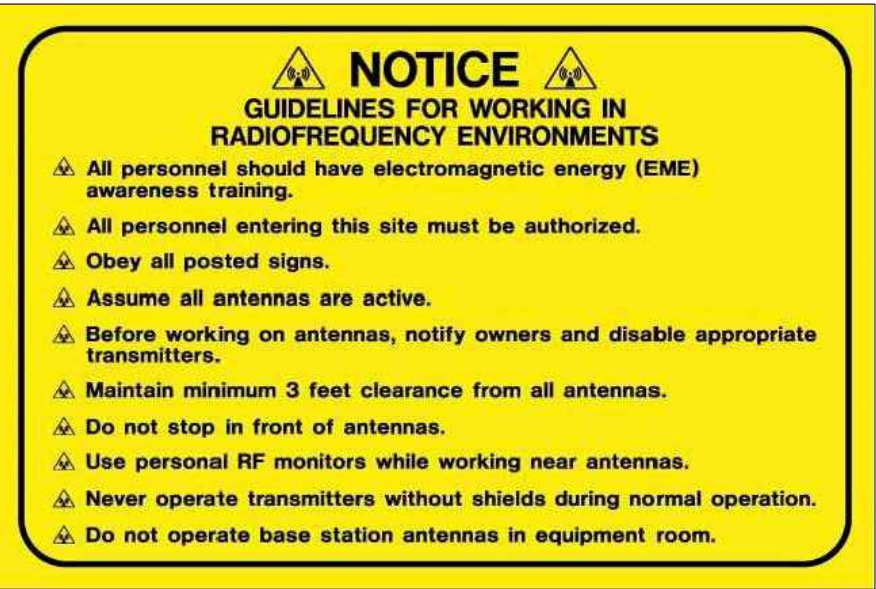
ATC RF WARNING AND FCC NUMBER SIGN



ATC STAND-ALONE FCC TOWER REGISTRATION SIGN



EXISTING SIGNAGE PHOTO



ATC RF PROGRAM NOTICE SIGN



ATC SITE SIGN

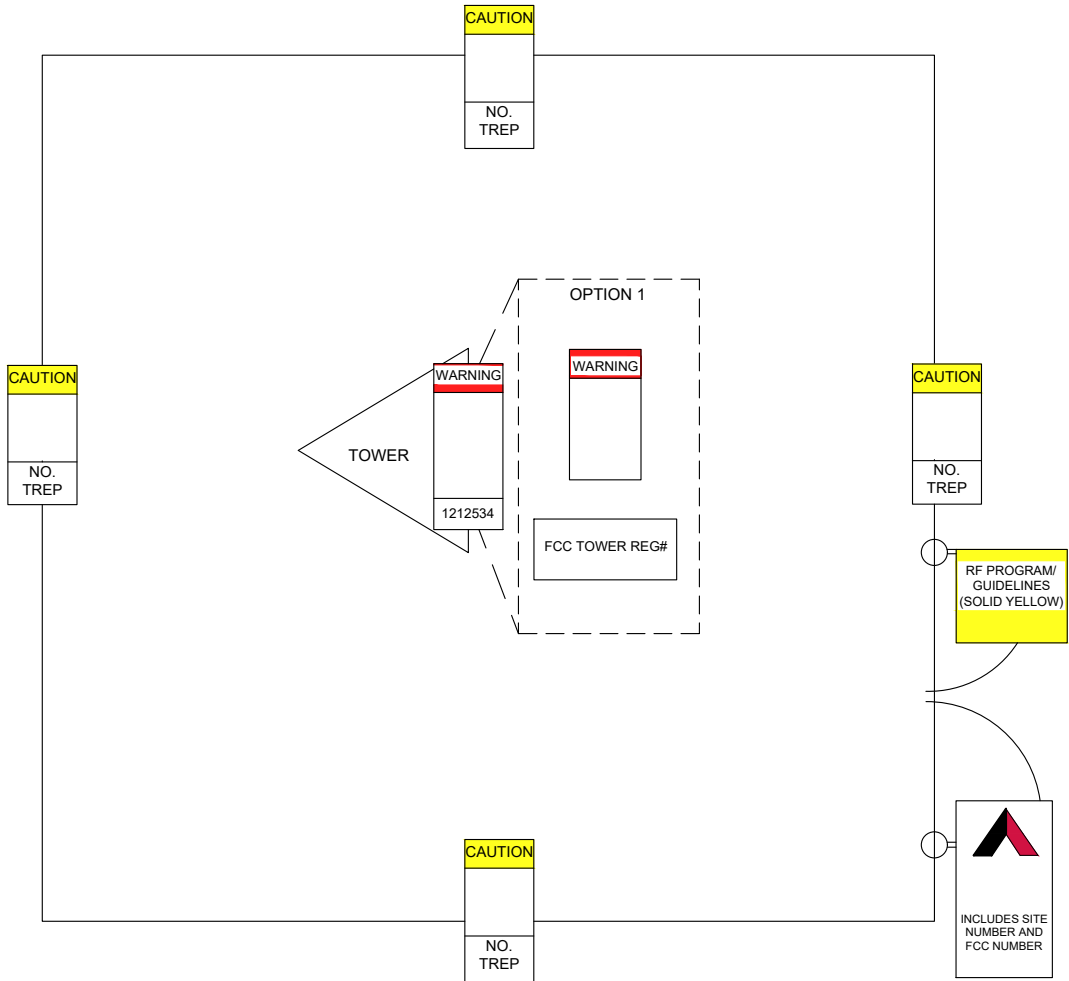
REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.



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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	EB	04/14/23
△			
△			
△			
△			

ATC SITE NUMBER: 418659
ATC SITE NAME: STARVATION MOUNTAIN CA
SITE ADDRESS: 16225 HIGHLAND TRAILS DR RAMONA, CA 92065

SEAL:



Digitally Signed: 2023-10-10

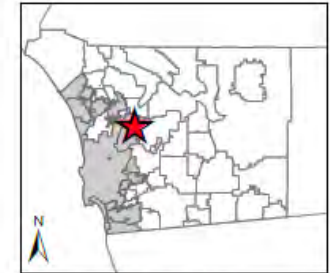
DATE DRAWN:	04/14/23
ATC JOB NO:	13700657_E1

SIGNAGE

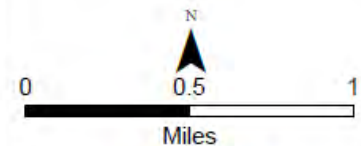
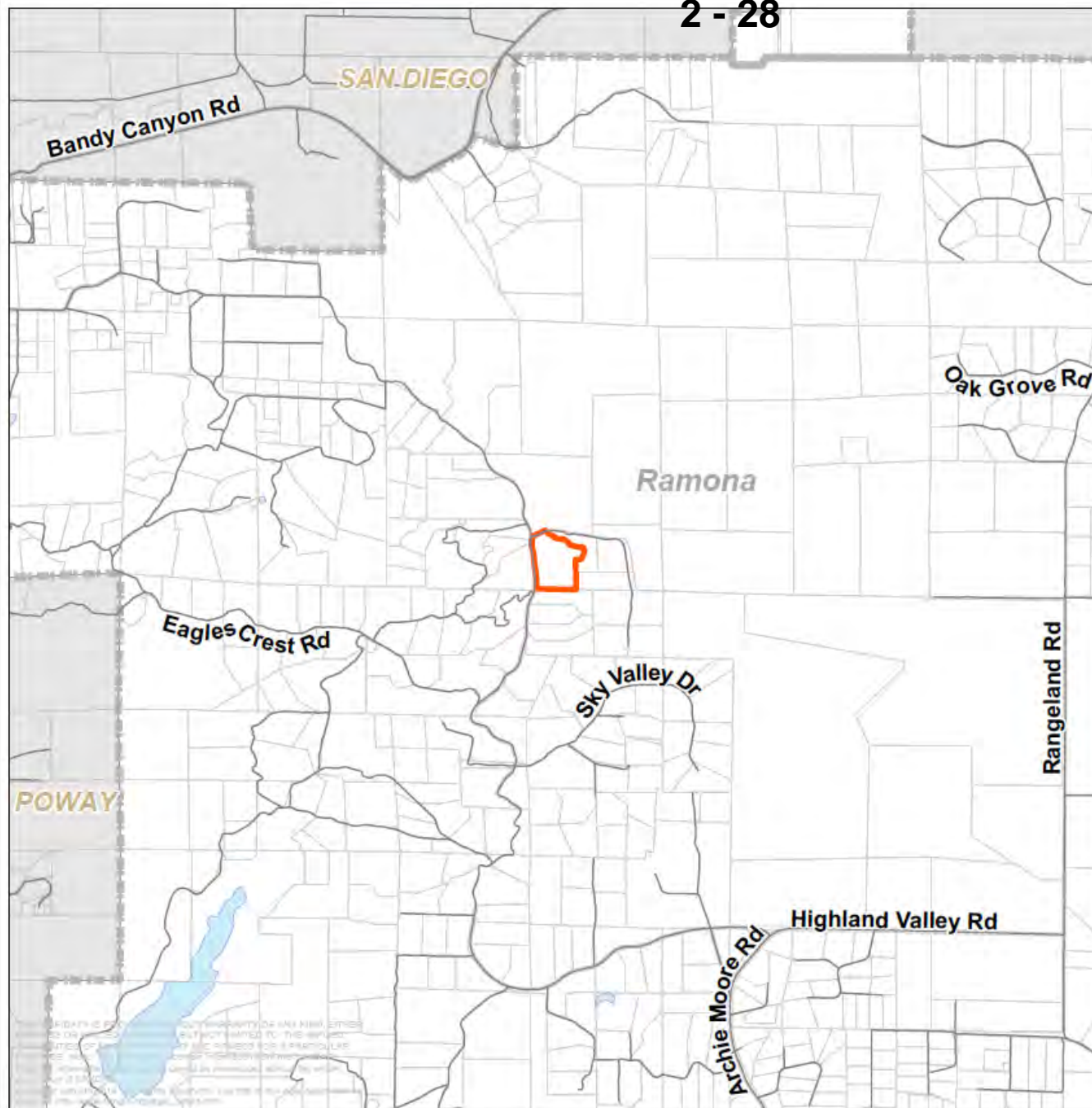
SHEET NUMBER: C-501	REVISION: 0
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Vicinity Map

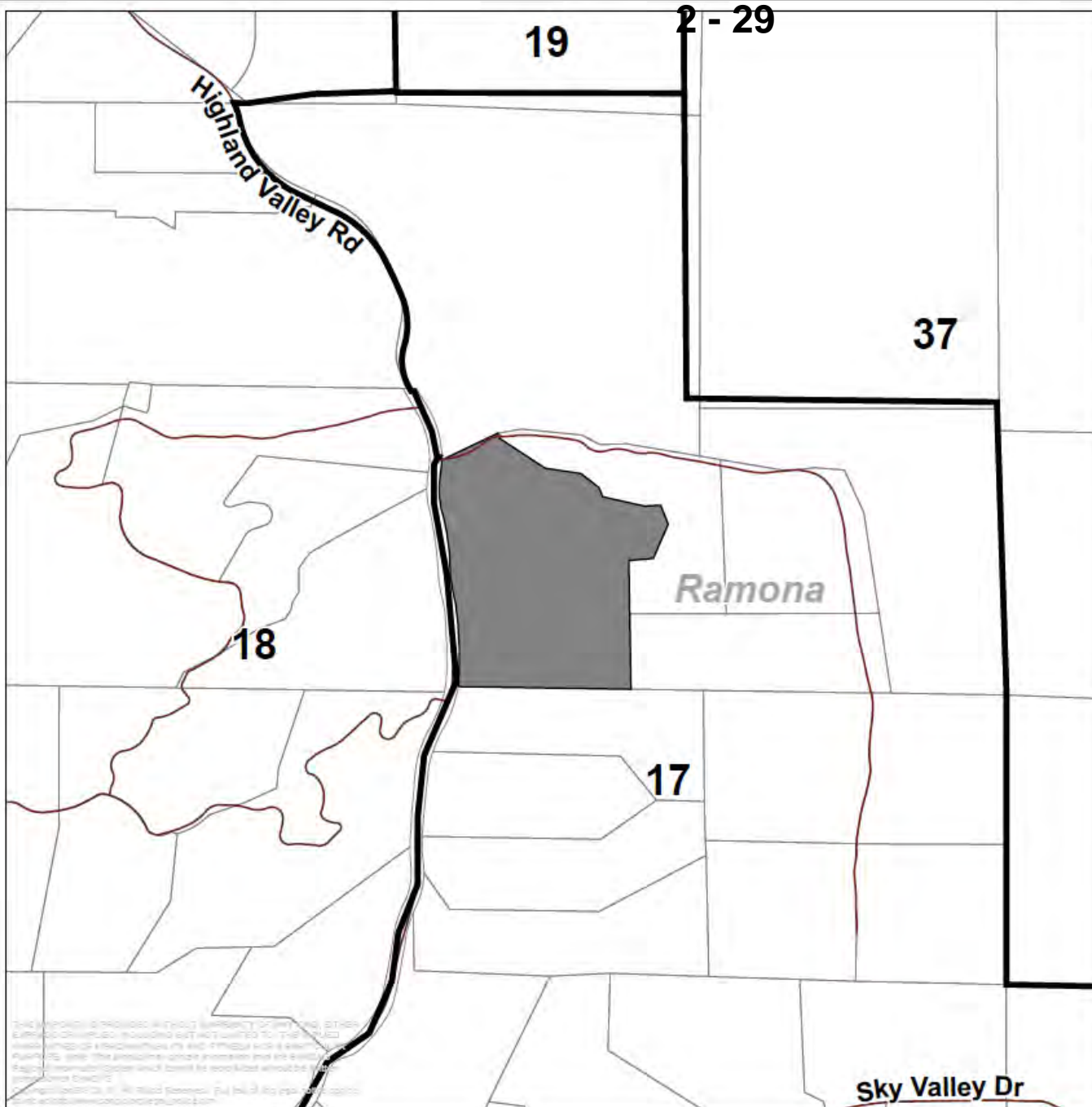
Ramona
Community Plan Area



1:3,500,000



LUEG GIS



2 - 30

ATC Starvation Mtn.
Wireless Facility
PDS2022-MUP-09-010W1

Zoning

Ramona
Community Plan Area

A70 - Limited Agricultural
A72 - General Agricultural

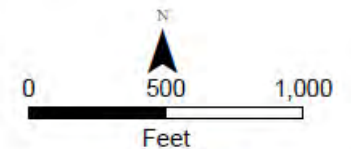
Highland Valley Rd

A72

Ramona

A70

Sky Valley Dr



LUEGGIS
Land Use & Environmental GIS

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ATC Starvation Mtn. Wireless Facility
PDS2022-MUP-09-010W1

Ramona Community Plan Area

~ Roads

Site

LUEGGIS

0 200 400

Feet

Date: 6/15/2023 Path: P:\mug2022-MUP-09-010W1_011523\graphicPackage\Map\ATC Starvation Mtn. Wireless Facility.aprx

Highland Valley Rd

Ramona

Highland Trails Dr

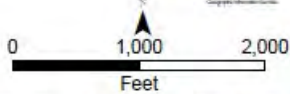
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ATC Starvation Mtn. Wireless Facility
PDS2022-MUP-09-010W1

Ramona Community Plan Area

~ Roads
Site

LUEGGIS



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Highland Valley Rd

Ramona

Eagles Crest Rd

Sky Valley Dr

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any application where accuracy is critical.

ATC Starvation Mtn. Wireless Facility
PDS2022-MUP-09-010W1

Ramona Community Plan Area

Roads

Site

LUEGGIS

0 0.5 1

Miles

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2 - 33

SAN DIEGO

San Pasqual Valley Rd

on Rd

Cam Del Aguila

Sky Valley Dr

Ramona

Rangeland Rd

Old Coach Rd

POWAY

LAKE RAMONA

Archie Moore Rd

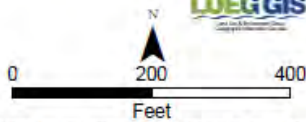
Highland Valley Rd

ATC Starvation Mtn. Wireless Facility
PDS2022-MUP-09-010W1

Ramona Community Plan Area

~ Roads

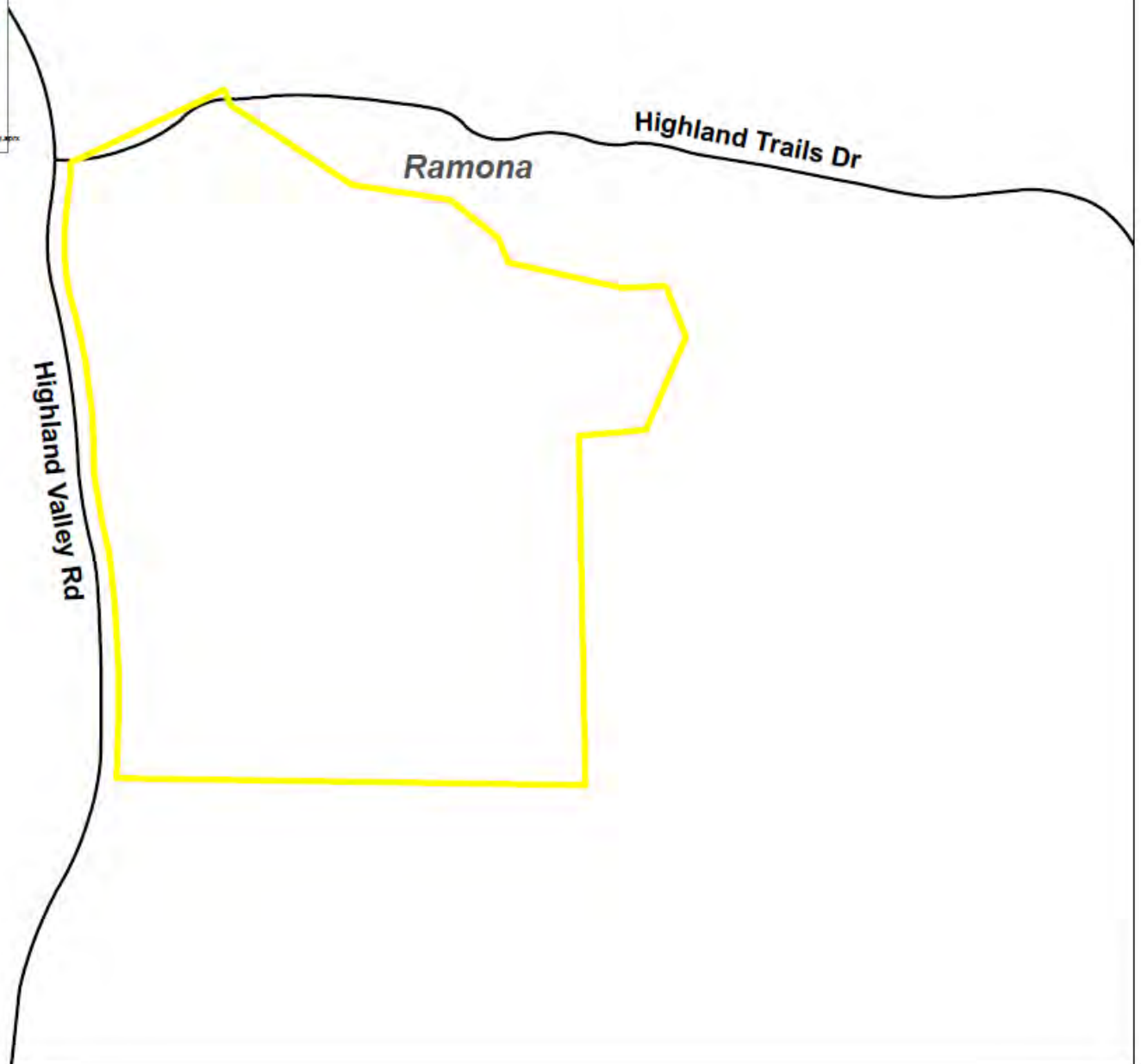
■ Site



LJEG GIS

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2 - 35



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ATC Starvation Mtn. Wireless Facility
PDS2022-MUP-09-010W1

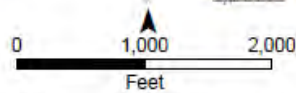
Ramona Community Plan Area



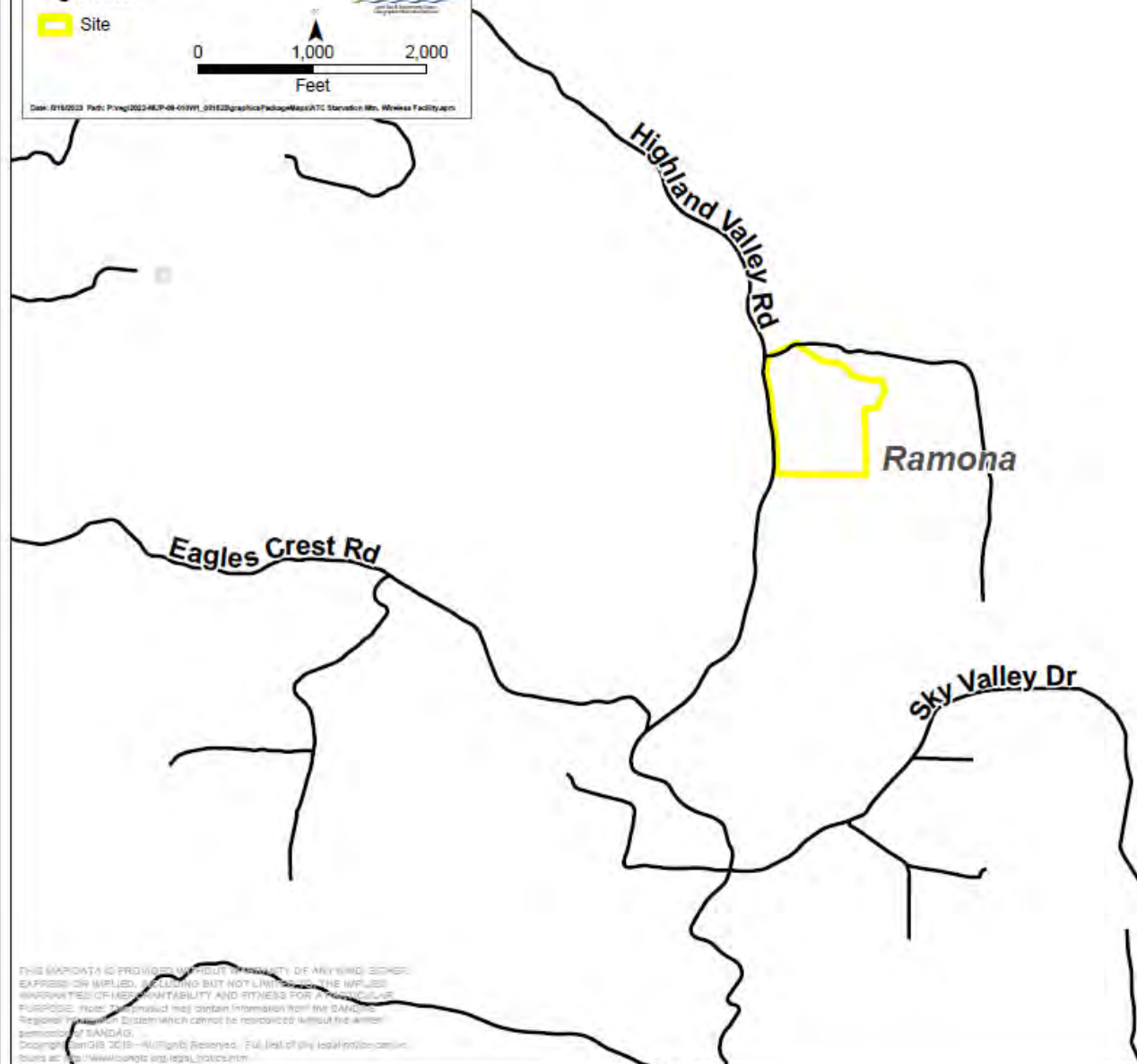
Roads



Site



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ATC Starvation Mtn. Wireless Facility
PDS2022-MUP-09-010W1

Ramona Community Plan Area

Roads

Site



LUERGIS

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2 - 37

San Pasqual Valley Rd

SAN DIEGO

on Rd

Cam Del Aguila

Sky Valley Dr

Ramona

Rangeland Rd

Old Coach Rd

POWAY

LAKE RAMONA

Archie Moore Rd

Highland Valley Rd

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Attachment B – Form of Decision
Approving PDS2022-MUP-09-010W1



DAHVIA LYNCH
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

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

December 1, 2023

PERMITTEE: PLANCOM INC ON BEHALF OF ATC
MAJOR USE PERMIT: PDS2022-MUP-09-010W1
E.R. NUMBER: PDS2022-ER-09-09-004A
PROPERTY: 16225 Highland Trails Drive WITHIN THE RAMONA COMMUNITY PLAN
AREA WITHIN THE UNINCORPORATED COUNTY OF SAN DIEGO
APN: 276-100-56-00

DECISION OF THE PLANNING COMMISSION

ORIGINAL MAJOR USE PERMIT DECISION (3300-09-010)

GRANT, this Major Use Permit to authorize the location and use of an unmanned wireless telecommunication facility as per plot plan and elevations consisting of nine sheets dated March 5, 2010. The facility includes a 45-foot-tall faux mono-pine tree to which twelve panel antennas and a microwave dish would be mounted. Associated equipment, including three equipment cabinets, a battery enclosure, and 20 kilowatt emergency back-up generator, would be enclosed by an 8-foot-high Concrete Masonry Unit (CMU) wall. Pursuant to Section 6985A of the Zoning Ordinance, a Major Use Permit is required because the proposed facility is located on a residentially zoned parcel that is not covered by a Wireless Community Master Plan.

Also granted is an exemption pursuant to Section 4620(g) of the Zoning Ordinance to allow the telecommunication facility to be 45 feet in height where 35 feet is the maximum height allowed.

MODIFICATION TO MAJOR USE PERMIT DECISION (MUP-09-010W1)

This Major Use Permit Modification for MUP-09-010 consists of nine (9) sheets including plot plan and elevations dated October 10, 2023. This permit consists of the renewal, continued use, and maintenance of an existing wireless telecommunication facility. The existing facility includes a 45-foot-tall mono-pine and supporting equipment located within an existing 8-foot-tall CMU wall. The footprint of the existing lease area is not expanding, and the location of the faux mono-pine tree will remain the same. This permit is pursuant to Sections 6985, 6986 and 7378 of the Zoning Ordinance.

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 10 years (ending December 1, 2033 at 4:00 p.m.). 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 **December 1, 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 (3300-09-010)

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

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

1. COST RECOVERY: [DPLU, 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 the [DPLU, ZC], 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 [DPLU, ZC] shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

2. RECORDATION OF DECISION: [DPLU], [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 the [DPLU, ZC]. **Documentation:** Signed and notarized original Recordation Form with 'all purpose acknowledgement'. **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 DPLU at the County Recorder's Office. **Monitoring:** The [DPLU, ZC] shall verify that the Decision was recorded and that a copy of the recorded document is on file at DPLU.

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

3. **NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, FEE X1]. Intent:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **Description of requirement:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified that a single MQ Power Model KD201 20kw Generator or equivalently sized unit has been installed pursuant to the approved building plans and Major Use Permit P09-010.
- b. Demonstrate that the Director of the Planning and Land Use (Building Inspector) has verified that an eight-foot tall CMU block wall enclosure has been installed enclosing the proposed equipment cabinets and generator unit pursuant to the approved building plans and Major Use Permit P09- 010.

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

4. **SIGHT DISTANCE: [DPW, LDR], [BP, UO]**

Intent: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **Description of requirement:** A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a certified signed statement that: "Physically, there is a minimum unobstructed sight distance [based upon Design Exception/Modification Request approved August 20, 2010] in both directions along Highland Valley Road from Highland Trails Drive." Adequate sight distance in both the northerly and southerly directions from Highland Trails Drive will comply with AASHTO recommendation for stopping distances, after removal of a boulder and completion of tree trimming work, based upon the design speed cited in the sight distance study of July 2010 by Darnell & Associates, Inc. It has been determined your request for modification will not adversely affect the safety and flow of traffic in this area. All other improvement conditions required by MUP 09-010 shall be met.

- a. 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."

- b. The engineer or surveyor shall further certify that the sight distance of adjacent driveways and street openings along Highland Valley Road will not be adversely affected by this project.

Documentation: The applicant shall complete the certifications and submit them to the [DPW, LOR] for review. **Timing:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the site distance shall be verified. **Monitoring:** The [DPW, LOR] shall verify the site distance certifications.

5. TRANSPORTATION IMPACT FEE: [DPLU, BD] [BP]

Intent: In order to mitigate potential cumulative traffic impacts to less than significant, and to comply with the [Transportation Impact Fee \(TIF\) Ordinance Number 77.201-77.219](#), the TIF shall be paid. **Description of requirement:** The Transportation Impact Fee (TIF) shall be paid pursuant to the [County TIF Ordinance number 77.201-77.219](#). The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance. **Documentation:** The applicant shall pay the TIF at the [DPLU, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance. **The cost of the fee is designated as 2 AMT (Average Monthly Trips) which equates to a TIF payment of 0.07 (of 2 ADT).** **Timing:** Prior to approval of any building plan and the issuance of any building permit, the TIF shall be paid. **Monitoring:** The [DPLU, Land Development Counter] shall calculate the fee pursuant to the ordinance and provide a receipt of payment for the applicant. [DPLU, Building Division] shall verify that the TIF has been paid before the first building permit can be issued. The TIF shall be verified for each subsequent building permit issuance.

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

6. INSPECTION FEE: [DPLU, ZC & PCC], [UO]

Intent: In order to comply with Zoning Ordinance Section 7362.e the Discretionary Inspection Fee shall be paid. **Description of Requirement:** Pay the Discretionary Permit Inspection Fee at the [DPLU, ZC] and schedule an appointment for a follow up inspection with the County Permit Compliance Officer to review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. **Documentation:** The applicant shall provide a receipt showing that the inspection fee has been paid. The applicant shall also schedule the follow up inspection with the [DPLU, PCC]. **Timing:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **Monitoring:** The [DPLU, ZC] shall process an invoice and collect the fee for the Use Permit Compliance Inspection Fee. Upon collection of the fee, an inspection milestone shall be entered to schedule an inspection six months from the date that occupancy or use of the site was established. The permittee contact information shall be updated in the County permit tracking system, and the [DPLU, PCC] should be notified. The [DPLU, PCC] shall contact the permittee and schedule the initial inspection.

7. SITE PLAN IMPLEMENTATION: [DPLU, BI], [UO]

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

8. PHOTO SIMULATION: [DPLU, PCC], [UO], [DPLU, 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 to ensure that the site was built to be screened from public view. **Documentation:** The applicant shall build the site to comply with the approved plans and the photo-simulations. Upon completion, the applicant shall provide the photographic evidence to the [DPLU, 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 [DPLU, PCC] shall review the provided Photos for compliance with this condition and compliance with the photos-simulations

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

9. SITE CONFORMANCE: [DPLU, CODES], [OG]

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. Failure to conform to the approved plot plan is an unlawful use of the land and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **Documentation:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **Timing:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **Monitoring:** The [DPLU, CODES] is responsible for enforcement of this permit.

10. Private Road Maintenance: [DPLU] [BP, IP, GP, UO].

Intent: In order to ensure that the on and offsite 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 off-site 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 off-site private roads that serve the Project.

Documentation: The applicant shall assume responsibility pursuant to this condition. **Timing:** Upon establishment of use, the following conditions shall apply during the term of this permit. **Monitoring:** The [DPLU, Code Enforcement Division] is responsible for enforcement of this permit.

11. **SITE CONFORMANCE: [DPLU, CODES], [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 and associated equipment shelter, as depicted in the approved photo simulations.
- 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 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 [DPLU, CODES] is responsible for enforcement of this permit.

WAIVER(S) AND EXCEPTION(S):

This Major Use Permit is hereby approved pursuant to the provisions of the San Diego County Zoning Ordinance, the County Public Road Standards and Private Road Standards, and all other required ordinances of the County of San Diego. The sole exceptions to the aforementioned are:

Allow a reduction in the stopping sight distance to 276 feet in the northerly direction in accordance with the American Association of State Highway and Transportation Officials

(AASHTO) criteria in lieu of the County criteria noted in Section 6.1.E., Table 5 for the intersection of the proposed driveway and Highland Valley Road (2.2C Light Collector) pursuant to the Design Exception Request that was approved on September 8, 2023.

Allow a reduction in the stopping sight distance to 308 feet in the southerly direction in accordance with the AASHTO criteria in lieu of the County criteria noted in Section 6.1.E., Table 5 for the intersection of the proposed driveway and Highland Valley Road (2.2C Light Collector) pursuant to the Design Exception Request that was approved on September 8, 2023.

CONDITIONS FOR MAJOR USE PERMIT MODIFICATION (MUP-09-010W1)

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. Please note that all applicable conditions (ongoing, maintenance, etc.) associated with Major Use Permit (3300-09-010) and subsequent Modifications approval shall apply. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Within 180 days of approval or prior to the approval of any plan, issuance of any permit, prior to occupancy or use of the premises in reliance of this permit, whichever occurs first).*

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.

3. **ROADS#1-CLEAR SPACE EASEMENT**

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the County of San Diego Public Road Standards and County Standard Drawing, clear space easement shall be dedicated to the County.

DESCRIPTION OF REQUIREMENT: Grant by separate document to the County of San Diego a clear space easement or demonstrate line of sight falls within an existing clear space easement to provide adequate sight distance at the proposed driveway location along Highland Valley Road. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan and prior to use of the premises in reliance of this permit the easements shall be executed and recorded.

MONITORING: The [DGS, RP] shall prepare, approval the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition.

OCCUPANCY: *Within 270 days or prior to any occupancy, final grading release, or use of the premises in reliance of this permit, whichever occurs first).*

4. **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.

5. **PLN#1-PHOTO SIMULATION: [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 **5/24/2023** to ensure that the site was built to be screened from public view. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and the photo-simulations. **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

6. **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 conform to the approved plot plan and the building plans. This includes but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall build the site to comply with the approved plans and submitted photo simulations. 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.

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. This includes but is not limited to: installing all required design features, painting all structures with the approved colors, and all temporary construction facilities have been removed from the site. Failure to conform to the approved plot plan 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 and associated equipment shelter, as depicted in the approved photo simulations dated 5/24/2023. 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. **ROADS#2–SIGHT DISTANCE**

INTENT: In order to provide an unobstructed view for safety while exiting the property

and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance of 276 feet in the northerly direction and 308 feet in the southerly direction along Highland Valley Road from the proposed driveway for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

11. 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.

MAJOR USE PERMIT FINDINGS FOR PDS2022-MUP-09-010W1

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 45-foot-tall mono-pine with associated equipment located within an 8-foot-tall CMU block wall. The view of motorists and residents in the surrounding area would be minimized due to distance and existing vegetation. The mono-pine is designed to

camouflage with the surrounding mature trees and vegetation. The 8-foot-tall CMU block wall has a stone finish designed to match the existing residence. As a result, the mono-pine and equipment shelter are well integrated and would not result in any negative visual impacts and contribute to the harmony, scale, bulk, and coverage.

Scale and Bulk:

The surrounding land uses of the project site consists of vacant land and agricultural and residential uses. The faux mono-pine is located approximately 133 feet away from the nearest residential property line.

The photo simulations illustrate that the wireless telecommunication facility and equipment shelter are designed to minimize impacts to adjacent roadways and residences. The views of the wireless facility would be minimized from surrounding residences due to the existing mature trees and intervening topography. The wireless telecommunication equipment includes a 45-foot-tall faux mono-pine and an 8-foot-tall CMU enclosure. The faux mono-pine tree and CMU enclosure re designed to fit in with the existing environment of the area. The project site contains mature trees and other vertical elements (existing single family residence and detached shed), which make the facility appear as an expected visual feature to public views in the project vicinity. The CMU enclosure is designed to match the existing residence for architectural compatibility. As a result, the components of the surrounding environment will be consistent with the scale of the surrounding environment.

Coverage:

The subject parcel is approximately 20 acres in size. Surrounding land uses consist of vacant land and residential and agricultural land uses ranging from approximately 5 acres to over 50 acres in size. The project is located on a parcel that is developed with an existing single family residence and detached shed. The lease area for this unmanned wireless telecommunication facility would total approximately 525 square feet (less than 1% lot coverage). 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. 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 continued operation 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 Ramona Fire Protection District and meets their guidelines for available service. 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.

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

The project is a Major Use Permit Modification 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 project would not adversely affect the desirable neighborhood character because the project is designed to be camouflaged. The equipment is located within a CMU enclosure to conceal it from surrounding properties. The facility is designed as a faux mono-pine and would appear as an expected visual feature within the project vicinity, as the project vicinity contains mature trees and vegetation. The line, form, and color of the facility will be largely consistent with other elements that make up the visual setting of the area.

The project has been reviewed for noise impacts and determined to be consistent with the County Noise Ordinance. The project, as designed, would not cause any substantial, demonstrable negative aesthetic effect to views from the surrounding area and roadways. Therefore, the project would not have a harmful effect on the neighborhood character.

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

The traffic generated from the project is expected to be one to two maintenance trips per month and would utilize an existing driveway off Highland Trails Drive. 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 telecommunication facility would not require significant alteration to the landform. The project, as designed, would blend into the intervening topography and existing vegetation, 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 Semi-Rural Regional Category, and the Land Use Designation is Semi-Rural Residential (SR-10). The project is within the Ramona 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, as the proposed project is compatible with the existing development and 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 where feasible. Additionally, the view of the project is minimized from a Scenic Highway as identified in the County of San Diego General Plan due to intervening topography, 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.*

Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it is an unmanned wireless telecommunication facility that involves the installation of Small, New Equipment and Facilities in Small Structures. Pursuant to Section 15303 of the State CEQA Guidelines, the project is exempt from CEQA because it involves operation, maintenance, permitting, leasing, licensing, and minor alteration to an unmanned wireless telecommunication facility involving no expansion of use beyond that existing at the time of the lead agency's determination. It has been determined that the project is not in an environmentally sensitive location; would not have a cumulative effect on the environment; is not on a hazardous waste site; would not cause substantial change in the significance of a historical resource; and would not result in damage to a scenic highway.

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 faux tree. 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 AND NOTICES: 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:

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 Quality Management Plan (SWQMP), 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 the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated 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 and amended in November 2015. Project design shall be in compliance with the new Municipal Permit regulations.

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. 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_PROGR
AM/susmppdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf)

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

subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10631, adopted November 29, 2019.

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.

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

Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

Address all correspondence regarding this matter to PDS Land Development Teams, 5510 Overland Avenue, Suite 310 (MS O650), San Diego, California 92123.

Any personal inquiries or submittals should be made at the Land Development Counter, 5510 Overland Avenue, Suite 110 (MS O650), San Diego, California 92123.

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 OBO ATC Sequoia LLC, Applicant
Ramona CPG
Angelica Truong, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

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

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

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

Project Name: ATC Starvation Mountain Telecommunication Facility Major Use Permit Modification; PDS2022-MUP-09-010W1, PDS2022-ER-09-09-004A.

Project Location: 16225 Highland Trails Drive, San Diego, CA 92065 in the Ramona Community Plan area, within unincorporated San Diego County. APN: 276-100-56-00

Project Applicant: American Tower Corporation (Sequoia LLC); 10 Presidential Way, Woburn, MA 01801

Project Description: The applicant requests a Major Use Permit Modification to continue operating and maintaining an existing wireless telecommunication facility. The existing facility includes a 45-foot-tall faux mono-pine tree. The facility includes supporting equipment located within an existing 8-foot-tall CMU block wall. The project will utilize the existing faux tree and equipment cabinet. The footprint of the existing lease area is not expanding, and the location of the faux tree will remain the same.

Agency Approving Project: County of San Diego

County Contact Person: Hayley Makinster Phone Number: (619) 629-4434

Date Form Completed: December 1, 2023

This is to advise that the County of San Diego Planning Commission has approved the above-described project on December 1, 2023 and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Pursuant to Section 15303 of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA because it involves minor construction to an unmanned wireless telecommunications facility that involves the installation of Small, New Equipment and Facilities in Small Structures. It has been determined that the project is not in an environmentally sensitive location; will not have a cumulative effect on the environment; is not on a hazardous waste site; will not cause a substantial change in the significance of a historical resource; and will not result in damage to a scenic highway.

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

Signature:  Telephone: (619) 629-4434

Name (Print): Hayley Makinster Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF STARVATION MOUNTAIN WIRELESS TELECOMMUNICATION FACILITY MAJOR USE PERMIT MODIFICATION PDS2022-MUP-09-010W1, PDS2022-ER-09-09-004A

December 1, 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 and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, a finding of conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The project is for an unmanned wireless telecommunications facility and will not use any groundwater for any purpose, including irrigation or domestic supply.

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

The wetland and wetland buffer regulations (Section 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 (Section 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)(2)(iii))?	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: Even though wetlands and/or wetland buffer areas have been identified on the project, the project has been found to be consistent with Section 86.604(a) and Section 86.604(b) of the Resource Protection Ordinance, due to the following reasons: a) the proposed wireless telecommunication facility would be located on the portion of the property that is not identified as wetland or wetland buffers; b) the project will not allow grading, filling, construction, or placement of structures within identified wetlands; and c) the project will not allow any non-permitted uses within wetlands and wetland buffer areas .

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.

Steep Slopes: The project site contains steep slopes greater than 25%. However, according to Section 86.604(e)(2)(bb)(iii), public and private utility systems are exempt from RPO provided that findings are made that the least environmentally damaging alignment has been selected. Moreover, the proposed facility has a small lease area (approximately 500 square feet), and only a small portion of the proposed facility would be located within the previously disturbed portion of the property that is slightly slopped.

Sensitive Habitats: No sensitive habitat lands were identified on the site as determined on a site visit conducted by staff on July 22, 2009. 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: The County of San Diego staff archaeologist/historian has inspected the property, analyzed records, and determined there are no archaeological/ historical sites. Therefore, it has been found that the proposed project complies with the Resource Protection Ordinance.

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 Department of Planning and Land Use (DPLU) and Department of Public Works (DPW) staff have reviewed the project's Stormwater Management Plan (SWMP) and has found it to be complete and in compliance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO, Section 67.817).

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 proposed project would include the installation of noise generating equipment that would include: three equipment cabinets and a 20 kilowatt (kW) generator for emergency back-up power. The equipment would be enclosed within an eight foot high cement block wall that would be located 158 feet from the nearest property line (to the east). The project site is zoned A72, and is therefore subject to the 45 dBA one-hour average nighttime sound level limit.

The proposed generator would be the primary noise source. The application materials included noise specification sheets for the generator (MQ Power Model DK201 20 kW Generator). Based on review of the noise specification sheets and the project design, it has been determined that the project would not result in noise in excess of 45 dBA at the property lines. The placement of the equipment on the site relative to the property lines and the solid block wall constitute design considerations that would effectively reduce the noise propagation of the proposed noise sources to meet the 45 dBA one-hour average sound level limit at the property lines.

Therefore, it has been determined that 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.

Attachment D – Environmental Findings

**ATC STARVATION MOUNTAIN TELECOMMUNICATION FACILITY
MAJOR USE PERMIT MODIFICATION
PERMIT NO.: PDS2022-MUP-09-010W1
ENVIRONMENTAL LOG: PDS2022-ER-09-09-004A**

ENVIRONMENTAL FINDINGS

December 1, 2023

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

Attachment E – Public Documentation



RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CALIFORNIA 92065
Phone: (760)445-8545

Robin Joy Maxson
Chair

August 16, 2022

Torry Brean
Vice-Chair

Kristi Mansolf
Secretary

Scotty Ensign

Debra Foster

Lynn Hopewell

Casey Lynch

Elio Noyas

Dawn Perfect

Matt Rains

Michelle Rains

Andrew Simmons

Paul Stykel

Dan Summers

Kevin Wallace

Bruno Cavalieri
Land Use/Environmental Planner
County of San Diego, Planning & Development Services
Project Planning Division
5510 Overland Ave, Suite 310
San Diego, CA 92123

MUP 09-010W1 - ATC STARVATION MOUNTAIN

The Ramona Community Planning Group reviewed the 10 year renewal of the existing cell site on Starvation Mountain at the meeting August 4, 2022. The following motion was made:

**MOTION: TO APPROVE THE RENEWAL OF THE
EXISTING 41 FOOT MONOPINE AS PRESENTED.**

The motion **passed 10-0-0-1-4**, with 1 member stepping down and 4 members absent.

Sincerely,

A handwritten signature in black ink, appearing to read "Robin Joy Maxson".

ROBIN JOY MAXSON, Chair
Ramona Community Planning Group

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

PHOTO STUDY & KEY MAP

PERMIT RENEWAL FOR AN EXISTING WIRELESS COMMUNICATIONS FACILITY

ATC Starvation Mtn #418659
16225 Highland Trails Drive
Ramona, CA 92065

Prepared for:
County of San Diego
Planning and Development Services
5510 Overland Avenue
San Diego, CA 92123

Prepared by:

PlanCom, Inc.
Contractor Representatives for
ATC Sequoia LLC

16776 Bernardo Center Drive, Unit 203
San Diego, CA 92128
Contact: Jill Cleveland, Planning Consultant
(760) 420-4833

May 24, 2023

SDC PDS RCVD 06-12-23
MUP09-010W1



Access to the site



View of site from property



View of MonoPine from on the property



View south from site



View northwest from site



View of MonoPine from on the property



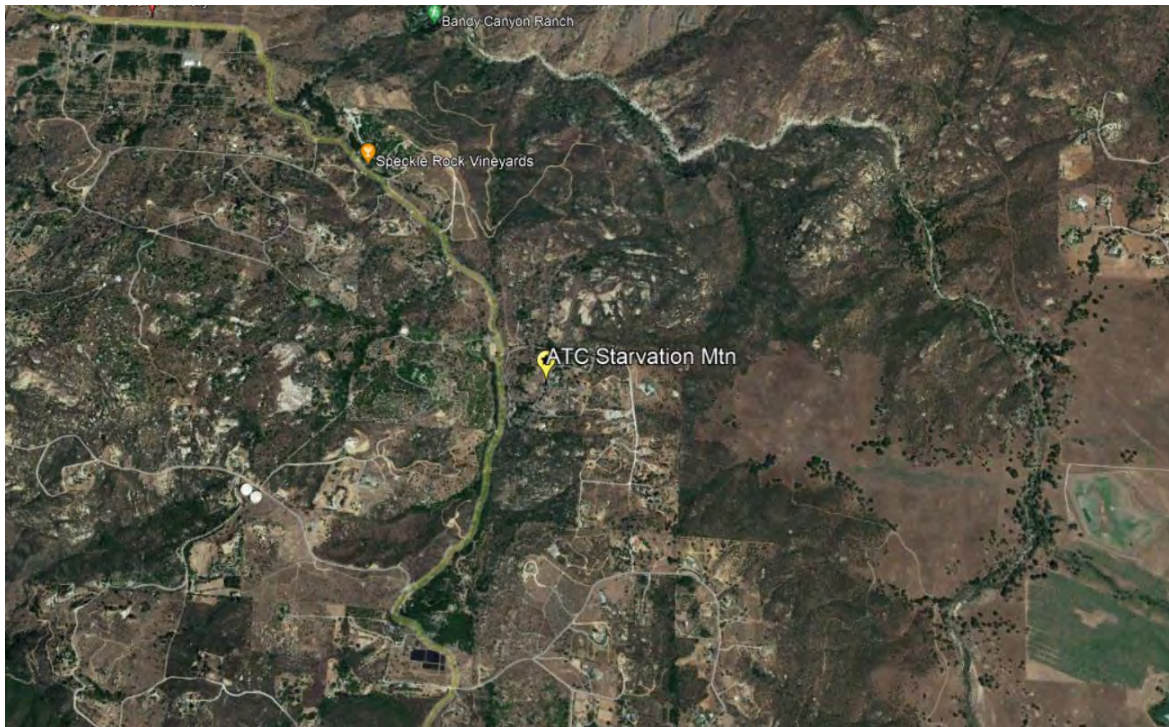
View of MonoPine and equipment enclosure



Access off Highland Valley Road and Highland Trails



Aerial view of site



Aerial View of surrounding area

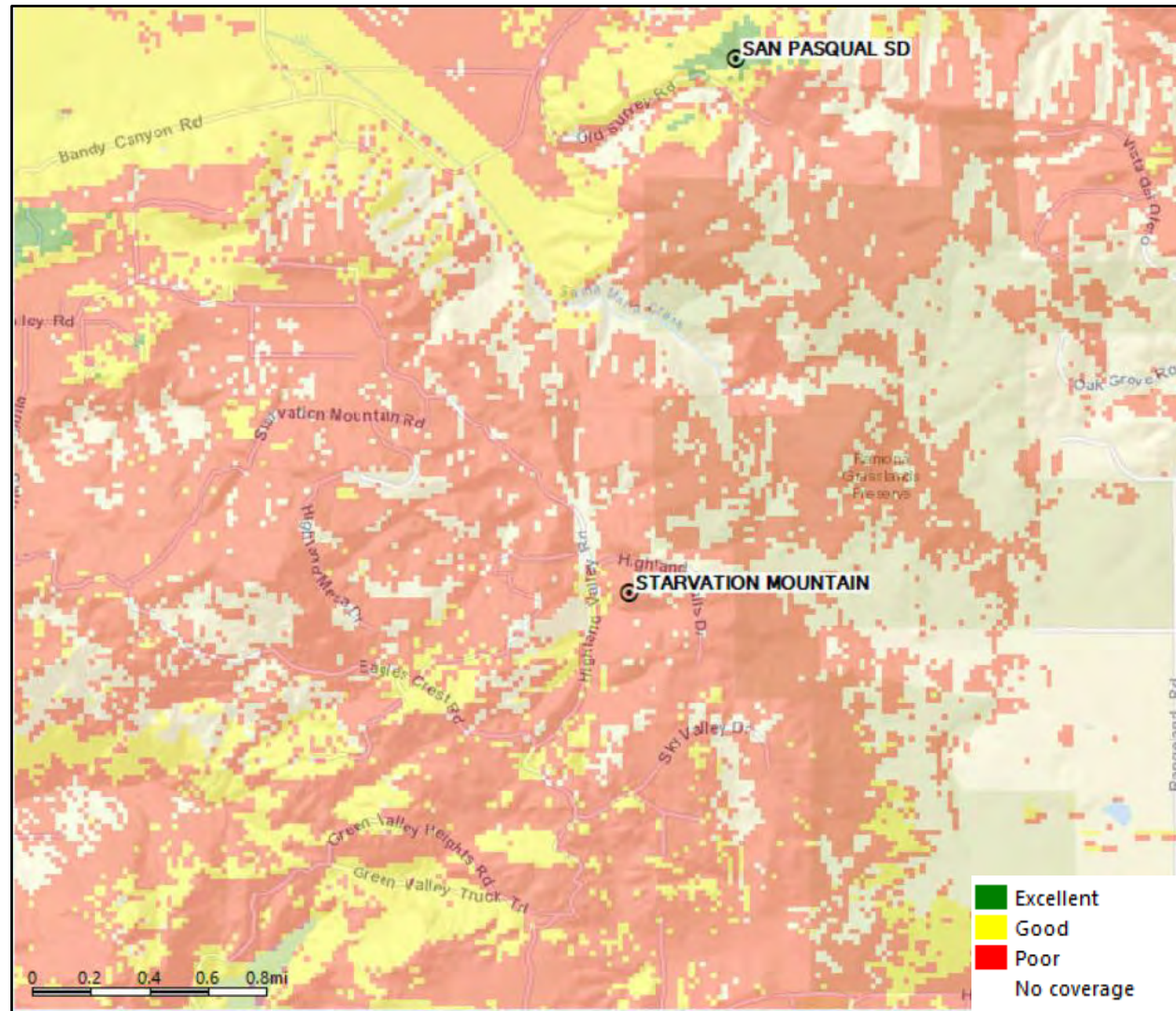
STARVATION MOUNTAIN

Coverage Plots

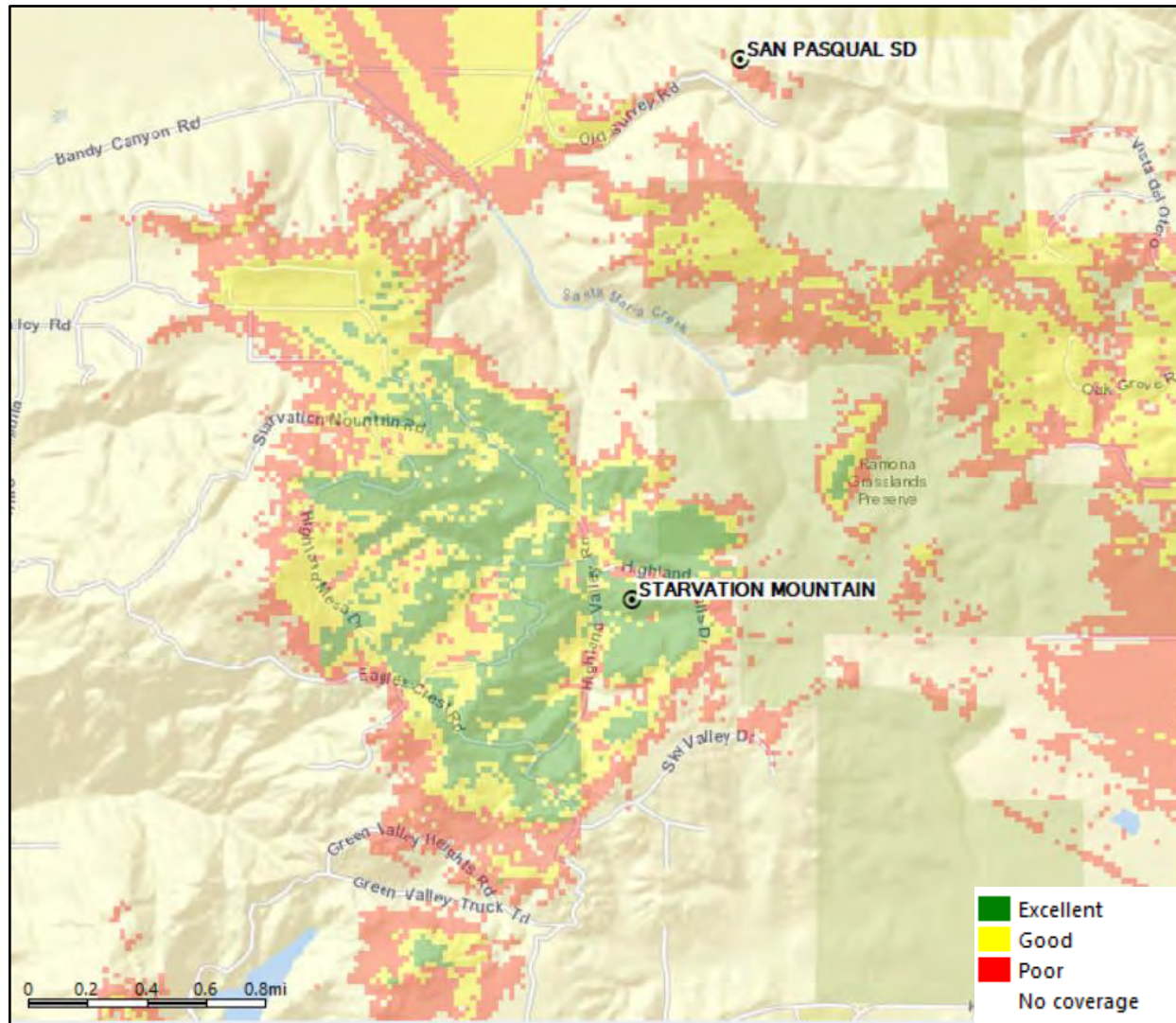
Sep 8th 2023



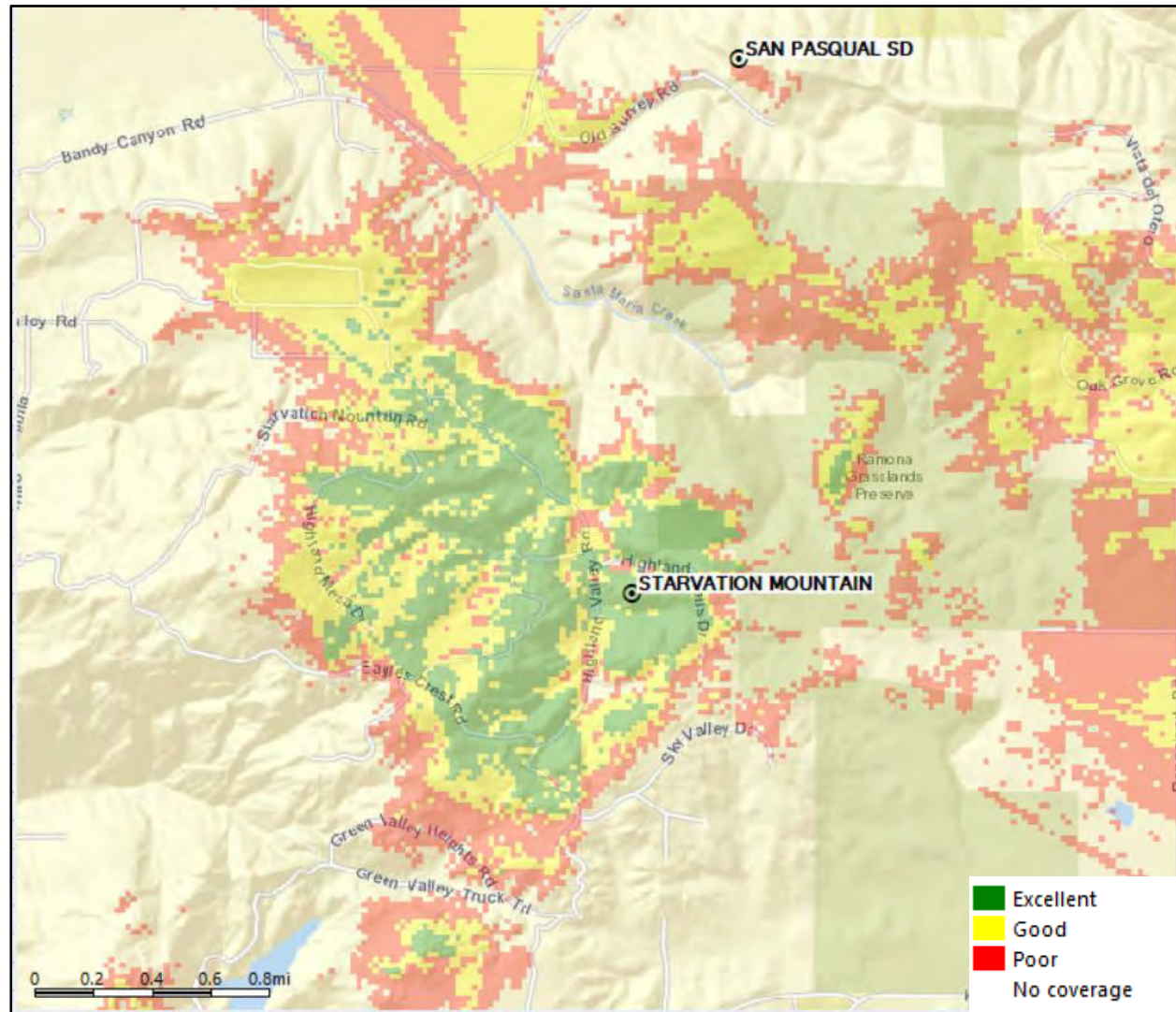
Existing Coverage



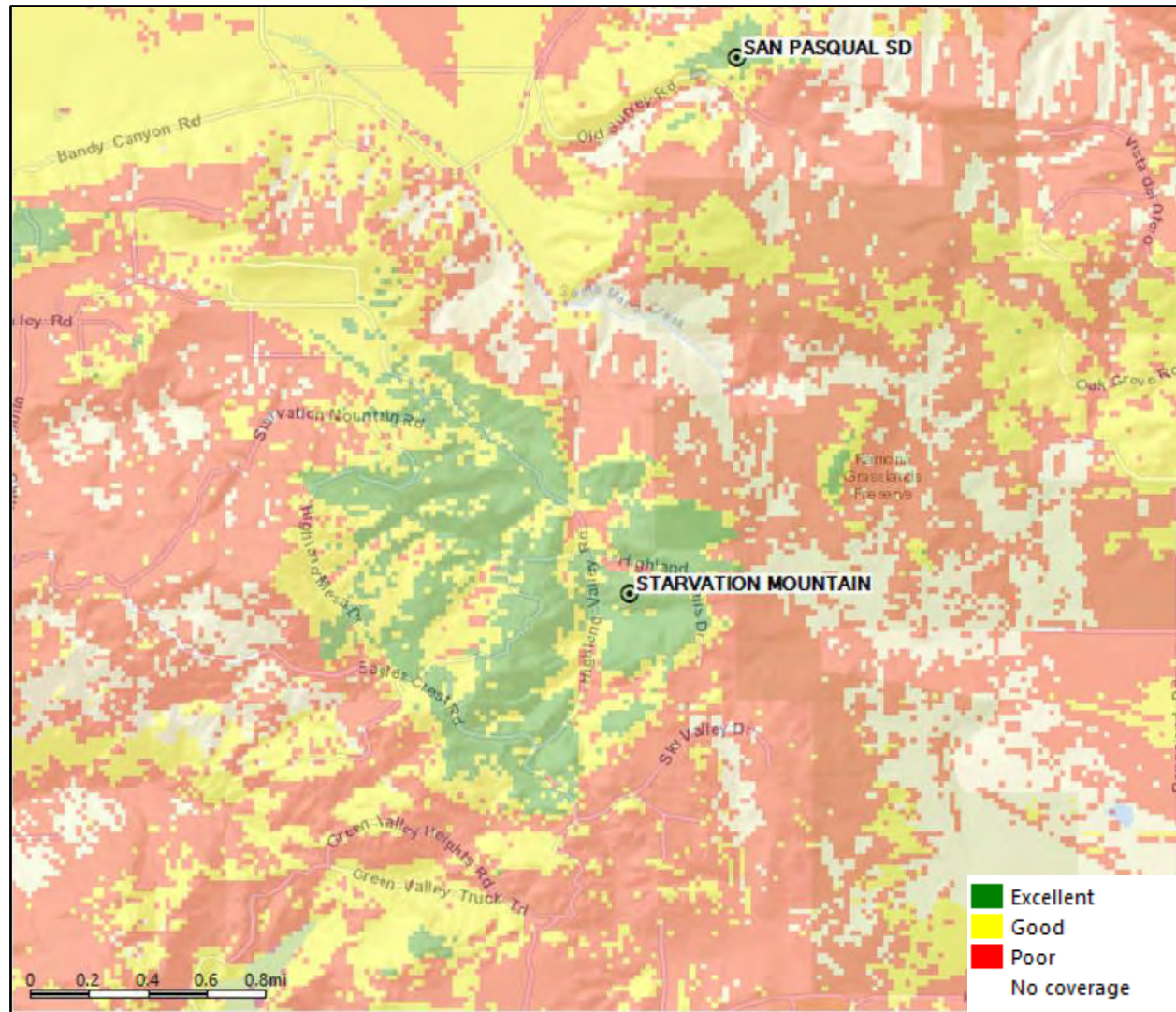
Coverage at 35 ft STARVATION MOUNTAIN



Coverage at 45 ft STARVATION MOUNTAIN



Coverage with STARVATION MOUNTAIN



ATC STARVATION MTN
16225 HIGHLAND TRAILS DRIVE DRIVE, RAMONA
ALTERNATE SITE ANALYSIS

SITE SELECTION/PREFERRED SITES PER SECTION 6986

The proposed renewal of the Major Use Permit is located in A-72 (General Agriculture) zone district. The site consists of a 45' MonoPine with Verizon antennas and equipment shelter and the wireless facility is managed by ATC Sequoia LLC. The project site is at a ground elevation of approximately 1,545 feet above mean sea level (AMSL) and the property is owned by Anthony S. Ellsworth Family Trust that has a residence on the property.

Surrounding properties in the area of the existing site are also designated A-72, Agricultural and is situated in a strategic elevated location east and back from Highland Valley Road, by approximately 750 feet. It also is surrounded by natural vegetation, rock outcroppings and topography, blending into the existing landscape.

Preferred Sites in the Geographical Service Area

There are no preferred sites in the geographical service area; most all zoning designations are A-72, the same as this property.

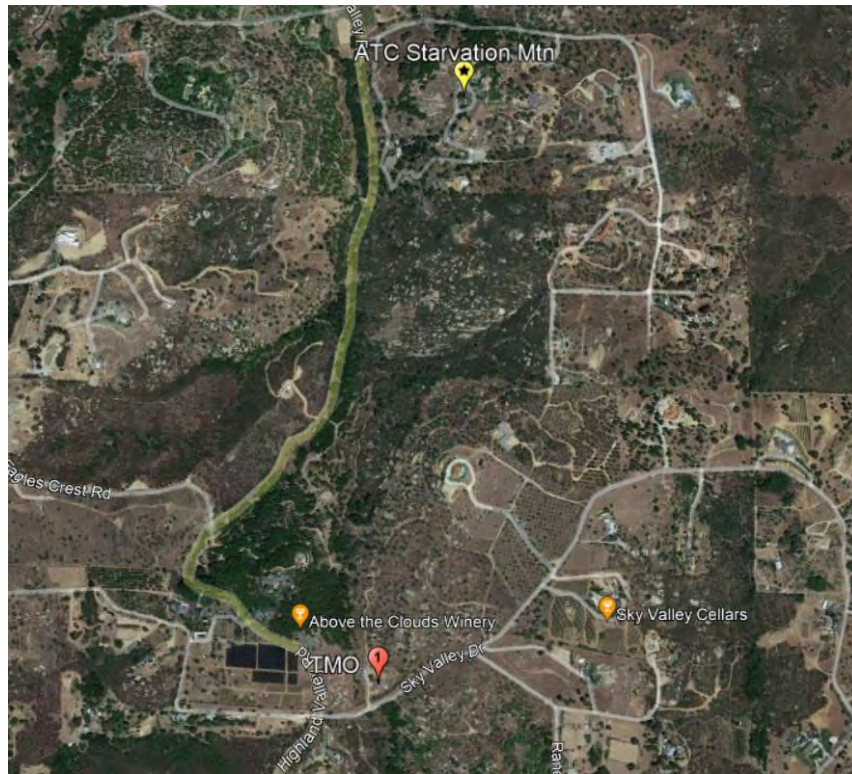
- o Water Tanks - There are no water tanks in the area for collocation.
- o Utility Towers, Poles, traffic lights, street lights - There are no traffic or street lights or utility poles in this rural part of the County.
- o Commercial and Industrial Building – There are no commercial or industrial buildings in this rural agricultural part of the County.
- o County or Other Government Facilities – There are no known County or Government facilities that would have any existing infrastructure to accommodate the height needed for a wireless communication facility.

ALTERNATE SITE EVALUATION

There are no existing sites outside of this property in the vicinity that are suitable as alternatives. There is another wireless carrier on the property (AT&T), operating under a separate permit. There is one other wireless facility that is ¾ mile from the subject site, further described below:

- 1) ZAP-01-108 – 16660 Sky Valley Drive, Ramona -T-Mobile – the facility is a 3 pole site designed for one carrier, not compatible for collocation. While this facility is located ¾ of a mile away, it is also too close to Verizon's other adjacent sites to the south and too far from their site to the north. Highland Valley Road consists of hilly terrain and curves and this location would not meet the coverage objectives for Verizon.

Aerial View of Other Sites



Aerial View of Surrounding Area



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 proposed project is in harmony, scale and bulk with the surrounding area, as there are other trees, vegetation and rock outcroppings in the vicinity. The location of the 45' MonoPine within existing vegetation/trees blends into the area in scale and design. The existing equipment area is set back in the property and concealed from public view.
2. Available public facilities, services and utilities. The property is located within the Ramona 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 driveway from Sutherland Drive. 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 and constructed as a faux tree, blending into the existing uses 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 Highland Trails Drive.
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.

Attachment G – Ownership Disclosure



2-84
County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS**
ZONING DIVISION

Record ID(s) _____

Assessor's Parcel Number(s) _____

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.

_____	_____
_____	_____
_____	_____
_____	_____

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."

Signature of Applicant _____

Jill Cleveland

Print Name

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

**SDC PDS RCVD 07-11-22
MUP09-010W1**

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>

