



THE CITY OF SAN DIEGO

December 11, 2013

Whitney Rugg
DePratti, Inc., agents representing T-Mobile

Sent via e-mail only to: wrugg@deprattiinc.com

Dear Whitney Rugg:

Subject: T-Mobile – San Carlos Medical, 1st Review
Project No. 333704; Internal Order No. 24003985
Located at: 7430 Jackson Drive
Project Deemed Complete Date: 11/1/2013

Development Services has completed a review of the most recent submittal of this project. Enclosed, a “Cycle Issues Report” provides review issues from staff representing various disciplines and outside agencies. Please submit the materials listed in the “Submittal Requirements Report” as soon as possible to facilitate efficient processing of your project.

Prior to resubmitting your project, refer to Information Bulletin 536 which outlines Wireless Communication Facility (WCF) project submittal requirements and provides answers to frequently asked questions. Links to this bulletin, the WCF Regulations, and more information are available on the WCF web page: www.sandiego.gov/development-services/industry/information/telecom.shtml

If additional requirements arise during subsequent project reviews, we will identify the issues and the reason for the requirements. If the outstanding review issues are not resolved or required information is not submitted, we will continue processing the project; however please be advised that the project may be denied if the issues are not satisfactorily addressed or if the findings for approval cannot be made in the affirmative.

San Diego Municipal Code (SDMC) Section 126.0114 requires that permit applications be closed if the applicant fails to submit the requested information, fees, or deposits within 90 calendar days. Once closed, the application, plans, and other data submitted may be destroyed. To reapply the applicant may submit a new application, with all required submittal materials and fees. To avoid the closure of your application, you must resubmit your project with the materials and revisions requested **on or before March 11, 2014**. Resubmittals are provided on a walk-in basis and wait times vary. Please check in on the 3rd floor of the Development Services Center at 1222 First Avenue. During the time it takes for you to resubmit your project application, your application will be tolled for purposes of the time periods specified in the FCC Shot Clock Ruling.

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.

CEQA Filing Fees: The fees described below relate to the environmental review of this project and vary based on whether the project is exempt or requires an environmental document.

San Diego County Clerk Fee: The San Diego County Clerk now requires \$50.00 to post the required public notice informing the public that a draft environmental document has been prepared. A check made out to the San Diego County Clerk will be required prior to the distribution of the draft environmental document for public review.

CEQA Fees: California Environmental Quality Act (CEQA) filing fees are required for projects with an environmental document (ND, MND or EIR). A Notice of Determination (NOD) must be filed within five working days after the project's approval and all appeal periods have been exhausted. Filing the NOD starts a 30-day statute of limitations on legal court challenges to the approval under CEQA. The NOD must be accompanied by a California Department of Fish and Game Fee (CDFG) filing fee or a CDFG "No Effect" determination form, and a San Diego County document handling fee.

For projects with an environmental exemption: A Notice of Exemption (NOE) will be filed with the County Clerk after your project approval and all appeal periods have been exhausted. The County requires a \$50 document handling fee to file a CEQA NOE. Prior to scheduling your project for a decision, a check payable to the "San Diego County Clerk" in the amount of \$50 must be forwarded to my attention. Please include your project number on the check. A receipt for this fee and a copy of the NOE will be forwarded to you after the 30-day posting requirement by the County Clerk.

No Effect Determination (NED): If you would like to request a NED, visit this web site to determine if your project qualifies:

<http://www.dfg.ca.gov/habcon/ceqa/nedprocess.htm>

For projects with a ND, MND, or EIR: Prior to scheduling your project for a decision, the following must be forwarded to me to be filed with the CEQA NOD (fees below are effective January 1, 2013 and adjust each year; for 2012 filing fees, please visit www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html):

- The **original** approved CDFG "No Effect" Form and a check for \$50 (handling fee) made payable to the "San Diego County Clerk"; **or**,
- A check, payable to the "San Diego County Clerk" in the amount of \$2,206.25 (\$2,156.25 CDFG fee + \$50 handling fee) if a Negative Declaration or a Mitigated Negative Declaration was prepared for your

project; **or** \$3,045.25 (\$2,995.25 CDFG Fee + \$50 handling fee) if an Environmental Impact Report was prepared for your project. Please include your project number on the check.

A receipt for the fee and a copy of the CDFG “No Effect” Form or NOD will be forwarded to you after the 30-day posting requirement by the County Clerk.

Deposit Account: Our most recent records show that there is a balance of \$4,733.69 in the Deposit Account for your project. However, please be advised that the cost of this review has not been posted to your Deposit Account, and it may take four to six weeks to post these charges to the account. Therefore, **before resubmitting your project**, please contact me to verify the additional deposit that will be required prior to resubmittal.

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
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File



L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

Project Information

Project Nbr: 333704 **Title:** T-Mobile San Carlos Medical
Project Mgr: Hempton, Alexander (619) 446-5349

Ahempton@sandiego.gov



Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/31/2013	Deemed Complete on 11/01/2013
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 11/01/2013	
Reviewer: Cooper, Scott (619) 446-5378 SJCooper@sandiego.gov	Assigned: 11/05/2013	
	Started: 11/07/2013	
Hours of Review: 2.50	Review Due: 12/09/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 12/06/2013	COMPLETED ON TIME
	Closed: 12/11/2013	

- . 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 4 outstanding review issues with LDR-Environmental (all of which are new).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 94 reviews, 47.9% were on-time, and 32.2% were on projects at less than < 3 complete submittals.

1st Review (Dec '13)

Scope

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Site Development Permit for a Wireless Communication Facility consisting of the addition of two panel antennas and the relocation and replacement of six existing panel antennas on an existing building screened from public view with a fiber reinforced plastic screen enclosures and radio frequency transparent screens. The project is located at 7430 Jackson Drive within the Navajo Community Plan Area. (New Issue)

Other (Plans)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	Sheet T1: Within the Project Description/Scope of Work, please state if the equipment cabinets shown on sheet A2 are new or replacement cabinets. (New Issue)
<input type="checkbox"/>	3	Sheet T1: Provide the total number of antennas that are new, being replaced, or relocated for this project. (New Issue)

Environmental Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	Until the requested information has been provided, staff is not able to complete the environmental review for the project and the environmental processing timeline will be held in abeyance. EAS will coordinate with the other reviewers as the review progresses regarding any additional potential environmental impacts. (New Issue)
<input type="checkbox"/>	5	Please be aware that the environmental review may change in response to any project changes and/or new information. Additionally, the new information may lead to the requirement of new and/or additional technical studies. A determination as to the appropriate environmental document will be made based on all reviewed and submitted information. (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: 10/31/2013	Deemed Complete on 11/01/2013
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 11/01/2013	
Reviewer: Spindell, Glenn (619) 446-5353 gspindell@sandiego.gov	Assigned: 11/04/2013	
	Started: 11/26/2013	
Hours of Review: 1.00	Review Due: 12/04/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/26/2013	COMPLETED ON TIME
	Closed: 12/11/2013	

- . The review due date was changed to 12/09/2013 from 12/09/2013 per agreement with customer.
- . We request a 2nd 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 58 reviews, 77.6% were on-time, and 40.7% were on projects at less than < 3 complete submittals.

Review 120413

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Based upon available information, the proposed scope of work does not involve removal of existing landscape, nor is landscaping proposed as a means of concealing/ minimizing the visual impacts of the wireless communication facility. (New Issue)
<input checked="" type="checkbox"/>	2	The applicant proposes to minimize the visual impact of the wireless communication facilities by means of architectural concealment. The Landscape Section of the Development Services Department has no further issues with this project. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/31/2013	Deemed Complete on 11/01/2013
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 11/01/2013	
Reviewer: Bakier, Zakaria (619) 557-7982 Zbakier@sandiego.gov	Assigned: 11/04/2013	
	Started: 11/06/2013	
Hours of Review: 2.00	Review Due: 12/04/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/06/2013	COMPLETED ON TIME
	Closed: 12/11/2013	

- . The review due date was changed to 12/09/2013 from 12/09/2013 per agreement with customer.
- . 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 5 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 73 reviews, 83.6% were on-time, and 31.9% were on projects at less than < 3 complete submittals.

EngineeringFirst

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Revise the Site Plan A1. Add a note that states: THIS PROJECT PROPOSES NO DEVELOPMENT IMPROVEMENTS FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan A1. Add a note that states: NO EXISTING PARKING SPACE WILL BE USED OR REMOVED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	3	Revise the Site Plan A1. Add a note that states: THIS IS A RENEWAL OF A PERMIT OF AN EXISTING FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT. (New Issue)
<input type="checkbox"/>	4	Revise the Site Plan A1. Add a note that states: This project proposes no work within the Public Right-of-Way. (New Issue)
<input type="checkbox"/>	5	Development Permit Conditions will be determined on the next submittal when all requested information is provided.

Project is a renewal of an existing permit. As submitted, no development improvements are proposed. If it is determined that the project will require replacement of any of the facility equipment or additional landscaping, additional Engineering Issues and Conditions will be required. These comments are not exclusive. Should you have any questions or comments, please call Zakaria Bakier at 619 557 7982.

(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: 10/31/2013	Deemed Complete on 11/01/2013
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 11/01/2013	
Reviewer: Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov	Assigned: 11/04/2013	
	Started: 11/04/2013	
Hours of Review: 0.50	Review Due: 12/04/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/07/2013	COMPLETED ON TIME
	Closed: 12/11/2013	

- . The review due date was changed to 12/09/2013 from 12/09/2013 per agreement with customer.
- . 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 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 113 reviews, 48.7% were on-time, and 36.9% were on projects at less than < 3 complete submittals.

Completeness Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	This project involves the modification of an existing T-Mobile WCF as part of a modernization project. The project consists of an equipment area and 4 sectors of antennas, consisting of 2 panel antennas each, for a total of 8 antennas. (From Cycle 1)
<input checked="" type="checkbox"/>	2	On May 18, 2011, Site Development Permit #802434, was approved for T-Mobile, which replaced the previous permit #950350138. The existing SDP expires 5/18/2021. This application will rescind the existing SDP and replace it with a new SDP that incorporates T-Mobile's proposed changes. (From Cycle 1)
<input checked="" type="checkbox"/>	3	An SDP is required for this project as the project is located within the Mission Trails Design District. The SDP will be processed in accordance with a Process 3, with the Hearing Officer as the decision-maker. This decision may be appealed to the Planning Commission for a final decision. (From Cycle 1)
<input checked="" type="checkbox"/>	4	The project is located in the CO-1-2 zone and the zone height limit is 60 feet. (From Cycle 1)
<input checked="" type="checkbox"/>	5	To improve the appearance of the facility, locate Sector "A" and Sector "D" behind radio-frequency (RF) transparent screening, designed to integrate with the existing building design. (From Cycle 1)
<input checked="" type="checkbox"/>	6	For reference, identify the existing other carrier antennas on the Site Plan. Cricket operates antennas inside a flagpole and Sprint operates antennas on the building. (From Cycle 1)
<input type="checkbox"/>	7	Provide a photo of the equipment area. If visible from the public right-of-way or adjacent properties, provide an upgraded equipment enclosure to more effectively screen antennas. (From Cycle 1)
<input checked="" type="checkbox"/>	8	Provide a cumulative RF report that includes T-Mobile, Sprint, and Cricket. It's unclear who owns or operates the 4 whip antennas and 1 Cox antenna identified in the report. (From Cycle 1)

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	The RF report indicates that certain areas on the roof should have identification of the "hot spot" areas with a barrier OR painted stripes on the roof. Please identify on A2 where the paint will be applied and provide a note that painted stripes will be utilized and not a fence. A fence would not be compatible with the proposed design; if a fence is required, an alternate design should be proposed. (New Issue)
<input type="checkbox"/>	10	Photo of equipment area not received. Please submit photo of equipment area so that a determination can be made whether upgrades/additional screening is necessary for the equipment area. (New Issue)





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/31/2013	Deemed Complete on 11/01/2013
Reviewing Discipline: ITC-Communications	Cycle Distributed: 11/01/2013	
Reviewer: Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov	Assigned: 11/04/2013	
	Started: 11/04/2013	
Hours of Review: 0.00	Review Due: 12/04/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/07/2013	COMPLETED ON TIME
	Closed: 12/11/2013	

- . The review due date was changed to 12/09/2013 from 12/09/2013 per agreement with customer.
- . We request a 3rd complete submittal for ITC-Communications 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 ITC-Communications performed 20 reviews, 70.0% were on-time, and 60.0% were on projects at less than < 3 complete submittals.

No issues





L64A-003A

Review Information

Cycle Type: 2 Submitted (Multi-Discipline)	Submitted: 10/31/2013	Deemed Complete on 11/01/2013
Reviewing Discipline: Community Planning Group	Cycle Distributed: 11/01/2013	
Reviewer: Hempton, Alexander (619) 446-5349 Ahempton@sandiego.gov	Assigned: 11/04/2013	
	Started: 11/04/2013	
Hours of Review: 0.25	Review Due: 12/04/2013	
Next Review Method: Submitted (Multi-Discipline)	Completed: 11/07/2013	COMPLETED ON TIME
	Closed: 12/11/2013	

- . The review due date was changed to 12/09/2013 from 12/09/2013 per agreement with customer.
- . 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 63 reviews, 46.0% were on-time, and 47.6% were on projects at less than < 3 complete submittals.

CPG Recommendation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Please present project to the Navajo community group for a recommendation. (New Issue)





Submittal Requirements

12/11/13 4:55 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: 333704 **Title:** T-Mobile San Carlos Medical
Project Mgr: Hempton, Alexander (619)446-5349 Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 5 Submitted (Multi-Discipline)

Opened: 12/11/2013 3:12 pm

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
Applicant Correspondence	4	Applicant Correspondence	4
Dev. Plans reduced 11x17	4	Dev. Plans reduced 11x17	4

