



THE CITY OF SAN DIEGO

June 21, 2010

Anne Wulfange
DePratti, Inc., agents for Sprint/Clearwire
1465 East Lexington Ave. 9-C
El Cajon, CA 92019

Sent via e-mail only to: anne.wulfange@gmail.com

Dear Anne Wulfange:

Subject: Sprint/Clearwire – Maddox Park, 2nd Review Assessment Letter
Project No. 195912, Internal Order No. 24000329
Located at: 7799 1/3 Flanders Dr.

The Development Services Department [DSD] has completed its most recent review of the above-referenced telecom project. In order to expedite the return of DSD's comments to you, this brief cover letter is provided in lieu of a formal Assessment Letter.

Enclosed you will find a Cycle Issues Report, which contains review comments from staff representing various disciplines and outside agencies. Please resubmit your project with the information and the revisions requested in the enclosed Cycle Issues Report as soon as possible to facilitate the most efficient processing of your project.

If additional requirements arise during the subsequent review of your project, DSD will identify the issues and the reasons for the additional requirements. If you resubmit your project but fail to provide the information or make the revisions requested in the enclosed or subsequent Cycle Issues Reports, DSD will continue to process the project; however, the project may be recommended for denial, if the remaining issues cannot be satisfactorily resolved or the appropriate findings for approval cannot be made.

Please be advised of San Diego Municipal Code [SDMC] section 126.0114, which states:

The development permit application file shall be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits 90 calendar days from the date the application was deemed complete or the last written request by the City, whichever is later. Once closed, the application, plans and

other data submitted for review may be returned to the applicant or destroyed by the City Manager. To reapply, the applicant shall submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

To avoid the closure of your application file under SDMC section 126.0114, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before September 21, 2010**. When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a “Discretionary Resubmittal.” Resubmittals may also be done on a walk-in basis, however, you may experience a longer than desirable wait time. In either case, please check in on the third floor of the Development Service Center at 1222 First Avenue, San Diego, CA 92101.

At your appointment, please provide the plans, information, revisions, and/or other documentation requested in the enclosed Cycle Issues Report and Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11 inch size.

Our most recent records show that there is a balance of \$4,468.18 in the Deposit Account for your project. However, please be advised that the cost of the review DSD just completed has not been posted to your Deposit Account, and it may take four to six weeks to post these costs to the account. Therefore, **before resubmitting your project**, please pay the enclosed invoice prior to resubmitting plans.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, the plans and documentation listed in the Submittal Requirements Report, and/or any modifications to the project scope. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@sandiego.gov.

Sincerely,

Alex Hempton, AICP
Associate Planner

Enclosures:

1. Cycle No. 6 Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File



L64A-003A

Project Information

Project Nbr: 195912 **Title:** Sprint/Clearwire Maddox Park
Project Mgr: Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov



Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/27/2010	Deemed Complete on 05/27/2010
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 05/27/2010	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 06/02/2010	
	Started: 06/11/2010	
Hours of Review: 1.00	Review Due: 06/18/2010	
Next Review Method: Submitted (Multi-Discipline)	Completed: 06/21/2010	COMPLETED LATE
	Closed: 06/21/2010	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Planning Review (2 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 129 reviews, 52.7% were on-time, and 42.4% were on projects at less than < 3 complete submittals.

1st Review

WCF Review

Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	3	This project proposes to amend previously approved Conditional Use Permit No. 643574 which was approved by the Planning Commission on 5/14/09. The permit was recorded on 8/14/09. NOTE: THE PERMIT HAS NOT BEEN ISSUED IN THE PROJECT TRACKING SYSTEM AS PTS. NO. 147270 HAS AN UNPAID INVOICE. PLEASE PAY INVOICE AS SOON AS POSSIBLE TO FINISH CLOSE OUT OF THIS PROJECT. (From Cycle 2)
<input checked="" type="checkbox"/>	5	Clarification: Plans identify Sprint antennas as "existing" on plan, however the facility has not yet been built. Instead, please identify "existing" antennas as "previously permitted." The plans presented in this submittal will replace the previously approved plans (Exhibit "A"). (From Cycle 2)
<input checked="" type="checkbox"/>	6	Instead of referring to Clearwire microwave dishes as "antenna assemblies" please more accurately describe them so that we have a clear understanding of the number of antennas proposed per pole. (From Cycle 2)
<input checked="" type="checkbox"/>	7	Please show an enlarged elevation of each light standard that clearly shows all antennas. Provide a comparison of what was approved and what is now proposed so that the decision maker can clearly see the changes proposed. (From Cycle 2)
<input checked="" type="checkbox"/>	8	Provide dimensions of the proposed dish antennas on plans. (From Cycle 2)
<input type="checkbox"/>	9	Utilize antennas that are directly mounted to the light standard with brackets instead of pipe mounts. Revise details to remove pipe mounts. (From Cycle 2)
<input checked="" type="checkbox"/>	10	Provide a dimension for all antennas that identifies the distance from the antenna to the pole. (From Cycle 2)
<input checked="" type="checkbox"/>	11	Provide measurements for both Clearwire antennas and Sprint antennas. Antenna size should be similar so that the antennas and light standards are symmetrical. (From Cycle 2)
<input checked="" type="checkbox"/>	12	Additional comments may be provided after the 2nd submittal. (From Cycle 2)
<input checked="" type="checkbox"/>	13	Provide enlarged photo sims that clearly identify the proposed antennas on the pole. (From Cycle 2)

Design Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	14	The design of WCF are regulated by 141.0420(g). If the WCF does not comply with the requirements the project will be denied. The applicant may then apply for a Planned Development Permit, Process 4 to deviate from the regulations. (From Cycle 2)
<input checked="" type="checkbox"/>	15	Wireless communication facilities shall utilize the smallest, least visually intrusive antennas, components and other necessary equipment. [LDC 141.0420(g)(1)] Provide information for the record and Planning Commission regarding how this has been achieved. (From Cycle 2)
<input checked="" type="checkbox"/>	16	The applicant shall use all reasonable means to conceal or minimize the visual impacts of the wireless communication facilities through integration. Integration with existing structures or among other existing uses shall be accomplished through the use of architecture, landscape and siting solutions. [LDC 141.0420(g)(2)] (From Cycle 2)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	17	Vertical elements, designed as light standards, shall replicate the design, diameter and proportion of the vertical element they are intending to imitate. [LDC 141.0420(g)(9)]

Provide information regarding how this has been achieved. Modify plans as necessary. Provide information for the record. (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	Conditional Use Permit (CUP) No. 643574 was approved by Planning Commission 5/14/09 and recorded 8/14/09. This Process 4 Conditional Use Permit No. 693020 will amend the previously approved permit by modifying the antenna configuration and adding an equipment cabinet to the proposed equipment shelter. (New Issue)
<input type="checkbox"/>	20	To create a more streamlined appearance, mount the antennas directly to the pole instead of using the pipe mounts. Light standards are required to replicate the design and diameter of the vertical elements they are intending to replicate. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/27/2010	Deemed Complete on 05/27/2010
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 05/27/2010	
Reviewer: Blake, Martha (619) 446-5375	Assigned: 06/01/2010	
Hours of Review: 1.50	Started: 06/18/2010	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/18/2010	
	Completed: 06/18/2010	COMPLETED ON TIME
	Closed: 06/21/2010	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Environmental Document.
- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Environmental (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 73 reviews, 41.1% were on-time, and 44.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Please clarify the proposed project: page g-001 states that "Sprint proposes to upgrade, operate, and maintain an...unmanned facility...[with] 18 antennas total [and] 2 GPS antennas". Page a-101 notes "1 [antenna] per light pole"; page a-201 notes "Sprint Nextel Antennas (total 4 per pole)" and "proposed Sprint Nextel antenna assemblies (total 1 per pole); and "proposed Sprin Nextel antennas (1 per pole)". Page a-201 seems to be the most consistent with g-001. (From Cycle 2)
<input checked="" type="checkbox"/>	2	Staff understands that a previous project was approved for the site with 18 antennas, but that has not been constructed. It may be appropriate to amend the prior permit or, if applicable, have this project reviewed to determine if it substantially conforms to that prior approval. Please provide a description of how this application is similar and/or different from the prior project (147270). (From Cycle 2)
<input checked="" type="checkbox"/>	3	Environmental staff does not generally have issues with the proposal, but until the project and the actions are clarified, EAS cannot make an environmental determination on the proposed project. (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Based on the clarifications provided, staff has determined that the proposed project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction). Please note that since other review discipline comments are still outstanding, staff will not prepare the exemption until such time that environmental issues have all been cleared. (New Issue)





Cycle Issues

6/21/10 5:38 pm

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THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/27/2010	Deemed Complete on 05/27/2010
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 05/27/2010	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 06/21/2010	
Hours of Review: 0.25	Started: 06/21/2010	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/18/2010	
	Completed: 06/21/2010	COMPLETED LATE
	Closed: 06/21/2010	

- . We request a 3rd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 52 reviews, 73.1% were on-time, and 44.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Consider installing street trees to improve views of this facility as seen from the public right-of-way. (From Cycle 2) [Recommended]
<input checked="" type="checkbox"/>	2	Please provide the previously approved landscape plans Exhibit A for reference in this plan set. The landscape plan included with this submittal would replace the previous approved plan set. (From Cycle 2)

For questions regarding the 'LDR-Landscaping' review, please call Alexander Hempton at (619) 446-5349. Project Nbr: 195912 / Cycle: 6





Cycle Issues

THE CITY OF SAN DIEGO
Development Services

1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/27/2010	Deemed Complete on 05/27/2010
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 05/27/2010	
Reviewer: Bui, Thomas (619) 446-5458	Assigned: 05/28/2010	
Hours of Review: 0.50	Started: 05/28/2010	
Next Review Method: Conditions	Review Due: 06/18/2010	
	Completed: 05/28/2010	COMPLETED ON TIME
	Closed: 06/21/2010	

- . We request a 3rd complete submittal for LDR-Engineering Review on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Engineering Review (1 of which are new issues).
- . Last month LDR-Engineering Review performed 65 reviews, 92.3% were on-time, and 33.3% were on projects at less than < 3 complete submittals.

First Review

Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The applicant must complete and submit the Storm Water Requirements Applicability Checklist in order to determine the project's storm water Best Management Practices (BMPs) requirements during construction and post construction. (From Cycle 2)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	2	The Lessee's certificate provided needs to be signed by the company. (From Cycle 2)
<input checked="" type="checkbox"/>	3	On the site plan please include a grading table for the earthwork needed for the project. This would include the excavation for the footing of the proposed antennas. (From Cycle 2)
<input checked="" type="checkbox"/>	4	On the title sheet please include the full parcel number as 311-030-41 (From Cycle 2)
<input checked="" type="checkbox"/>	5	Please include all survey data including the benchmark and its description given in the City of San Diego Vertical Control book. (From Cycle 2)
<input checked="" type="checkbox"/>	6	ADD NOTE TO PLANS(Sheet A-101) - Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications. (From Cycle 2)
<input checked="" type="checkbox"/>	7	ADD NOTE TO PLANS(Sheet A-101) - Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (From Cycle 2)
<input checked="" type="checkbox"/>	8	ADD NOTE TO PLANS(Sheet A-101)- This project proposes no work in the public right of way. (From Cycle 2)

Permit Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (From Cycle 2)
<input type="checkbox"/>	10	Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications. (From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	11	Our previous comments have been adequately addressed and we have no further comment. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/27/2010	Deemed Complete on 05/27/2010
Reviewing Discipline: Community Planning Group	Cycle Distributed: 05/27/2010	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 06/02/2010	
Hours of Review: 0.50	Started: 06/11/2010	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 06/18/2010	
	Completed: 06/21/2010	COMPLETED LATE
	Closed: 06/21/2010	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 3rd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 57 reviews, 45.6% were on-time, and 33.9% were on projects at less than < 3 complete submittals.

Community Planning Group Recom

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please present this project to the Mira Mesa Community Planning Group to receive a recommendation. (New Issue)





Cycle Issues

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

L64A-003A

Review Information

Cycle Type: 6 Submitted (Multi-Discipline)	Submitted: 05/27/2010	Deemed Complete on 05/27/2010
Reviewing Discipline: ITC-Communications	Cycle Distributed: 05/27/2010	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 06/02/2010	
Hours of Review: 0.50	Started: 06/11/2010	
Next Review Method: Conditions	Review Due: 06/18/2010	
	Completed: 06/21/2010	COMPLETED LATE
	Closed: 06/21/2010	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 3rd complete submittal for ITC-Communications on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with ITC-Communications (1 of which are new issues).
- . Last month ITC-Communications performed 28 reviews, 50.0% were on-time, and 67.9% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This installation may cause interference with public safety radios. The proposed antennas may not be high enough to avoid this interference. The carrier should consider the possibility of this interference and ensure that best practices have been utilized to reduce the interference potential. The carrier should then submit a statement that review has been made to ensure the site will not cause harmful interference to public safety radios and if interference is detected after installation, the carrier will follow all FCC required procedures to mitigate the interference. (From Cycle 2)
<input checked="" type="checkbox"/>	2	With the next submittal, please provide information to ITC-Communications to address this issue. (From Cycle 2)

Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Appropriate signs should be installed to notify employees working on these lights that a hazard exists and the location of the hazard. The carrier should be required to assess the level and location of the hazard and place the appropriate signs per CAL-OSHA requirements. (New Issue)





Submittal Requirements

6/21/10 5:40 pm

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-001

Project Information

Project Nbr: 195912 **Title:** Sprint/Clearwire Maddox Park

Project Mgr: Hempton, Alexander

(619)446-5349

Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 9 Submitted (Multi-Discipline)

Opened: 06/21/2010 5:38 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Dev. Plans reduced 11x17	3	Dev. Plans reduced 11x17	3
Photo Simulations	3	Photo Simulations	3
Applicant Correspondence	3	Applicant Correspondence	3





Invoice

6/21/10 5:43 pm

THE CITY OF SAN DIEGO
Development Services
1222 First Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-007

Invoice Number: 346550



Status: Invoiced

Issued: 06/21/2010 5:43 pm Hempton, Alexander

Voided:

Customer: McNelly, Mike

Development: 111442 Maddox Park

Project: **195912** Sprint/Clearwire Maddox Park PM: Hempton, Alexander (619)446-5349



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	7,300.00	Dollars	\$7,300.00
Deposit Account	6,300.00	Dollars	\$-6,300.00
Approval Total:			<u>\$1,000.00</u>
Job Total:			<u>\$1,000.00</u>
Project Total:			<u>\$1,000.00</u>
Invoice Total:			<u><u>\$1,000.00</u></u>

