



THE CITY OF SAN DIEGO

December 14, 2009

Anne Wulftange
DePratti, Inc.
Agent for Clearwire
10183 Avenida Magnifica
San Diego, CA 92131

VIA electronic mail: anne74@cox.net

Dear Anne:

Subject: Clearwire – Mesa Verde Park, PTS No. 197494, Job Order No. 43-2946

The Development Services Department has completed the first review of the above referenced 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.

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.

When you are ready to resubmit, please phone (619) 446-5300 and request an appointment for a "Submittal-Telecom 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, photo simulations, and cover letter indicating how you responded to each issue (attached to each set of plans). The plans should be folded to an approximate 8 ½ x 11 inch size.

For your information, please be advised of Section 126.0114 of the Land Development Code, which states: The *development permit* application shall be closed if the *applicant* fails to submit or resubmit the requested materials, information, fees, or deposits 90 calendar days from the date the application was deemed complete or the last written

Clearwire – Mesa Verde Park
Anne Wulftange
December 14, 2009
Page 2 of 2

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.

Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly.

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) 446-5351 or via e-mail at klynchash@sanidiego.gov

Sincerely,

Karen Lynch-Ashcraft
Development Project Manager

Enclosures: 1. Cycle Issues Report
 2. Submittal Requirements

Distribution: 1. Project File
 2. Project review Team
 2. Linda Geldner, Mira Mesa Community Planning Group
 3. Tony Kempton, CPCI



L64A-003A

Project Information

Project Nbr: 197494 **Title:** CLEARWIRE MESA VERDE PARK
Project Mgr: Lynch-Ashcraft, Karen (619) 446-5351 klynchash@sandiego.gov



Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/06/2009	
Reviewer: Lynch-Ashcraft, Karen (619) 446-5351	Assigned: 11/06/2009	
Hours of Review: 1.00	Started: 12/14/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 12/14/2009	COMPLETED LATE
	Closed: 12/14/2009	

- . 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 5 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 113 reviews, 65.5% were on-time, and 68.9% were on projects at less than < 3 complete submittals.

1st Review

Administrative

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	This project is proposed in Mesa Verde Park, which is zoned OP-1-1. WCF are permitted with a Process 4 CUP. The proposal consists of the installation of three light standards within the park. The one closest to Gold Coast Drive is proposed to support three antenna assemblies and one microwave dish. A 100 sq. ft. equipment shelter is also proposed near Gold Coast Drive. (New Issue)
<input type="checkbox"/>	2	There are no development regulations for the OP-1-1 zone. (New Issue)

LDC Section 141.0420

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	Provide the dimension between the pole and the antenna. A maximum of 6" is permitted. Provide the circumference on the antenna layout plan around the antennas. Provide the diameter of the pole
<input type="checkbox"/>	4	Show the measurement to the top of the microwave dish. (New Issue) WCF's must utilize the smallest, least visually intrusive antennas and components. Additionally, antennas may not be mounted above the light source on any light poles in parks. Provide detailed dimensions of the microwave dish and demonstrate all other viable mounting schemes that comply with the regulations and minimize the visual impacts of the facility. (New Issue)
<input type="checkbox"/>	5	Equipment shelters should also be located and sized to minimize visual impacts. The location of this shelter 2' from the front property line is acceptable because the shelter serves as a park identification sign. Provide landscape if permitted by Park and Recreation to help soften views of the institutional appearance of the shelter. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/06/2009	
Reviewer: Blake, Martha (619) 446-5375	Assigned: 12/10/2009	
Hours of Review: 2.00	Started: 12/10/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 12/10/2009	COMPLETED LATE
	Closed: 12/14/2009	

- . 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 60 reviews, 50.0% were on-time, and 50.8% were on projects at less than < 3 complete submittals.

First Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The project proposes to install three antenna assemblies and one antenna on a new light pole at Mesa Verde Park. The project would also include a new equipment cabinet that would include a new sign for the park (replacing the existing sign). (New Issue)
<input type="checkbox"/>	2	It is unclear from the plans if the equipment will include any mechanical ventilation. Given the proximity of residences to the equipment shelter, please indicate on the plans a) whether there is mechanical ventilation and b) the distance from the shelter to the nearest residential structure. (New Issue)
<input type="checkbox"/>	3	Please note that additional information may be requested related to noise issues if, based on responses to comment number 2, staff determines that there might be noise impacts to the residential uses. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 11/06/2009	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 11/09/2009	
Hours of Review: 1.00	Started: 11/09/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 12/09/2009	COMPLETED ON TIME
	Closed: 12/14/2009	

- . 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 46 reviews, 84.8% were on-time, and 55.6% 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	The proposed trenching appears to go through sidewalk, sand, and other planting and hardscape areas. Please identify these areas on the plan and identify with notes how these areas will be repaired after trenching. The expectation is that all areas impacted during the trenching will be repaired/replaced in-kind. Show all areas to be trenched on plan. (New Issue)
<input type="checkbox"/>	2	Provide additional landscape, in coordination with the Park & Rec. dept., to improve views of this wireless facility. (New Issue) [Recommended]





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/06/2009	
Reviewer: Canning, Jack (619) 446-5425	Assigned: 11/06/2009	
Hours of Review: 5.00	Started: 12/07/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 12/08/2009	COMPLETED ON TIME
	Closed: 12/14/2009	

- . 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 15 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 56 reviews, 92.9% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

Engineering 1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Engineering Review Section has reviewed the subject development and have the following comments that need to be addressed prior to a public hearing. Upon resubmittal, we will complete our review of the Conditional Use Permit Plans. (New Issue)
<input type="checkbox"/>	2	Revise the Enlarged Site Plan Sheet A-401. Revise the note regarding the existing sign. Show and call out how and where the existing Mesa Verde Neighborhood Park sign will be replaced. Show the new location for the Park Sign. (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan Sheet A-101. Add a Grading Data Table with import/export quantities. If the quantity is ZERO, add that value to the required Data Table. (New Issue)
<input type="checkbox"/>	4	Revise the Enlarged Site Plan Sheet A-401. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	5	Revise the Enlarged Site Plan Sheet A-401. Call out the pad elevation for the proposed equipment shelter. Add spot elevations around the proposed equipment shelter. Add the pad elevation for the equipment enclosure. (New Issue)
<input type="checkbox"/>	6	Revise the Enlarged Site Plan Sheet A-401. Proposed equipment shelter opens out onto a landscape berm. Add surface drainage flow arrows to clearly show how surface drainage will be directed away the proposed equipment shelter. Show how surface drainage within the proposed equipment shelter will be discharged. (New Issue)
<input type="checkbox"/>	7	Revise the Enlarged Site Plan Sheet A-401. Add a note that states: Project proposes no work within the Public Right-of-Way. (New Issue)
<input type="checkbox"/>	8	Revise Survey Sheet LS1. Add a Bench Mark per the City of San Diego Vertical Control Book. Using a USGS bench mark and NAV88 Datum and noting an equation to obtain the required MSL Datum is not acceptable. Add the date and MSL datum of the topography. (New Issue)





L64A-003A

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	The City of San Diego requires all developments comply with the Storm Water Pollution Prevention Requirements in Chapter 14, Article 2, Division 2 (Storm Water Runoff Control and Drainage Regulations) of the Land Development Code. The applicant must complete and submit the attached 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)
<input type="checkbox"/>	10	Revise the Site Plan Sheet A-101. The Lessee needs to sign the "Lessee's Certificate Standard Wireless Facility Project for Post Construction BMPs" on the Site Plan. (New Issue)
<input type="checkbox"/>	11	Revise the Site Plan Sheet A-101. Add a note that states: Prior to the issuance of any construction permit, the Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer. (New Issue)
<input type="checkbox"/>	12	Revise the Site Plan Sheet A-101. Add a note that states: Prior to the issuance of any construction permit, the 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"/>	13	Revise the Site Plan Sheet A-101. Add a note that states: Prior to the issuance of any construction permit the 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"/>	14	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (New Issue)
<input type="checkbox"/>	15	Additional comments may be recommended pending further review or any redesign of this project. These comments are not exclusive. Should you have any questions or comments, please call Jack Canning at 619 446-5425. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/06/2009	
Reviewer: Lynch-Ashcraft, Karen (619) 446-5351	Assigned: 11/06/2009	
Hours of Review: 0.15	Started: 12/14/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 12/14/2009	COMPLETED LATE
	Closed: 12/14/2009	

- . 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.
- . Your project still has 1 outstanding review issues with Community Planning Group (all of which are new).
- . Last month Community Planning Group performed 55 reviews, 56.4% were on-time, and 49.1% 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	Contact Linda Geldner, chair of the Mira Mesa Community Planning Group at (858) 578-1076 to schedule your project for review. Furnish documentation of the recommendation once obtained. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: ITC-Communications	Cycle Distributed: 11/06/2009	
Reviewer: Lynch-Ashcraft, Karen (619) 446-5351	Assigned: 11/06/2009	
Hours of Review: 0.15	Started: 12/05/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 12/05/2009	COMPLETED ON TIME
	Closed: 12/14/2009	

- . We request a 2nd complete submittal for ITC-Communications on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month ITC-Communications performed 54 reviews, 87.0% were on-time, and 92.6% 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	Signage in compliance with CAL-OSHA must be provided on site. Provide notes and details on resubmittal. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: MIS-Addressing	Cycle Distributed: 11/06/2009	
Reviewer: Harris, Don (619) 446-5015	Assigned: 11/12/2009	
Hours of Review: 0.40	Started: 11/12/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 11/12/2009	COMPLETED ON TIME
	Closed: 12/14/2009	

- . We request a 2nd complete submittal for MIS-Addressing on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Last month MIS-Addressing performed 9 reviews, 100.0% were on-time, and 100.0% were on projects at less than < 3 complete submittals.

New Issue Group (1170099)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	New Issue (Use 8340 1/3 Gold Coast Dr for electric meter address when applying for electric permit.) (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Submitted (Multi-Discipline)	Submitted: 10/30/2009	Deemed Complete on 11/06/2009
Reviewing Discipline: Park & Rec	Cycle Distributed: 11/06/2009	
Reviewer: Harkness, Jeff (619) 533-6595	Assigned: 11/09/2009	
Hours of Review: 0.50	Started: 12/04/2009	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 12/09/2009	
	Completed: 12/04/2009	COMPLETED ON TIME
	Closed: 12/14/2009	

- . 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 Park & Rec on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 7 outstanding review issues with Park & Rec (all of which are new).
- . Last month Park & Rec performed 21 reviews, 90.5% were on-time, and 71.4% were on projects at less than < 3 complete submittals.

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The Park & Recreation Department shall review and approve construction plans prior to building permit issuance. Issues that must be addressed prior to permit issuance include: (New Issue)
<input type="checkbox"/>	2	All open trenching through the existing parking lot must be repaired to match the existing pavement. There can be no concrete patches through the asphalt parking lot. New trench repair and surrounding asphalt must be slurry sealed to conceal the trench repair. (New Issue)
<input type="checkbox"/>	3	The CMU block used for the equipment enclosure must match existing and be painted the same color. All newly painted block shall receive 4 coats (sealer, primer, 2 coats of finish) of anti-graffiti coating per Park and Recreation standards. (New Issue)
<input type="checkbox"/>	4	The chain link top over equipment enclosure must match existing chain link fence on trash enclosure. (New Issue)
<input type="checkbox"/>	5	The gate on the equipment enclosure must be reversed (still swinging out) to allow easier access into the enclosure from the parking lot and to minimize impact to existing landscape. (New Issue)
<input type="checkbox"/>	6	All cables shall be installed inside the light pole. A "dog house" will not be permitted due to the close proximity of the pole base to the parking lot. (New Issue)
<input type="checkbox"/>	7	A grading plan must be provided to indicate the impact on the existing landscape. All trees, shrubs, groundcovers and mulch shall be replaced in kind as approved by the Park and Recreation Department. (New Issue)



Submittal Requirements



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

12/14/09 11:10 am

Page 1 of 1

L64A-001

Project Information

Project Nbr: 197494 **Title:** CLEARWIRE MESA VERDE PARK
Project Mgr: Lynch-Ashcraft, Karen (619)446-5351 klynchash@sandiego.gov



Review Cycle Information

Review Cycle: 7 Submitted (Multi-Discipline)

Opened: 12/14/2009 10:53 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Photo Simulations	3	Photo Simulations	3
Storm Water	1	Storm Water Req. Applicability Checklist (DS-560)	1
Development Plans	3	Site Development Plans	3
Applicant Correspondence	2	Applicant Correspondence	2
Dev. Plans reduced 11x17	3	Dev. Plans reduced 11x17	3

