

SKYLINE-PARADISE HILLS COMMUNITY PLANNING COMMITTEE

Meeting Location: Paradise Hills Recreation Center - 6610 Potomac Street, San Diego, CA 92139

Public Notice and AGENDA

September 14, 2010 - 6:30 p.m.

This Planning Group covers the neighborhoods of Skyline Hills, Paradise Hills, South Bay Terraces, North Bay Terraces, Lomita and Jamacha.

ITEM #	TIME	DESCRIPTION
1.	6:30 p.m.	Correspondence Review (available in Rec. Center office prior to meetings)
2.	7:00 p.m.	Call to Order
3.	7:02 p.m.	Approval of Agenda (with additions or omissions)
4.	7:03 p.m.	Setup/Tear Down Reminder
5.	7:05 p.m.	Announcements
6.	7:10 p.m.	Approval of Minutes
7.	7:11 p.m.	Treasurer's Report: a. \$440.00 in bank \$15 cash total = \$455.00.
8.	7:12 p.m.	PRESENTATIONS a. City/County/State/Police/Fire/CPC Representative
9.	7:20 p.m.	INFORMATION ITEMS a. Community interest.
10.	7:55 p.m.	ACTION ITEMS a. Sprint/Clearwater project number 196812 located at 1521 Statton Ct. 3rd review. (see attachments) b. Sprint/Clearwater project # 197637 AltaVista right away. (See attachments)
11.		Adjournment

“We are fighting for things that make these homes worthwhile; a yard big enough to raise a garden; a paved street in front; sidewalks to walk on; sewers that don't stop up; garbage cans emptied weekly; decent playgrounds for the children; a tax bill we can afford to Pay.” - Harley Knox



THE CITY OF SAN DIEGO

August 9, 2010

Felicia Philips
BCI Communications, Inc.
Agents for Clearwire/Sprint
2801 Camino Del Rio S., #313
San Diego, CA 92108

Sent via e-mail only to: fphilips@preceptconsultants.com

Dear Felicia Philips:

Subject: Sprint/Clearwire – Paradise Mesa Tree, 3rd Review Assessment Letter
Project No. 196812; Job Order No. 432902 (Int. Order No. (24000367)
Located at: 1521 Statton Ct.

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 November 9, 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 \$115.64 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.

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@sanidiego.gov.

Sincerely,

Alex Hempton
Associate Planner

Enclosures:

1. Cycle No. 8 Issues Report
2. Submittal Requirements Report
3. Invoice

cc: File



Cycle Issues

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

L64A-003A

Project Information

Project Nbr: 196812 **Title:** Clearwire Paradise Mesa Tree
Project Mgr: Hempton, Alexander (619) 446-5349

Ahempton@sandiego.gov



Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 07/13/2010	Deemed Complete on 07/14/2010
Reviewing Discipline: LDR-Planning Review	Cycle Distributed: 07/14/2010	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 07/14/2010	
Hours of Review: 0.25	Started: 07/15/2010	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/04/2010	
	Completed: 08/09/2010	COMPLETED LATE
	Closed: 08/09/2010	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th 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 2 outstanding review issues with LDR-Planning Review (1 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Planning Review performed 129 reviews, 51.2% were on-time, and 52.9% were on projects at less than < 3 complete submittals.

2nd Review

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input checked="" type="checkbox"/>	27	Provide copy of Bio Letter as requested by Environmental. (From Cycle 6)

Conditions

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input type="checkbox"/>	26	Antennas shall be painted to match the leaves of the monoecalyptus. (From Cycle 6)

3rd Review

<u>Issue</u>	<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
	<input type="checkbox"/>	28	Identify with a fill pattern those portions of the access road that are being expanded. One note says existing and another note says proposed; it is unclear what part of the access road is existing and how much larger it is expanding to. (New Issue)





L64A-003A

Review Information

Cycle Type: 8 Submitted (Multi-Discipline)	Submitted: 07/13/2010	Deemed Complete on 07/14/2010
Reviewing Discipline: LDR-Environmental	Cycle Distributed: 07/14/2010	
Reviewer: Benally, Rhonda (619) 446-5468	Assigned: 07/15/2010	
Hours of Review: 0.00	Started: 07/27/2010	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/04/2010	
	Completed: 08/06/2010	COMPLETED LATE
	Closed: 08/09/2010	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 4th complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 25 outstanding review issues with LDR-Environmental (17 of which are new issues).
- . The reviewer has not signed off 1 job.
- . Last month LDR-Environmental performed 67 reviews, 41.8% were on-time, and 55.6% were on projects at less than < 3 complete submittals.

Project Scope/Background

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	1	Project Scope/Background: The project proposes a Neighborhood Use Permit (NUP) and Planned Development Permit (PDP) for a wireless communication facility on a 50'-0" high monoecalyptus tree in the RS-1-7 zone within the Skyline Paradise Hills Community Planning area. (From Cycle 2)

Project Issues:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	2	The Environmental Analysis Section (EAS) has reviewed the project in accordance with the California Environmental Quality Act. Additional information is required to determine if identified Biological Resources would be considered significant. (From Cycle 2)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	3	It appears from Aerial Photos (googlemaps.com) and the City's GIS map layer (1999) the site contains sensitive vegetation. The City's GIS map layer identifies this sensitive vegetation as Valley and Foothill Grassland which is considered Tier I habitat according to the City's Biological Review References (July 2002). (From Cycle 2)
<input checked="" type="checkbox"/>	4	(Continued) The project is not identified to be located within the Multi-Habitat Planning Area (MHPA). Based on the information provided it appears the project may trench for a proposed power route from an existing meter pedestal in an area where sensitive vegetation may exist. Please clarify if trenching activities would occur within the developed area of the parcel and that no sensitive resources would be impacted by the proposed project. (From Cycle 2)

Review 4/16/2010

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Project Issues: EAS is not able to make a determination at this time. Additional information is required to determine if impacts related to Biological Resources and Greenhouse Gas Emissions would be considered significant. The project remains in Extended Initial Study. (From Cycle 6)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	6	The site plan provided with this resubmittal identifies a 12 foot wide access route improvement which was not previously shown on the Site Plan in the last submittal. In addition, the project submittal did not provide enough detailed information as to how the proposed trenching activities for power route would avoid sensitive biological resources in the area. (From Cycle 6)
<input checked="" type="checkbox"/>	7	(Continued) As previously stated, the City's GIS map layer (1999) identifies this sensitive vegetation as Valley and Foothill Grassland which is considered Tier I habitat according to the City's Biological Review References (July 2002). Therefore, based upon the information provided in the submittal, a Biological Letter Report shall be completed for this project. (From Cycle 6)

For questions regarding the 'LDR-Environmental' review, please call Rhonda Benally at (619) 446-5468. Project Nbr: 196812 / Cycle: 8





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	8	(Continued) The report shall be prepared in accordance with the City of San Diego's Biological Review References (July 2002). The report shall address the potential for noise impacts from construction activities on sensitive species which may be located in the area. Provide two copies of the letter report for the City's Project Manager, and EAS. (From Cycle 6)

Greenhouse Gas Emissions (GHG)

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	9	Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. (From Cycle 6)
<input type="checkbox"/>	10	(Continued) Significant changes in global climate patterns have recently been associated with global warming, an average increase in the temperature of the atmosphere near the Earth's surface, attributed to accumulation of Green House gases (GHG) emissions in the atmosphere. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. (From Cycle 6)
<input type="checkbox"/>	11	(Continued) The emission of GHGs through the combustion of fossil fuels (i.e., fuels containing carbon) in conjunction with other human-activities, appears to be closely associated with global warming. Assembly Bill 32, the California Global Warming Solutions Act established a state goal of reducing GHG emissions to 1990 levels by the year 2020 (a reduction of approximately 25 percent from forecast emission levels); SB 97, a "companion" bill directed amendments to CEQA statute to specifically establish that GHG emissions and their impacts are appropriate subjects for CEQA analysis. (From Cycle 6)
<input type="checkbox"/>	12	(Continued) Please provide a focused air quality report that analyzes the GH emission resulted from construction related activities and operation of the project. The analysis should include, but is not limited to, emissions generated from vehicular traffic, generation of electricity, natural gas consumption/combustion, solid waste generation, and water usage and any required mitigation. (From Cycle 6)

Review 8/5/2010

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	EAS is not able to make a determination at this time. Additional information is required to determine if identified Biological Resources and Greenhouse Gas Emissions impacts would be considered significant. Until this information is provided, EAS is not able to complete the Initial Study, the project will remain in XIS and the CEQA processing timeline will be held in abeyance. (New Issue)

Biological Resources

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	EAS received "Biological Resources Letter Report Clearwire Cellular Facility CA-SDG5221, Statton Court, City of San Diego, San Diego County, California," prepared by Michael Brandman Associates, June 16, 2010. The following revisions are required: (New Issue)
<input type="checkbox"/>	15	The Site Plan (Sheet A-1) identifies a proposed 12 foot wide non-exclusive access route. Please note the Biology Report only identifies a portion of the access route in the Project Impact Area (See Exhibit 5). Please clarify if the proposed 12 foot wide access route would be the entire length of the roadway. If the access route is the entire length of the roadway then the text of the biology report and figures would need to be revised to include this area within the Project Impact Area. (New Issue)
<input type="checkbox"/>	16	Exhibit 3-Local Vicinity Aerial Map: It is difficult to differentiate the Multi-Habitat Planning Areas. Please make more legible by either color coding or use symbols. Provide exhibit on 11" by 17" figure. (New Issue)
<input type="checkbox"/>	17	Exhibit 4-Soils Map-It is difficult to differentiate the Soils Map. Please make more legible by either color coding or use symbols. Provide exhibit on 11" by 17" figure. (New Issue)
<input type="checkbox"/>	18	Exhibit 5, Biological Resources Map: It is difficult to differentiate the biological resources and development overlay on site, please make more legible by using either color coding or different symbols. Please show entire development proposal overlay (e.g. existing monopole, equipment shelter, access/staging areas, proposed access route, Limits of Work, Limits of Grading, Limits of Disturbance, etc.) per Page 9 and Attachment II of the City of San Diego's Biological Review References (2002). Provide exhibit on 11" by 17" figure. (New Issue)
<input type="checkbox"/>	19	Page 10, Southern Mixed Chaparral: Please clarify the Upland Habitat Tier type in the section. (New Issue)
<input type="checkbox"/>	20	Page 16, Section 7.1, Wildlife Corridors and Linkages, paragraph two: This paragraph indicates the project site is approximately 1,200 feet from the MHPA. However based on review of the project site and that existing surrounding residential separates the project site from the MHPA, the project will not be required to comply or implement the MHPA Land Use Adjacency Guidelines. Please remove mitigation measures for MHPA Land Use Adjacency Guidelines from the report. Revise report. (New Issue)





L64A-003A

1222 First Avenue, San Diego, CA 92101-4154

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	21	The biology report identifies Southern Mixed Chaparral as Tier II habitat. The City's Biological Review References identifies Chaparral in Tier II and Tier IIIA. Please clarify the appropriate Tier type. (New Issue)
<input type="checkbox"/>	22	Please provide a complete list of the Narrow Endemics as listed on Page 3 of the City's Biological Review References (2002) adopted by San Diego City Council in a separate appendix. (New Issue)
<input type="checkbox"/>	23	The City's GIS map layer identifies the project site as Valley and Foothill Grasslands which is considered Tier I habitat. Please clarify if this habitat type occurs onsite. (New Issue)
<input type="checkbox"/>	24	Conclusions: Based on the information contained in the biology report it appears impacts to Total Sensitive Uplands (Tier I-IIIB) are less than 0.10 acre and are not considered significant. Please clarify the previous mentioned statement in the report and if mitigation would or would not be required. Also please provide a separate conclusions section indicating the direct, indirect and cumulative impacts, and if mitigation would or would not be required. (New Issue)
<input type="checkbox"/>	25	Provide a key map for photos in Appendices. (New Issue)
<input type="checkbox"/>	26	Provide a resume of Biologists' Qualifications in the report. (New Issue)
<input type="checkbox"/>	27	Provide three copies of the revised biology report for the City's Development Project Manager, LDR-Landscaping, and EAS in the next formal submittal. (New Issue)

Excavation

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	28	The Site Plan (Sheet A-1) indicates a proposed 12'-0" wide non-exclusive access route. Please clarify if any excavation would be associated with the proposed 12'-0" wide access route. If so, please provide excavation quantities (in cubic yards and depth of cut) on site plan. (New Issue)

GHG

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	See previous comments. (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: 8 Submitted (Multi-Discipline)	Submitted: 07/13/2010	Deemed Complete on 07/14/2010
Reviewing Discipline: Community Planning Group	Cycle Distributed: 07/14/2010	
Reviewer: Hempton, Alexander (619) 446-5349	Assigned: 07/14/2010	
Hours of Review: 0.75	Started: 07/15/2010	
Next Review Method: Submitted (Multi-Discipline)	Review Due: 08/04/2010	
	Completed: 08/09/2010	COMPLETED LATE
	Closed: 08/09/2010	

- . We request a 4th 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 51 reviews, 47.1% were on-time, and 41.2% were on projects at less than < 3 complete submittals.

1st Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	1	Please present this project to the Community Planning Group (CPG) listed below for a recommendation. To expedite project processing, please provide a copy of the minutes from the meeting where this project is discussed.
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SKYLINE - PARADISE HILLS PLANNING COMMITTEE (CD 4)
WILLIAM PENICK, CHAIR
111 WEDGEWOOD DRIVE
SAN DIEGO, CA 92114 (619) 470-0179
penick_will@att.net

(From Cycle 2)

2nd Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	2	Recommendation not yet received. (From Cycle 6)
<input checked="" type="checkbox"/>	3	Provide a narrative, to be used as an attachment in the Report to Planning Commission, of the efforts to obtain a CPG recommendation. (From Cycle 6)

3rd Review - Approved

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
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<input checked="" type="checkbox"/>	4	Project approved 9-0-0 at 4/13/2010 CPG meeting. (New Issue)
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Submittal Requirements

8/9/10 4:18 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: 196812 **Title:** Clearwire Paradise Mesa Tree

Project Mgr: Hempton, Alexander

(619)446-5349

Ahempton@sandiego.gov



Review Cycle Information

Review Cycle: 9 Submitted (Multi-Discipline)

Opened: 08/09/2010 4:13 pm

Submitted:

Due:

Closed:

Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Air Quality Study	2	Air Quality Study	2
Greenhouse Gas Study	2	Greenhouse Gas Study	2
Applicant Correspondence	2	Applicant Correspondence	2
Biology Study/Report	2	Biology Study/Report	2
Dev. Plans reduced 11x17	2	Dev. Plans reduced 11x17	2





Invoice

8/9/10 4:20 pm

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

Page 1 of 1

L64A-007

Invoice Number: 352784



Status: Invoiced

Issued: 08/09/2010 4:18 pm Hempton, Alexander

Voided:

Customer: McNelly, Mike

Development: 121513 1521 Statton Court

Project: 196812 Clearwire Paradise Mesa Tree PM: Hempton, Alexander (619)446-5349



Project Fees:

<u>Fee Description</u>	<u>Quantity</u>	<u>Units</u>	<u>Fee Amount</u>
Deposit Account	13,000.00	Dollars	\$13,000.00
Deposit Account	7,000.00	Dollars	\$-7,000.00
Approval Total:			\$6,000.00
Job Total:			\$6,000.00
Project Total:			\$6,000.00
Invoice Total:			\$6,000.00

