

September 28, 2016

Maegan Murphy
Sprint
Network Project Manager III / San Diego
Regional Site Development

Sent via e-mail only to: Maegan.Murphy@sprint.com

Dear Ms Murphy:

Subject: Sprint Mission Gorge - First Completeness Review Letter
Project No. 511369; Internal Order No. 24006964
Located at: 7785 Mission Gorge Road, San Diego, CA 92120

The Development Services Department [DSD] has conducted a Completeness Review of the above-referenced telecom project.

Enclosed you will find a Cycle Issues Report, which contains comments from staff representing various disciplines and outside agencies. Please resubmit your project application 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. Once the project application is resubmitted with the requested information and revisions, and any required additional deposit is paid, your project will be "Deemed Complete" for purposes of compliance with the Permit Streamlining Act (California Government Code sections 65920-65964) and for purposes of compliance with the FCC "Shot Clock" Ruling (FCC 09-99, Nov. 18, 2009). Please review Information Bulletin 536 for updated submittal information:

<http://www.sandiego.gov/development-services/industry/pdf/infobulletin/ib536.pdf> Ensuring that your project addresses each of the submittal requirements will facilitate the 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.

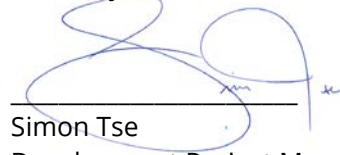
To avoid the closure of your application file, you must resubmit your project with the information and revisions requested in the enclosed Cycle Issues Report **on or before October 28, 2016**. When you are ready to resubmit your project, please call (619) 446-5300 to make an appointment for a "Discretionary Submittal." Submittals 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. Please note that 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 and the Permit Streamlining Act.

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

Prior to submitting this project, please pay the enclosed invoice on the 3rd Floor of the Development Services Center at the Cashier. An invoice has been attached to this letter.

Please contact me if you have any questions regarding this letter, the information and revisions requested in the enclosed Cycle Issues Report, and/or any modifications to the project scope. I may be reached by phone at (619) 687-5984 or via e-mail at Stse@sandiego.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Simon Tse', is written over a horizontal line. The signature is stylized and somewhat cursive.

Simon Tse
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements

cc: File



Cycle Issues

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

L64A-003A

Project Information

Project Nbr: 511369 **Title:** Sprint - Mission Gorge - NUP
Project Mgr: Tse, Simon (619) 687-5984 Stse@sandiego.gov



Review Information

Cycle Type: 3 Completeness Review-Telecom	Submitted: 09/12/2016	Deemed Complete on 09/12/2016
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 09/12/2016	
Reviewer: Mc Pherson, Anna (619) 446-5276 amcpherson@sandiego.gov	Assigned: 09/13/2016	
	Started: 09/21/2016	
Hours of Review: 0.00	Review Due: 09/26/2016	
Next Review Method: Completeness Review-Telecom	Completed: 09/26/2016	COMPLETED ON TIME
	Closed: 09/28/2016	

- . 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: Completeness Review-Telecom.
- . The reviewer has requested more documents be submitted.
- . Your project still has 1 outstanding review issues with LDR-Environmental (all of which are new).
- . Last month LDR-Environmental performed 122 reviews, 76.2% were on-time, and 40.7% were on projects at less than < 3 complete submittals.

📁 September 2016 Review

Issue

Cleared? Num Issue Text

- 1 The project proposes the installation of a WCF on a residential structure (under construction). Upon clearance of all reviewing discipline issues, EAS will likely be able to determine that the project as proposed is exempt from CEQA pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures).





L64A-003A

Review Information

Cycle Type: 3 Completeness Review-Telecom	Submitted: 09/12/2016	Deemed Complete on 09/12/2016
Reviewing Discipline: LDR-Landscaping	Cycle Distributed: 09/12/2016	
Reviewer: Kohakura, Vanessa (619) 446-5120 Vkohakura@sandiego.gov	Assigned: 09/14/2016	
	Started: 09/14/2016	
Hours of Review: 0.75	Review Due: 09/26/2016	
Next Review Method: Conditions	Completed: 09/15/2016	COMPLETED ON TIME
	Closed: 09/28/2016	

- . We request a 2nd complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 3 outstanding review issues with LDR-Landscaping (all of which are new).
- . Last month LDR-Landscaping performed 77 reviews, 88.3% were on-time, and 37.5% were on projects at less than < 3 complete submittals.

1st Review (Cycle 3) 9/14/16

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	1	Scope: Neighborhood Use Permit (NUP) for a Wireless Communication Facility (WCF) - project site located within the Navajo Community Plan area. Work includes installation of 16 new panel antennas behind new RF transparent boxes, installation of 32 new RRH units behind existing parapet, installation of equipment cabinets on a new concrete pad inside equipment room, installation of one (1) GPS antenna, installation of new electrical meter service connection, and installation of power cables. Project is not proposing any landscaping/irrigation. (New Issue)
<input checked="" type="checkbox"/>	2	Complete Landscape and Irrigation construction documents were reviewed and approved under PTS 459141. Trees will be planted between the proposed antennas and the public right-of-way which will help soften the bulk and mass of the building structure. (New Issue)
<input type="checkbox"/>	3	Unless project design changes, landscape staff has no further comments or issues. If, however, project scope/design changes, Landscape staff may need to reassess and review the proposed modifications to ensure that the changes conform to SDMC 141.0420. (New Issue)

Draft Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace it in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage. (New Issue)
<input type="checkbox"/>	5	If trees with a trunk width of 4 inches or more (measured by caliper, 4 feet above grade) are removed or significantly trimmed for the installation or operation of the wireless communication facility, then replacement trees of a similar size shall be planted to the satisfaction of the Development Services Department. (New Issue)





L64A-003A

Review Information

Cycle Type: 3 Completeness Review-Telecom	Submitted: 09/12/2016	Deemed Complete on 09/12/2016
Reviewing Discipline: LDR-Engineering Review	Cycle Distributed: 09/12/2016	
Reviewer: Huynh, Khanh (619) 446-5299 KHuynh@sandiego.gov	Assigned: 09/13/2016	
	Started: 09/21/2016	
Hours of Review: 1.00	Review Due: 09/26/2016	
Next Review Method: Completeness Review-Telecom	Completed: 09/21/2016	COMPLETED ON TIME
	Closed: 09/28/2016	

- . 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: Completeness Review-Telecom.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Engineering Review (all of which are new).
- . Last month LDR-Engineering Review performed 121 reviews, 83.5% were on-time, and 38.5% were on projects at less than < 3 complete submittals.

1st Review issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	The subject development is a standard BMP project. Revise the Site Plan, sheet A-0. Add the "Lessee's Certificate Standard Wireless Facility Project for Post Construction BMPs" which is attached with the Assessment letters. The Lessee needs to sign this certificate on the site plan. (New Issue)
<input type="checkbox"/>	2	Revise the Site Plan, sheet A-0. Add a note that states: This project proposes no work within the Public Right-of-Way. (New Issue)
<input type="checkbox"/>	3	Development Permit Conditions will be determined on the next submittal when all requested information is provided (New Issue)
<input type="checkbox"/>	4	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 Khanh Huynh at 619 446-5299. (New Issue)





Cycle Issues

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

L64A-003A

Review Information

Cycle Type: 3 Completeness Review-Telecom	Submitted: 09/12/2016	Deemed Complete on 09/12/2016
Reviewing Discipline: Telecom (WCF) Review	Cycle Distributed: 09/12/2016	
Reviewer: Tse, Simon (619) 687-5984 Stse@sandiego.gov	Assigned: 09/12/2016	
	Started: 09/27/2016	
Hours of Review: 4.00	Review Due: 09/26/2016	
Next Review Method: Submitted (Multi-Discipline)	Completed: 09/28/2016	COMPLETED LATE
	Closed: 09/28/2016	

- . 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 Telecom (WCF) Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with Telecom (WCF) Review (all of which are new).
- . Last month Telecom (WCF) Review performed 97 reviews, 89.7% were on-time, and 72.2% were on projects at less than < 3 complete submittals.

1st Review Cycle

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	NO RESPONSE REQUIRED: The proposed Sprint application to relocate and install an existing Wireless Communication Facility (WCF) to the proposed mixed-use residential complex requires a Neighborhood Use Permit (NUP), Process 2 \, Development Services Department decision. Pursuant to the Municipal Code Land Development Code Section 141.0420(d)(1), WCF on premises containing residential or mixed uses in a Commercial or Industrial Zone requires a an NUP. (New Issue)
<input type="checkbox"/>	2	NO RESPONSE REQUIRED: The project as designed consists of sixteen (16) panel antennas and thirty-two (32) Remote Radio Units (RRUs), concealed behind Fiberglass Reinforced Panel (FRP) screen wall, painted and textured to match the building appearance. Additionally, the equipment associated with this WCF will be located inside the building within an equipment room. (New Issue)
<input type="checkbox"/>	3	NO RESPONSE REQUIRED: The design is consistent with LDC Section 141.0420(g)(1) and 141.0420(g)(2). The project also complies with the City's General Plan's requirement for wireless facilities as identified under the Urban Design element section UD-A.15 and the City's WCF Design Guidelines. (New Issue)
<input type="checkbox"/>	4	The project will be notice shortly; once the Notice of Future Decision has been issued, please contact the Navajo Community Planners Inc. to obtain a recommendation. (New Issue)





Submittal Requirements

9/28/16 1:42 pm

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

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L64A-001

Project Information

Project Nbr: 511369 **Title:** Sprint - Mission Gorge - NUP
Project Mgr: Tse, Simon (619)687-5984 Stse@sandiego.gov



Review Cycle Information

Review Cycle: 2 Submitted (Multi-Discipline)

Opened: 09/12/2016 9:25 am

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Development Plans	4	Site Development Plans	4
Photo Simulations	1	Photo Simulations	1

