



THE CITY OF SAN DIEGO

November 27, 2009

Anne Wulftange
DePratti, Inc.
Agent Representing Sprint/Clearwire
10183 Avenida Magnifica
San Diego, CA 92131

Sent via e-mail only to: anne74@cox.net

Dear Ms. Wulftange:

Subject: Sprint/Clearwire Maddox Park - First Review Assessment Letter
Project No. 195912; Job Order No. 43-2865 (Int. Order No. 24000329)
Located at: 7799 1/3 Flanders Dr.

The Development Services Department has completed the current review of the above referenced Telecom project. In order to expedite the return of comments to you, this brief cover letter is provided in lieu of a full project assessment letter.

Attached you will find a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

For your information, please be advised of Section 126.0114 of the Land Development Code, 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. Your project is required to be submitted **on or before February 27, 2010**. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new 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.

When you are ready to resubmit, please phone (619) 446-5300 and request an appointment for a "Submittal-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 (1222 First Avenue) to be placed on the list for the submittal counter. At your appointment, provide the required amount of plans, reports, cover letter indicating how you responded to each issue (attached to each set of plans), and other documentation included in the Submittal Requirements Report (attached). The plans should be folded to an approximate 8 ½ x 11 inch size.

Our current accounting system does not provide for real-time information regarding account status; however, our records show a positive balance of approximately \$5,300.00 as of November 27, 2009 (Job Order No. 43-2865). This last review has not been posted to your account (Auditor's Office takes two-three weeks to post charges to your account). **Before resubmitting your project**, please pay the enclosed invoice on the 3rd Floor of the Development Services Center at the Cashier.

Should you require clarification about specific comments from the staff reviewing team, please contact me.

For modifications to the project scope, submittal requirements, account status or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by phone at (619) 446-5349 or via e-mail at ahempton@sanidiego.gov.

Sincerely,

Alex Hempton, AICP
Associate Planner

Enclosures:

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

cc: Linda Geldner, Chair, Mira Mesa Community Planning Group
Dan Monroe, Senior Planner, City Planning & Community Investment
File
Karen Lynch-Ashcraft, Development Project Manager III, Development Services
Project Review Team



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: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 10/19/2009	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 10/21/2009	
Hours of Review: 1.50	Started: 10/21/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 11/27/2009	COMPLETED LATE
	Closed: 11/27/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd 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 14 outstanding review issues with LDR-Planning Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 161 reviews, 82.0% were on-time, and 68.0% 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"/>	1	Wireless Communication Facilities (WCF) are regulated by Land Development Code (LDC) section 141.0420. (New Issue)
<input checked="" type="checkbox"/>	2	The proposed WCF may be permitted with the processing of a Conditional Use Permit, Process 4 as this facility is proposed in an Open Space Zone and park. (New Issue)
<input 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. (New Issue)
<input checked="" type="checkbox"/>	4	This project is located in the OP-1-1 zone. (New Issue)
<input 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"). (New Issue)
<input 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. (New Issue)
<input 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. (New Issue)
<input type="checkbox"/>	8	Provide dimensions of the proposed dish antennas on plans. (New Issue)
<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. (New Issue)
<input type="checkbox"/>	10	Provide a dimension for all antennas that identifies the distance from the antenna to the pole. (New Issue)
<input 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. (New Issue)
<input type="checkbox"/>	12	Additional comments may be provided after the 2nd submittal. (New Issue)
<input type="checkbox"/>	13	Provide enlarged photo sims that clearly identify the proposed antennas on the pole. (New Issue)

Design Requirements

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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. (New Issue)
<input 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. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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Issue

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)] (New Issue)

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. (New Issue)

FAA Part 77

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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Issue

18

FAA Part 77 Notification is not required based on the calculation below:

550' Lowest FAA Part 77 Notification Surface elevation
- 400' Highest ground elevation
= 150' Maximum Structure Height allowed without requiring FAA notification (New Issue)





Cycle Issues

11/27/09 11:58 am

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1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 10/19/2009	
Reviewer: Blake, Martha (619) 446-5375	Assigned: 10/20/2009	
Hours of Review: 2.00	Started: 11/19/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 11/19/2009	COMPLETED LATE
	Closed: 11/27/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Environmental 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-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 93 reviews, 64.5% were on-time, and 60.7% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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. (New Issue)
<input 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). (New Issue)
<input 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. (New Issue)

For questions regarding the 'LDR-Environmental' review, please call Martha Blake at (619) 446-5375. Project Nbr: 195912 / Cycle: 2





Cycle Issues

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THE CITY OF SAN DIEGO
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Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 10/19/2009	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 10/20/2009	
Hours of Review: 1.50	Started: 10/20/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 11/27/2009	COMPLETED LATE
	Closed: 11/27/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with LDR-Landscaping (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Landscaping performed 58 reviews, 77.6% were on-time, and 58.5% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Consider installing street trees to improve views of this facility as seen from the public right-of-way. (New Issue) [Recommended]
<input 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. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 10/19/2009	
Reviewer: Barhoumi, Zacharia (619) 557-7982	Assigned: 11/06/2009	
Hours of Review: 3.00	Started: 11/13/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 11/16/2009	COMPLETED ON TIME
	Closed: 11/27/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Engineering Review performed 78 reviews, 98.7% were on-time, and 51.4% were on projects at less than < 3 complete submittals.

First Review

Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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. (New Issue)

Comments

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The Lessee's certificate provided needs to be signed by the company. (New Issue)
<input 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. (New Issue)
<input type="checkbox"/>	4	On the title sheet please include the full parcel number as 311-030-41 (New Issue)
<input type="checkbox"/>	5	Please include all survey data including the benchmark and its description given in the City of San Diego Vertical Control book. (New Issue)
<input 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. (New Issue)
<input 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. (New Issue)
<input type="checkbox"/>	8	ADD NOTE TO PLANS(Sheet A-101)- This project proposes no work in the public right of way. (New Issue)

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. (New Issue)
<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. (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: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: Community Planning Group	Cycle Distributed: 10/19/2009	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 10/21/2009	
Hours of Review: 0.50	Started: 10/21/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 10/27/2009	COMPLETED ON TIME
	Closed: 11/27/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Community Planning Group on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Community Planning Group performed 67 reviews, 67.2% were on-time, and 55.2% were on projects at less than < 3 complete submittals.

CPG





Cycle Issues

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L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: ITC-Communications	Cycle Distributed: 10/19/2009	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 10/21/2009	
Hours of Review: 0.50	Started: 10/21/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 10/27/2009	COMPLETED ON TIME
	Closed: 11/27/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for ITC-Communications on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with ITC-Communications (all of which are new).
- . Last month ITC-Communications performed 55 reviews, 98.2% were on-time, and 92.7% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input 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. (New Issue)
<input type="checkbox"/>	2	With the next submittal, please provide information to ITC-Communications to address this issue. (New Issue)





Cycle Issues

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L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: Park & Rec	Cycle Distributed: 10/19/2009	
Reviewer: Harkness, Jeff (619) 533-6595	Assigned: 10/19/2009	
Hours of Review: 0.50	Started: 11/16/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 11/16/2009	COMPLETED ON TIME
	Closed: 11/27/2009	

- . We request a 2nd complete submittal for Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Park & Rec performed 17 reviews, 76.5% were on-time, and 87.5% were on projects at less than < 3 complete submittals.

Review 11-17-09

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	The project is proposing an expansion of an existing (though not built yet) Sprint facility at the park. This proposed project is adding antennas to the future existing poles and a cabinet in the future existing enclosure. The plans do not indicate any additional trenching or other work on the park site. Therefore, Park and Recreation does not have any comments related to this project. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/14/2009	Deemed Complete on 10/19/2009
Reviewing Discipline: Plan-MSCP	Cycle Distributed: 10/19/2009	
Reviewer: Hooker, Craig (619) 236-6621	Assigned: 10/21/2009	
Hours of Review: 0.50	Started: 10/27/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 11/17/2009	
	Completed: 11/17/2009	COMPLETED ON TIME
	Closed: 11/27/2009	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: First Review Issues.
- . We request a 2nd complete submittal for Plan-MSCP on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month Plan-MSCP performed 21 reviews, 66.7% were on-time, and 70.0% were on projects at less than < 3 complete submittals.

MSCP Review 11-17-09

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	MSCP Staff has no issues with the project as proposed. (New Issue)





Submittal Requirements

11/27/09 12:00 pm

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

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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: 6 Submitted (Multi-Discipline)

Opened: 11/27/2009 11:57 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Applicant Correspondence	6	Applicant Correspondence	6
Dev. Plans reduced 11x17	6	Dev. Plans reduced 11x17	6
Photo Simulations	6	Photo Simulations	6





Invoice

11/27/09 12:18 pm

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

Page 1 of 1

L64A-007

Invoice Number: **321934**



Status: Invoiced

Issued: 11/27/2009 12:15 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	5,300.00	Dollars	\$-5,300.00
Deposit Account	6,300.00	Dollars	\$6,300.00
Approval Total:			\$1,000.00
Job Total:			\$1,000.00
Project Total:			\$1,000.00
Invoice Total:			\$1,000.00

