



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: August 2, 2017 REPORT NO. HO-17-050  
HEARING DATE: August 9, 2017  
SUBJECT: T-MOBILE VIA SONOMA ROW. Process Three Decision  
PROJECT NUMBER: [533991](#)  
OWNER/APPLICANT: City of San Diego/T-Mobile

### SUMMARY

Issue: Should the Hearing Officer approve a Wireless Communication Facility located on the 8400 block of Via Sonoma in the public right-of-way within the University Community Planning area?

Staff Recommendation: APPROVE Conditional Use Permit No. 1970564.

Community Planning Group Recommendation: On June 19, 2017, the University Community Planning Group voted 15-2-0 to recommend approval of the proposed project without conditions (Attachment 8).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the Environmental Determination. The [Environmental Exemption Determination](#) for this project was made on April 17, 2017, and the opportunity to appeal that determination ended May 1, 2017 (Attachment 7).

### BACKGROUND

T-Mobile is proposing to maintain an existing Wireless Communication Facility (WCF) that is located on the 8400 block of Via Sonoma within the public-right-of-way (PROW), in the RM-2-5 zone of the University Community Planning area. The location of this WCF, as well as the carrier's coverage objectives, is focused on commuters traveling on Interstate 5 to the east and residential uses to the north, to the south and to the west (Attachment 1, 2, and 3).

[Council Policy 600-43](#) assigns preference levels to WCFs proposed on different land uses. Since the WCF is located within the PROW, it is identified as a Preference 1 location. This is considered the

most preferred location and applicants are strongly encouraged to site a facility in the PROW before pursuing a Preference 2 Location.

The WCF consists of three panel antennas concealed inside a 15-inch-diameter radome within a 30-foot-tall light standard. The equipment associated with this WCF is located inside an underground vault immediately adjacent to the light standard with two above-ground vents. No changes are being proposed as part of this application.

This project was originally approved on August 6, 2007 under Neighborhood Use Permit No. 385945. This permit included a ten year expiration date. This condition is consistently applied to all wireless facilities that are not completely concealed. The purpose and intent of this condition is to allow the City to analyze the WCF design with the current surrounding developments in addition to any advancements in designs and innovations.

The City does not have a procedure to renew permits; instead, applicants are required to submit new applications for expiring permits. Additionally, the project as a whole shall be reviewed in accordance with the current regulations, City policies, General Plan, and the latest WCF Design Guidelines. Normally, WCFs located within a Preference 1 location will result in a Process 1 staff-level decision. However, this only applies for WCF located in the ROW and attached onto an existing vertical structure (City-standard light standard, SDG&E utility pole, etc.). Since this WCF required a replacement pole that is larger than a City light standard in diameter, the replacement pole is therefore considered to be equipment housing the antennas, with a secondary use as a light standard. According to the current regulations and pursuant to Land Development Code Section 141.0420(e)(3), the project as designed requires a Conditional Use Permit, Process Three, Hearing Officer decision.

#### Community/General Plan Analysis

The [University Community Plan](#) does not specifically address wireless facilities; however, the City's General Plan addresses Wireless Facilities in the [Urban Design Element \(UD-A.15\)](#). The visual impact of WCFs should be minimized by concealing them in existing structures, or using camouflage and screening techniques to hide or blend them into the surrounding area. Facilities should be designed to be aesthetically pleasing and respectful of the neighborhood context. Equipment associated with the WCF should be located inside underground vaults or unobtrusive structures.

The T-Mobile WCF design meets the intent of UD-A.15 by concealing the antennas within the radome on the uppermost portion of the 30-foot tall light standard. T-Mobile will also be repainting the radome to better match the lower portion of the light standard as a condition of approval. The equipment associated with this project is located inside an underground vault which is consistent with the General Plan. Therefore, the WCF as a whole meets the objectives of the General Plan.

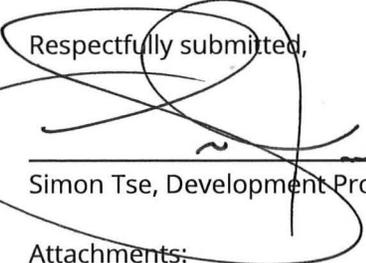
#### DISCUSSION

Based on its design, the project complies with the WCF Regulations ([SDMC 141.0420](#)) and the [WCF Design Guidelines](#). Staff has prepared draft findings in the affirmative to approve the CUP and recommends approval of the T-Mobile Via Sonoma ROW project (Attachment 5).

ALTERNATIVES

1. Approve CUP No. 1970564 with modifications.
2. Deny CUP No. 1970564, if the Hearing Officer makes findings based on substantial evidence that the approval is not authorized by state or local zoning law.

Respectfully submitted,



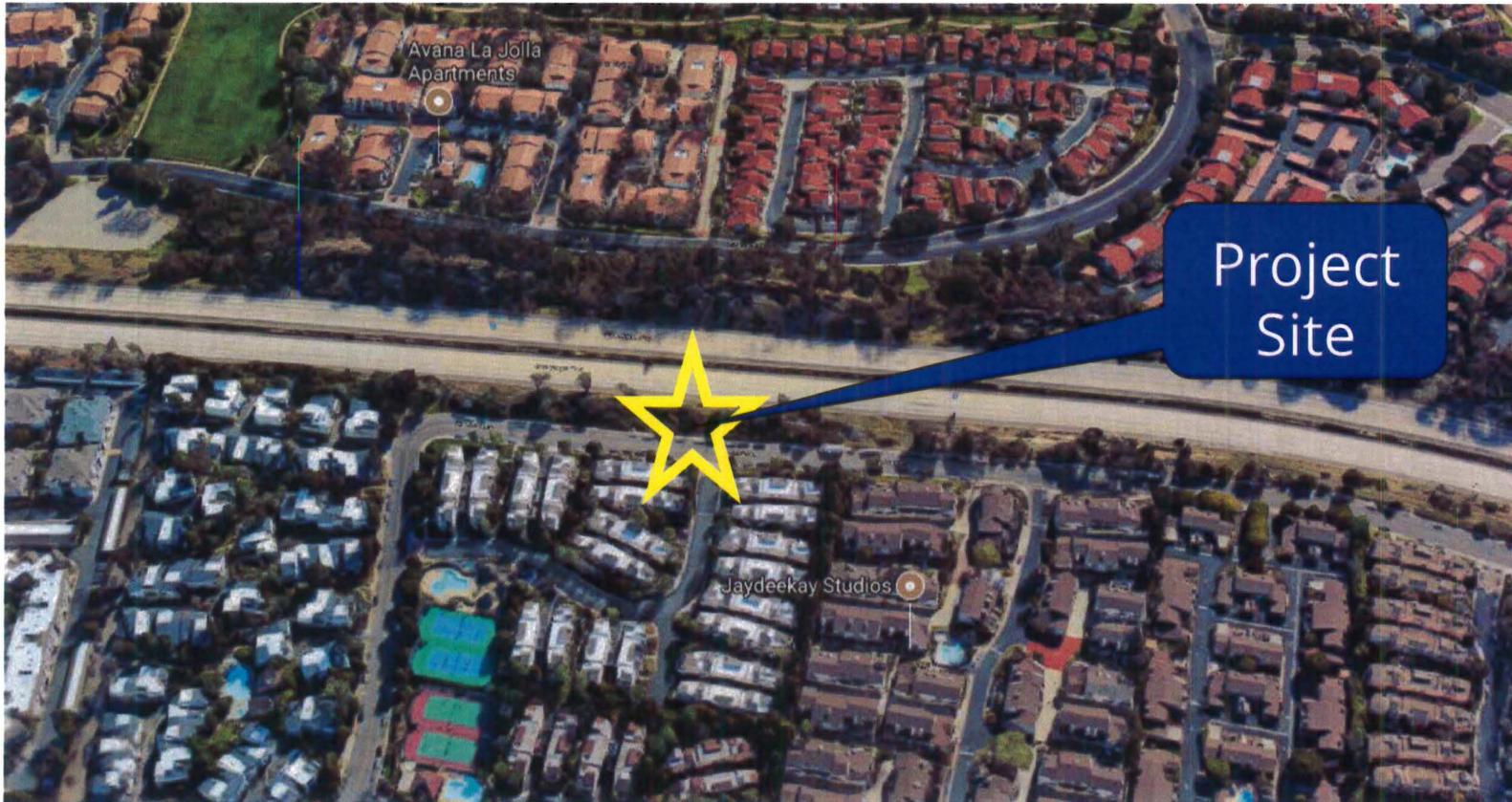
\_\_\_\_\_  
Simon Tse, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. Site Justification
11. Coverage Maps
12. Photo Survey
13. Project Plans



# Aerial Photo

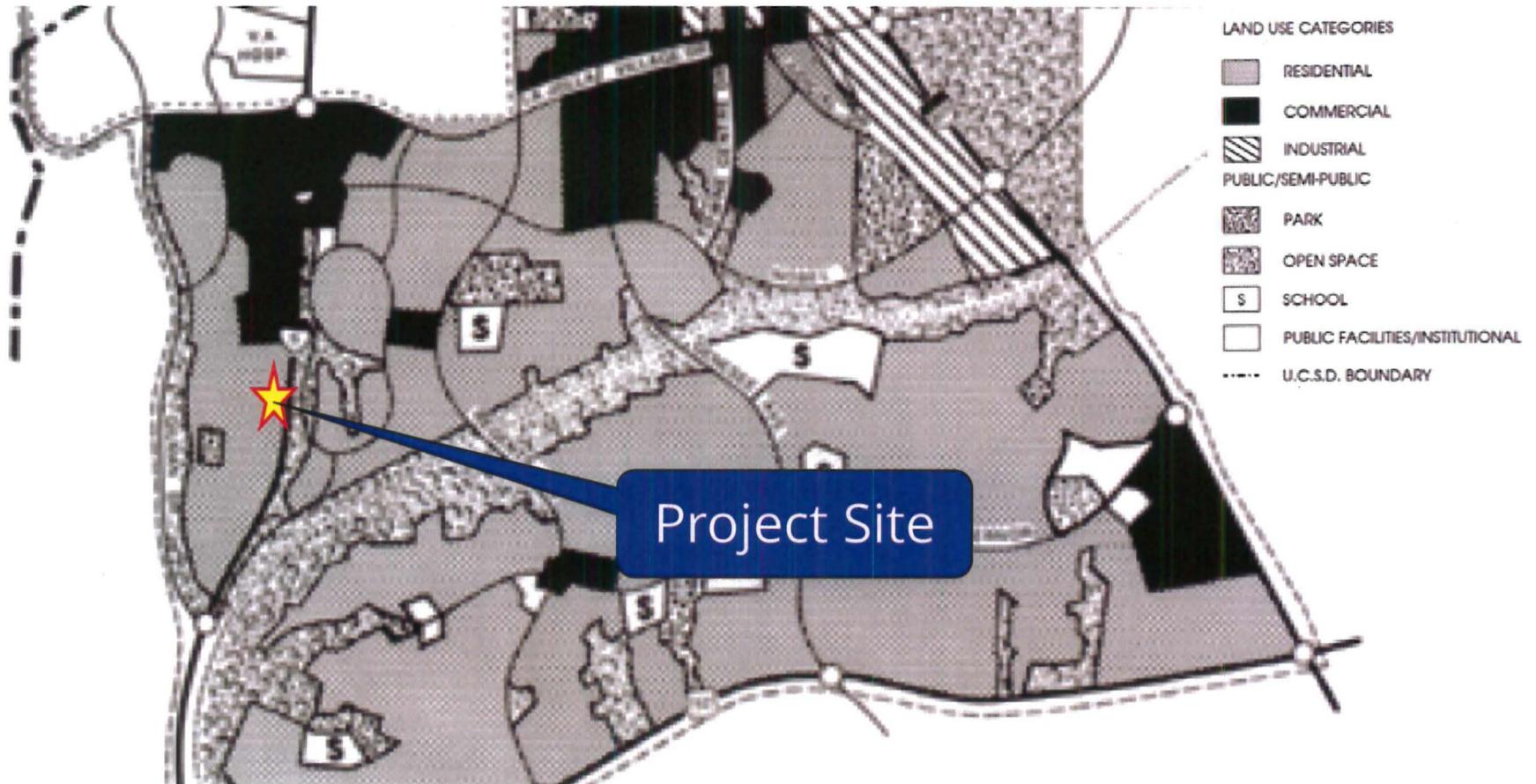


**T-Mobile Via Sonoma ROW (University Community)  
8400 Block of Via Sonoma, San Diego, CA 92037**





# Community Plan

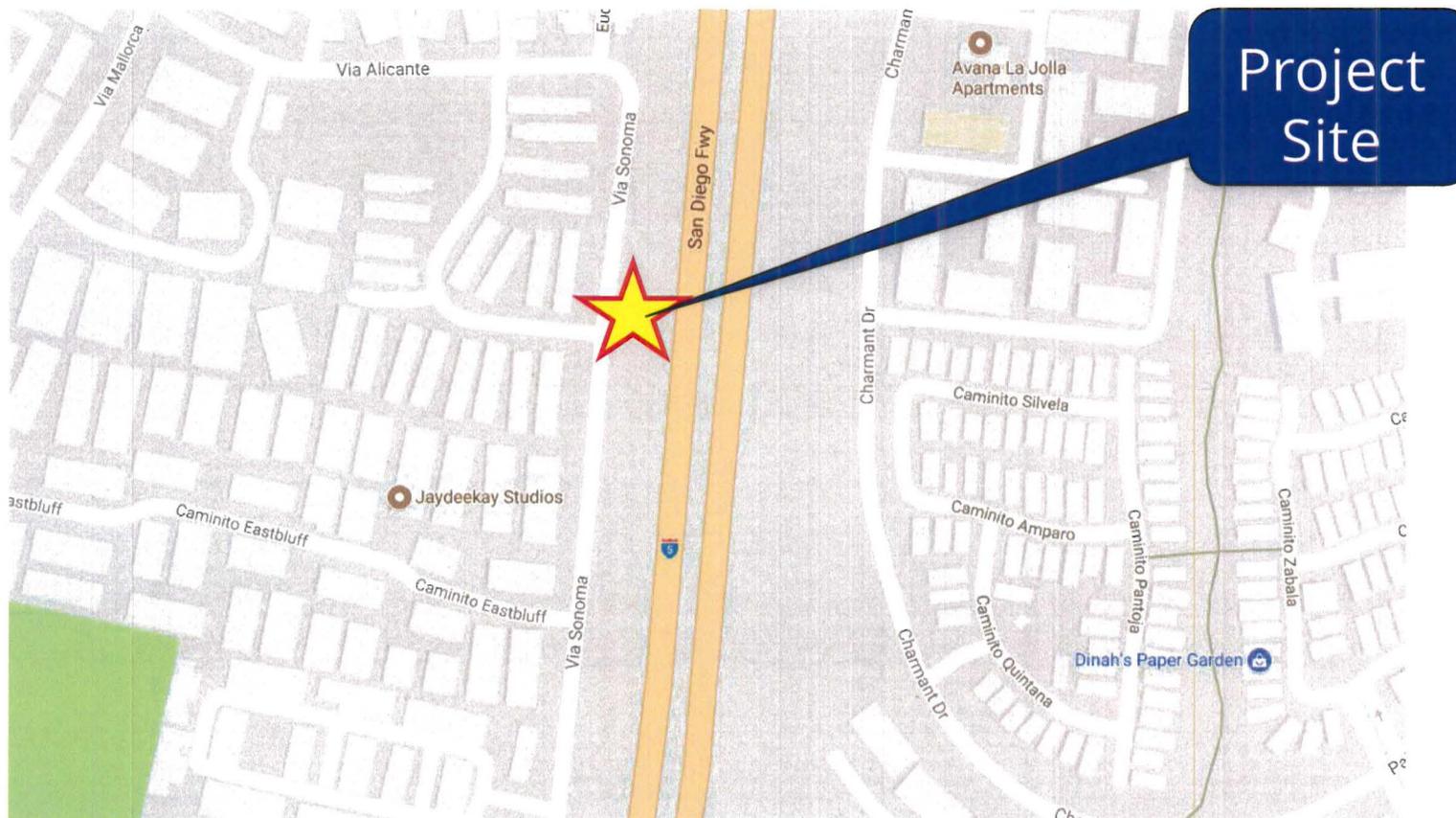


**T-Mobile Via Sonoma ROW (University Community)**  
8400 Block of Via Sonoma, San Diego, CA 92037





# Project Location Map



**T-Mobile Via Sonoma ROW (University Community)**  
**8400 Block of Via Sonoma, San Diego, CA 92037**



<b>PROJECT DATA SHEET</b>		
<b>PROJECT NAME:</b>	T-Mobile Via Sonoma ROW	
<b>PROJECT DESCRIPTION:</b>	A Wireless Communication Facility located on the 8400 block of Via Sonoma Right-of-Way (ROW) consisting of a 30-foot tall light standard supporting three antennas inside a 15-inch raydome, painted and textured to match the surface of the pole. The equipment associated with this project is located inside an under-ground vault with two above ground vents, painted to match the existing landscaping.	
<b>COMMUNITY PLAN AREA:</b>	University	
<b>DISCRETIONARY ACTIONS:</b>	Conditional Use Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Residential	
<b>ZONING INFORMATION:</b>		
<b>ZONE:</b> RM-2-5 <b>HEIGHT LIMIT:</b> 30 feet (Coastal Height Limit Overlay Zone) <b>FRONT SETBACK:</b> ROW – N/A <b>SIDE SETBACK:</b> ROW – N/A <b>STREETSIDE SETBACK:</b> ROW – N/A <b>REAR SETBACK:</b> ROW – N/A <b>PARKING:</b> N/A		
<b>ADJACENT PROPERTIES:</b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Residential; RM-2-5	Interstate 5; Residential
<b>SOUTH:</b>	Residential; RM-2-5	Interstate 5; Residential
<b>EAST:</b>	Residential; RM-1-1/RM-2-5	Interstate 5
<b>WEST:</b>	Residential; RM-3-7/RM-2-5	Residential
<b>DEVIATION REQUESTED:</b>	None.	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	On June 9, 2017, the University Community Planning Group voted 15-2-0 to recommend approval of the T-Mobile Via Sonoma ROW project without any conditions.	

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
CONDITIONAL USE PERMIT NO. 1970564  
**T-MOBILE VIA SONOMA ROW - PROJECT NO. 533991**

WHEREAS, CITY OF SAN DIEGO, Owner and T-MOBILE, Permittee, filed an application with the City of San Diego for a permit for a Wireless Communication Facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1970564); and

WHEREAS, the project site is located on the street light easement on the 8400 block of Via Sonoma in the RM-2-5 zone of the University Community Planning area; and

WHEREAS, the project site is legally described as: Right-of-Way owned by the City of San Diego on the 8400 block of Via Sonoma; and

WHEREAS, on August 9, 2017, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 1970564 pursuant to the Land Development Code of the City of San Diego; and

WHEREAS, on April 17, 2017, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 9, 2017.

FINDINGS:

**§126.0305 Findings for Conditional Use Permit Approval**

**1. The proposed development will not adversely affect the applicable land use plan.**

The University Community Plan did not contemplate Wireless Communication Facilities (WCF) when it was adopted in 1986, however, the City of San Diego's General Plan (UD-15) requires that the visual impact of wireless facilities be minimized by concealing wireless facilities inside existing structures or using screening techniques to hide or blend them into the surrounding area. The plan also calls for these facilities to be designed to be aesthetically pleasing and respectful of the neighborhood context. Furthermore, the plan states that equipment associated with wireless facilities shall be concealed from view.

This existing WCF is located on the 8400 block of Via Sonoma within the Public-Right-Of-Way (PROW). The WCF design consists of a 30-foot-tall light standard concealing a total of three antennas inside a 15-inch diameter radome, painted and textured to match the surface of the

light pole. Furthermore, the connections to and from the antennas in addition to the mounting apparatus are concealed within the pole minimizing all visual impacts. The equipment associated with this project is located inside an underground vault with two above-ground vents. These vents are located within an existing landscaped area and painted dark green to help blend in with the surrounding shrubs.

Pursuant to Land Development Code (LDC) Section 141.0420(e)(2), the project requires a Conditional Use Permit (CUP), Process 3, Hearing Officer decision. As designed, the WCF complies with the City's LDC Section 141.0420, Wireless Communication Facilities, the WCF Design Guidelines, as well as the requirements of the City's General Plan. The proposed WCF will not adversely affect the applicable land use plan or the City's General Plan.

### **2. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project is located on the 8400 block of Via Sonoma in the University Community Plan area. The WCF consists of a 30-foot-tall light standard supporting three panel antennas concealed inside a 15-inch diameter radome, painted and textured to match the surface of the light pole. The equipment enclosure associated with this project is located inside an underground vault with two above-ground vents.

The project was determined to be exempt from CEQA pursuant to Section 15301 (Existing Facilities). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of construction permits and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes.

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emission to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." An Electromagnetic Energy Exposure Report was prepared, which concluded that the project is in compliance with FCC standards for RF emissions. Therefore, the project will not result in any significant health or safety risks to the surrounding area within matters of the City's jurisdiction.

### **3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code; and**

The project site is located within the RM-2-5 zone of the University Community Plan. The project meets all applicable requirements of this zone. The WCF Regulations (LDC Section 141.0420) contain design requirements for WCFs, which include the requirement to utilize the smallest, least visually intrusive antennas, components and other necessary equipment and to 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.

T-Mobile's design uses all reasonable means to minimize the WCF by limiting the site to only three antennas and concealing them inside a 15-inch radome that is located on a 30-foot-tall light standard. The radome maintains a slender profile with the cables and mounting apparatus all concealed from views. The exterior of the radome will be painted and textured to match the existing aggregate surface of light pole. The equipment associated with this WCF is located inside an existing 57-square-foot underground vault with two above-ground vents. The vents are painted dark green and is surrounded by existing landscaping for screening. The landscape in and around the general vicinity serves as a backdrop integrating the existing vents into the setting.

Because the project meets the requirements of the RM-2-5 zone, and findings can be made in the affirmative for all permits required by this project, the project and the integration deviation will comply with the applicable regulations of the LDC.

**4. The proposed use is appropriate at the proposed location.**

T-Mobile is proposing to maintain an existing WCF on the 8400 block of Via Sonoma within the PROW. A site justification analysis was prepared by the applicant demonstrating a need for this WCF. According to the justification analysis, this macro site provides improvements to the existing coverage for both the residential uses to the west, to the north and to the south and commuters on Interstate 5. Additionally, the WCF is appropriately designed at the proposed location and integrates as a functional street light standard that is consistent with other nearby light standards in both the height and the type of pole. In accordance with Council Policy 600-43, WCF is encouraged in the PROW and is considered a Preference 1 location (most preferred location). However, due to the design of the pole which required a replacement pole of a larger diameter, the WCF is considered an above-ground equipment and requires a Process 3, Hearing Officer Decision.

The equipment associated with this project will continue to operate inside an underground vault with two above-ground vents. This design is consistent with the City's General Plan for wireless facilities that encourages the placement of underground vault to minimize visual impacts. The underground vault is appropriately placed away from the sidewalk and the above-ground vents are set back and screened by the surrounding landscaping. There are currently no plans to expand and/or further develop this area of the right of way. However, a 10-year expiration will be included as a condition of approval to ensure that the design and use is still appropriate at that time. As demonstrated by both the justification analysis and the design prepared by T-Mobile, the existing WCF use is appropriate at the proposed PROW location.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 1970564 is hereby GRANTED by the Haring Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. No. 1970564, a copy of which is attached hereto and made a part hereof.

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Simon Tse  
Development Project Manager  
Development Services

Adopted on: August 9, 2017

3-3-16

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 1970564  
**T-MOBILE VIA SONOMA ROW PROJECT NO. 533991**  
HEARING OFFICER

This Conditional Use Permit No. 1970564 is granted by the Hearing Officer of the City of San Diego to the City of San Diego, Owner, and T-Mobile West Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0305, 131.0401, and 141.0420. The project site is located on the street light easement in the 8400 block of Via Sonoma in the public right-of-way in the RM-2-5 zone of the University Community Planning area. The project site is legally described as: Right-of-Way owned by the City of San Diego in the 8400 block of Via Sonoma.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to maintain an existing Wireless Communication Facility (WCF) described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 9, 2017, on file in the Development Services Department.

The project shall include:

- a. A WCF consisting of a 30-foot tall light standard supporting three panel antennas inside a 15-inch diameter radome, painted and textured to match the surface of the aggregate light pole;
- b. Three antennas with the following dimensions: 59" by 11.9" by 6.3";
- c. One GPS mounted antenna;
- d. A 57-square foot underground equipment vault with two above-ground vents. The vents shall be painted dark green to match the adjacent landscaping to the satisfaction of the Development Services Department;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 23, 2020.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on **August 23, 2027**. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration of this approval, the Owner/Permittee may submit a new application to the Development Services Department for consideration with review and a decision by the appropriate decision maker at that time. Failure to submit prior to the deadline will be cause for enforcement for noncompliance, which may include penalties and fines.
4. Under no circumstances does approval of this permit authorize the Owner/Permittee to utilize this site for WCF purposes beyond the permit expiration date. Use of this permit approval beyond the expiration date of this permit is prohibited.
5. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
7. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

## ATTACHMENT 6

9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Permittee shall secure all necessary building permits. The Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

11. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

13. The Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Permittee.

### **LANDSCAPE REQUIREMENTS:**

14. 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 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.

15. 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.

16. The Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

**PLANNING/DESIGN REQUIREMENTS:**

17. Any future modifications to the antennas must be approved by Development Services. Antennas deviating up to the approved size (length, width, or height), must include screening designed to create the appearance of uniformity among the antennas to the satisfaction of the Development Services Department.

18. The Permittee shall provide evidence demonstrating compliance with Federal standards for radio frequency emissions in accordance with the Telecommunications Act of 1996 and any subsequent amendments.

19. Every aspect of this project is considered an element of concealment including but not limited to the dimensions, bulk and scale, color, materials and texture. Any future modifications to this permit must not defeat concealment.

20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

21. The Fiberglass Reinforced Panel radome shall be repainted to match the existing surface of the aggregate light pole to the satisfaction of the Development Services Department.

22. The two above-ground vents shall be painted dark green to integrate with the existing surrounding landscaping to the satisfaction of the Development Services Department.

23. All antennas, mounting apparatus, and cables shall be concealed inside the existing radome and light pole to the satisfaction of the Development Services Department.

**INFORMATION ONLY:**

- A Telecom Inspection is required prior to construction permit completion.
- The City of San Diego reserves the right to rescind any approval made under Section 6409(a) or the Spectrum Act should any portion of Section 6409(a) or the Spectrum Act, of the FCC's

## ATTACHMENT 6

interpretation thereof, be deemed unconstitutional by a court of law, the FCC or any other competent authority.

- Per LDC §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.
- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 9, 2017 and [Approved Resolution Number].

**ATTACHMENT 6**

Conditional Use Permit No. 1970564  
August 9, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Simon Tse  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

\_\_\_\_\_  
**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of  
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**CITY OF SAN DIEGO**  
Owner

By \_\_\_\_\_  
NAME  
TITLE

**T-MOBILE WEST CORPORATION**  
Permittee

By \_\_\_\_\_  
NAME  
TITLE

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

**NOTICE OF EXEMPTION***(Check one or both)*

TO:  Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name:** T-Mobile Via Sonoma CUP**Project No.:** 533991**Project Location-Specific:** The project is located at 8400 Via Sonoma, San Diego, CA 92037.**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Conditional Use Permit (CUP) application to maintain an existing Wireless Communication Facility (WCF) located within the Via Sonoma Right-of-Way. The WCF supports 3 antennas concealed inside a radome on a 30-foot light standard. The equipment associated with this project is located inside an equipment vault with two air vents. The project is not proposing any changes to the existing WCF. The project site is designated for residential uses in the University Community Plan, and it zoned RM-2-5.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Richard Dail  
 SAC Wireless  
 5865 Avenida Encinas, Ste 142B  
 Carlsbad, CA 92008  
 (858) 200-6541

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA Section 15301 (Existing Facilities)

**Reasons why project is exempt:** The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, a CUP for an existing WCF, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**Lead Agency Contact Person:** Anna L. McPherson, AICP**Telephone:** (619) 446-5276

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

*Ana L. McMurson*

/Senior Planner

May 1, 2017

Signature/Title

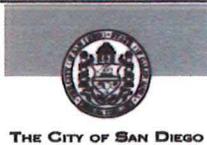
Date

Check One:

Signed By Lead Agency

Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

<b>Project Name:</b> T-Mobile Via Sonoma CUP-ROW		<b>Project Number:</b> 533991	<b>Distribution Date:</b> 4/17/2017
<b>Project Scope/Location:</b> REVISE - A Conditional Use Permit (Process 3) application to maintain an existing Wireless Communication Facility (WCF) located within the Via Sonoma Right -of-Way. The WCF supports 3 antennas concealed inside a radome on a 30-foot light standard. The equipment associated with this project is located inside an equipment vault with two air vents. The project is not proposing any changes. The project is located in the RM-2-5 zone of the University Community Planning area - Council District 1.			
<b>Applicant Name:</b> Dail Richard		<b>Applicant Phone Number:</b> 858.200.6541	
<b>Project Manager:</b> Simon Tse	<b>Phone Number:</b> (619) 687-5984	<b>Fax Number:</b> (619) 321-3200	<b>E-mail Address:</b> stse@sandiego.gov
<b>Committee Recommendations (To be completed for Initial Review):</b>			
<input checked="" type="checkbox"/> <b>Vote to Approve</b>	<b>Members Yes</b> 15	<b>Members No</b> 2	<b>Members Abstain</b> <i>Chair abstain</i>
<input type="checkbox"/> <b>Vote to Approve With Conditions Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Approve With Non-Binding Recommendations Listed Below</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>Vote to Deny</b>	<b>Members Yes</b>	<b>Members No</b>	<b>Members Abstain</b>
<input type="checkbox"/> <b>No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)</b>			<input type="checkbox"/> <b>Continued</b>
<b>CONDITIONS:</b>			
<b>NAME:</b> <i>Jana Kruger</i>		<b>TITLE:</b> <i>Chair</i>	
<b>SIGNATURE:</b> <i>Jana Kruger</i>		<b>DATE:</b> <i>6/19/17</i>	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			



# City Consent Application

1/12/17

(Date)

Ms. Enza Charles  
Real Estate Assets Department  
The City of San Diego  
1200 Third Avenue, Suite 1700  
San Diego, California 92101

RE: Site Address: 8400 Via Sonoma, San Diego, CA 92037,  
San Diego (the "Property")  
Site Name: T-Mobile SD07003A (Via Sonoma ROW)

Agreement: Lease Agreement, dated October 24, 2007 (the "Lease") between The City of  
San Diego ("City") and T-Mobile West LLC, ("Lessee").

Dear Ms. Charles,

As part of the continuous effort to keep its network up to date, T-Mobile  
would like to perform the following modifications (changes) as described in the attached  
plans, to the site referenced above:

Example:

*Antennas: Sector "A": Relocate four (4) six foot antennas from the water tank to the screened enclosure located on top of the equipment shelter; Sector "B": Replace the four (4) existing four foot antennas located on the water tank with six foot antennas. In order to accommodate the larger antennas, the screen boxes will be increased from six feet in length to eight feet.*

*Equipment: Remove existing Propane Generator. Install one 30KW Diesel Generator in a 12' x 11'4" area. Said area to be enclosed with a ten (10) foot tall CMU block wall..... Said Units to be screened by a four (4) foot tall CMU block wall.*

Continued use and operation of an existing wireless telecommunications facility:  
Consisting of [3] existing panel antennas, concealed in a radome, mounted to a street light, with an underground equipment vault.



Real Estate  
Assets





T-Mobile Project Name: SD07003A

**City of San Diego**  
**Wireless Telecommunications Facility**  
*Project Information and Background*

Efforts are currently underway in the City of San Diego to establish and maintain the required infrastructure for T-Mobile's wireless network. T-Mobile has retained the services of SAC Wireless to facilitate the land use entitlement process. T-Mobile is requesting approval for the continued operation and entitlement renewal of an existing T-Mobile wireless telecommunications facility. The original permit is set to expire in the coming months and a new one is requested. The following project information is submitted for your consideration:

**Project Location**

Address: 8400 Via Sonoma, San Diego, CA 92037  
APN: Right-of-Way, across from 346-801-25-09

**Project Representative for T-Mobile**

Dail Richard  
SAC Wireless  
5015 Shoreham Place, Suite 150  
San Diego, CA 92122  
(858)200-6541  
Dail.Richard@sacw.com

**Project Description**

T-Mobile proposes the continued operation and entitlement renewal of an existing wireless telecommunications facility, with no proposed changes. This facility was originally approved via PTS 114535 / Approval ID 385945. Current entitlements are for [3] antennas, concealed within a radome, mounted on a street light, with an underground equipment vault.

The proposed project takes advantage of an existing facility, eliminating the need for a separate wireless telecommunications facility in the immediate area. The existing use and site characteristics will remain unchanged. In addition, the existing antennas are concealed within a radome and integrated into a street light, as required by the previous permit, therefore the proposed design adheres to the development standards as set forth by the City of San Diego.

The facility will be unmanned, and therefore, will not create any traffic. Maintenance personnel will visit the site every 4-6 weeks to ensure the site is functioning properly and being maintained. The facility will not create any hazardous materials, waste, odor, light, or glare.

**Alternative Site Analysis / Collocation**

This location already serves as a current city-approved wireless telecommunications facility for T-Mobile. Although a new permit is being sought, the standard requirement for an alternate site analysis does not apply. Since the existing facility can meet the area's objective goals for T-Mobile, continuing to utilize this location is preferred. The included coverage maps outline the gap in coverage that would exist without this facility, showing the necessity for this facility in this location.

Pursuing a new location would require extensive site acquisition and RF Engineering efforts in identifying,



contacting, and negotiating with different properties. In addition to the extensive amount of time it would take to identify, entitle, permit, and construct a new facility, the cost would represent an unnecessary burden for T-Mobile. And the relocation to a new property could result in the redundancy of equipment during and for a short time after construction, to ensure that members of the community could continue to utilize T-Mobile's wireless network without interruption.

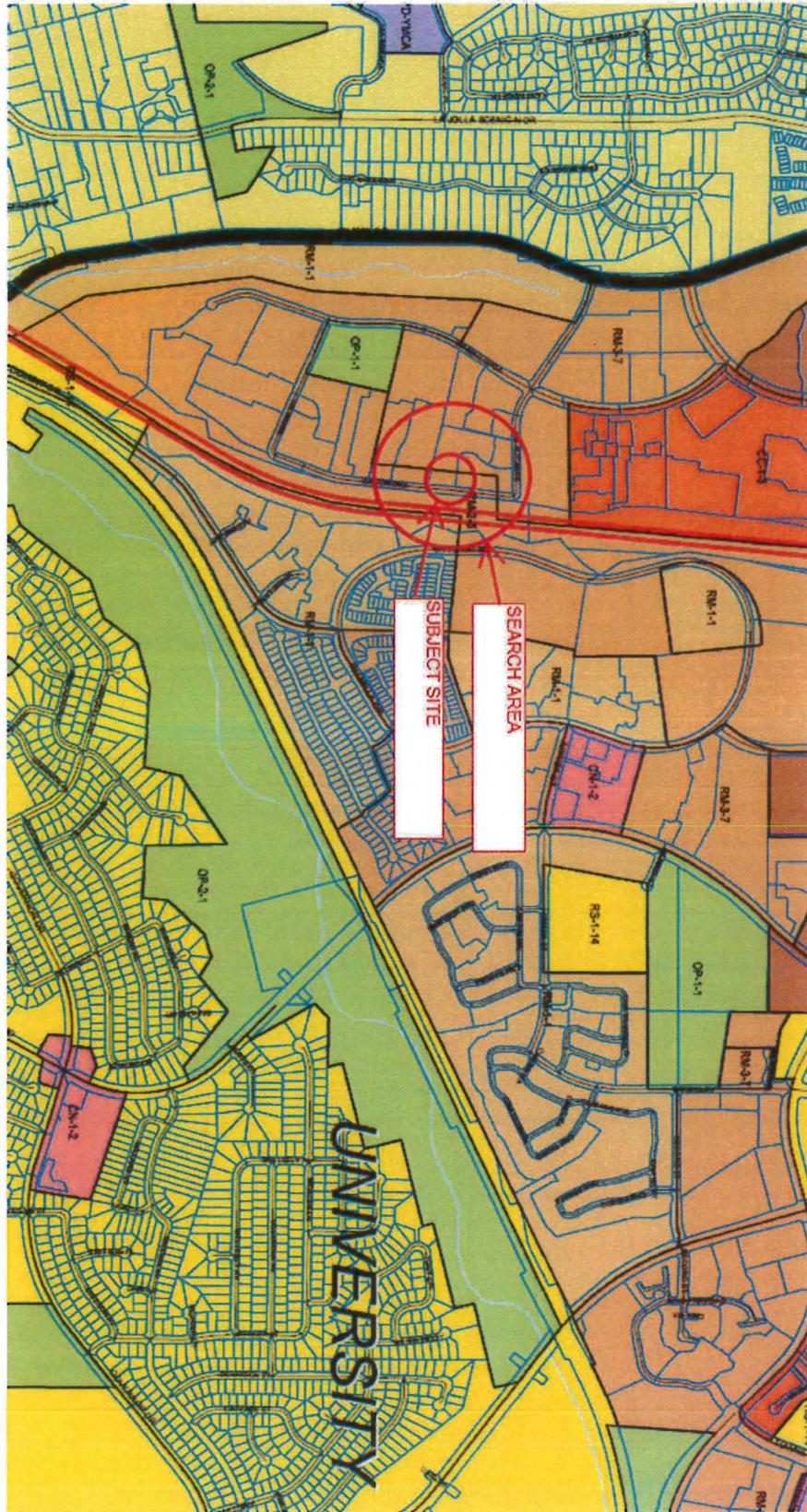
It is for these reasons that T-Mobile is requesting to continue using the existing facility's location.

**Landscaping**

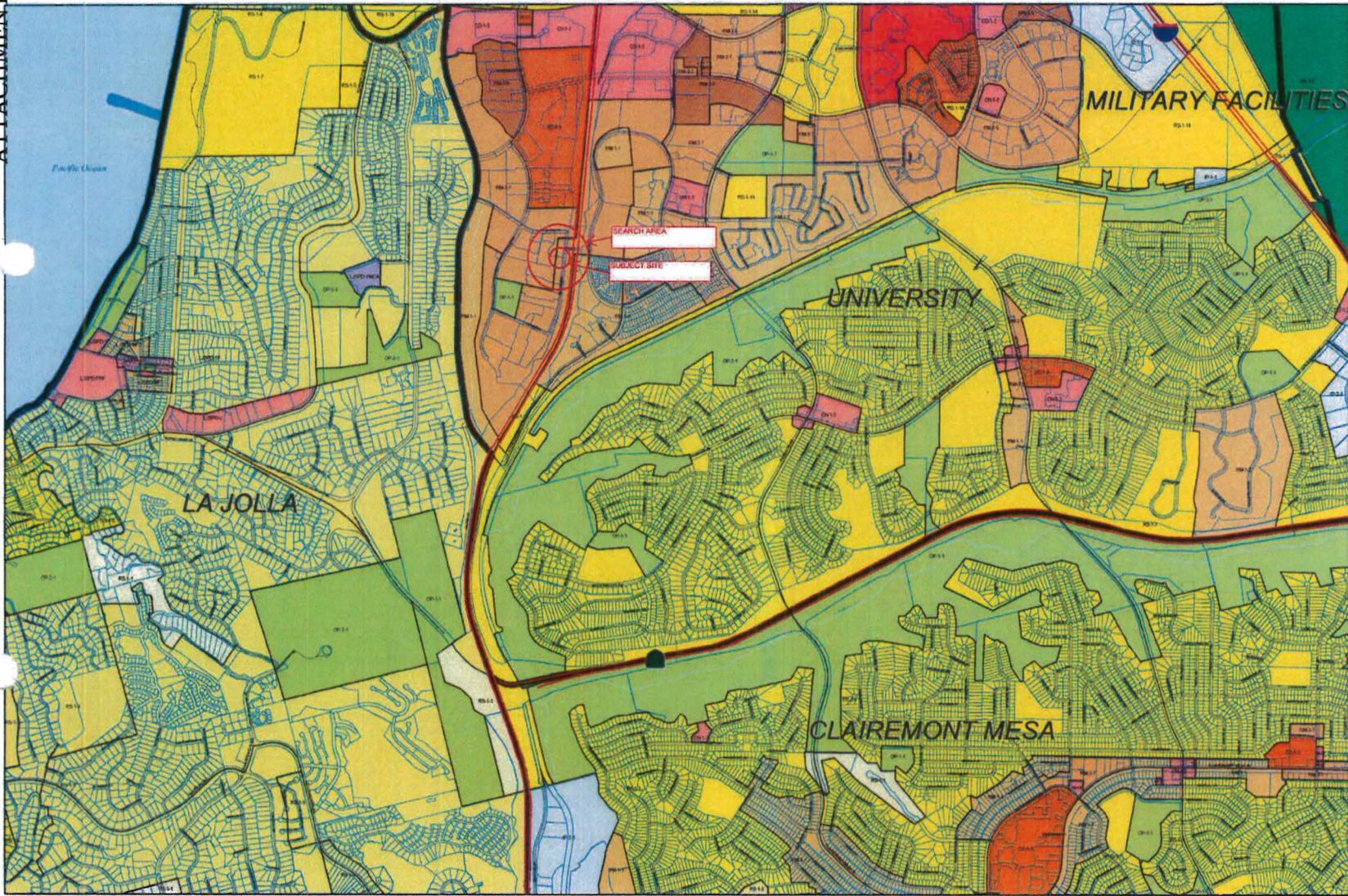
Since this is an existing wireless telecommunications facility with no change to the footprint, size, or design of the site, no landscaping is proposed. Additional landscaping should not be required, as the facility is already existing and any landscaping conditions would have already been addressed. The project is located in the ROW on highly developed land. Due to the underground equipment vault, landscaping is not feasible above that location. Landscaping is already present in nearby areas and surrounding properties in the form of extensive shrubs, and trees. In addition, the antennas are completely concealed in a radome, and the equipment is hidden underground. Landscaping would not add to the concealment/integration elements of the facility. Therefore, the existing concealment elements are fully integrated into the existing architecture of the site.

Respectfully submitted,

Dail Richard  
SAC Wireless



Official Zoning Map



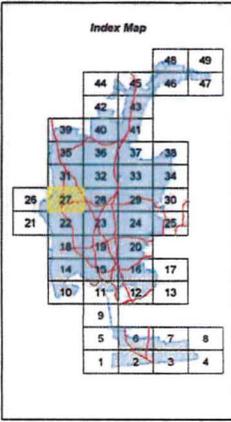
**Legend**

- City of San Diego Boundary
- Community Plan Areas
- Parcels

Zoning

ZONE\_NAME

- AR-1-1
- CC-1-3
- CN-1-2
- CO-1-2
- CP-1-1
- CR-1-1
- CV-1-1
- IP-1-1
- IP-2-1
- LJSPD-CC
- LJSPD-MF1
- LJSPD-MF2
- LJSPD-PRF
- LJSPD-SF
- LJSPD-V
- LJSPD-YMCA
- OP-1-1
- OP-2-1
- RM-1-1
- RM-1-2
- RM-2-5
- RM-3-7
- RM-3-9
- RM-4-10
- RS-1-1
- RS-1-14
- RS-1-2
- RS-1-3
- RS-1-4
- RS-1-5
- RS-1-7

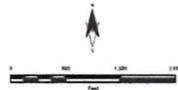


**SanGIS Boundary Accuracy**  
 SanGIS Land Use boundary data for the City of San Diego is derived from aerial photography and is not a legal boundary. This data is provided for informational purposes only. The City of San Diego is not responsible for any errors or omissions in this data. This data is provided as a courtesy and is not intended to be used for legal purposes. For more information, please contact the City of San Diego GIS Department.

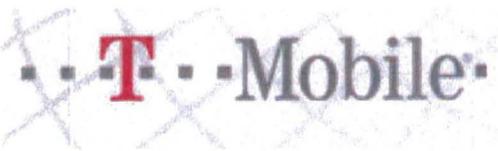
**City of San Diego**  
 Development Services Department



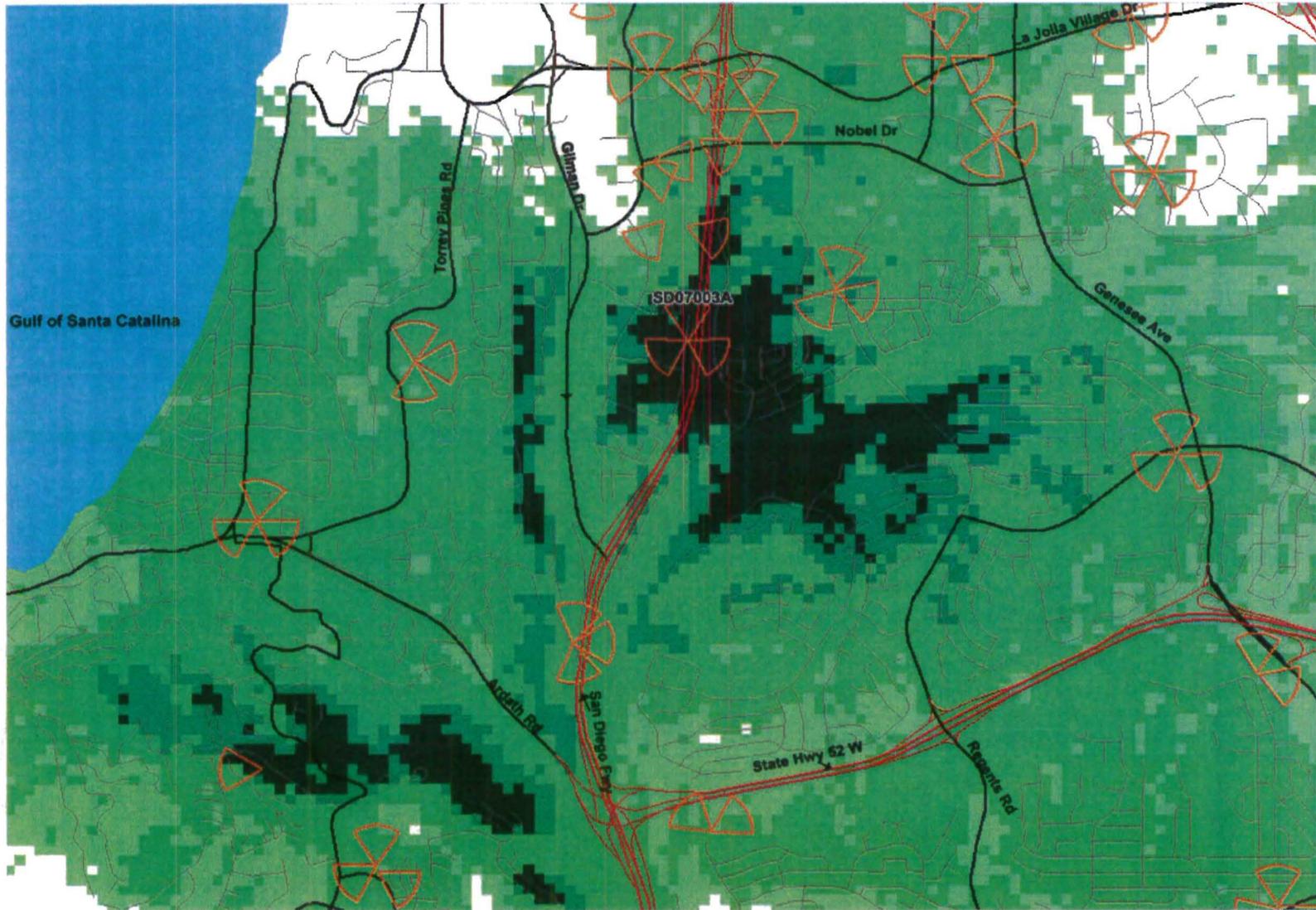
**City of San Diego**  
**Development Services Department**



**GRID TILE: 27**  
 GRID SCALE: 800  
 DATE: 9/15/2011 11:50:14 AM



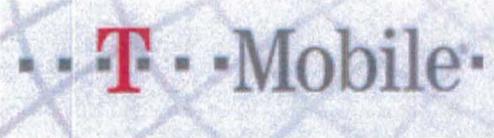
### SD07003A coverage (alone)



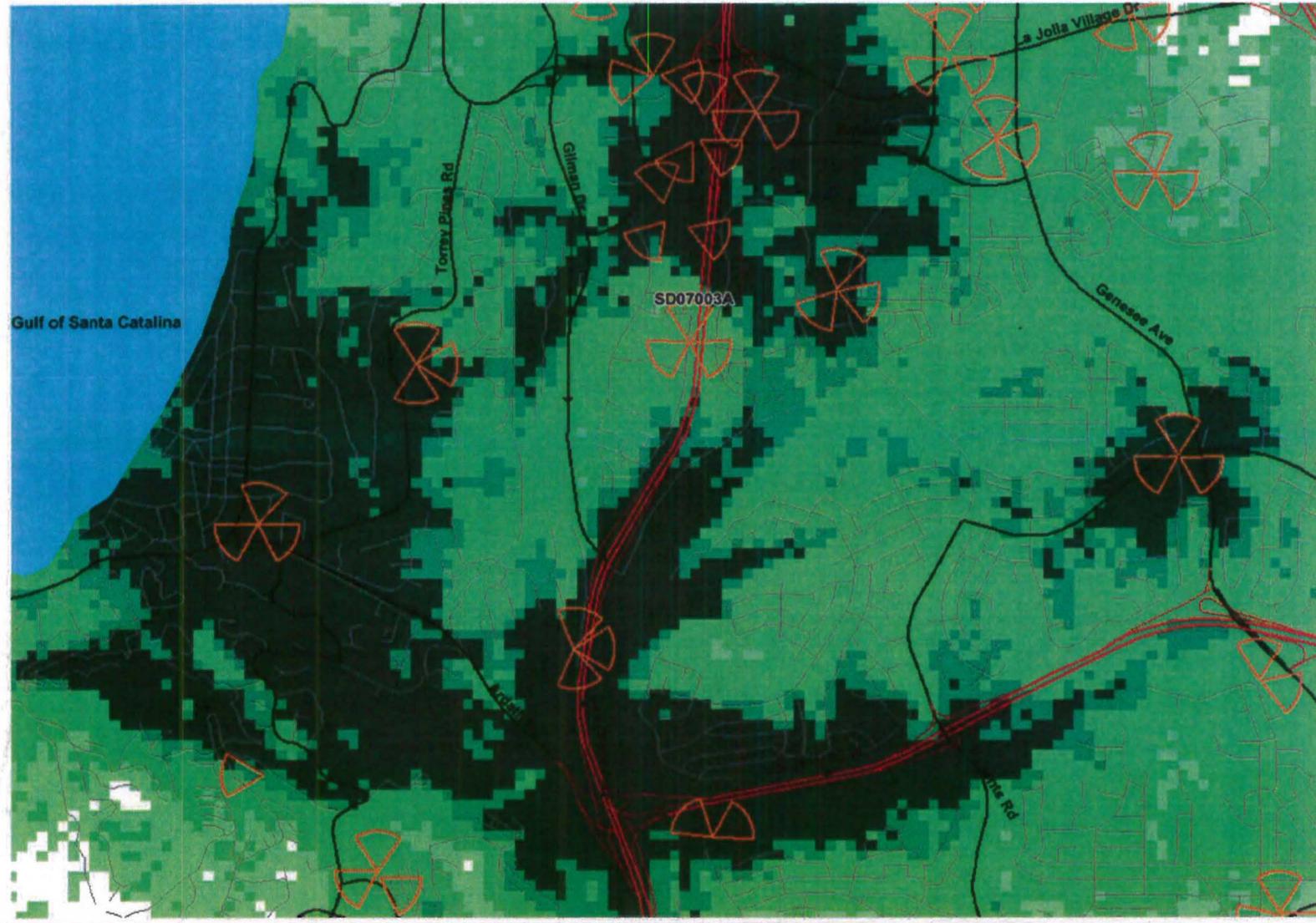
**Legend: Coverage Level**

- In Building
- In Car
- On Street





### Existing On-Air sites coverage without SD07003A

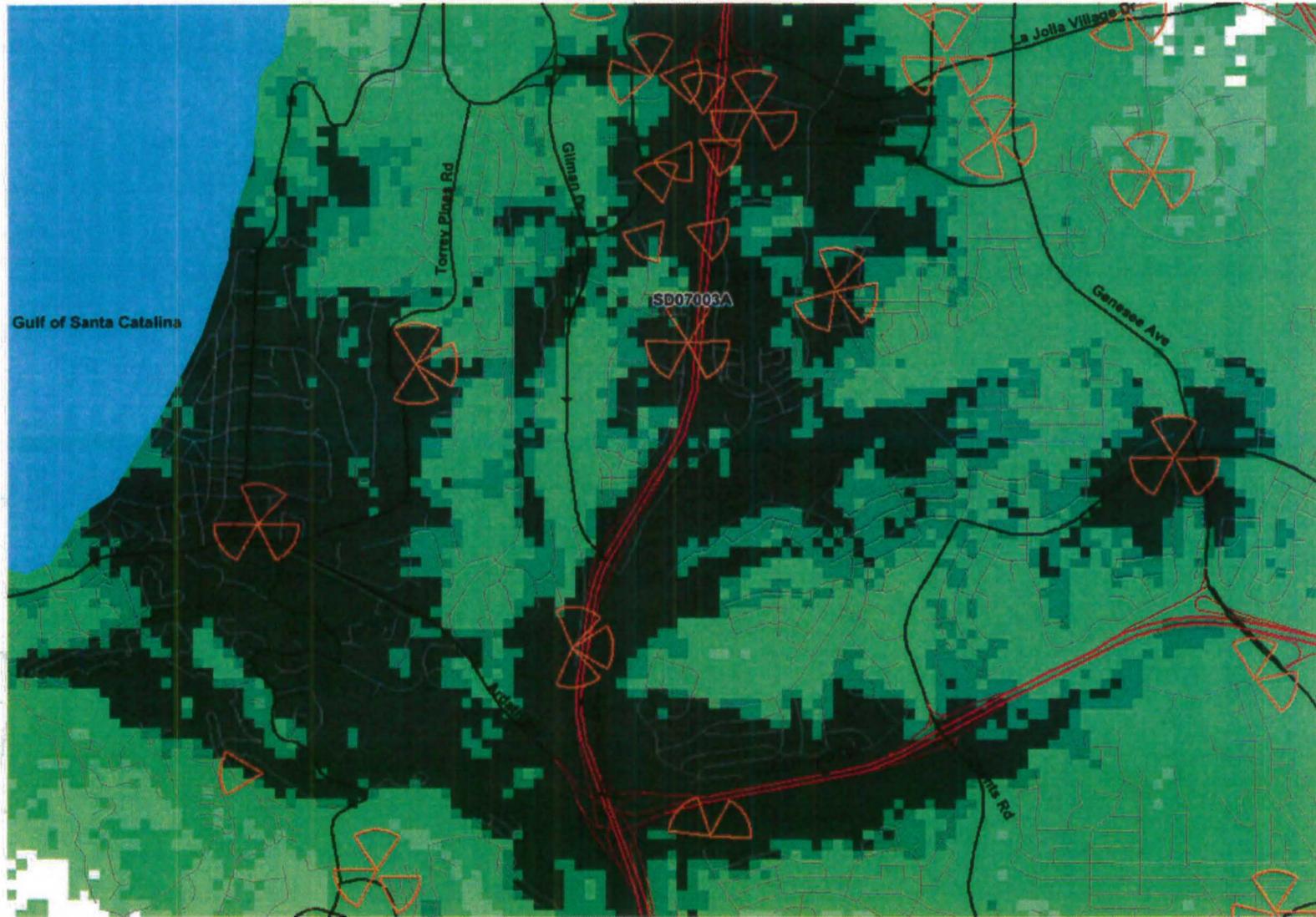


**Legend: Coverage Level**  
● In Building   ● In Car   ● On Street





### Site with existing On-Air neighbor sites coverage



**Legend: Coverage Level**

- In Building
- In Car
- On Street



# SAC Wireless Photo Survey

T-Mobile CUP Project

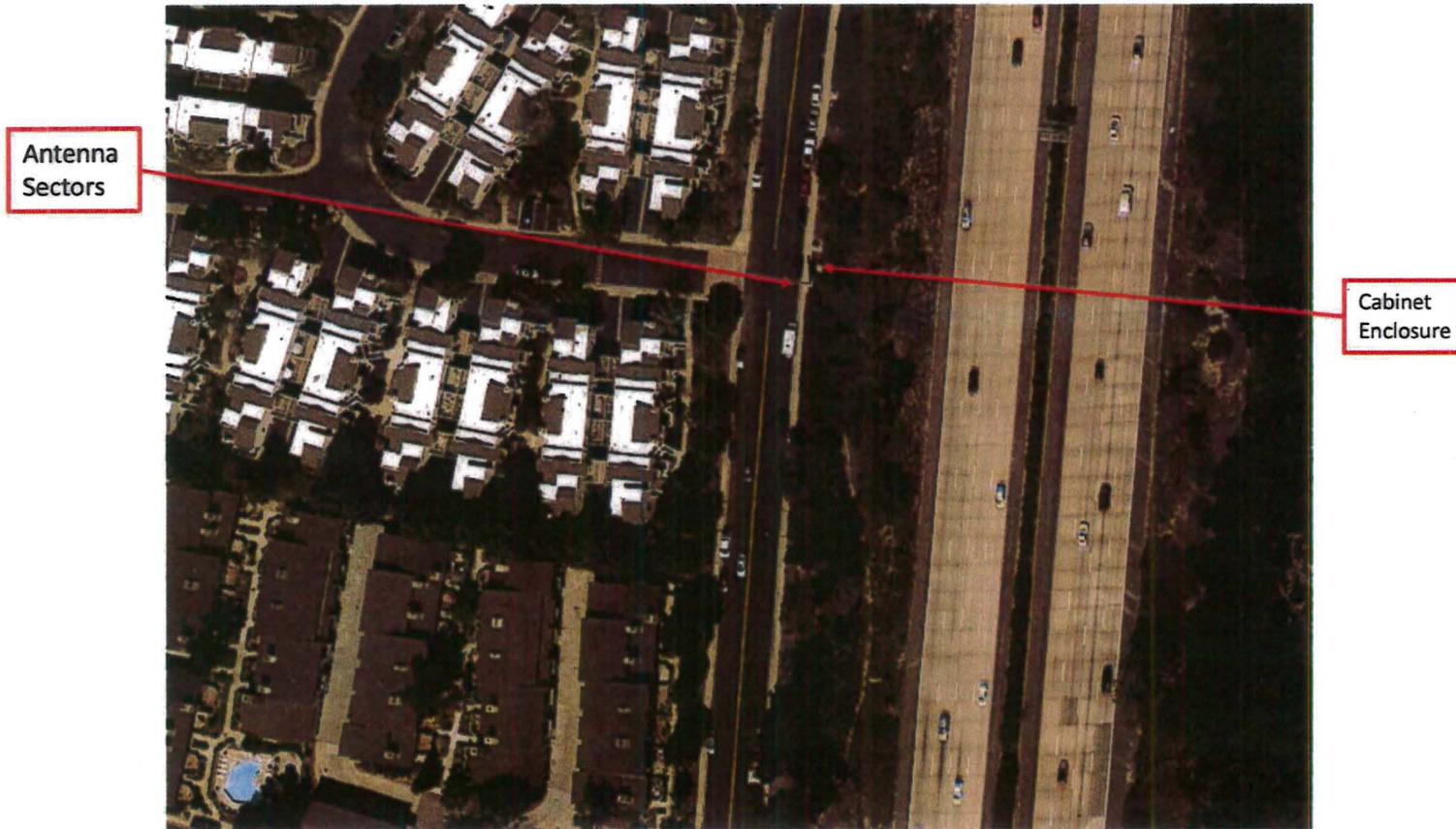
SD07003A

8400 Via Sonoma San Diego, CA 92037

# Index

Page	Subject
3	Ariel View of Site
4	View of Site From North
5	View of Site From East
6	View of Site From South
7	View of Site From West
8	View From Site to North
9	View From Site to East
10	View From Site to South
11	View From Site to West
12	Equipment Cabinets

# Ariel View of Site



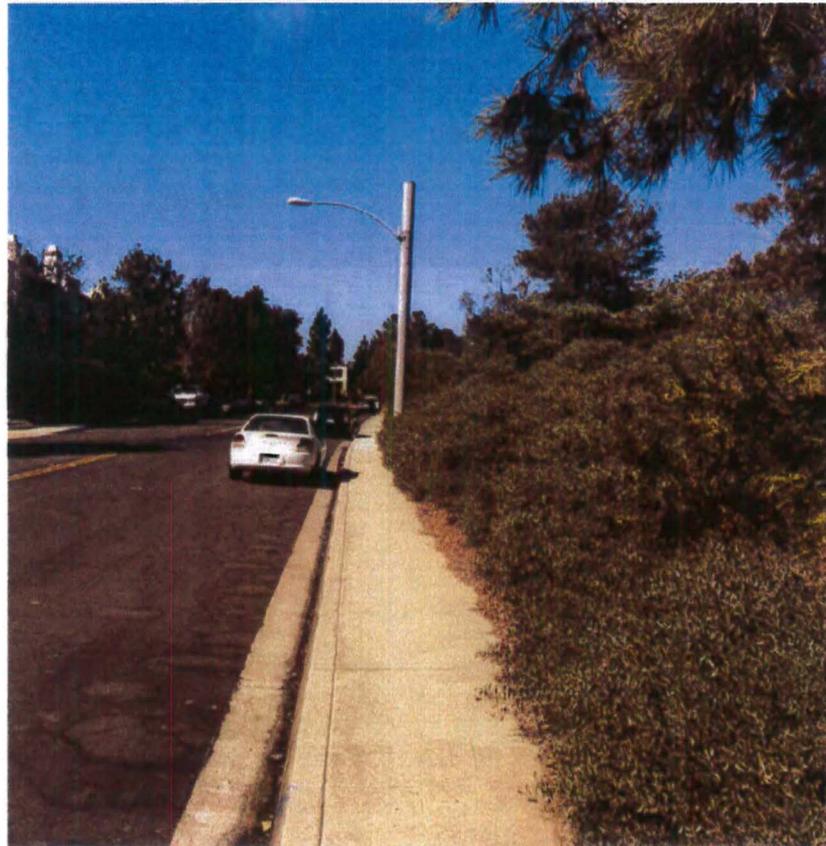
# View of Site From North



## View of Site From East



## View of Site From South



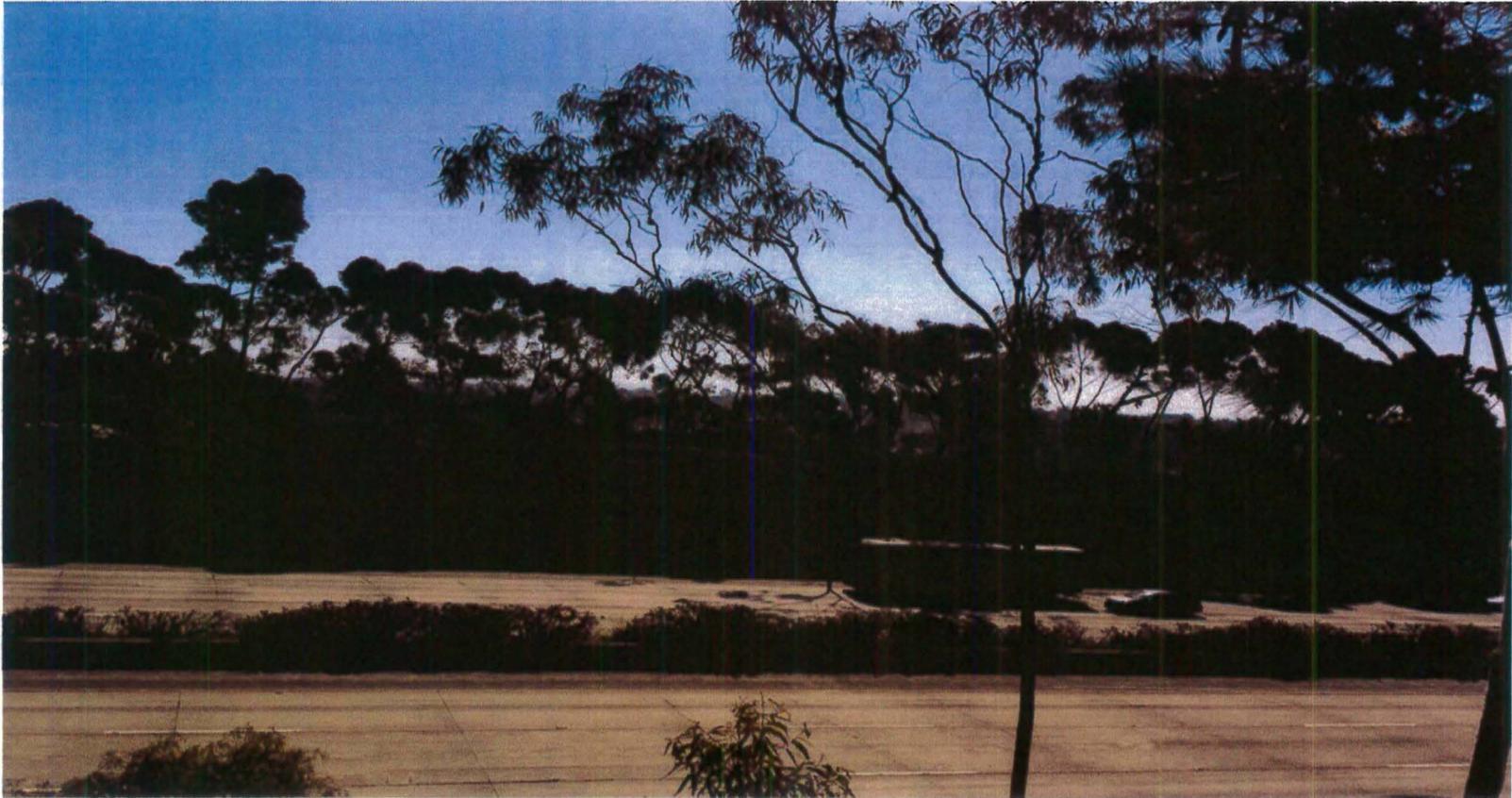
## View of Site From West



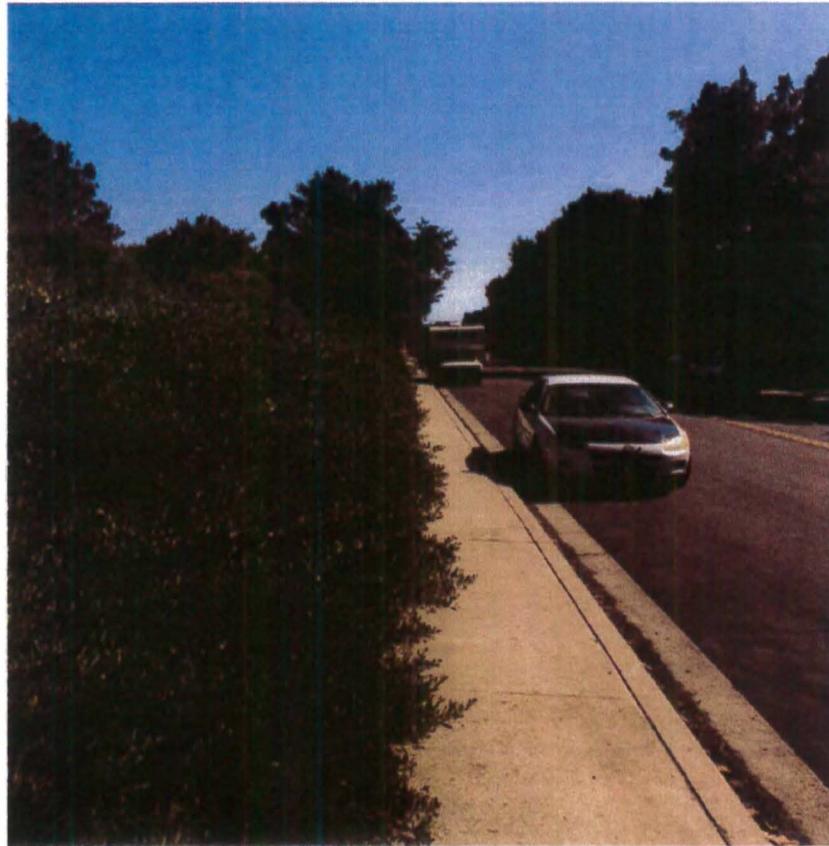
## View From Site to North



## View From Site to East



## View From Site to South



## View From Site to West



# Equipment Cabinets





THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

# City Consent Application

1/10/17  
(Date)

Ms. Etsa Charles  
Real Estate Assets Department  
The City of San Diego  
1200 Third Avenue, Suite 1700  
San Diego, California 92101

RE: Site Address: 8400 Via Sonoma, San Diego, CA 92037  
San Diego (the "Property")  
Site Name: T-Mobile 400000000 (Via Sonoma RD)

Agreement: Lease Agreement, dated March 29, 2017 (the "Lease") between The City of San Diego ("City") and T-Mobile West LLC ("Lessee").

Dear Ms. Charles,

As part of the continuous effort to keep its network up to date, T-Mobile would like to perform the following modifications (changes) as described in the attached plans, to the site referenced above:

**Example:**

On 09/08/16, T-Mobile West LLC ("T-Mobile") was notified that the existing antenna on the tower at the location of the Property, "Site Name" was not meeting the required height requirements.

Equipment Removal and/or Replacement: Remove one (1) existing antenna on a 17' x 17' x 16" steel tower to be replaced with a new (1) full CPU tower with... Said tower to be secured by a post (12 inch tall) 200 lbs. weight.

Continued use and operation of an existing wireless telecommunications facility consisting of (2) existing panel antennas, concealed in a radome, mounted to a steel tower, with an underground equipment vault.



Pursuant to Improvements and Alterations, of the Lease Agreement, "Lessee shall not construct any improvements, structures, or installations on the Premises, or make any alterations to the Premises (with the exception of equipment replacements or repairs) without City's prior written approval." In order to comply with such requirement,

T-Mobile would like to request City's consent and approval to complete the items described above.

Sincerely, Dail Richard, agent for T-Mobile

Applicant's Signature: Dail Richard

City Transportation & Stormwater department has provided its consent and approval to allow T-Mobile to perform the proposed modifications described herein.

Date: 1/10/17 Signature: [Signature]

CITY OF SAN DIEGO, ACKNOWLEDGEMENT AND CONSENT FOR MODIFICATION OF 8400 Via Sonoma, San Diego, CA 92037 (Site Location)

By: [Signature]

Name: Cybele L. Thompson

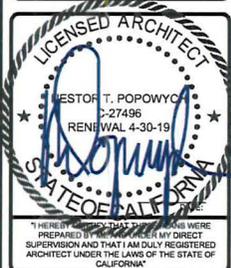
Title: Director of Real Estate Assets

Date: 1/10/17



REVISIONS			
REV	DATE	DESCRIPTION	INITIALS
0	09/08/16	90% ZD's	JE
1	01/23/17	100% ZD's	JE
△	02/24/17	CITY COMMENTS	CA
△	04/27/17	CITY COMMENTS	JL

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



VIA SONOMA ROW  
SD07003A  
8400 VIA SONOMA  
SAN DIEGO, CA 92037

SHEET TITLE  
LETTER OF  
AUTHORIZATION

SHEET NUMBER  
T-2.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

**NOTES:**  
• THIS PERMIT IS TO MAINTAIN THE EXISTING WIRELESS FACILITY AND NO GROUND DISTURBANCE OR TRENCHING IS PROPOSED BY THIS PROJECT.  
• THIS PROJECT PROPOSES NO WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



**DISCLAIMER**  
• THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.



**REVISIONS**

REV.	DATE	DESCRIPTION	INITIALS
0	09/08/16	90% ZD's	JE
1	01/23/17	100% ZD's	JE
△	02/24/17	CITY COMMENTS	CA
△	04/27/17	CITY COMMENTS	JL

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



VIA SONOMA ROW  
SD07003A  
8400 VIA SONOMA  
SAN DIEGO, CA 92037

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**A-1.0**

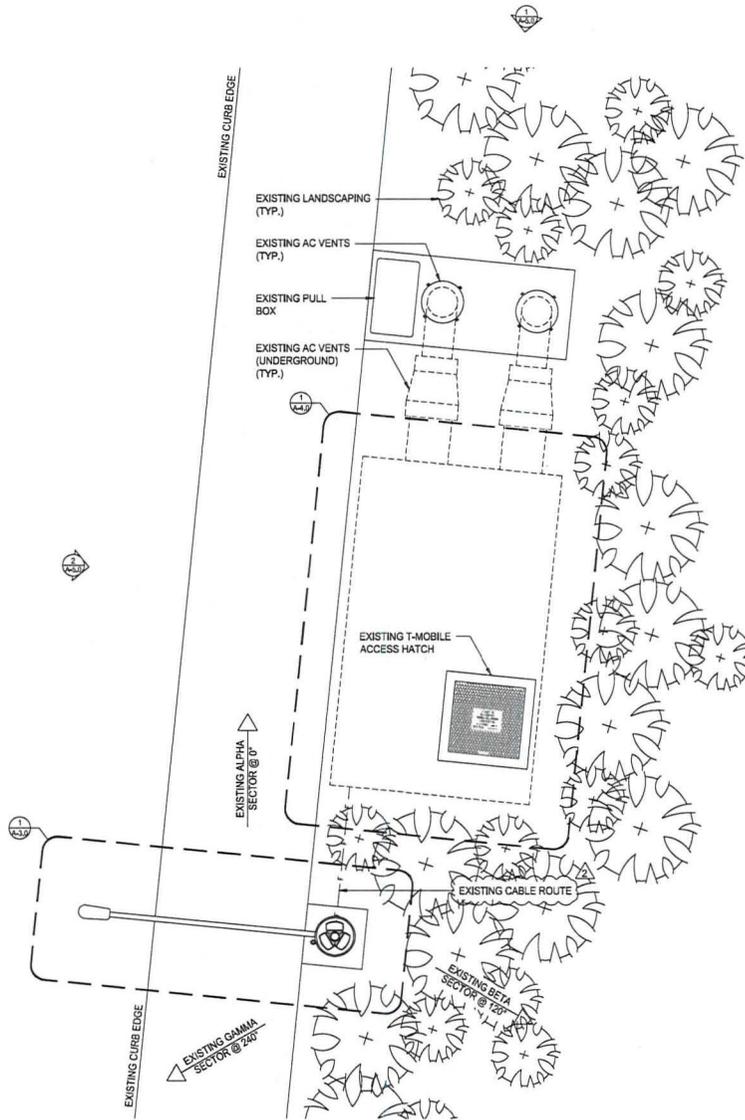
OVERALL SITE PLAN

SCALE: 1"=40'-0" (22x34)  
(OR) 1/2"=40'-0" (11x17)



1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

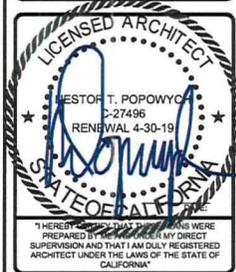


**T-Mobile**  
 10509 VISTA SORRENTO PKWY #208  
 SAN DIEGO, CA 92121  
 T-MOBILE.COM

**SAC**  
 WIRELESS  
 SAC AE DESIGN GROUP, INC.  
 5015 SHOREHAM PLACE, SUITE 150  
 SAN DIEGO, CA 92122  
 WWW.SACAE.COM

REVISIONS			
REV#	DATE	DESCRIPTION	INITIALS
0	09/08/16	90% ZD's	JE
1	01/23/17	100% ZD's	JE
△	02/24/17	CITY COMMENTS	CA
△	04/27/17	CITY COMMENTS	JL

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VIA SONOMA ROW  
 SC07003A  
 8400 VIA SONOMA  
 SAN DIEGO, CA 92037

SHEET TITLE  
 ENLARGED SITE PLAN

SHEET NUMBER  
 A-2.0

ENLARGED SITE PLAN



SCALE: 1/2"=1'-0" (22x34)  
 (OR) 1/4"=1'-0" (11x17)



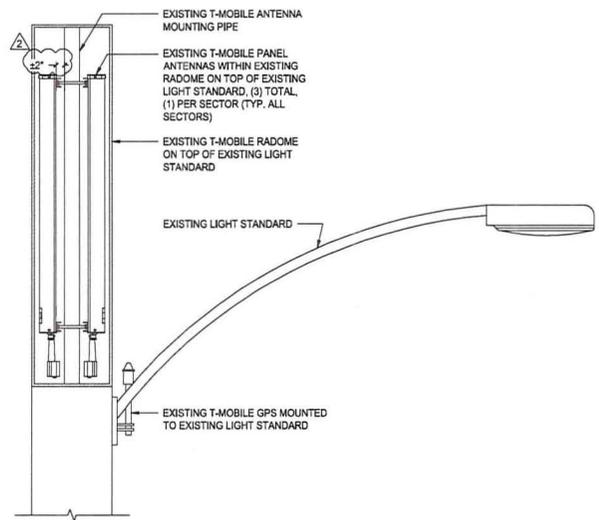
1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CAREER SERVICES IS STRICTLY PROHIBITED.

SECTOR	AZIMUTH	RAD CENTER	TOP OF ANTENNA	GENERAL ANTENNA SIZE	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA/RADIO	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	0°	27'-0"	29'-1"	4'-3"	1	EXISTING	TMBX-6516-R2M	(2) TMA	(2) 7/8" COAX	61'-0"
BETA	120°	27'-0"	29'-1"	4'-3"	2	EXISTING	TMBX-6516-R2M	(2) TMA	(2) 7/8" COAX	61'-0"
GAMMA	240°	27'-0"	29'-1"	4'-3"	3	EXISTING	TMBX-6516-R2M	(2) TMA	(2) 7/8" COAX	61'-0"

EXISTING ANTENNA SCHEDULE

SCALE: N.T.S. 4



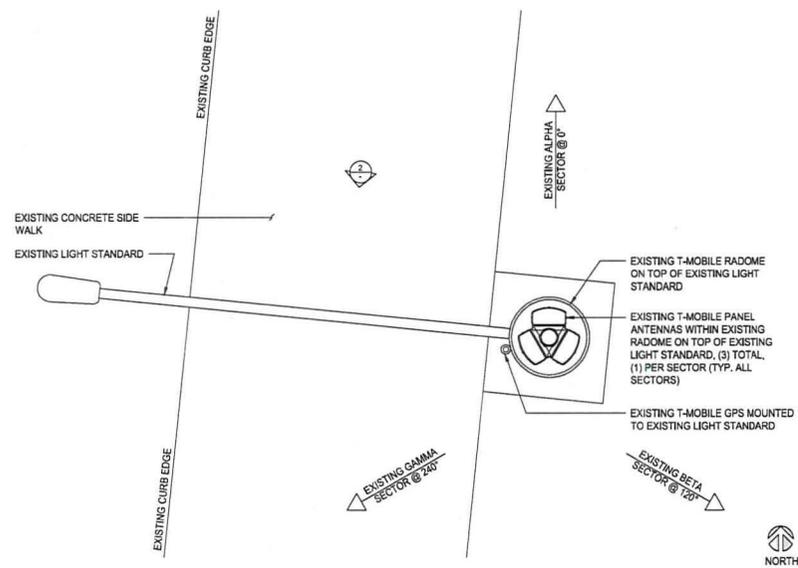
EXISTING ANTENNA MOUNTING DETAIL

SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17) 2

NOT USED

SCALE: N.T.S. 3

EXISTING ANTENNA PLAN

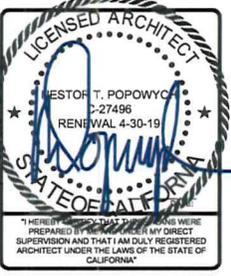


SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17) 1



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
0	09/08/16	90% ZD's	JE	
1	01/23/17	100% ZD's	JE	
Δ	02/24/17	CITY COMMENTS	CA	
Δ	04/27/17	CITY COMMENTS	JL	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



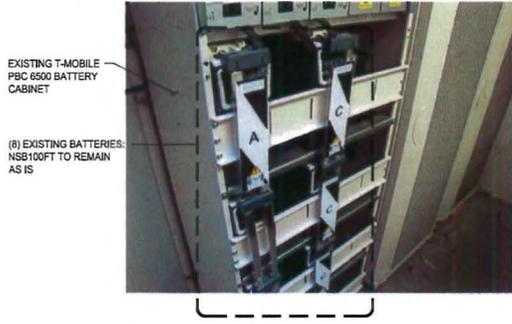
VIA SONOMA ROW  
SD07003A  
8400 VIA SONOMA  
SAN DIEGO, CA 92037

SHEET TITLE  
EXISTING ANTENNA PLAN,  
MOUNTING DETAIL &  
SCHEDULE

SHEET NUMBER  
A-3.0

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

EXISTING BATTERY SPECIFICATIONS	
CABINET TYPE	PBC 6500
BATTERY MANUFACTURER	NORTHSTAR
MODEL NUMBER	NSB100FT
ELECTROLYTE CONTENT PER BATTERY (IN GALLONS)	2.06
ELECTROLYTE HAZARD CLASSIFICATION PER 13 C.F.C. (8.7% SULFURIC ACID)	CORROSIVE
NUMBER OF BATTERIES INSTALLED	8
MAXIMUM NUMBER OF BATTERIES PER CABINET	20
TOTAL ELECTROLYTES CONTAINED IN CABINET	16.5



EXISTING T-MOBILE PBC 6500 BATTERY CABINET

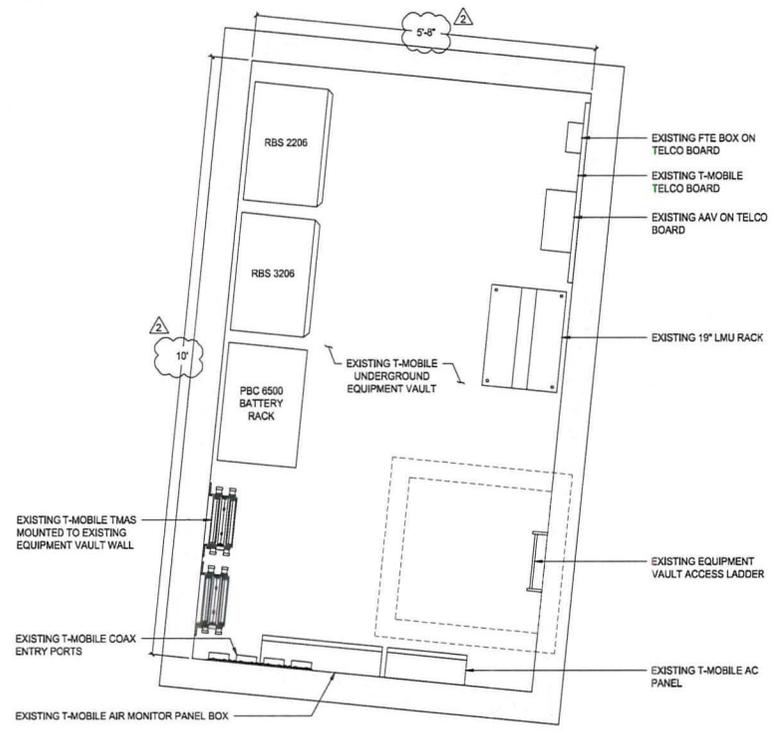
(8) EXISTING BATTERIES: NSB100FT TO REMAIN AS IS

EXISTING BATTERY CALCULATIONS

SCALE	3
N.T.S.	

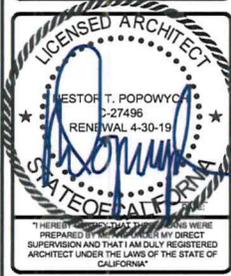
NOT USED

SCALE	2	EXISTING EQUIPMENT PLAN
N.T.S.		



REVISIONS				
NO.	DATE	DESCRIPTION	BY	INITIALS
0	09/08/16	90% ZD's	JE	
1	01/23/17	100% ZD's	JE	
△	02/24/17	CITY COMMENTS	CA	
△	04/27/17	CITY COMMENTS	JL	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



VIA SONOMA ROW  
8400 VIA SONOMA  
SAN DIEGO, CA 92037

SHEET TITLE  
EXISTING EQUIPMENT  
PLAN, & EXISTING  
BATTERY CALCULATIONS

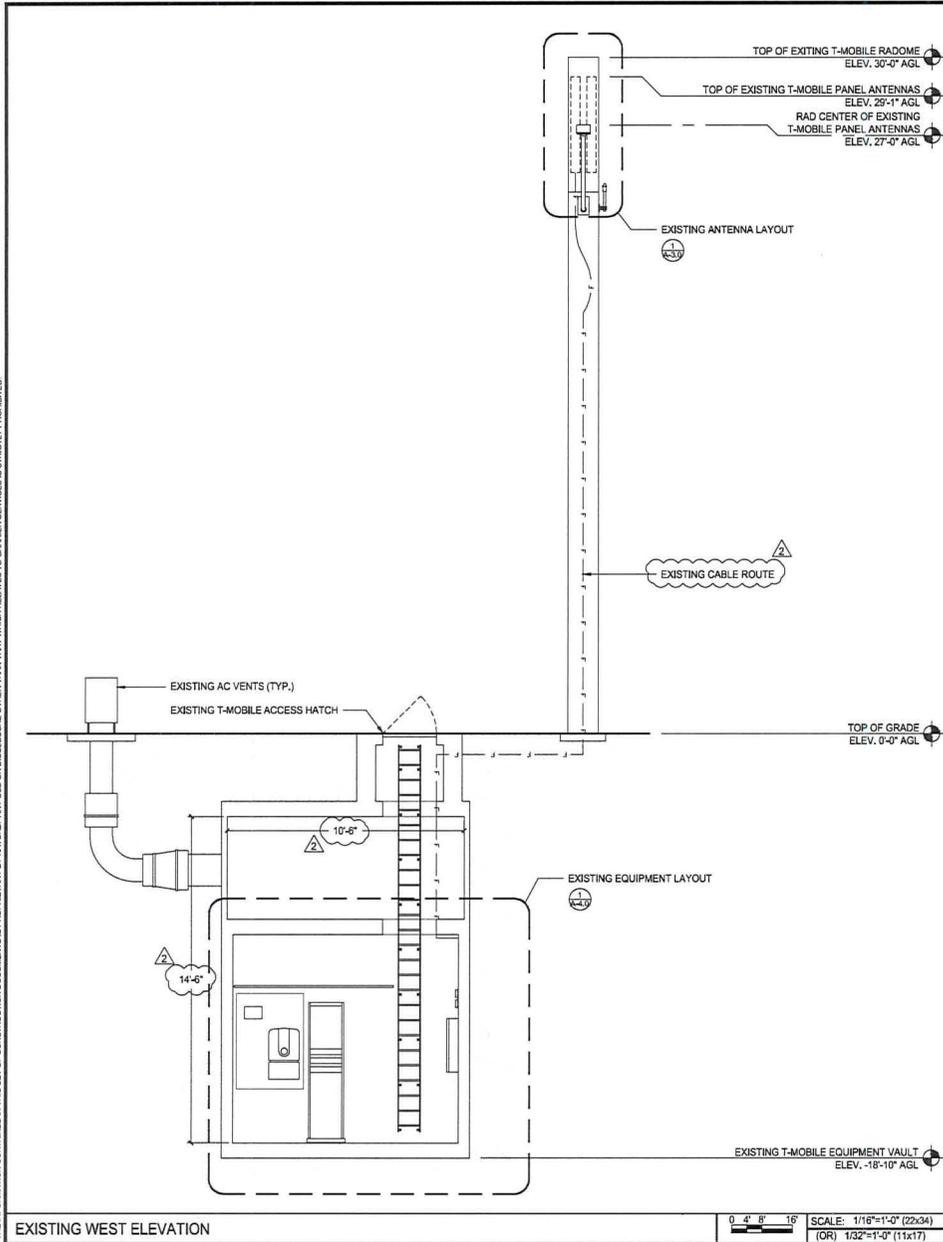
SHEET NUMBER  
A-4.0

SCALE	1
N.T.S.	



NORTH

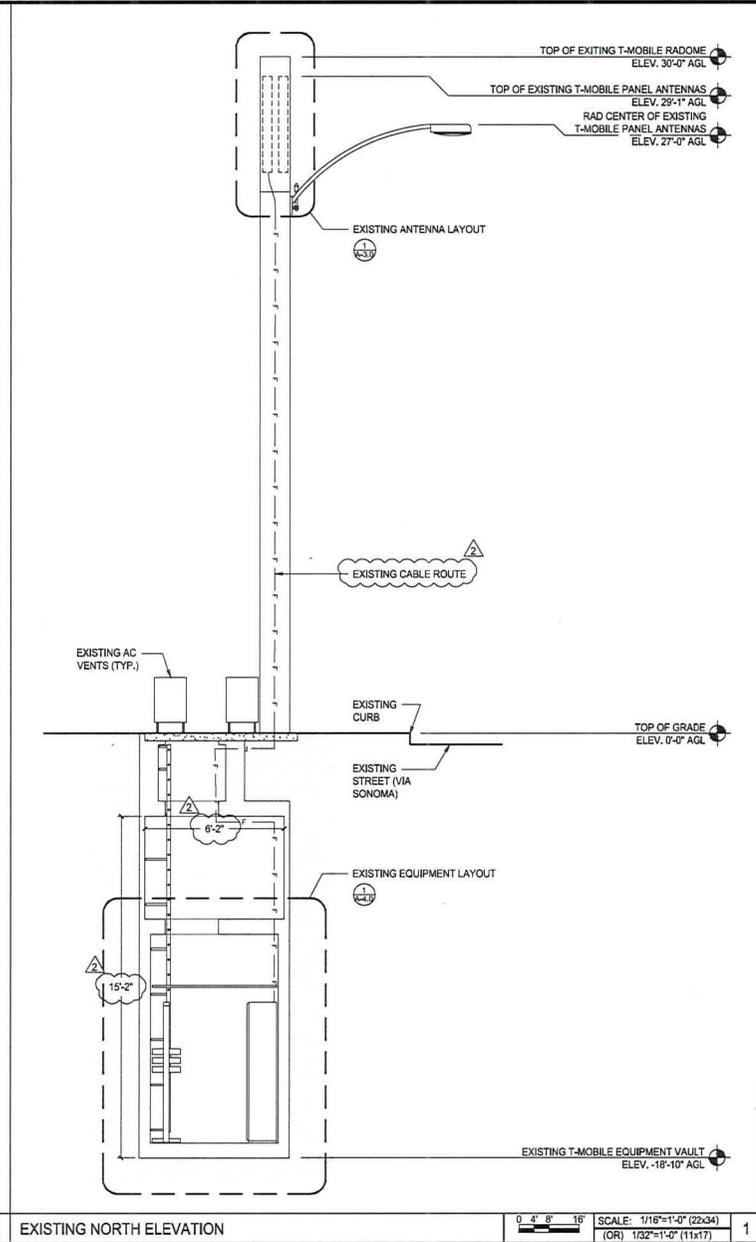
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CAREER SERVICES IS STRICTLY PROHIBITED.



EXISTING WEST ELEVATION

0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)  
(OR) 1/32"=1'-0" (11x17)

2



EXISTING NORTH ELEVATION

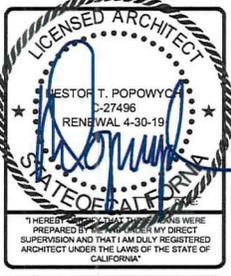
0 4' 8' 16' SCALE: 1/16"=1'-0" (22x34)  
(OR) 1/32"=1'-0" (11x17)

1



REVISIONS				
REV.	DATE	DESCRIPTION	DRAWN	CHECKED
0	09/08/16	90% ZD's	JE	
1	01/23/17	100% ZD's	JE	
△	02/24/17	CITY COMMENTS	CA	
△	04/27/17	CITY COMMENTS	JL	

NOT FOR CONSTRUCTION UNLESS Labeled AS CONSTRUCTION SET



VIA SONOMA ROW  
SD07003A  
8400 VIA SONOMA  
SAN DIEGO, CA 92037

SHEET TITLE  
**EXISTING & PROPOSED  
NORTHWEST ELEVATIONS**

SHEET NUMBER  
**A-5.0**