



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 16, 2017

*Date:* November 9, 2017  
*Case No.:* **2017-002484CUA**  
*Project Address:* **2 Geneva Avenue**  
*Current Zoning:* Ocean Avenue NCT (Neighborhood Commercial Transit)  
40-X Height and Bulk District  
*Plan Area:* Balboa Park  
*Block/Lot:* 6946/057  
*Project Sponsor:* T-Mobile, represented by Jacqueline Smart Steinberg  
1855 Gateway Blvd., Suite 900  
Concord, CA 94520  
*Staff Contact:* Ashley Lindsay – (415) 575-9178  
[Ashley.Lindsay@sfgov.org](mailto:Ashley.Lindsay@sfgov.org)  
*Recommendation:* Approval with Conditions

1650 Mission St.  
Suite 400  
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### PROJECT DESCRIPTION

The proposal is to install a new T-Mobile Macro Wireless Telecommunications Services facility. The proposed facility consists of the installation of six (6) new antennas; installation of six (6) new pipe mounts; installation of three (3) new RRUs; installation of two (2) new 2-sided FRP screen walls; installation of one (1) GPS antenna; and installation of ancillary equipment.

All antennas will be located on the rooftop, and screened from view within two (2) new FRP screen walls. FRP (fiber-reinforced plastic) walls will allow radio signals to pass through, but can be textured and painted to mimic the elements of the existing rooftop features.

The equipment area will be located on the ground level adjacent to the subject building. Additional ancillary equipment will be installed at each sector, within the FRP screen walls, and within the equipment area, not visible from the public right-of-way.

### SITE DESCRIPTION AND PRESENT USE

The Project Site is located on Assessor's Block 6946, Lot 057, on an irregularly shaped parcel located south side of Geneva Avenue near its western intersection with Ocean Avenue. The Project Site features a three-story apartment building, with ground floor garages, developed in 1987.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is situated within the Ocean View neighborhood. Surrounding uses include residential, commercial and City College of San Francisco across Ocean Avenue. In the blocks surrounding the project site, with east-west street exhibiting an upsloping pattern in the west direction, the buildings

generally range from 2-3 stories in height.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption (Construction of New Communications Facilities). The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 27, 2017	October 25, 2017	22 days
Posted Notice	20 days	October 27, 2017	October 27, 2017	20 days
Mailed Notice	20 days	October 27, 2017	October 27, 2017	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

The Project Sponsor held a community meeting at 50 Phelan St, San Francisco Community College, to discuss the Project at 6:00 p.m. on February 3, 2017. Eight members of the community attended the meeting.

As of November 6, 2017, the Department has not received any calls or testimony raising concerns about, or expressing support for, the proposed project.

## **ISSUES AND OTHER CONSIDERATIONS**

- Based on the zoning and land use, the proposed WTS facility is considered a Location Preference 6 Site (Limited Preference Sites), which is considered a "Limited Preference" according to the Planning Department's WTS Facilities Siting Guidelines, as the Project Site is a structure within the Ocean Avenue NCT District that is all residential with no ground floor active use. The Project Sponsor submitted an alternatives analysis detailing which Preferred Location Sites within the geographic service area were explored; what good faith efforts and measures were taken to secure such preferred location sites; why such efforts were unsuccessful, and how and why the proposed site is essential to meet service demands for the geographic service area and the Project Sponsor's citywide network.
- Given the directional nature of the panel antennas, their specific orientation, and their placement on the roof, the Radio-Frequency (RF) emissions created by the proposed panel antennas would not result in exposure levels that approach or exceed the public exposure limits set by the Federal Communications Commission (FCC). As noted on RF emissions report, the combined maximum RF exposure would be 5.2% of the public exposure limit set by the FCC. The antennas are not accessible to any unauthorized persons due to their height and location on the roof. Health and safety aspects (e.g. engineering review for structural loads, and backup battery storage) of all

wireless Projects are reviewed by the Department of Public Health, San Francisco Fire Department, and the Department of Building Inspection.

- The proposed macro WTS facility would not significantly impair commercial and residential activities within the Project Site.
- T-Mobile has an updated Five Year Plan on file with the Department that includes the approximate longitudinal and latitudinal coordinates of proposed locations, including the Project Site.
- All required public notifications were conducted in compliance with the Planning Code and adopted WTS policies.

### **REQUIRED COMMISSION ACTION**

Pursuant to Sections 303(c) and 755 of the Planning Code, a Conditional Use Authorization is required for a new installation of a WTS facility (Utility and Infrastructure Use) in the Ocean Avenue NCT Zoning District.

### **BASIS FOR RECOMMENDATION**

- This Project is necessary, desirable, and compatible with the surrounding neighborhood, in accordance with Section 303 of the Planning Code, for the following reasons: The proposed facility would be screened from view by virtue of proposed enclosures and their placement on the rooftop of the Project Site. The proposal would not significantly detract from views of the Subject building or from view of other surrounding buildings, nor would it detract from adjacent streetscapes, and vistas within the Ocean View neighborhood.
- The Project is on balance, consistent with the Objectives and Policies of the General Plan, as outlined in the draft Motion.
- The expected RF emissions fall within the limits established by the Federal Communications Commission (FCC).
- According to the Planning Department's Wireless Telecommunications Services (WTS) Facilities Siting Guidelines, the Project Site is a limited preference location, as a Location Preference 6 (Limited Preference) Site.
- Based on propagation maps provided by T-Mobile, the Project would provide enhanced coverage in an area that currently experiences gaps in coverage and capacity.
- Based on the analysis provided by T-Mobile, the Project would provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by T-Mobile are accurate.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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#### **Attachments:**

Draft Conditional Use Authorization Motion  
Block Book Map  
Sanborn Map

Zoning Map  
Aerial Map  
Photo Simulations  
Radio Frequency Report  
Department of Public Health Approval  
Community Outreach Report  
Coverage Maps  
Independent Evaluation  
Reduced Plans

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Draft Motion        | <input checked="" type="checkbox"/> Project sponsor submittal         |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility              |
| <input checked="" type="checkbox"/> Block Book Map      | <input checked="" type="checkbox"/> Community Outreach Report         |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Coverage Maps                     |
| <input checked="" type="checkbox"/> Aerial Map          | <input checked="" type="checkbox"/> RF Report                         |
| <input checked="" type="checkbox"/> Context Photos      | <input checked="" type="checkbox"/> DPH Approval                      |
| <input checked="" type="checkbox"/> Photo Simulations   | <input checked="" type="checkbox"/> Independent Evaluation            |

Exhibits above marked with an "X" are included in this packet AL Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: NOVEMBER 16, 2017

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1855 Gateway Blvd., Suite 900  
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*Staff Contact:* Ashley Lindsay – (415) 575-9178  
[Ashley.Lindsay@sfgov.org](mailto:Ashley.Lindsay@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303 AND 755 TO DEVELOP A T-MOBILE MACRO WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF THE INSTALLATION OF SIX (6) NEW ANTENNAS; INSTALLATION OF SIX (6) NEW PIPE MOUNTS; INSTALLATION OF THREE (3) NEW RRUS; INSTALLATION OF TWO (2) NEW 2 SIDED FRP SCREEN WALLS; INSTALLATION OF ONE (1) GPS ANTENNA; AND INSTALLATION OF ANCILLARY EQUIPMENT AS PART OF THE T-MOBILE TELECOMMUNICATIONS NETWORK WITHIN THE OCEAN AVENUE NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 1, 2017, T-Mobile (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for a Conditional Use Authorization on the property at 2 Geneva Avenue, Block 6946, Lot 057 (hereinafter "Project Site") to develop a T-Mobile Macro Wireless Telecommunications Services Facility consisting of the installation of six (6) new antennas; installation of six (6) new pipe mounts; installation of three (3) new RRUs; installation of two (2) new 2-sided FRP screen walls; installation of one (1) GPS antenna; and installation of ancillary equipment as part of the T-Mobile Telecommunications Network, within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District, and 40-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco.

On November 16, 2017 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application for a Conditional Use Authorization.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Applicant, Department Staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use in Application No. 2017-002484CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

#### FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located on Assessor's Block 6946, Lot 057, on an irregularly shaped parcel located south side of Geneva Avenue near its western intersection with Ocean Avenue. The Project Site features a three-story apartment building, with ground floor garages, developed in 1987.
3. **Surrounding Properties and Neighborhood.** The Project Site is situated within the Ocean View neighborhood. Surrounding uses include residential, commercial and City College of San Francisco across Ocean Avenue. In the blocks surrounding the project site, with east-west street exhibiting an upsloping pattern in the west direction, the buildings generally range from 2-3 stories in height.
4. **Project Description.** The proposal is to install a new T-Mobile Macro Wireless Telecommunications Services facility. The proposed facility consists of the installation of six (6) new antennas; installation of six (6) new pipe mounts; installation of three (3) new RRUs; installation of two (2) new 2-sided FRP screen walls; installation of one (1) GPS antenna; and installation of ancillary equipment.

All antennas will be located on the rooftop, and screened from view within two (2) new FRP screen walls. FRP (fiber-reinforced plastic) walls will allow radio signals to pass through, but can be textured and painted to mimic the elements of the existing rooftop features.

The equipment area will be located on the ground level adjacent to the subject building. Additional ancillary equipment will be installed at each sector, within the FRP screen walls, and within the equipment area, not visible from the public right-of-way.

5. **Past History and Actions.** The Planning Commission adopted the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* ("Guidelines") for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

Section 8.1 of the Guidelines outlines Location Preferences for wireless facilities. There are five primary areas where the installation of wireless facilities should be located:

1. Publicly-used Structures: such facilities as fire stations, utility structures, community facilities, and other public structures;
2. Co-Location Site: encourages installation of facilities on buildings that already have wireless installations;
3. Industrial or Commercial Structures: buildings such as warehouses, factories, garages, service stations;
4. Industrial or Commercial Structures: buildings such as supermarkets, retail stores, banks; and
5. Mixed-Use Buildings in High Density Districts: buildings such as housing above commercial or other non-residential space.

Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission will not approve WTS applications for Preference 5 or below Location Sites unless the application describes (a) what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) what good faith efforts and measures were taken to secure these more Preferred Locations, (c) explains why such efforts were unsuccessful; and (d) demonstrates that the location for the site is essential to meet demands in the geographic service area and the Applicant's citywide networks.

Before the Planning Commission can review an application to install a wireless facility, the Project Sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health,

Section 106 Declaration of Intent, an independent evaluation verifying coverage and capacity, a submittal checklist and details about the facilities to be installed.

Under Section 704(B)(iv) of the 1996 Federal Telecommunications Act, local jurisdictions cannot deny wireless facilities based on Radio Frequency (RF) radiation emissions so long as such facilities comply with the FCC's regulations concerning such emissions.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 6 Site (Limited Preference Sites), which is considered a "Limited Preference" according to the Planning Department's WTS Facilities Siting Guidelines, as the Project Site is a structure within the Ocean Avenue NCT District that is all residential with no ground floor active use. The Project Sponsor submitted an alternatives analysis detailing which Preferred Location Sites within the geographic service area were explored; what good faith efforts and measures were taken to secure such preferred location sites; why such efforts were unsuccessful, and how and why the proposed site is essential to meet service demands for the geographic service area and the Project Sponsor's citywide network.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 700 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
8. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
9. **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed T-Mobile transmitters at any nearby building is 5.2% of the FCC public exposure limit.

There are no existing antennas operated by T-Mobile installed on the roof top of the building at 2 Geneva Street. Existing RF levels at ground were approximately well below the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. T-Mobile proposes to install six (6) new antennas. The antennas are mounted at a height of 42.5 feet above the ground. The estimated RF field from the proposed T-Mobile transmitters at ground level is calculated to be 0.071 mW/sq cm., which is 8.7% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 65 and 17 feet, and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English,

Spanish and Chinese. Workers should not have access to within 17 feet of the front of the antennas while they are in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by T-Mobile to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett & Edison, Inc., an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.
11. **Maintenance Schedule.** The facility would operate without on-site staff but with a maintenance crew visiting the property to service and monitor the facility.
12. **Community Outreach.** As required under the *Guidelines*, the Project Sponsor held a community meeting at 50 Phelan St, San Francisco Community College, to discuss the Project at 6:00 p.m. on February 3, 2017. Eight members of the community attended the meeting.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in October 2017.
14. **Public Comment.** As of November 6, 2017, the Department has not received any calls or testimony in opposition or support of the Project.
15. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Per Planning Code Section 755, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use).
16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Project complies with said criteria in that:
  - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
    - i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

*The Project at 2 Geneva Avenue is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed*

*facility, including visible screening elements is situated so as to avoid intrusion into public vistas, and to insure harmony with the existing neighborhood character and promote public safety.*

- ii. *Necessary: In the case of wireless installations, there are two criteria that the Commission reviews: coverage and capacity.*

*Coverage: San Francisco does have sufficient overall wireless coverage (note that this is separate from carrier capacity). San Francisco's unique coverage issues are due to topography and building heights. The hills and buildings disrupt lines-of-site between WTS base stations. Thus, telecommunication carriers continue to install additional installations to make sure coverage is sufficient.*

*Capacity: While a carrier may have adequate coverage in a certain area, the capacity may not be sufficient. With the continuous innovations in wireless data technology and demand placed on existing infrastructure, individual telecommunications carriers must upgrade and in some instances expand their facilities network to provide proper data and voice capacity. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.*

*The Project at 2 Geneva Avenue is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the T-Mobile Radio Frequency Engineering Team provide that the Project Site is a preferable location, based on factors including quality of coverage and aesthetics.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- iii. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project must comply with all applicable Federal and State regulations to safeguard the health, safety and to ensure that persons residing or working in the vicinity will not be affected, and prevent harm to other personal property.*

*The Department of Public Health conducted an evaluation of potential health effects from Radio Frequency radiation, and has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards.*

- iv. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*No increase in traffic volume is anticipated with the facilities operating unmanned, with a maintenance crew visiting the Site once a month or on an as-needed basis.*

- v. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*While some noise and dust may result from the installation of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.*

- vi. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The facility will not affect landscaping, open space, required parking, lighting or signage at the Project Site or surrounding area.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with Objectives and Policies of the General Plan, as detailed below.*

- 17. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**HOUSING ELEMENT**  
Objectives and Policies

**BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE**

**OBJECTIVE 12:**

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

**Policy 12.3:**

Ensure new housing is sustainable supported by the City's public infrastructure systems.

*The Project will improve T-Mobile's coverage and capacity within the Ocean View neighborhood.*

**COMMERCE AND INDUSTRY ELEMENT**  
Objectives and Policies

**OBJECTIVE 1:**

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

**Policy 1.1:**

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

**Policy 1.2:**

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

*The Project will enhance the total city living and working environment by providing communication services for residents and workers within the City. Additionally, the Project would comply with Federal, State and Local performance standards.*

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

**Policy 2.3:**

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The Site will be an integral part of a new wireless communications network that will enhance the City's diverse economic base.*

**OBJECTIVE 4:**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 4.1:**

Maintain and enhance a favorable business climate in the City.

**Policy 4.2:**

Promote and attract those economic activities with potential benefit to the City.

*The Project will benefit the City by enhancing the business climate through improved communication services for residents and workers.*

## VISITOR TRADE

### OBJECTIVE 8:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

#### Policy 8.3:

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

*The Project will ensure that residents and visitors have adequate public service in the form of T-Mobile telecommunications.*

## COMMUNITY SAFETY ELEMENT Objectives and Policies

### OBJECTIVE 3:

ESTABLISH STRATEGIES TO ADDRESS THE IMMEDIATE EFFECTS OF A DISASTER.

#### Policy 1.20

Increase communication capabilities in preparation for all phases of a disaster and ensure communication abilities extend to hard-to-reach areas and special populations.

#### Policy 2.4

Bolster the Department of Emergency Management's role as the City's provider of emergency planning and communication, and prioritize its actions to meet the needs of San Francisco.

#### Policy 2.15

Utilize advancing technology to enhance communication capabilities in preparation for all phases of a disaster, particularly in the high-contact period immediately following a disaster.

#### Policy 3.7:

Develop a system to convey personalized information during and immediately after a disaster.

*The Project will enhance the ability of the City to protect both life and property from the effects of a fire or natural disaster by providing communication services.*

18. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The wireless communications network will enhance personal communication services for businesses and customers in the surrounding area.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*No residential uses will be displaced or altered in any way by the granting of this Authorization.*

- C. That the City's supply of affordable housing be preserved and enhanced.

*The Project will have no adverse effect on housing in the vicinity.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*Due to the nature of the Project and minimal maintenance or repair, municipal transit service will not be significantly impeded and neighborhood parking will not be overburdened.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project will not cause any displacement of industrial and service sector activity.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*Compliance with applicable structural safety and seismic safety requirements will be considered during the building permit application review process.*

- G. That landmarks and historic buildings be preserved.

*The existing building, constructed in 1987, is not a landmark or historic building.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will not adversely affect parks or open space, nor their access to sunlight or public vistas.*

19. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
20. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. **2017-002484CUA**, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 29, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **November 16, 2017**.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to allow a new Macro Wireless Telecommunications Facility (operated by T-Mobile) consisting of the installation of six (6) new antennas; installation of six (6) new pipe mounts; installation of three (3) new RRUs; installation of two (2) new 2-sided FRP screen walls; installation of one (1) GPS antenna; and installation of ancillary equipment. All antennas will be located on the rooftop, and screened from view within two (2) new FRP screen walls located at 2 Geneva Avenue, Block 6946, Lot 057, pursuant to Planning Code Sections 303 and 755 within the Ocean Avenue NCT Zoning District and an 40-X Height and Bulk District; in general conformance with plans, dated August 29, 2017 and stamped "EXHIBIT B" included in the docket for Record No. 2017-002484CUA and subject to conditions of approval reviewed and approved by the Commission on November 16, 2017, under Motion No. XXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 16, 2017** under Motion No. XXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use Authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **10-Year Renewal.** This authorization is valid for ten (10) years from date of approval. The project sponsor must seek a renewal of this Authorization prior to expiration, but no earlier than 24 months prior to expiration, by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to decommission the wireless facility, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

4. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

5. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

6. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

#### DESIGN – COMPLIANCE AT PLAN STAGE

7. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:

- a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
- b. **For the Project Site, regardless of the ownership of the existing facilities.** Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org).*

8. **Screening - WTS.** To the extent necessary to ensure compliance with adopted FCC regulations regarding human exposure to RF emissions, and upon the recommendation of the Zoning Administrator, the Project Sponsor shall:

- a. Modify the placement of the facilities;
- b. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
- c. Install multi-lingual signage, including the RF radiation hazard warning symbol identified in ANSI C95.2 1982, to notify persons that the facility could cause exposure to RF emissions;
- d. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.
- e. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
  - a. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;

- b. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- c. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org).*

#### MONITORING - AFTER ENTITLEMENT

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

11. **Implementation Costs - WTS.** The Project Sponsor, on an equitable basis with other WTS providers, shall pay the cost of preparing and adopting appropriate General Plan policies related to the placement of WTS facilities. Should future legislation be enacted to provide for cost recovery for planning, the Project Sponsor shall be bound by such legislation.

The Project Sponsor or its successors shall be responsible for the payment of all reasonable costs associated with implementation of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Technology, Office of the City Attorney, or any other appropriate City Department or agency. The Planning Department shall collect such costs on behalf of the City.

The Project Sponsor shall be responsible for the payment of all fees associated with the installation of the subject facility, which are assessed by the City pursuant to all applicable law.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Implementation and Monitoring - WTS.** In the event that the Project implementation report includes a finding that RF emissions for the site exceed FCC Standards in any uncontrolled location, the Zoning Administrator may require the Applicant to immediately cease and desist operation of the facility until such time that the violation is corrected to the satisfaction of the Zoning Administrator.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

13. **Project Implementation Report - WTS.** The Project Sponsor shall prepare and submit to the Zoning Administrator a Project Implementation Report. The Project Implementation Report shall:

- a. Identify the three dimensional perimeter closest to the facility at which adopted FCC standards for human exposure to RF emissions in uncontrolled areas are satisfied;
- b. Document testing that demonstrates that the facility will not cause any potential exposure to RF emissions that exceed adopted FCC emission standards for human exposure in uncontrolled areas.
- c. The Project Implementation Report shall compare test results for each test point with applicable FCC standards. Testing shall be conducted in compliance with FCC regulations governing the measurement of RF emissions and shall be conducted during normal business hours on a non-holiday weekday with the subject equipment measured while operating at maximum power.
- d. Testing, Monitoring, and Preparation. The Project Implementation Report shall be prepared by a certified professional engineer or other technical expert approved by the Department. At the sole option of the Department, the Department (or its agents) may monitor the performance of testing required for preparation of the Project Implementation Report. The cost of such monitoring shall be borne by the Project Sponsor pursuant to the condition related to the payment of the City's reasonable costs.
- e. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
- f. Approval. The Zoning Administrator shall request that the Certification of Final Completion for operation of the facility not be issued by the Department of Building Inspection until such time that the Project Implementation Report is approved by the Department for compliance with these conditions.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

14. **Coverage and Capacity Verification.** Use is authorized as long as an independent evaluator, selected by the Planning Department, determines that the information and conclusions submitted by the wireless service provider in support of its request for conditional use are accurate. The wireless service provider shall fully cooperate with the evaluator and shall provide any and all data requested by the evaluator to allow the evaluator to verify that the maps, data, and conclusions about service coverage and capacity submitted are accurate. The wireless service provider shall bear all costs of said evaluation. The independent evaluator, upon request by the wireless service provider shall keep the submitted data confidential and

shall sign a confidentiality agreement acceptable to the wireless service provider. The independent evaluator shall be a professional engineer licensed by the State of California.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9079, [www.sf-planning.org](http://www.sf-planning.org).*

15. **Notification prior to Project Implementation Report - WTS.** The Project Sponsor shall undertake appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna.

- a. At least twenty calendar days prior to conducting the testing required for preparation of the Project Implementation Report, the Project Sponsor shall mail notice to the Department, as well as to the resident of any legal dwelling unit within 25 feet of a transmitting antenna of the date on which testing will be conducted. The Applicant will submit a written affidavit attesting to this mail notice along with the mailing list.
- b. When requested in advance by a resident notified of testing pursuant to subsection (a), the Project Sponsor shall conduct testing of total power density of RF emissions within the residence of that resident on the date on which the testing is conducted for the Project Implementation Report.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

16. **Installation - WTS.** Within 10 days of the installation and operation of the facilities, the Project Sponsor shall confirm in writing to the Zoning Administrator that the facilities are being maintained and operated in compliance with applicable Building, Electrical and other Code requirements, as well as applicable FCC emissions standards.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

17. **Periodic Safety Monitoring - WTS.** The Project Sponsor shall submit to the Zoning Administrator 10 days after installation of the facilities, and every two years thereafter, a certification attested to by a licensed engineer expert in the field of EMR/RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF/EMF emissions.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

## OPERATION

18. **Community Liaison.** Prior to issuance of a building permit application to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

19. **Out of Service – WTS.** The Project Sponsor or Property Owner shall remove antennas and equipment that has been out of service or otherwise abandoned for a continuous period of six (6) months.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

20. **Emissions Conditions – WTS.** It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for revocation.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

21. **Noise and Heat – WTS.** The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Control Ordinance. The WTS facility, including power source and any heating/cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.

*For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

22. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is made known to the Zoning Administrator in advance of such operation, and all conditions of approval for the subject installation are carried out by the new carrier/provider.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

23. **Compatibility with City Emergency Services – WTS.** The facility shall not be operated or caused to transmit on or adjacent to any radio frequencies licensed to the City for emergency telecommunication services such that the City's emergency telecommunications system experiences interference, unless prior approval for such has been granted in writing by the City.

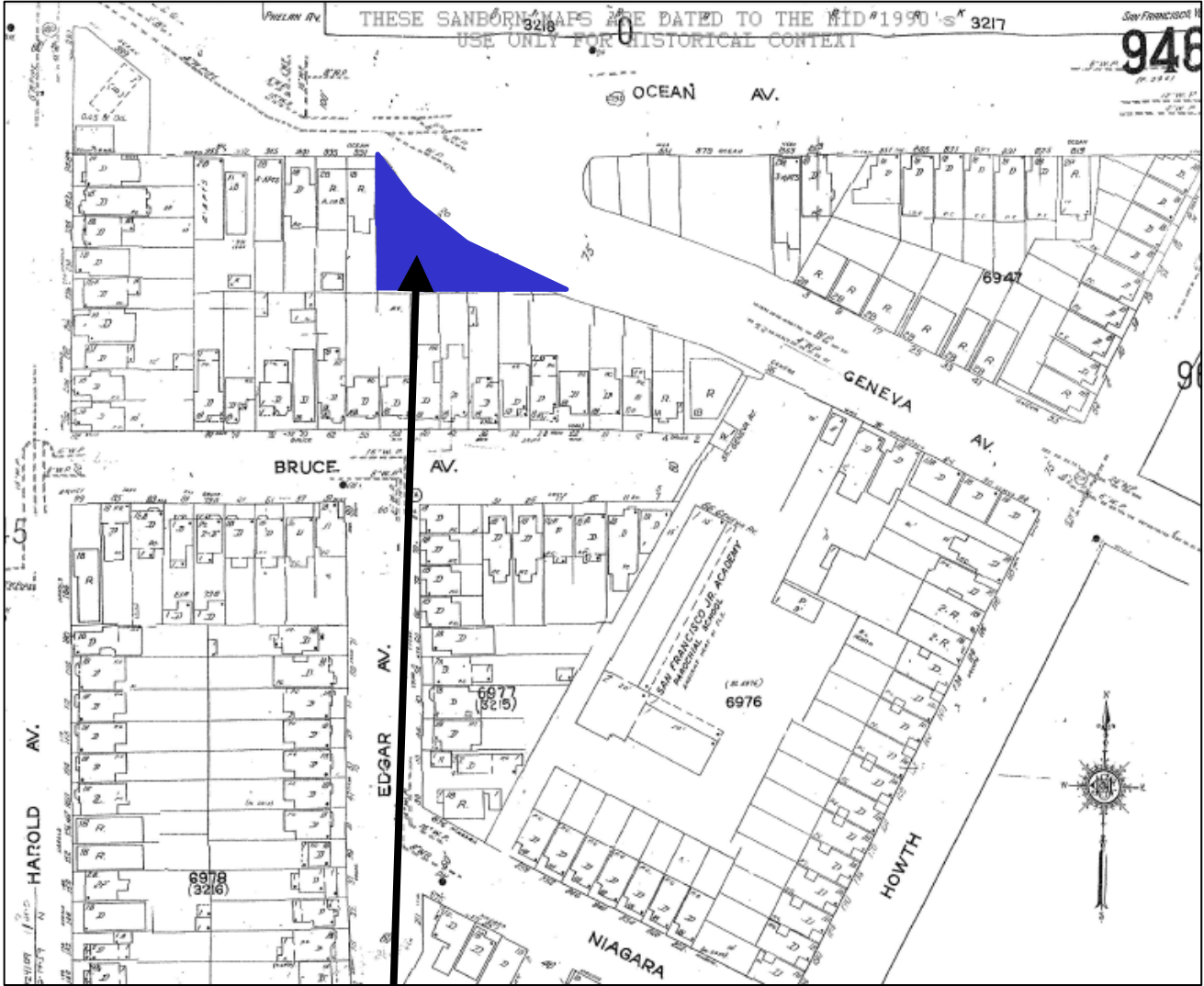
*For information about compliance, contact the Department of Technology, 415-581-4000, <http://sfgov3.org/index.aspx?page=1421>*

# Block Book Map



Case Number 2017-002484CUA  
 T-Mobile  
 Macro WTS Facility  
 2 Geneva Avenue

# Sanborn Map\*

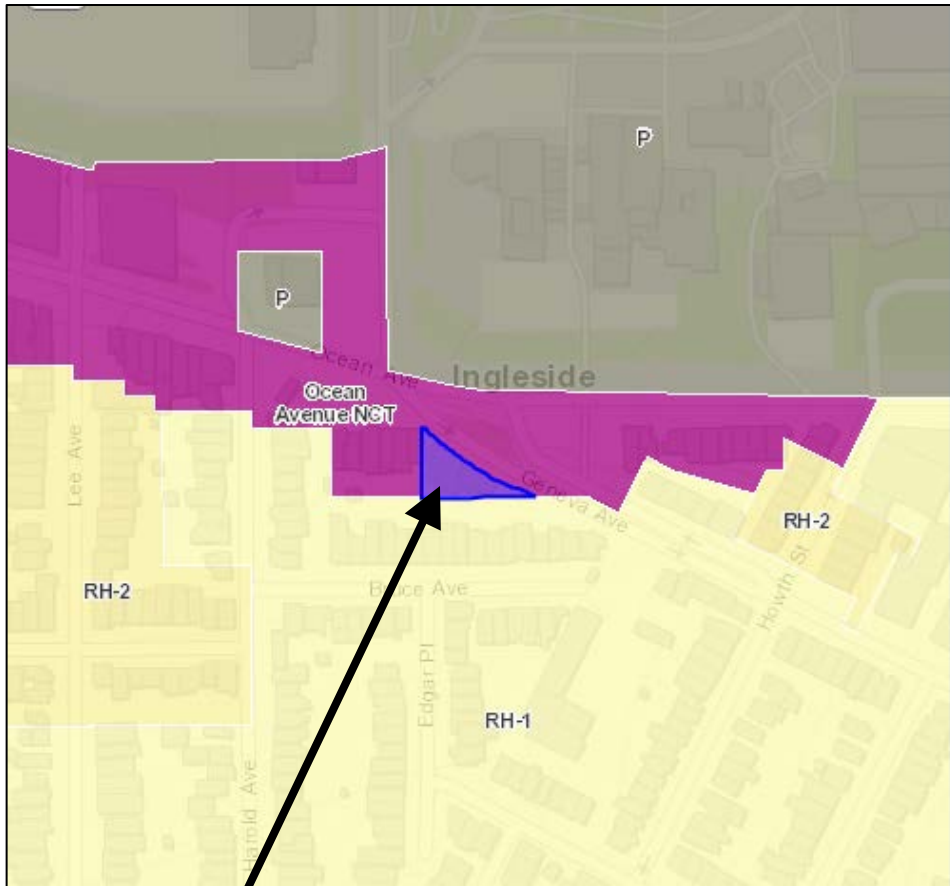


SUBJECT  
PROPERTIES

\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



# Zoning Map

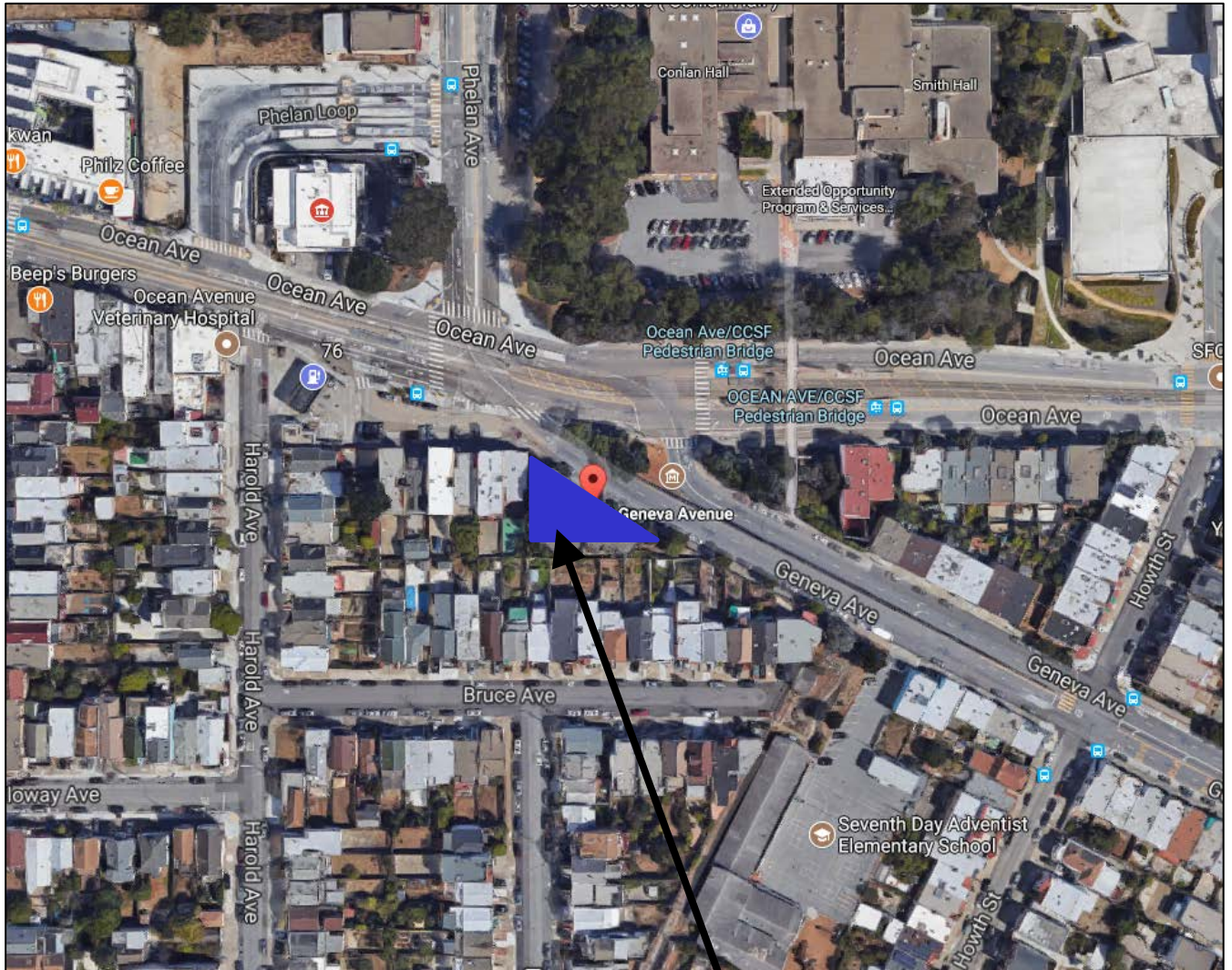


**SUBJECT  
PROPERTIES**



**Case Number 2017-002484CUA**  
T-Mobile  
Macro WTS Facility  
2 Geneva Avenue

# Aerial Photo



**SUBJECT  
PROPERTIES**



**Case Number 2017-002484CUA**  
T-Mobile  
Macro WTS Facility  
2 Geneva Avenue

## Contextual Photographs

See attached photographs of the existing buildings within 100' of the proposed building



Proposed site at 2 Geneva Ave



View south of the proposed site from the Corner of Ocean Ave and Geneva.



View of the site from across the street



View of the site from Phelan Ave & Ocean Ave

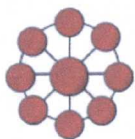
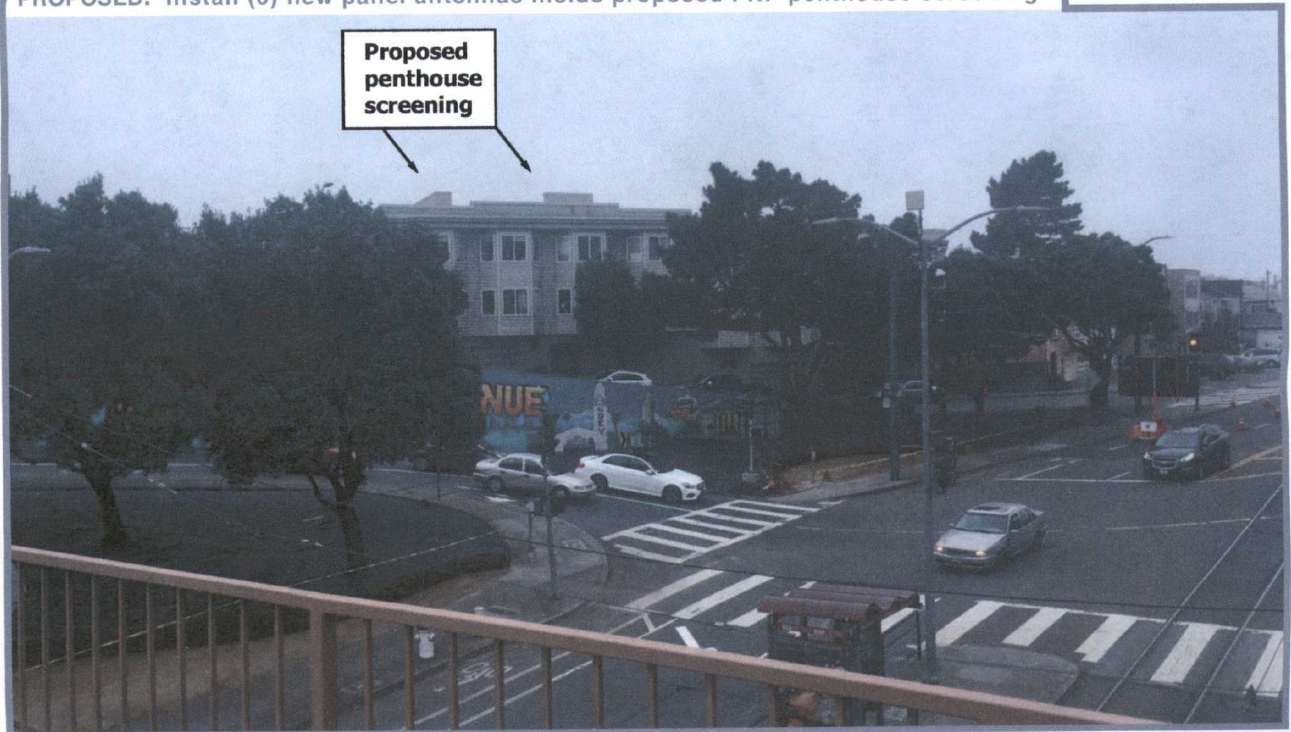


View NE of the site



EXISTING

PROPOSED: Install (6) new panel antennas inside proposed FRP penthouse screening



**Cortel**  
Photosims

View 1 of 2

T-Mobile

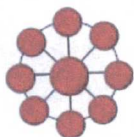
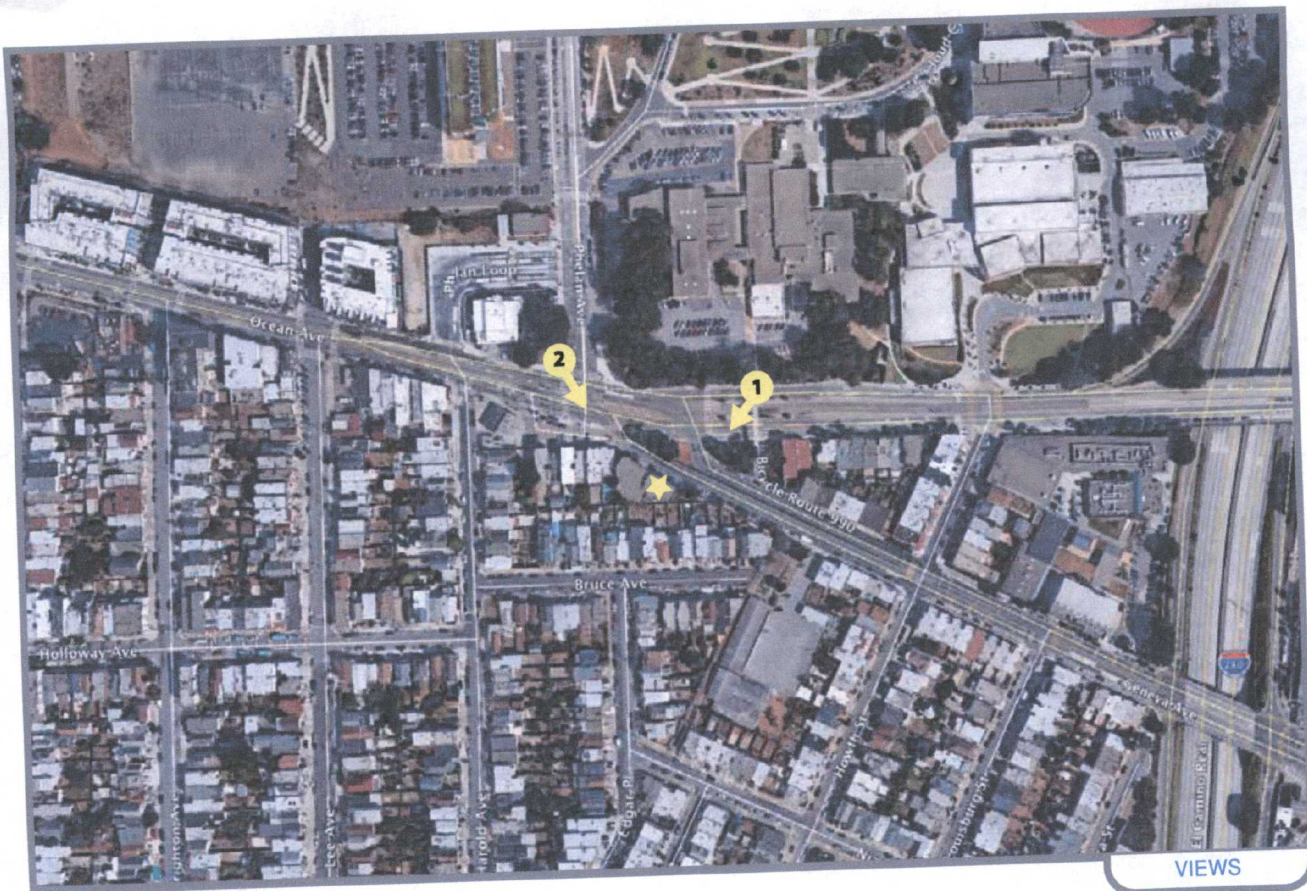
**SF93090A**  
2 Geneva Avenue  
San Francisco CA 94112



EXISTING

PROPOSED: Install (6) new panel antennas inside proposed FRP penthouse screening





**Cortel**  
Photosims

[View Chart](#)

**T-Mobile**

**SF93090A**  
2 Geneva Avenue  
San Francisco CA 94112

**T-Mobile West LLC • Proposed Base Station (Site No. SF93090A)  
2 Geneva Avenue • San Francisco, California**

**Statement of Hammett & Edison, Inc., Consulting Engineers**

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by T-Mobile West LLC, a personal wireless telecommunications carrier, to evaluate the base station (Site No. SF93090A) proposed to be located at 2 Geneva Avenue in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

**Background**

The San Francisco Department of Public Health has adopted an 11-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5-80 GHz	5.00 mW/cm <sup>2</sup>	1.00 mW/cm <sup>2</sup>
WiFi (and unlicensed uses)	2-6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30-300	1.00	0.20

**Checklist**

Reference has been made to information provided by T-Mobile, including red-lined zoning drawings by JS Infrastructure Partners, dated October 7, 2016. It should be noted that the calculation results in this Statement include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operations.

1. The location, identity, and total number of all operational radiating antennas installed at this site.

There are reported no wireless base stations installed at the site.

2. List all radiating antennas located within 100 feet of the site that could contribute to the cumulative radio frequency energy at this location.

There are reported no other WTS facilities within 100 feet of the site.

3. Provide a narrative description of the proposed work for this project.

T-Mobile proposes to install six antennas. This is consistent with the scope of work described in the drawings for transmitting elements.



**T-Mobile West LLC • Proposed Base Station (Site No. SF93090A)**  
**2 Geneva Avenue • San Francisco, California**

4. Provide an inventory of the make and model of antennas or transmitting equipment being installed or removed.

T-Mobile proposes to install three RFS Model APXVF24-C-A20 and three Ericsson Model AIR32 directional panel antennas behind two view screens to be constructed above the upper roof of the three-story residential building located at 2 Geneva Avenue in San Francisco. The six antennas would employ 2° downtilt, would be mounted at an effective height of about 42½ feet above ground, 8½ feet above the roof, and would be oriented in identical pairs toward 20°T, 140°T, and 250°T, to provide service in all directions.

5. Describe the existing radio frequency energy environment at the nearest walking/working surface to the antennas and at ground level. This description may be based on field measurements or calculations.

Because there are no antennas at the site presently, existing RF levels for a person on the roof near the proposed antenna locations and at ground near the site are presumed to be well below the applicable public exposure limit.

6. Provide the maximum effective radiated power per sector for the proposed installation. The power should be reported in watts and reported both as a total and broken down by frequency band.

The maximum effective radiated power proposed by T-Mobile in any direction would be 10,670 watts, representing simultaneous operation at 4,400 watts for AWS, 4,400 watts for PCS, and 1,870 watts for 700 MHz service.

7. Describe the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area.

The maximum calculated level at any nearby building is 5.2% of the public exposure limit; this occurs at the two-story residential building located at 22 Bruce Avenue, about 230 feet to the southwest.

8. Report the estimated cumulative radio frequency fields for the proposed site at ground level.

For a person anywhere at ground, the maximum RF exposure level due to the proposed T-Mobile operation is calculated to be 0.071 mW/cm<sup>2</sup>, which is 8.7% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be well below the applicable public limit.

9. Provide the maximum distance (in feet) the three dimensional perimeter of the radio frequency energy level equal to the public and occupational exposure limit is calculated to extend from the face of the antennas.

The three-dimensional perimeters of RF levels equal to the public and occupational exposure limits are calculated to extend up to 65 and 17 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.



**T-Mobile West LLC • Proposed Base Station (Site No. SF93090A)  
2 Geneva Avenue • San Francisco, California**

*10. Provide a description of whether or not the public has access to the antennas. Describe any existing or proposed warning signs, barricades, barriers, rooftop striping or other safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards.*

Due to their mounting locations on the upper roof, to which it is assumed that access is presently restricted for unauthorized persons, the T-Mobile antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the upper roof, including employees and contractors of T-Mobile and of the property owner. No access within 17 feet directly in front of the antennas themselves, such as might occur during certain maintenance activities on the upper roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that "Worker Notification Areas" be marked with yellow paint stripes on the roof of the building, as shown in Figure 1, to identify areas within which exposure levels are calculated to exceed the FCC public limit. It is recommended that explanatory signs\* be posted on the screens in front of the antennas, at the boundary of the striping and at the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

*11. Statement of authorship and qualification.*

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2017. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

\* Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.



**T-Mobile West LLC • Proposed Base Station (Site No. SF93090A)  
2 Geneva Avenue • San Francisco, California**

**Conclusion**

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by T-Mobile West LLC at 2 Geneva Avenue in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

November 16, 2016



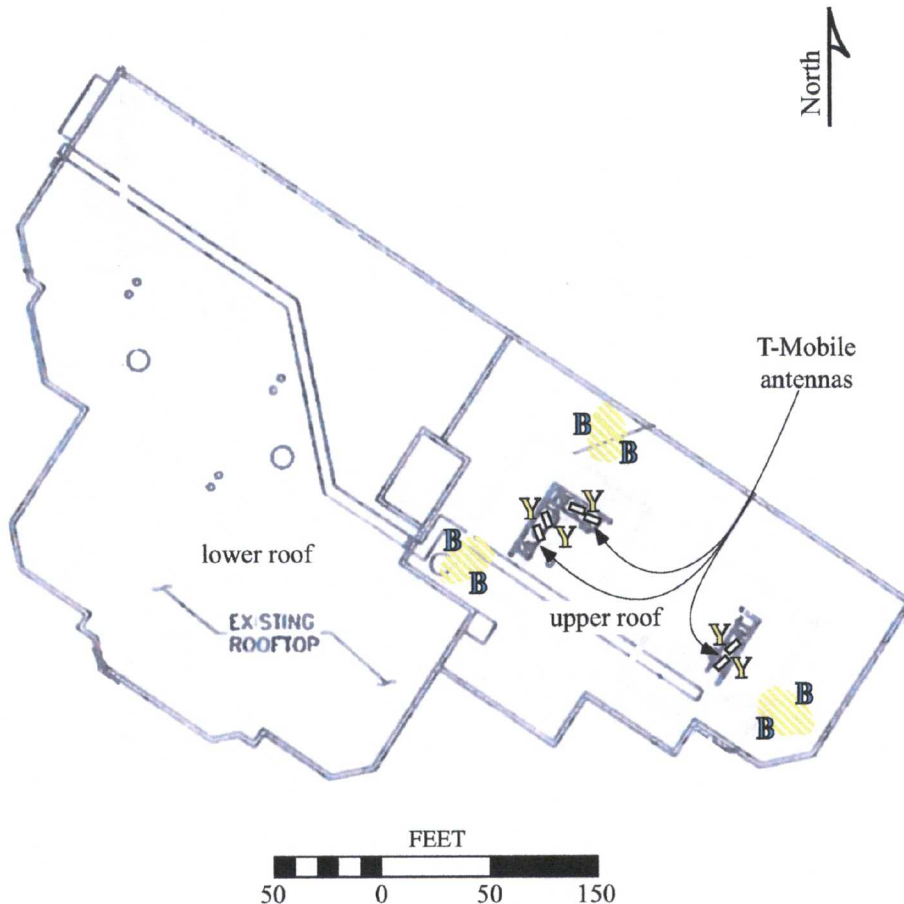
*William F. Hammett*  
William F. Hammett, P.E.  
707/996-5200

**T-Mobile West LLC • Proposed Base Station (Site No. SF93090A)  
2 Geneva Avenue • San Francisco, California**

**Calculated RF Exposure Levels on Roof**

**Recommended Mitigation Measures**

- Stripe roof areas as shown (no installed access to upper roof)
- Post explanatory signs
- Provide training



Notes: See text.

Base drawing from JS Infrastructure Partners, dated October 7, 2016.

Calculations performed according to OET Bulletin 65, August 1997.

<b>Legend:</b>	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Striping color	blank	yellow	red	N/A
Sign type	I - Green INFORMATION	B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
SAN FRANCISCO

S71Z  
Figure 1



San Francisco City and County  
Department of Public Health

Environmental Health Section

Edwin M. Lee, Mayor  
Barbara Garcia, Director of Health

Stephanie K.J. Cushing, MSPH, CHMM, REHS  
Director of Environmental Health

Review of Cellular Antenna Site Proposals

Project Sponsor : T-Mobile Planner: Elizabeth Watty  
RF Engineer Consultant: Hammett & Edison, Inc Phone Number: (707) 996-5200  
Project Address/Location: 2 Geneva Av  
Site ID: 2548 SiteNo.: SF93090A Report Dated: 11/16/2016

The following information is required to be provided before approval of this project can be made. These information requirements are established in the San Francisco Planning Department Wireless Telecommunications Services Facility Siting Guidelines dated August 1996.

In order to facilitate quicker approval of this project, it is recommended that the project sponsor review this document before submitting the proposal to ensure that all requirements are included.

- ☒ 1. The location, identity and total number of all operational radiating antennas installed at this site was provided. (WTS-FSG, Section 10.4.1, Section 11, 2b)  
Number of Existing Antennas: 0
- ☒ 2. A list of all radiating antennas located within 100 feet of the site which could contribute to the cumulative radio frequency energy at this location was provided. (WTS-FSG, Section 10.5.2)  
☒ Yes ☐ No
- ☒ 3. A narrative description of the proposed work for this project was provided. The description should be consistent with scope of work for the final installation drawings. (WTS-FSG, Section 10)  
☒ Yes ☐ No
- ☒ 4. An inventory of the make and model of antennas or transmitting equipment being installed or removed was provided. The antenna inventory included the proposed installation height above the nearest walking/working surface, the height above ground level and the orientations of the antennas. (WTS-FSG, Section 10.5.2)  
☒ Yes ☐ No
- ☒ 5. A description of the existing radio frequency energy environment at the nearest walking/working surface to the antennas and at ground level was provided. A description of any assumptions made when doing the calculations was also provided. (WTS-FSG, Section 10.4.1a, Section 10.4.1c, Section 10.5)  
☒ Yes ☐ No
- ☒ 6. The maximum effective radiated power per sector for the proposed installation was provided along with the frequency bands used by the antennas. (WTS-FSG, Section 10.1.2, Section 10.5.1)  
Maximum Effective Radiated Power: 10670 Watts
- ☒ 7. Based on the antenna orientation, the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area was provided. (WTS-FSG, Section 10.4, Section 10.5.1)  
Maximum percent of applicable FCC public standard at the nearest building or structure: 5.2 %  
Distance to this nearby building or structure: 230 feet
- ☒ 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)  
Maximum RF Exposure: 0.071 mW/cm<sup>2</sup> Maximum RF Exposure Percent: 8.7 %

- ☒ 9. The maximum distance (in feet) the three dimensional perimeter of the radio frequency energy level equal to the public and occupational exposure limit is calculated to extend from the face of the antennas was provided. Any potential walking/working surfaces exceeding regulatory standards were identified. (WTS-FSG, Section 10.9.2)

☒ Public Exclusion Area  
☒ Occupational Exclusion Area

Public Exclusion In Feet: 65  
Occupational Exclusion In Feet: 17

- ☒ 10. A description of whether or not the public has access to the antennas was provided. A description was also provided of any existing or proposed warning signs, barricades, barriers, rooftop stripping or other safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. All signs will be provided in English, Spanish and Chinese. (WTS-FSG, Section 9.5, Section 10.9.2)

☒ Yes ☐ No

- ☒ 11. Statement regarding the engineer who produced the report and their qualifications was provided. The engineer is licensed in the State of California. (WTS-FSG, Section 11.8)

☒ Yes ☐ No

- ☒ **Approved.** Based on the information provided the following staff believes that the project proposal will comply with the current Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC standard CFR47 1.1310 **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

**Comments:**

There are 0 antennas existing operated by T-Mobile installed on the roof-top of the building at 2 Geneva Av. Existing RF levels at ground level were calculated to be well below 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. T-Mobile proposes to install 6 new antennas. The antennas are mounted at a height of 42.5 feet above the ground. The estimated ambient RF field from the proposed T-Mobile transmitters at ground level is calculated to be .071 mW/sq cm., which is 8.7% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 65 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Yellow striping to be provided on rooftop areas that exceed the FCC public exposure limits. Workers should not have access to within 17 feet of the front of the antennas while they are in operation.

☐ **Not Approved**, additional information required.

☐ **Not Approved**, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

1 Hours spent reviewing

Charges to Project Sponsor (in addition to previous charges, to be received at time of receipt by Sponsor)

Dated: 1/25/2017

Signed: LK

**Larry Kessler**  
Environmental Health Management Section  
San Francisco Dept. of Public Health  
1390 Market St., Suite 210,  
San Francisco, CA. 94102  
(415) 252-3841

# Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, JACQUELINE SMART Steinberg, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 50 Phelan Ave Rm# MUB 370 (location/address) on 2/3/17 (date) from 6-8pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 3/1/2017, 2017 IN SAN FRANCISCO.

Jacqueline Smart Steinberg  
Signature

JACQUELINE SMART STEINBERG  
Name (type or print)

AGENT FOR T-Mobile  
Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

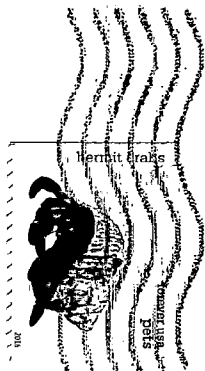
2 Geneva Ave  
Project Address

# T-Mobile Community meeting 2/3/17 @ 6-8pm

Name	Signature
CHARLIS WONG	Charis Wong Dragonflysto@gmail
Waley Cheong	Waley J. Cheong
Tong Cheong	Tong Cheong
Wei Yi Cheong	Wei Yi Cheong
xiao mei yu	xiaomeiyu
DELMA SAPALO	Sapalo (NOT A VOTE)
ROSALINA CHAN	R. Chan — OPPOSE TO THE CELL PHONE TOWERS
Lito CHAN	L. Chan — OPPOSE TO THE CELL PHONE TOWER

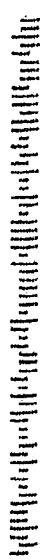
54412-155125

28 MAR 2017 PM 5:1



JACQUELINE Smart  
26 Shugford Ave  
SF, CA 94112

54412-155125



## **Community Meeting Summary**

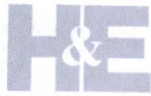
T-Mobile held a community meeting on 2/3/17 at the San Francisco Community College campus.

A total of 10 people showed up to the meeting along with our radio frequency expert Bill Hammett from Hammett and Edison. Bill made a presentation on the definitions of Radio Frequency and how it relates to telecommunications and the public. He also went on to inform the public on the FCC's role in regulating Radio Frequencies and that this site as proposed currently meets those requirements.

There were two people who were opposed to the site and had concerns and questions about the health effects of the emissions from the antennas and they were addressed by Mr. Hammett. He informed them that there have been no studies to date that show that they are harmful to the public.

Another resident expressed concerns about the proximity of the site to his property and the effects of the radio frequency emissions to the occupants. Mr. Hammett also addressed this question by explaining how the frequencies travel and that based on the location of the antennas and his home there will be no effect. He also went on to offer to have measurements taken from his home after the antennas have been installed to verify the actual readings

Most of the questions from the public were about health concerns and they were all addressed by Mr. Hammett who also offered to address any other questions after the meeting.



**HAMMETT & EDISON, INC.**  
CONSULTING ENGINEERS  
BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.  
STANLEY SALEK, P.E.  
ROBERT P. SMITH, JR.  
RAJAT MATHUR, P.E.  
NEIL J. OLIJ, P.E.  
AMELIA NGAI  
MANAS REDDY

ROBERT L. HAMMETT, P.E.  
1920-2002  
EDWARD EDISON, P.E.  
1920-2009

DANE E. ERICKSEN, P.E.  
ANDREA L. BRIGHT, P.E.  
CONSULTANTS

BY E-MAIL JSMART@J5IP.COM

February 28, 2017

Ms. Jacqueline Smart Steinberg  
J5 Infrastructure Partners  
2030 Main Street, Suite 1300  
Irvine, California 92614

Dear Jacqueline:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that T-Mobile will submit as part of its application package for its base station proposed to be located at 2 Geneva Avenue (Site No. SF93090A). This is to fulfill the submittal requirements for Planning Department review.

#### **Executive Summary**

We concur with the maps provided by T-Mobile. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation in-building coverage.

T-Mobile proposes to install three RFS Model APXVF24-C-A20 and three Ericsson Model AIR32 directional panel antennas behind two view screens to be constructed above the upper roof of the three-story residential building located at 2 Geneva Avenue in San Francisco. The six antennas would employ 2° downtilt, would be mounted at an effective height of about 42½ feet above ground, 8½ feet above the roof, and would be oriented in identical pairs toward 20°T, 140°T, and 250°T, to provide service in all directions. The maximum effective radiated power proposed by T-Mobile in any direction would be 10,670 watts, representing simultaneous operation at 4,400 watts for AWS, 4,400 watts for PCS, and 1,870 watts for 700 MHz service. This site is intended to replace the existing T-Mobile site at 1000 Ocean Avenue (T-Mobile Site No. SF03090A).

T-Mobile provided for review two coverage maps (attached). The map titled "Predicted In-Building Coverage Existing Sites with SF03090A," dated, February 3, 2017, shows the existing coverage in the area without the proposed site. The map titled "Predicted in-Building Coverage Surrounding Sites On Air With Relocated Site SF93090A," dated, November 10, 2016, shows the coverage in the area with the proposed site and without existing site SF03090A. Both maps show a single level of coverage, which T-Mobile defines as acceptable in-building coverage in the area.

e-mail: bhammett@h-e.com  
Delivery: 470 Third Street West • Sonoma, California 95476  
Telephone: 707/996-5200 San Francisco • 707/996-5280 Fax • 202/396-5200 D.C.

N9SE

Ms. Jacqueline Smart Steinberg, page 2  
February 28, 2017

We note that the before map does not show a gap in coverage that the proposed relocation is intended to improve, and so measurements of the actual coverage in the area would not be relevant to this proposal. The service areas shown in the maps are similar, as would be expected for a site that is merely being relocated but not upgraded.

We appreciate the opportunity to be of service. Please let us know if any questions arise on this matter.

Sincerely yours,



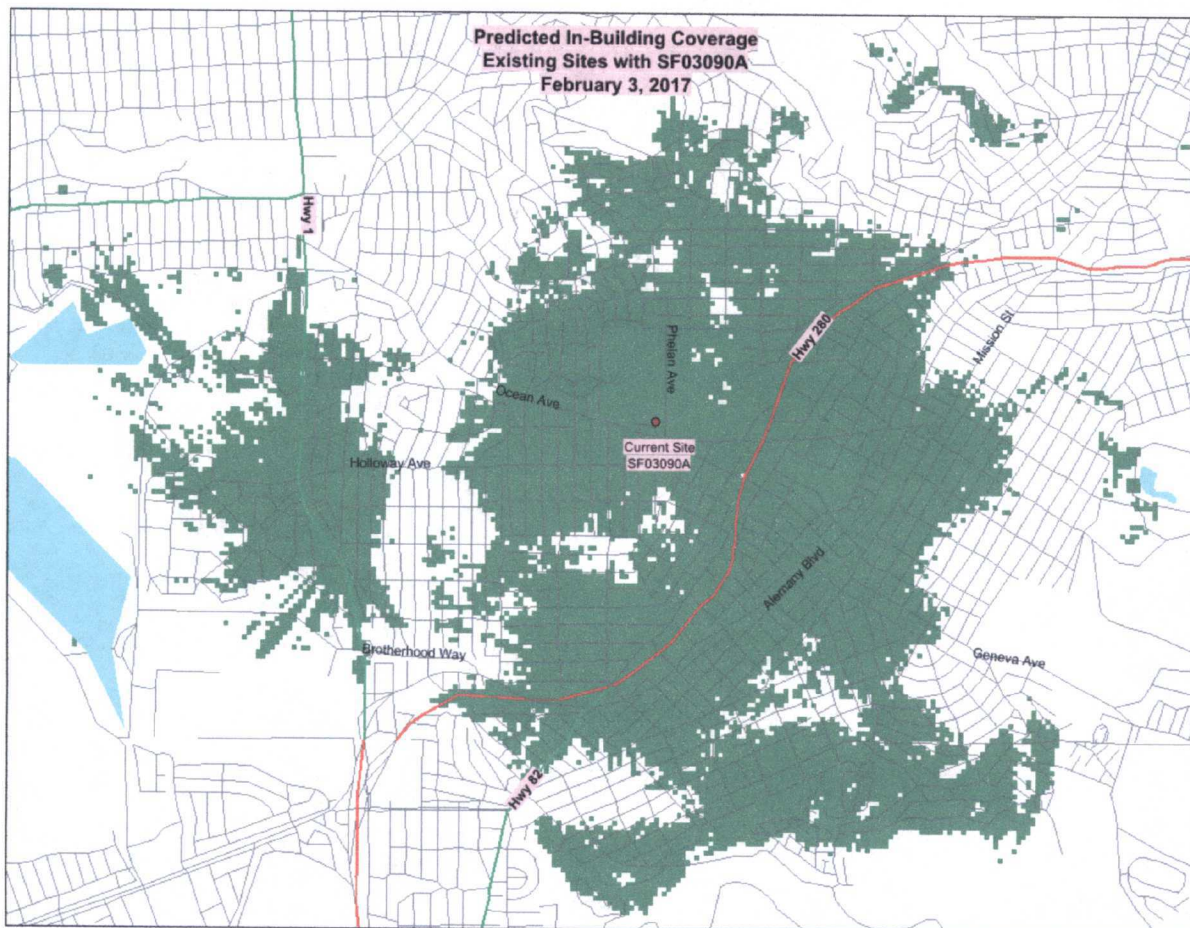
William F. Hammett, P.E.

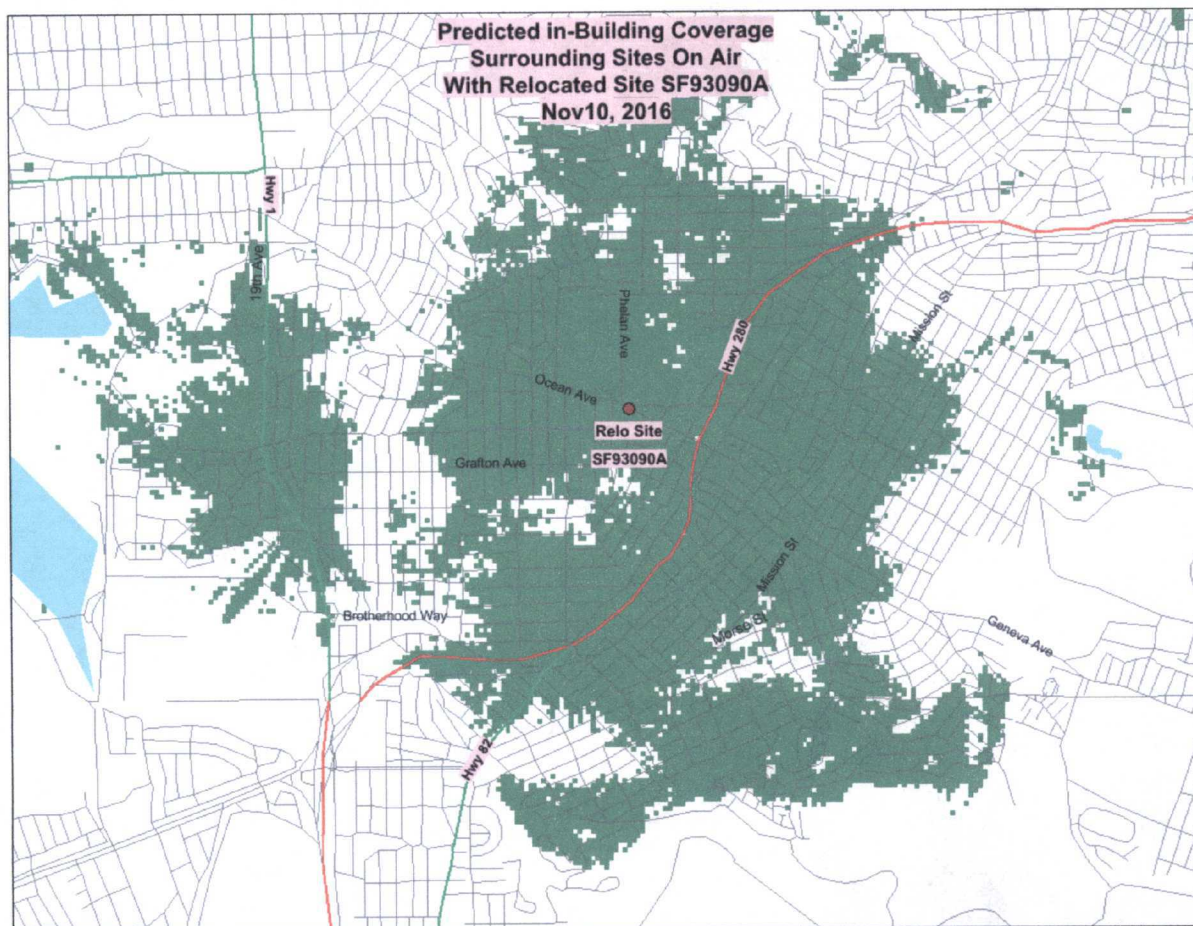
scn

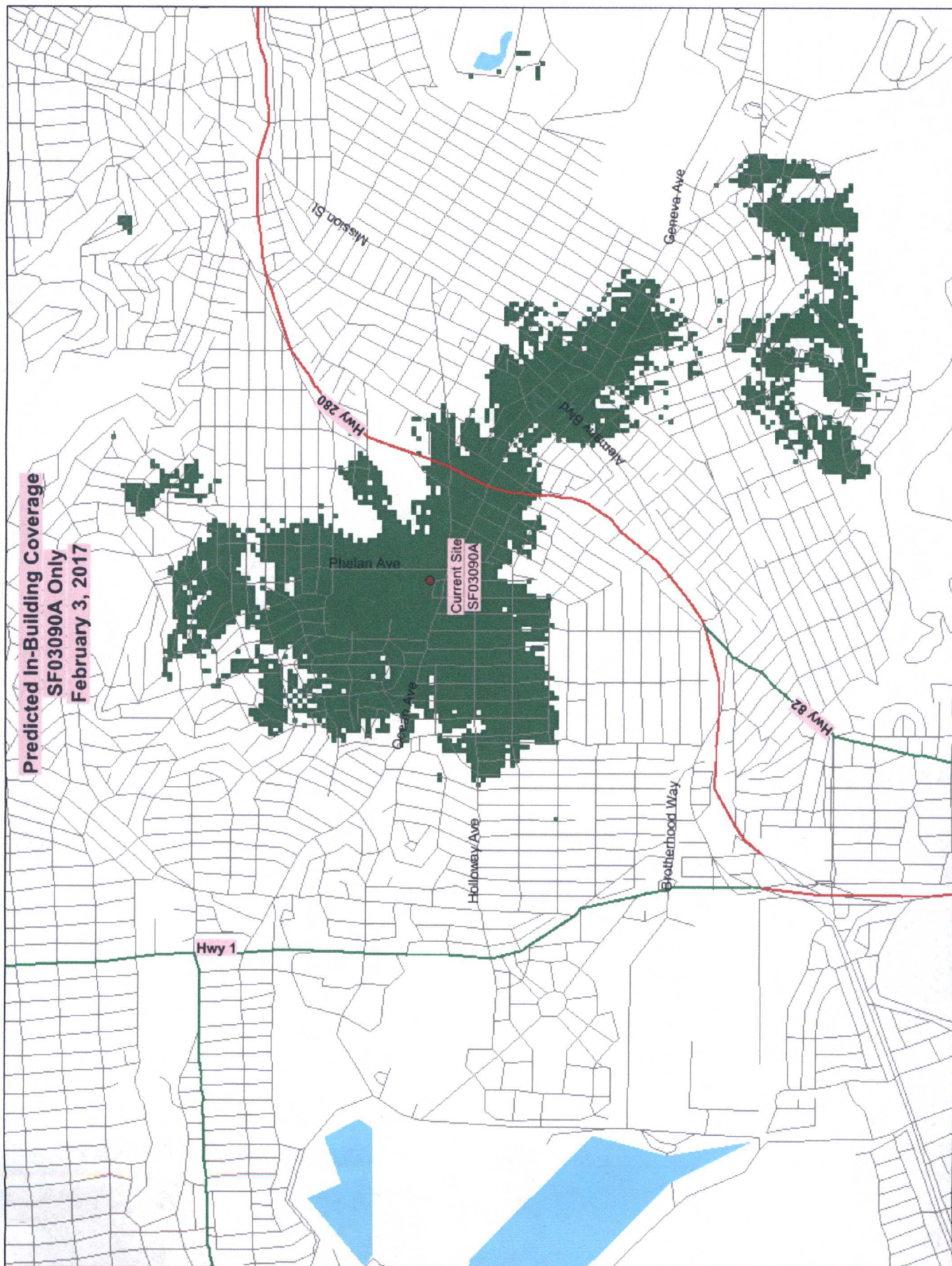
Enclosures

cc: Mr. Aris Antons (w/encl) – BY E-MAIL ARIS.ANTONS@T-MOBILE.COM

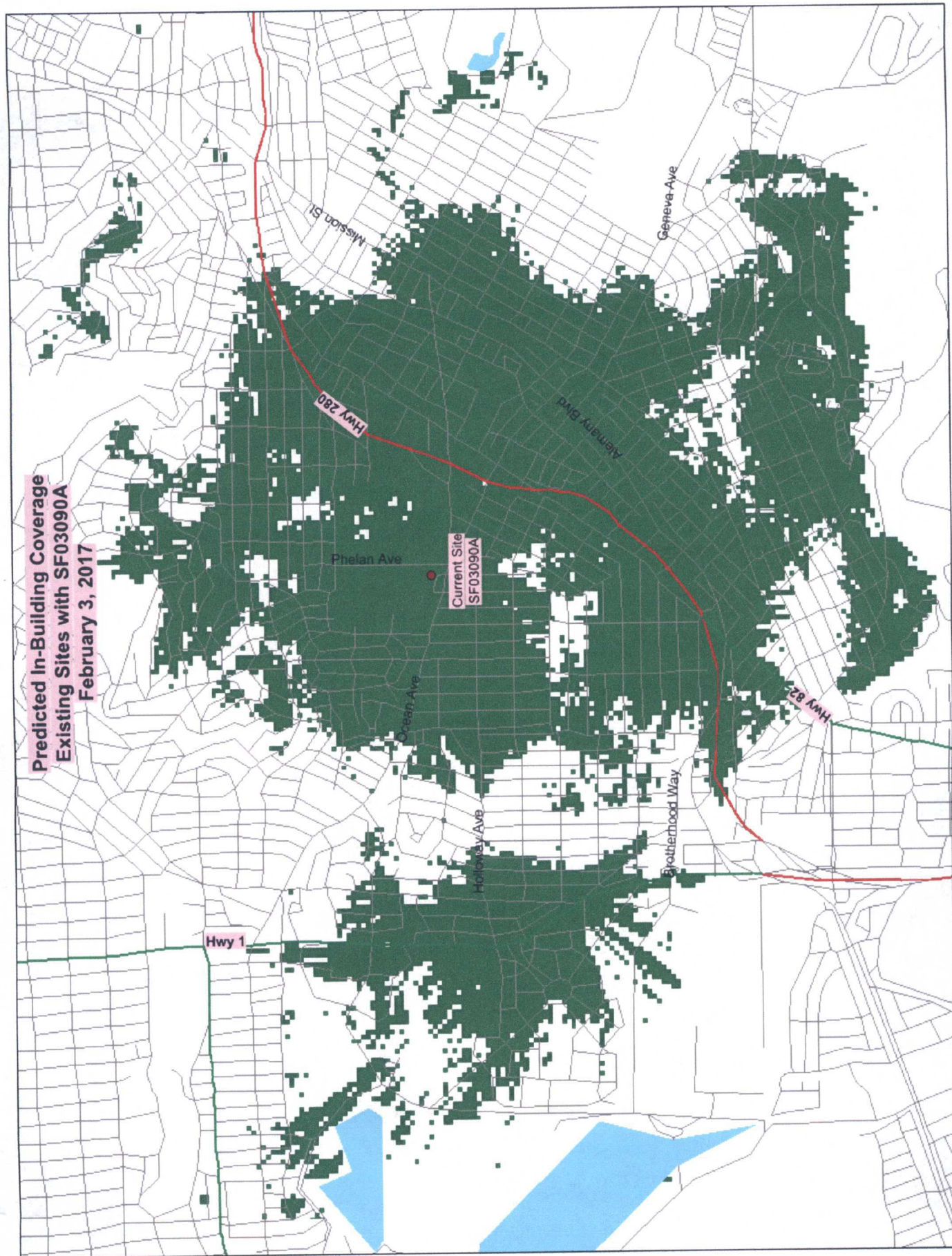




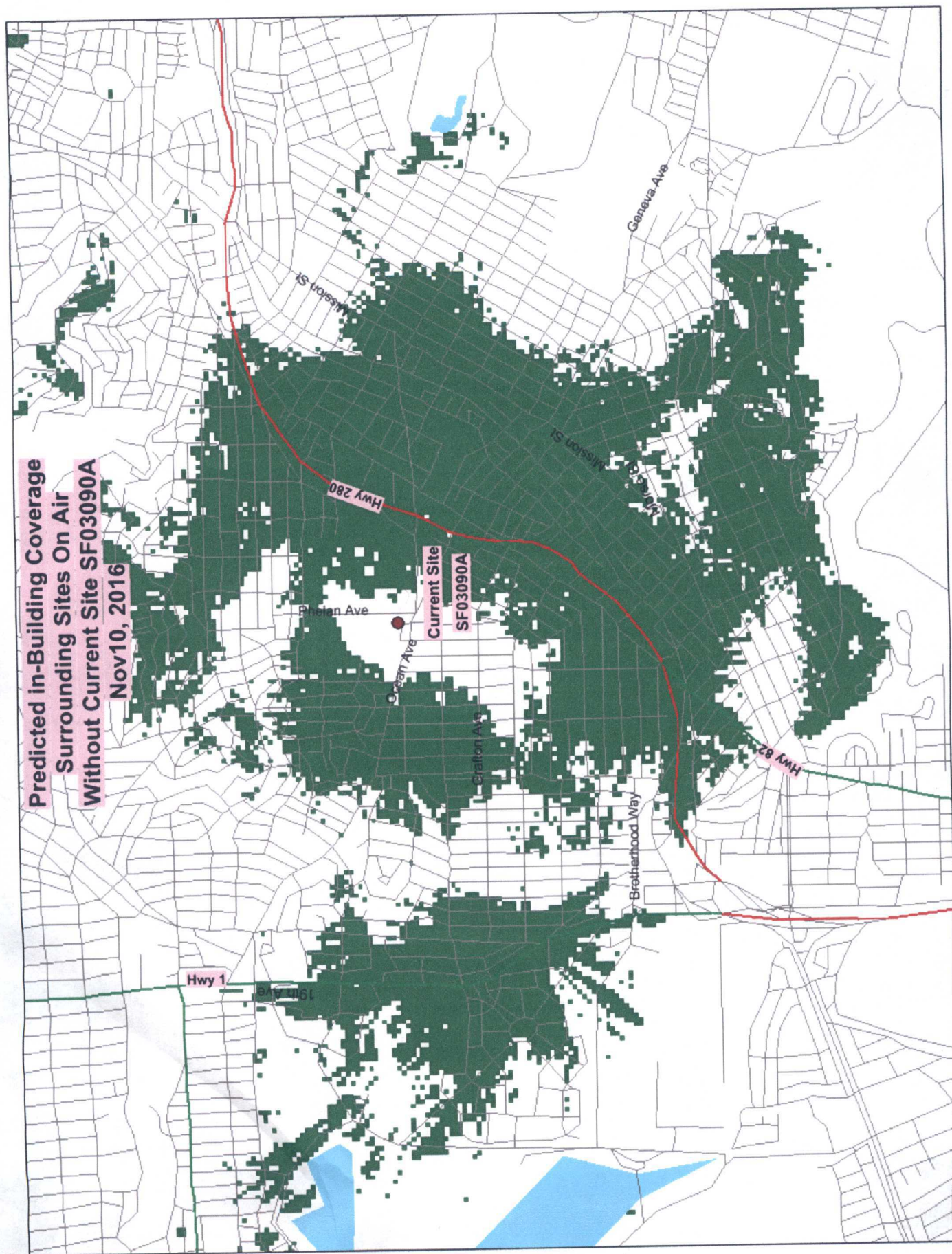




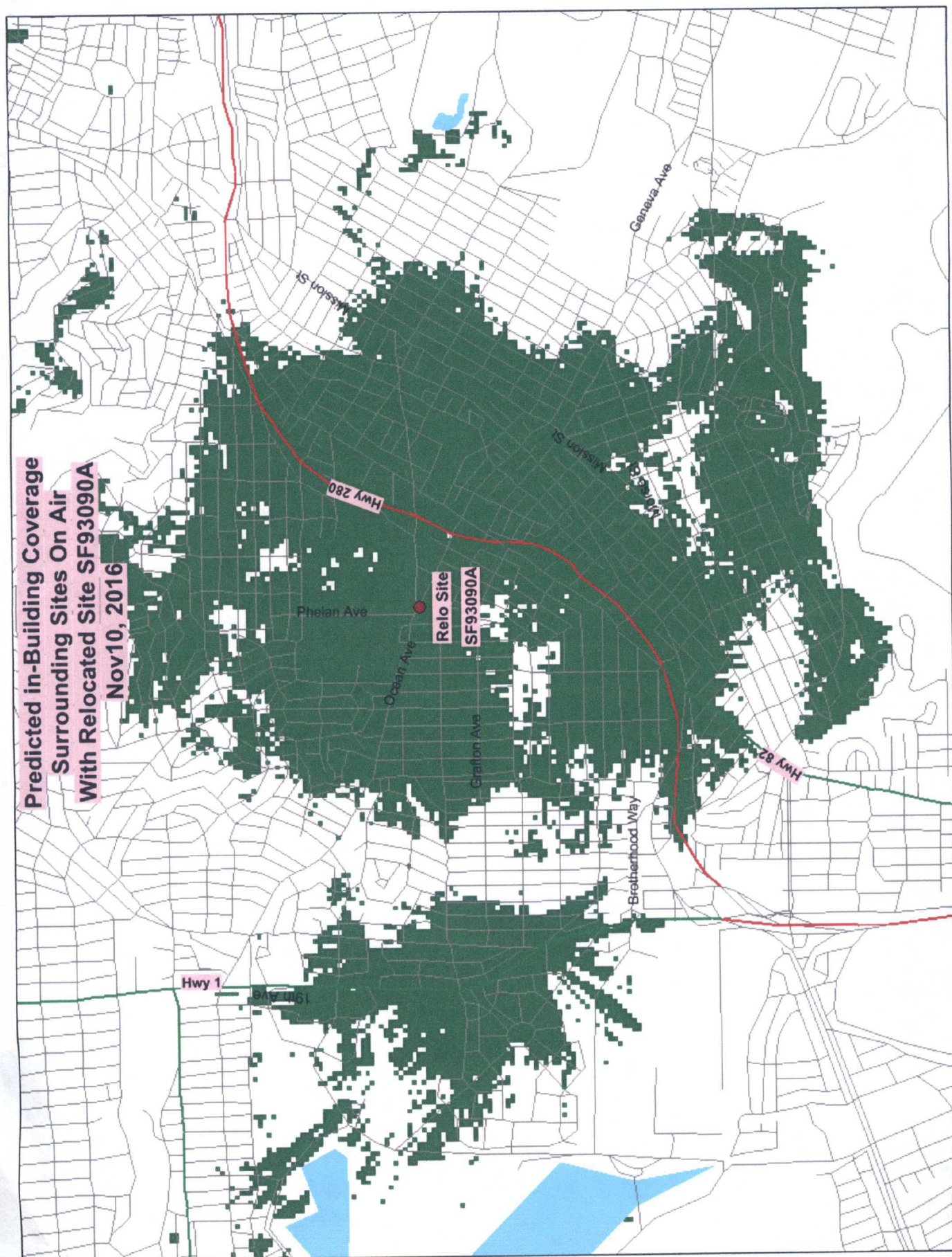
**Predicted In-Building Coverage  
Existing Sites with SF03090A  
February 3, 2017**



**Predicted in-Building Coverage  
Surrounding Sites On Air  
Without Current Site SF03090A  
Nov10, 2016**



**Predicted In-Building Coverage  
Surrounding Sites On Air  
With Relocated Site SF93090A  
Nov10, 2016**



## T-Mobile's existing site distance

Write a description for your map.

### Legend

1000 Ocean Ave

Ave)

Existing site (1000 Ocean Ave)

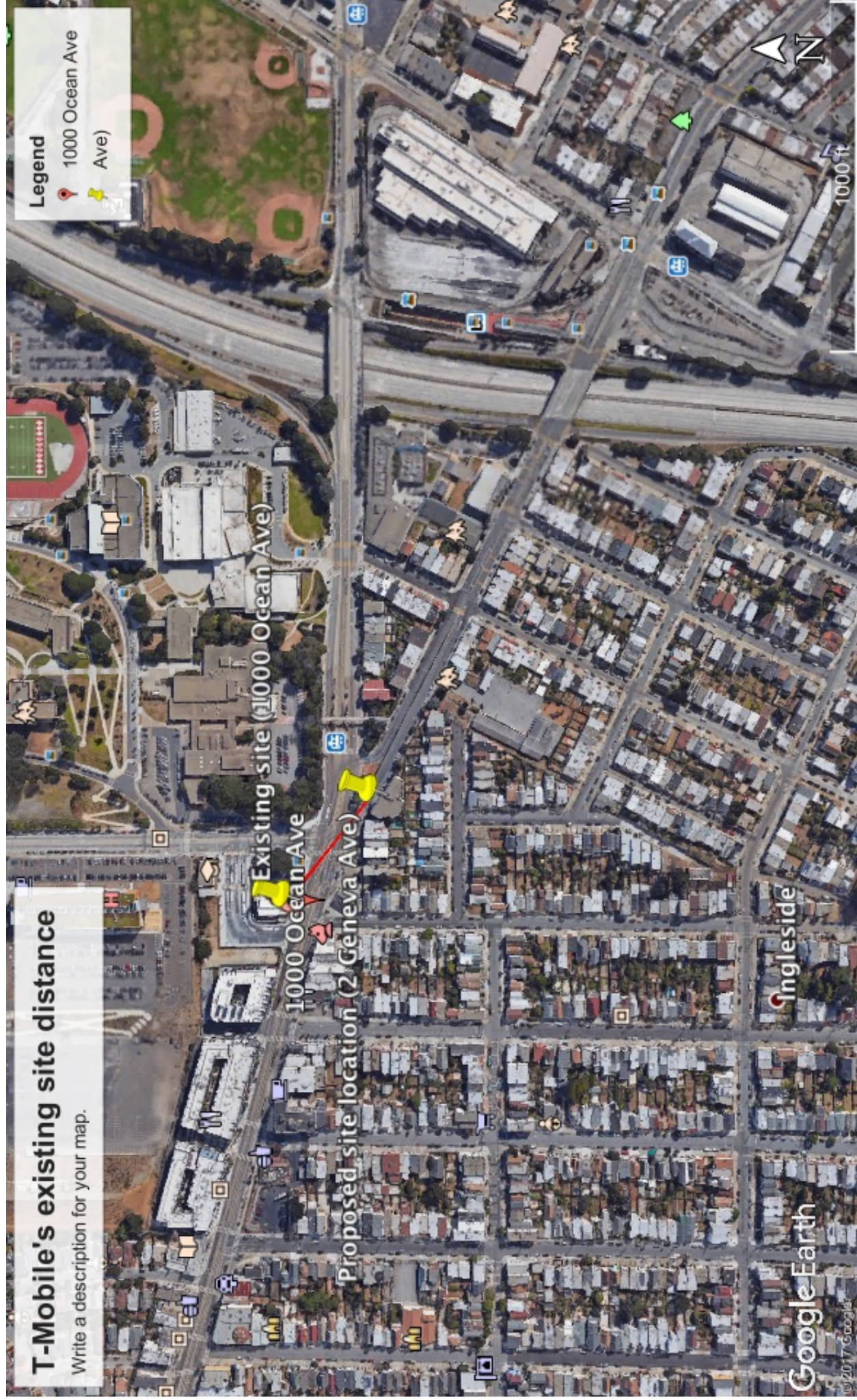
1000 Ocean Ave

Proposed site location (2 Geneva Ave)

Ingleside

Google Earth

© 2017 Google





### **Alternative Site Analysis**

T-Mobile currently has a site owned by the City of San Francisco located at the Ocean Fire Station. However, the City wants to terminate the Lease with TMO which means the site must be relocated.

Existing site Address:  
1000 Ocean Ave  
San Francisco, CA 94112

T-Mobile identified 4 other potential candidates in the vicinity.

#### **Candidate 1:**

1015-1019 Ocean Ave. This is the rooftop site with existing AT&T antennas. The owners informed T-Mobile that they received approval from the Planning Commission for a Sprint site in the past but the Board of Supervisor denied the final approval due to public opposition to the project. This location would be ideal however there is not enough room on for the equipment on the roof of the building.

#### **Candidate 2:**

1100 Ocean Ave. This is a new building right next to the existing site. T-Mobile has tried numerous times to contact the property owners to propose a site however, there was no response.

#### **Candidate 3:**

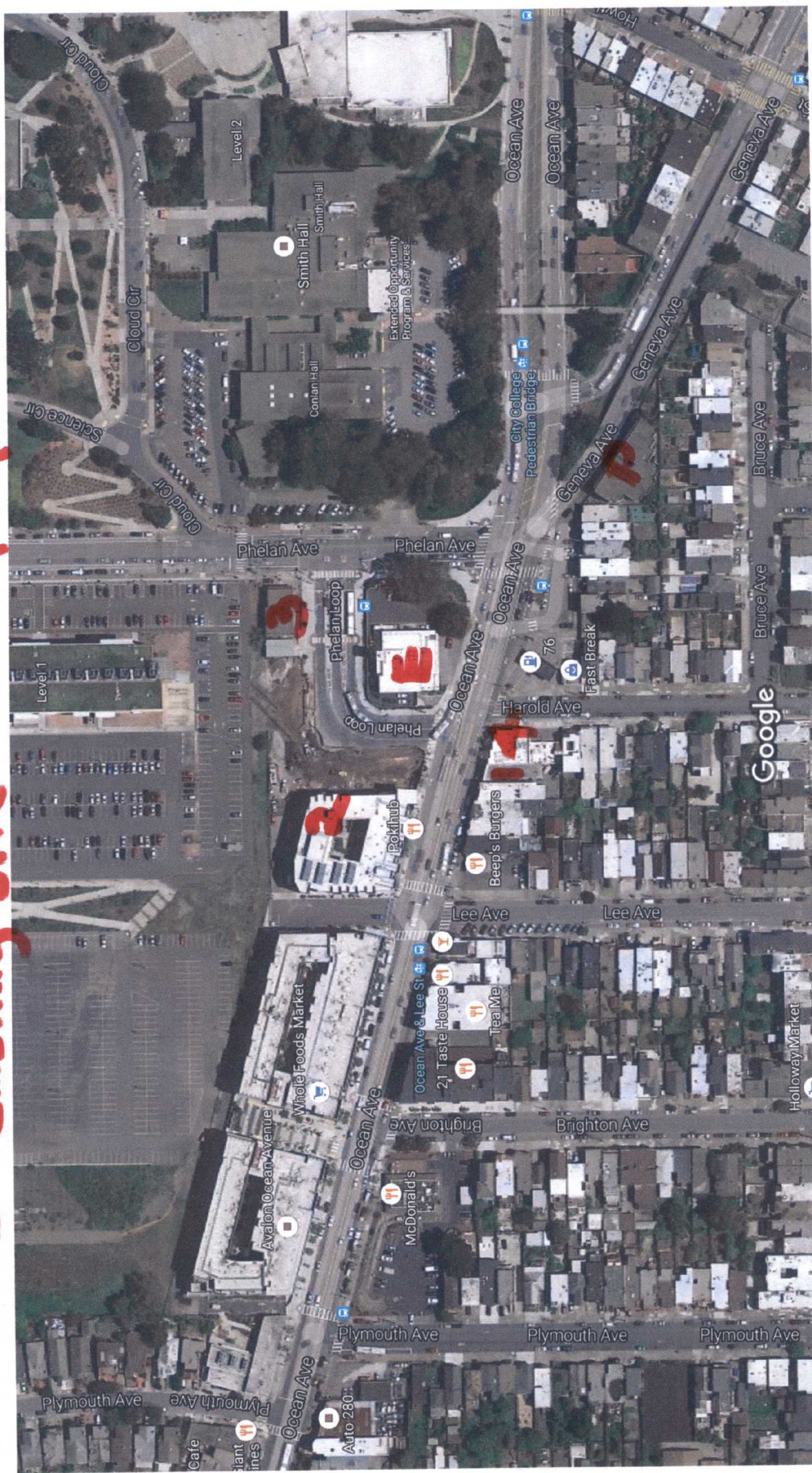
11 Phelan Ave. This is a building owned by the City College. In the past TMO has tried to to work with the City College on other sites without any success.

#### **Candidate4:**

Ocean Avenue Veterinary Hospital at 1001 Ocean Ave, San Francisco, CA 94112. T-Mobile contacted the properties owners on several occasions via, emails, phone calls, site visits and letters with no response.

# Alternative Candidates listed by number. P- proposed site

Google Maps

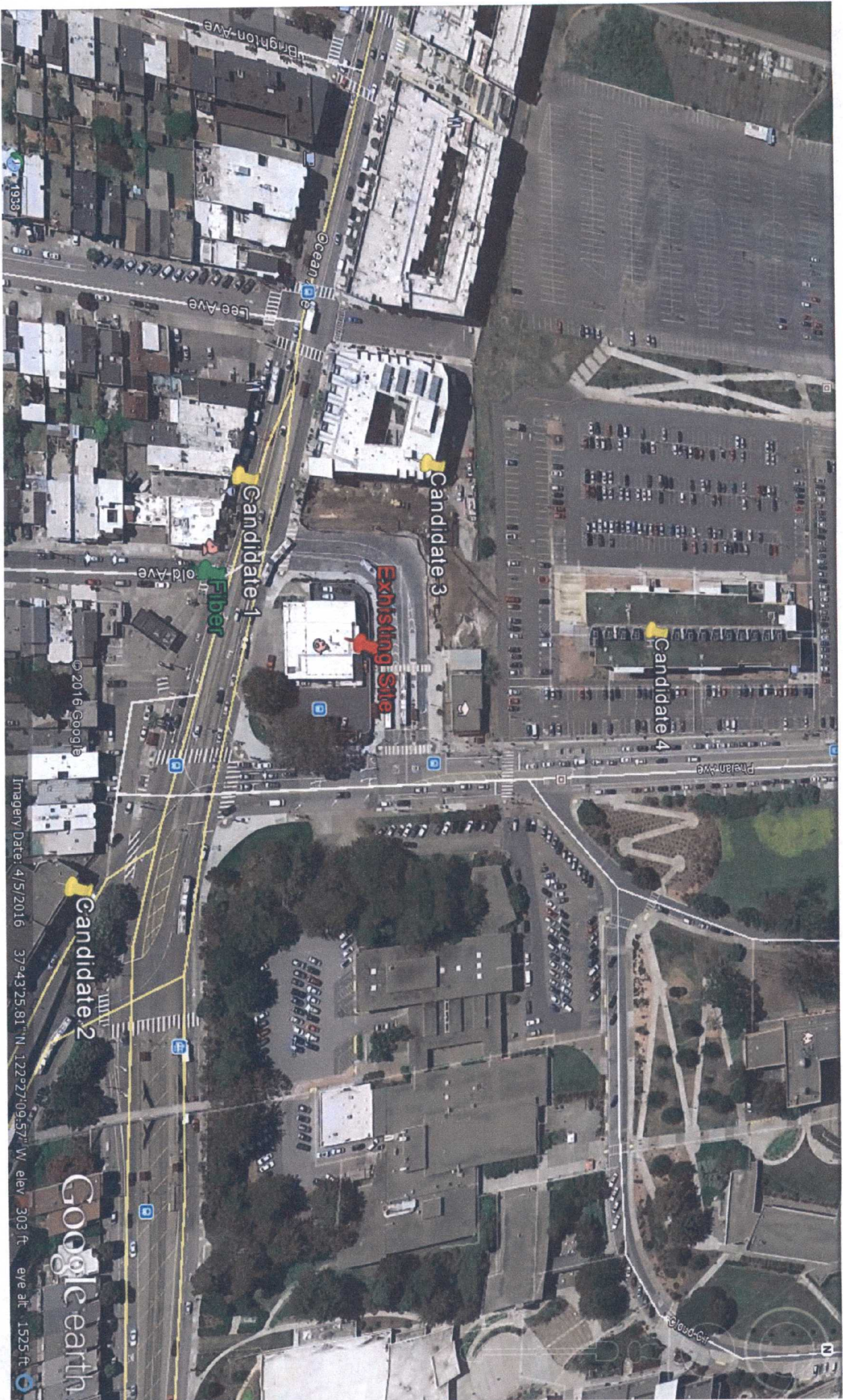


Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 100 ft

<https://www.google.com/maps/@37.7234861,-122.4532759,345m/data=!3m1!1e3>

# Candidate 1

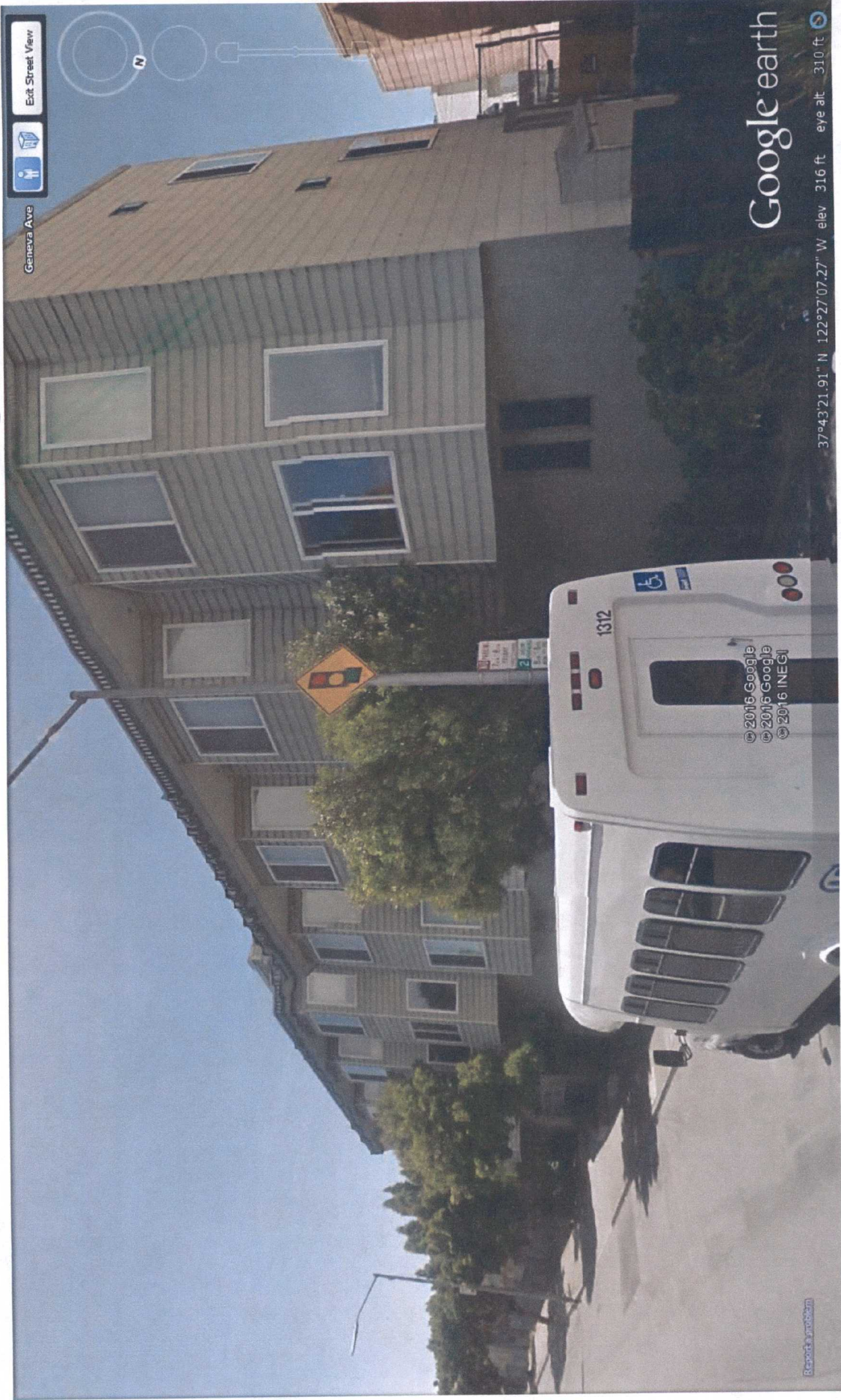




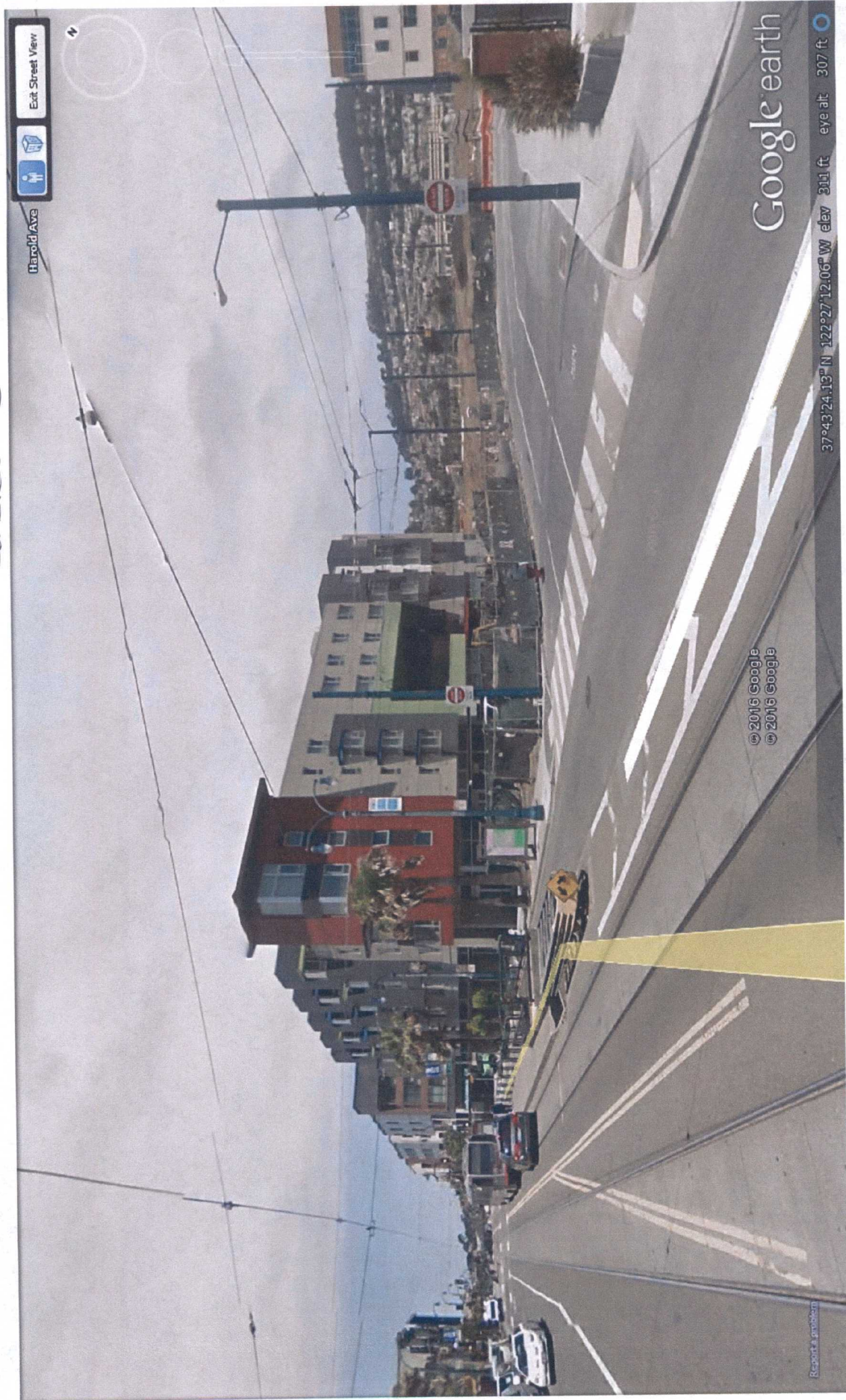
Candidate 1



Candide 2



Candidate 3



Candidate 4



## Cumulative Effects & Equipment Specifications

### Number and Location of Proposed Antennas and Back-up Equipment:

**Antennas:** The six (6) roof mounted antennas with associated equipment will be installed behind screening that will match existing rooftop screens and vents common to the environment and surrounding neighborhood.

**Equipment:** The associated equipment area will be located on the ground adjacent to the building in a 14' x 3' area.

### Dimensions of Proposed Antennas and Back-up Equipment:

**Antenna array:** 6 antennas 93" tall x 6.9" deep x 14.5" wide  
3 Radio Remote Units (RRUs) 19.7" Tall x 17" Wide x 7.2 Deep

**Base station:** 2 RBS 6131 Cabinets (20" W x 10" D x 40" H)  
1 Ciena w/pull box  
1 PPC on a H-Frame  
1 Meter mounted on the building wall (1'3")  
1 Cable tray mounted on the building wall (1' 6")  
1 GPS antenna (5" Tall x 3.2" Wide)

### Height of Proposed Facility

Top of antenna array: 46ft-7in  
Height of building (parapet): 39ft-10in  
Height limit of district: 40ft

### List of Facilities per Building

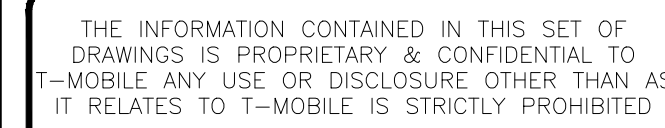
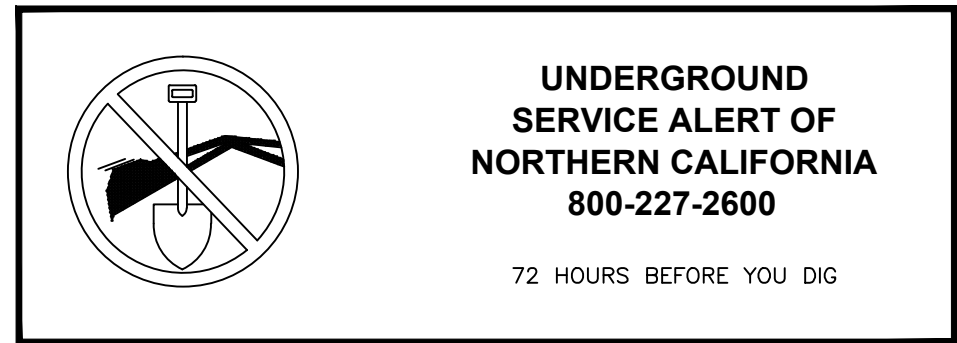
The proposed T-Mobile facility.

### Power Rating for Proposed Base Station

T-Mobile proposes to pull power (200 amps) from the existing transformer near the property.

### Method of Attachment/ Screening

The six (6) roof mounted antennas with associated equipment will be installed behind screening that will match existing rooftop screens and vents common to the environment and surrounding neighborhood.



**SITE NUMBER:**  
**SF93090A**

**SITE NAME:**  
**2 GENEVA AVE**

2 GENEVA AVE  
SAN FRANCISCO, CA 94112

1	08/29/17	100% ZD ISSUED FOR CX	EGV
0	07/31/17	100% ZD ISSUED FOR CX	DWW
D	06/15/17	90% ZD ISSUED FOR REVIEW	EGV
C	04/28/17	90% ZD ISSUED FOR REVIEW	DWW
B	11/08/16	90% ZD ISSUED FOR REVIEW	BGR
A	10/07/16	90% ZD ISSUED FOR REVIEW	BGR
REV	DATE	DESCRIPTION	

IT IS A VIOLATION OF LAW FOR ANY PERSON,  
UNLESS THEY ARE ACTING UNDER THE DIRECTION  
OF A LICENSED PROFESSIONAL ENGINEER,  
TO ALTER THIS DOCUMENT.


















# TITLE SHEET

SHEET NUMBER  
**T01**

- FOR THE PURPOSE OF THIS CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION) AND ANY LOWER TIER SUBCONTRACTORS.  
ENGINEER – CORTEL  
OWNER – T-MOBILE WIRELESS
2. CONTRACTOR SHALL VISIT THE CELL SITE PRIOR TO THE SUBMISSION OF BIDS TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY, CONFLICT, OR OMISSION FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION, PRIOR TO BID SUBMISSION & PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION WHICH HAVE NOT BEEN BROUGHT TO THE ATTENTION OF THE ENGINEER. ANY COSTS INCURRED TO REMEDY THE SITUATION SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE ENGINEER SHALL APPROVE ALL METHODS USED TO CORRECT THE SITUATION.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
5. THE CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUITS AND OTHER CABLES. CONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY.
6. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
7. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
8. AT ANY TIME DURING THE DURATION OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY OF THE SITE. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
9. AS MAY BE REQUIRED BY THE GOVERNING AGENCY OR PROPERTY OWNER, THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER, WATER, OR TOILET FACILITIES.
10. THE EXISTING CELL SITE IS ASSUMED TO BE IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH THE OWNER. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
11. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS DURING THE ENTIRE CONSTRUCTION PERIOD. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
12. THE CONTRACTOR SHALL NOT USE OR INSTALL ANY MATERIAL CONTAINING ASBESTOS OR LEAD PAINT CONTENT. THE USE OF SUCH MATERIAL IS STRICTLY PROHIBITED.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON PLANS, AND TO AVOID OR PROTECT THEM FROM ANY DAMAGE. ANY COSTS INCURRED TO REPAIR UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE AT THE SOLE COST OF THE CONTRACTOR. TELEPHONE 811 FOR USA DIG ALERT.
14. THE GOVERNING AGENCY MAY REQUIRE A COPY OF THE APPROVED PLANS TO BE KEPT ON SITE AT ALL TIMES. THE CONTRACTOR SHALL MAKE SUCH A SET AVAILABLE FOR INSPECTION AT ALL TIMES. ANY DEVIATIONS FROM THE APPROVED SET SHALL BE DOCUMENTED AND PROVIDED TO THE ENGINEER FOR APPROVAL. THE CONTRACTOR SHALL BEAR THE SOLE COST TO CORRECT ANY INSTALLATION WHICH DEVIATES FROM APPROVED PLANS AND IS NOT ACCEPTED BY THE ENGINEER.
15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS & METHODS, TECHNIQUES, SEQUENCING, AND PROCEDURES REQUIRED TO PERFORM THE WORK. ANY ANALYSIS OF THE STRUCTURE UNDER TEMPORARY CONSTRUCTION LOADING CONDITIONS IS OUTSIDE OF THE SCOPE OF THESE DRAWINGS. THE CONTRACTOR SHOULD EVENLY DISTRIBUTE ANY MATERIAL TO BE STORED ON SITE DURING CONSTRUCTION SO THAT THE LOAD DOES NOT EXCEED THE STRUCTURES DESIGNED LIVE LOAD; OR PROVIDE TEMPORARY SHORING OR BRACING IN THESE AREAS.
16. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
17. ALL NEW COMPONENTS ADD TO THE EXTERIOR OF THE STRUCTURE, WHICH ARE VISIBLE FROM PUBLIC VIEW, SHALL BE PAINTED TO MATCH THE EXISTING CONDITIONS.
18. ALL DETAILS AND NOTES INDICATED IN THESE PLANS ARE THE MINIMUM REQUIREMENTS.
19. IT MAY BE NECESSARY TO TEMPORARILY RELOCATE, REMOVE, REPLACE, OR WORK AROUND VARIOUS ARCHITECTURAL FEATURES, PIPES, FIXTURES, CABLING, OR OTHER NON-STRUCTURAL ITEMS IN ORDER TO COMPLETE THE PROPOSED WORK. CONTRACTOR SHALL RESTORE THESE ITEMS TO THEIR ORIGINAL CONDITION AT THEIR EXPENSE UNLESS OTHERWISE NOTED IN THESE PLANS.

## GENERAL NOTES

SYMBOLS

	SOLID GROUND BUS BAR		GROUND ROD WITH ACCESS (TEST WELL)
	SOLID NEUTRAL BUS BAR		
	SUPPLEMENTAL GROUND CONDUCTOR		G ——— GROUNDING WIRE, DASHED REPRESENTS UNDERGROUND
	2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER		—— T ——— TELEPHONE LINE, DASHED REPRESENTS UNDERGROUND
	SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER		—— C ——— COAXIAL CABLE, DASHED REPRESENTS UNDERGROUND
	XIT GROUND ROD (CHEMICAL)		—— A ——— ANTENNA COAX
	GROUND ROD		—— OH/E ——— OVERHEAD ELECTRICAL CABLES
	DISCONNECT SWITCH		
	UTILITY METER		
	EXOTHERMIC CONNECTION (CADWELD) TO GROUND RING AND COMPRESSION TO GROUND HALO		
	COMPRESSION, CLAMP, OR DOUBLE HOLE LUG TYPE GROUND CONNECTION		

## ABBREVIATIONS

AGL	ABOVE GRADE LEVEL	(P)	PROPOSED
(E)	EXISTING	EMT	ELECTRICAL METALLIC TUBING
MIN	MINIMUM		
N.T.S.	NOT TO SCALE	GND	GROUND
REF	REFERENCE	GPS	GLOBAL POSITIONING SYSTEM
RF	RADIO FREQUENCY		
T.B.D.	TO BE DETERMINED	GFCI	GROUND FAULT CIRCUIT INTERRUPTER
TYP	TYPICAL		
EGR	EQUIPMENT GROUND RING	BTCW	BARE TINNED COPPER WIRE
AWG	AMERICAN WIRE GAUGE		
MGB	MASTER GROUND BUS		
EG	EQUIPMENT GROUND		
BCW	BARE COPPER WIRE		
GEN	GENERATOR		
IGR	INTERIOR GROUND RING (HALO)		

## LEGEND

1. ALL GROUNDING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO GROUNDING WORK.
2. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION SO AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
4. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION SHALL BE ACCORDING TO SPECIFIC SITE CONDITIONS.
5. GROUNDING CONDUCTORS SHALL BE #2 AWG SOLID BARE TINNED COPPER WIRE, UNLESS NOTED OTHERWISE.
6. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
7. INSTALL GROUND CONDUCTORS AND GROUND ROD A MINIMUM OF 1'-0" FROM CONCRETE SLAB, FOOTING, OR FENCE.
8. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY AN ELECTRICAL CONTRACTOR.
9. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
10. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH 6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
11. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
12. CHEMICAL GROUND SHALL BE XIT, CHEM-ROC, OR APPROVED EQUAL, WHEN REQUIRED.
13. CONNECTIONS TO THE GROUND BARS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BAR ARE PERMITTED.
14. NOTIFY PROJECT MANAGER IF THERE ARE DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SOIL CONDITIONS.
15. ANY EQUIPMENT, BOX, SKID TO BE GROUNDED AND DOES NOT HAVE A DESIGNATED GROUND CONNECTION SHALL BE DRILLED AS NECESSARY TO CONNECT A GROUND WIRE. REMOVE PAINT IN AREA UNDER LUG. APPLY ANTI-OXIDANT COMPOUND AND CONNECT WITH TWO-HOLE, COMPRESSION LUG.

## GROUNDING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MEANS AND METHODS TO COMPLETE ALL UPGRADES AS INDICATED IN THIS DOCUMENT.
2. ALL DIMENSIONS, SECTIONS AND DETAILS OF THE EXISTING STRUCTURE ARE INCLUDED FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL RELEVANT INFORMATION PRIOR TO CONSTRUCTION OR FABRICATION. NOTIFY THE ENGINEER—OF—RECORD IMMEDIATELY OF ANY DISCREPANCIES. ALL NEW WORK SHALL ACCOMMODATE EXISTING CONDITIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
4. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
5. COORDINATE WORK INDICATED ON THESE DRAWINGS WITH THE NEW EQUIPMENT, EXISTING EQUIPMENT, WAVEGUIDE ETC.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
7. ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS AND CODES, LATEST EDITION.
8. CONTRACTOR SHALL COLD—GALVANIZE ALL RAW STEEL AS REQUIRED DURING CONSTRUCTION PROCESS.

## GENERAL UPGRADE NOTES



THE INFORMATION CONTAINED IN THIS SET OF  
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO  
T-MOBILE ANY USE OR DISCLOSURE OTHER THAN AS  
IT RELATES TO T-MOBILE IS STRICTLY PROHIBITED

**SITE NUMBER:**

# SF93090A

**SITE NAME:**  
**2 GENEVA AVE**

2 GENEVA AVE  
SAN FRANCISCO, CA 9412

1	08/29/17	100% ZD ISSUED FOR CX		EGV
0	07/31/17	100% ZD ISSUED FOR CX		DWW
	06/15/17	90% ZD ISSUED FOR REVIEW		EGV
C	04/28/17	90% ZD ISSUED FOR REVIEW		DWW
B	11/08/16	90% ZD ISSUED FOR REVIEW		BGF
A	10/07/16	90% ZD ISSUED FOR REVIEW		BGF
REV	DATE	DESCRIPTION		

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TO ALTER THIS DOCUMENT.

SHEET TITLE  
GENERAL NOTES,  
ABBREVIATIONS,  
AND SYMBOLS

SHEET NUMBER

# T02



EXISTING

PROPOSED: Install (6) new panel antennas inside proposed FRP penthouse screening



Proposed  
penthouse  
screening

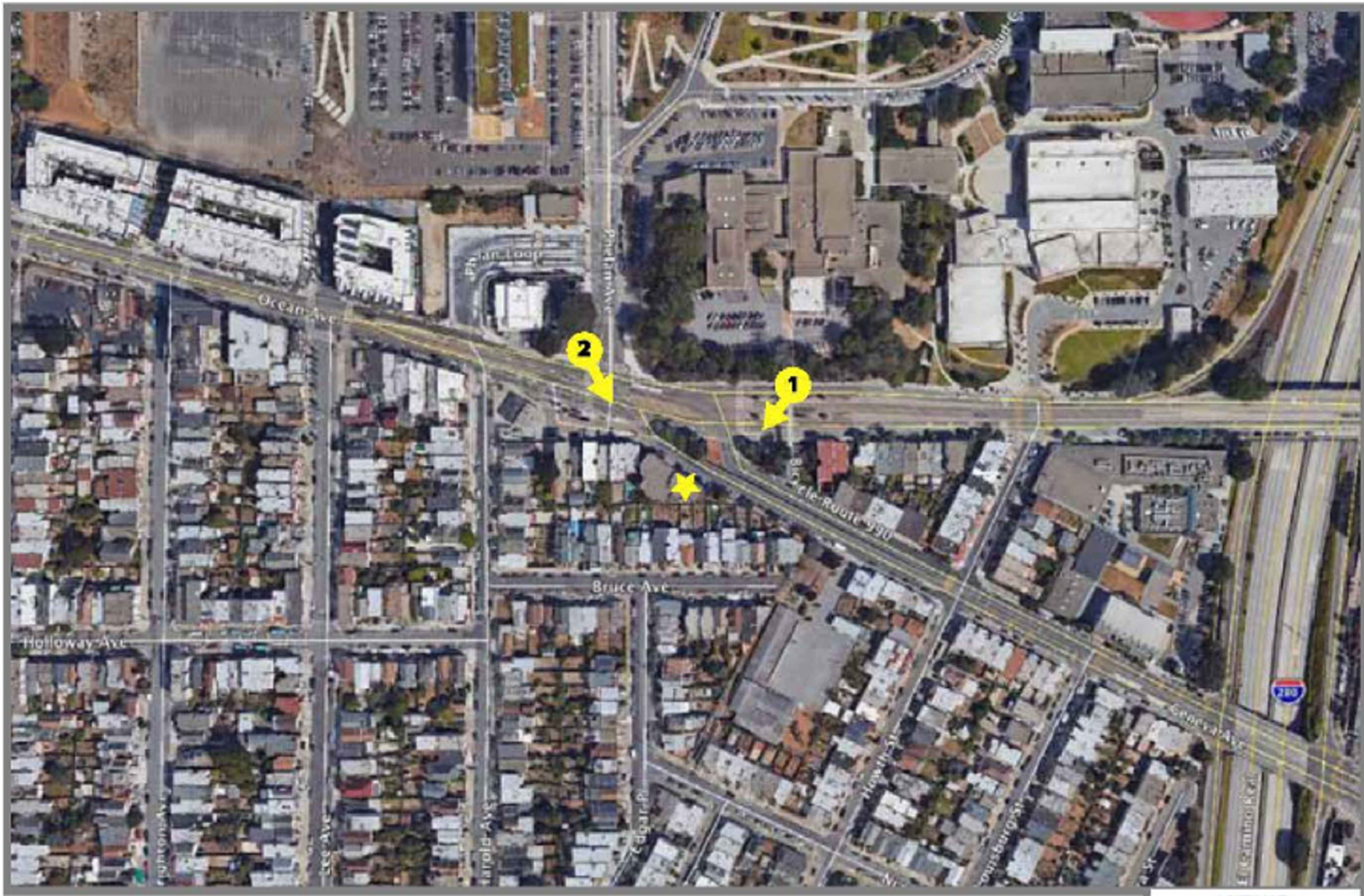


EXISTING

PROPOSED: Install (6) new panel antennas inside proposed FRP penthouse screening



Proposed  
penthouse  
screening



T-Mobile  
SF93090A  
2 Geneva Avenue  
San Francisco CA94112

T-Mobile  
T-MOBILE WEST LLC

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IS INFRASTRUCTURE  
PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

SITE NUMBER:  
SF93090A  
SITE NAME:  
2 GENEVA AVE

2 GENEVA AVE  
SAN FRANCISCO, CA 94112

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TO ALTER THIS DOCUMENT.

SHEET TITLE  
PHOTO SIMS

SHEET NUMBER  
T03

BY E-MAIL JSMART@JSIP.COM

February 28, 2017

Ms. Jacqueline Smart Steinberg  
J5 Infrastructure Partners  
2030 Main Street, Suite 1300  
Irvine, California 92614

Dear Jacqueline:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that T-Mobile will submit as part of its application package for its base station proposed to be located at 2 Geneva Avenue (Site No. SF93090A). This is to fulfill the submittal requirements for Planning Department review.

**Executive Summary**

We concur with the maps provided by T-Mobile. The maps provided to show the before and after conditions accurately represent the carrier's present and post-installation in-building coverage.

T-Mobile proposes to install three RFS Model APXVF24-C-A20 and three Ericsson Model AIR32 directional panel antennas behind two view screens to be constructed above the upper roof of the three-story residential building located at 2 Geneva Avenue in San Francisco. The six antennas would employ 2° downtilt, would be mounted at an effective height of about 42½ feet above ground, 8½ feet above the roof, and would be oriented in identical pairs toward 20°T, 140°T, and 250°T, to provide service in all directions. The maximum effective radiated power proposed by T-Mobile in any direction would be 10,670 watts, representing simultaneous operation at 4,400 watts for AWS, 4,400 watts for PCS, and 1,870 watts for 700 MHz service. This site is intended to replace the existing T-Mobile site at 1000 Ocean Avenue (T-Mobile Site No. SF03090A).

T-Mobile provided for review two coverage maps (attached). The map titled "Predicted In-Building Coverage Existing Sites with SF03090A," dated, February 3, 2017, shows the existing coverage in the area without the proposed site. The map titled "Predicted in-Building Coverage Surrounding Sites On Air With Relocated Site SF93090A," dated, November 10, 2016, shows the coverage in the area with the proposed site and without existing site SF03090A. Both maps show a single level of coverage, which T-Mobile defines as acceptable in-building coverage in the area.

Ms. Jacqueline Smart Steinberg, page 2  
February 28, 2017

We note that the before map does not show a gap in coverage that the proposed relocation is intended to improve, and so measurements of the actual coverage in the area would not be relevant to this proposal. The service areas shown in the maps are similar, as would be expected for a site that is merely being relocated but not upgraded.

We appreciate the opportunity to be of service. Please let us know if any questions arise on this matter.

Sincerely yours,

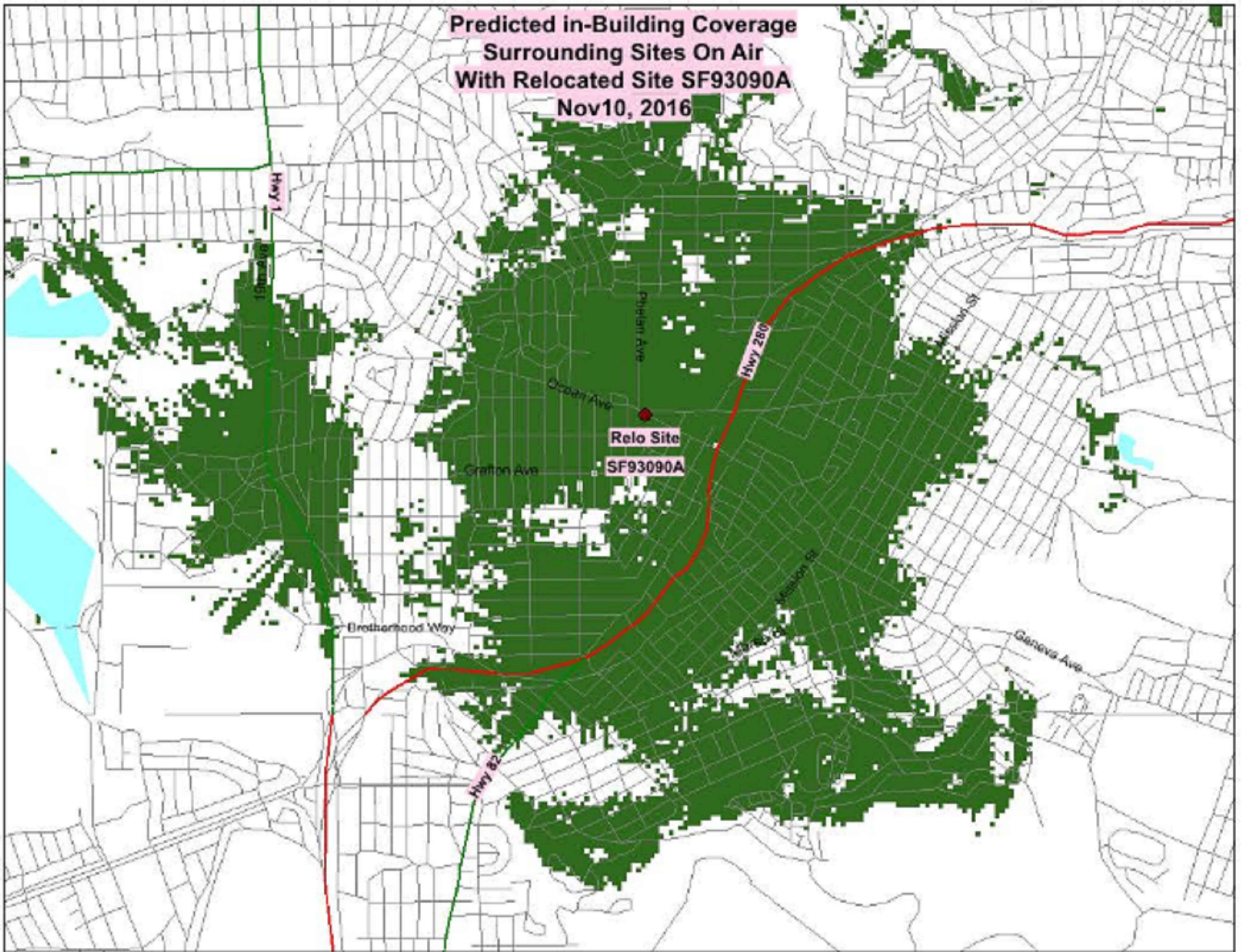
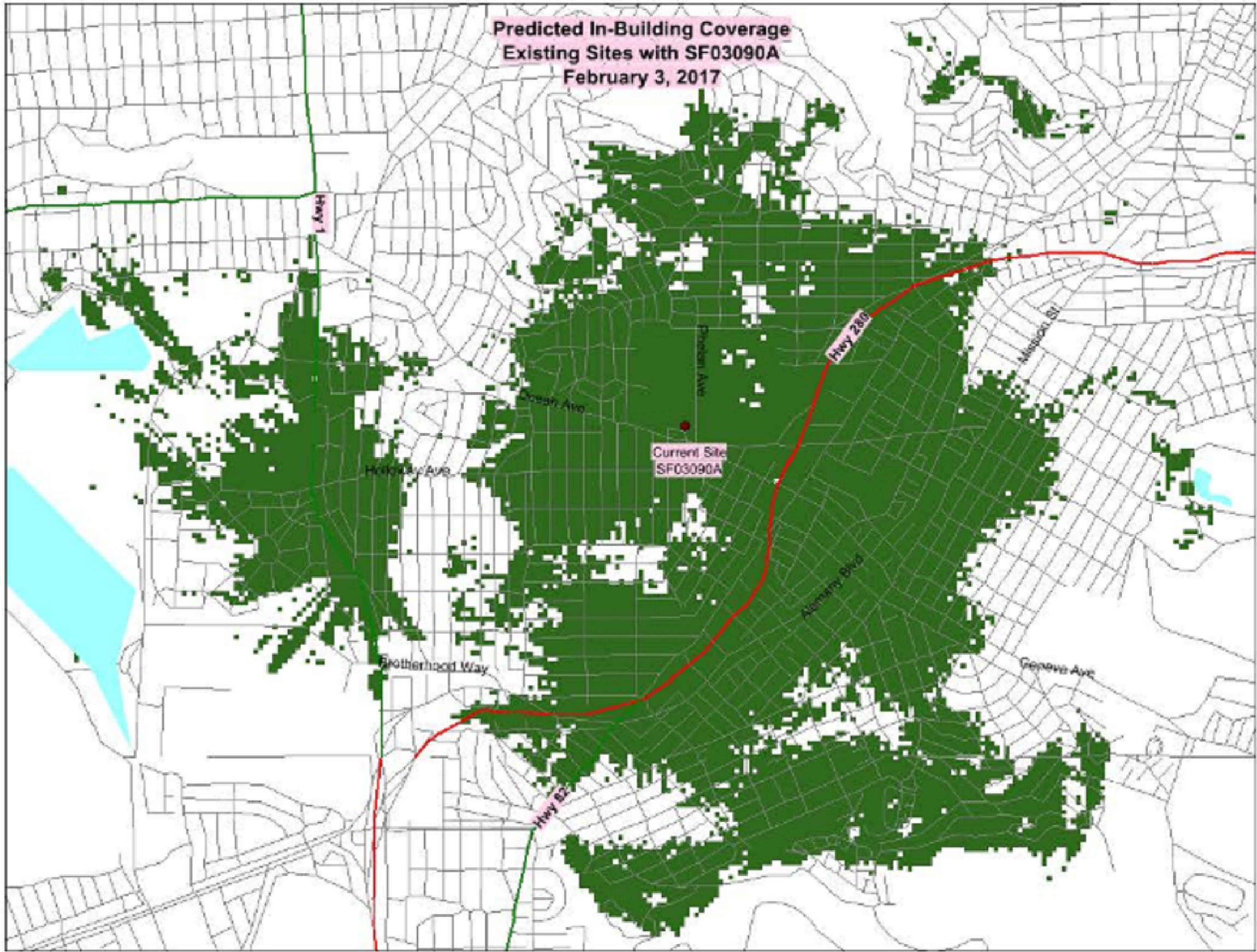
*William F. Hammett*

William F. Hammett, P.E.

scn

Enclosures

cc: Mr. Aris Antons (w/encl) – BY E-MAIL. ARIS.ANTONS@T-MOBILE.COM



**SITE NUMBER:**  
**SF93090A**  
**SITE NAME:**  
**2 GENEVA AVE**

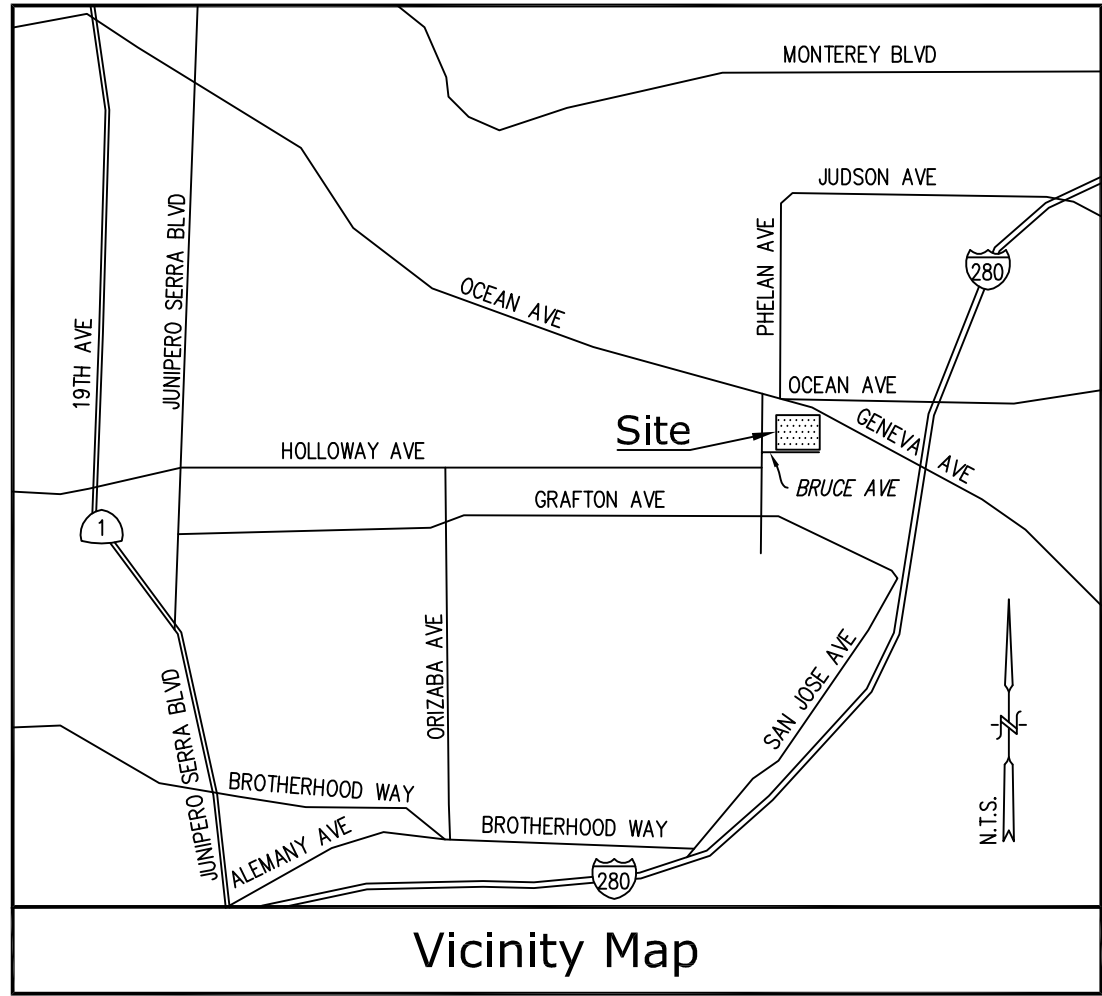
2 GENEVA AVE  
SAN FRANCISCO, CA 94112

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SHEET TITLE  
**RF REPORT**

SHEET NUMBER  
**T04**



**Title Report**  
PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY  
ORDER NO.: 5028900-0901-5310868  
DATED: SEPTEMBER 7, 2016

**Legal Description**  
BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF GENEVA AVENUE, ACCORDING TO "MAP SHOWING THE WIDENING AND EXTENSION OF GENEVA AVENUE FROM TARA STREET TO OCEAN AVENUE" RECORDED FEBRUARY 16, 1968, IN BOOK "V" OF MAPS, AT PAGES 18 AND 19, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DISTANT THEREON 396.278 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HOWTH STREET; THENCE RUNNING NORTHWESTERLY ALONG SAID LINE OF GENEVA AVENUE 104.469 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, TANGENT TO THE PRECEDING COURSE, WITH RADIUS 333 FEET, CENTRAL ANGLE 18° 13' 16", A DISTANCE OF 105.900 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, WITH RADIUS 10 FEET, CENTRAL ANGLE 45° 12' 38", A DISTANCE OF 7.891 FEET; THENCE DEFLECTING 90° 00' 00" TO THE LEFT FROM THE TANGENT TO THE PRECEDING CURVE AND RUNNING SOUTHERLY 112.50 FEET; THENCE AT A RIGHT ANGLE EASTERLY 185.394 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF LAKEVIEW BLOCK C.

**Assessor's Parcel No.**  
LOT: 057, BLOCK: 6946

**Easements**  
NO EASEMENTS FOUND ON TITLE REPORT

**Geographic Coordinates at Center of Proposed Sectors**  
1983 DATUM: LATITUDE: 37° 43' 21.31"N LONGITUDE 122° 27' 06.69"W  
ELEVATION = 308.3 FEET ABOVE MEAN SEA LEVEL

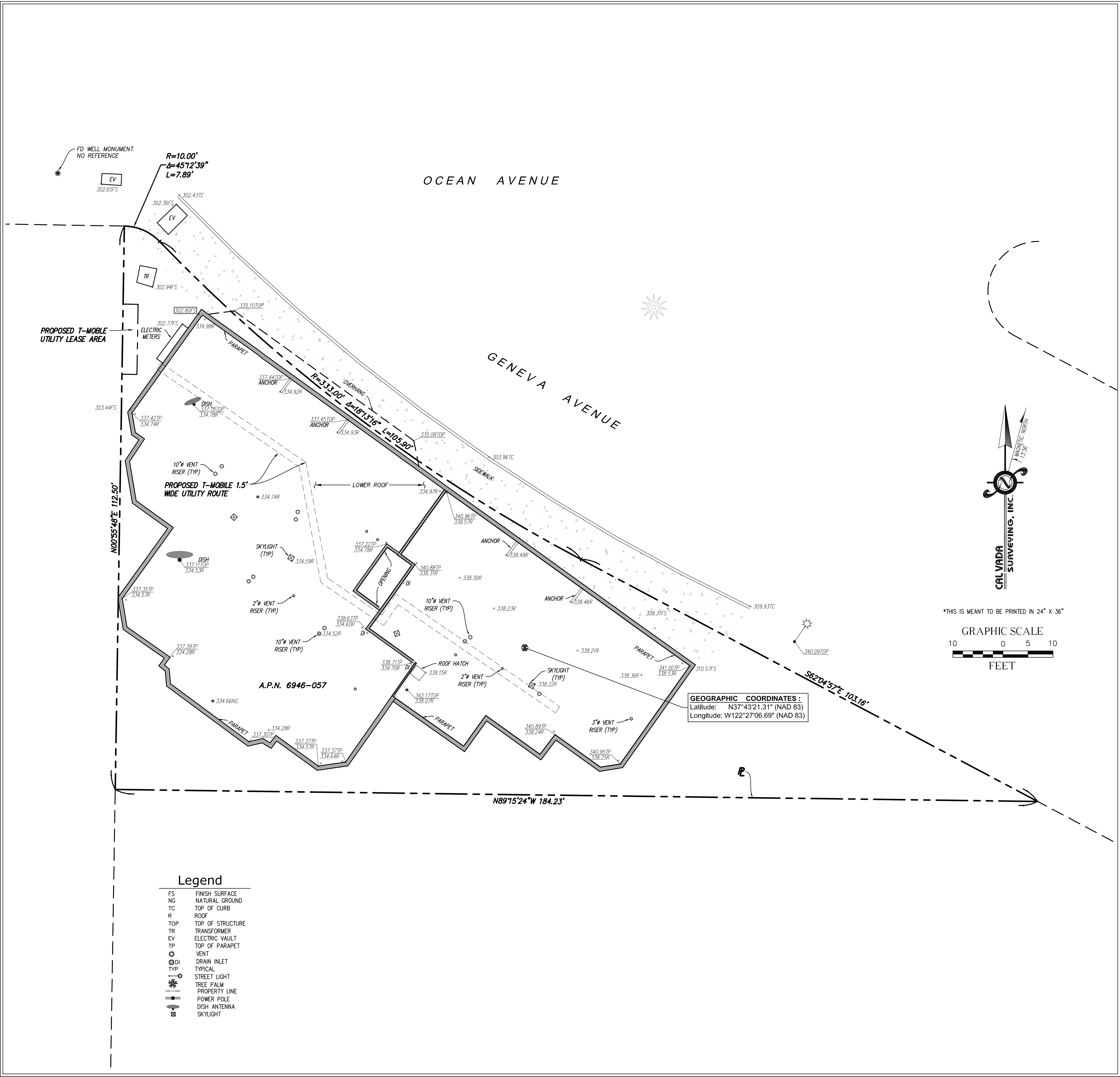
**CERTIFICATION:**  
THE LATITUDE AND LONGITUDE SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 15 FEET HORIZONTALLY AND THAT THE ELEVATIONS SHOWN ABOVE ARE ACCURATE TO WITHIN +/- 3 FEET VERTICALLY. THE HORIZONTAL DATUM (GEOGRAPHIC COORDINATES) IS IN TERMS OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND IS EXPRESSED IN DEGREES (°), MINUTES (') AND SECONDS ("). TO THE NEAREST HUNDREDTH OF A SECOND, THE VERTICAL DATUM (ELEVATIONS) IS IN TERMS OF THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND IS DETERMINED TO THE NEAREST TENTH OF A FOOT.

**Utility Routes & Lease Area**  
AS SHOWN

**Basis of Bearings**  
THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 3.

**Bench Mark**  
THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "TIBB", ELEVATION = 38.69 FEET (NAVD 88).

**Date of Survey**  
OCTOBER 21, 2016



**T-Mobile®**  
Stick Together®

2008 McGAW AVENUE  
IRVINE, CA 92614

A&E DEVELOPMENT:

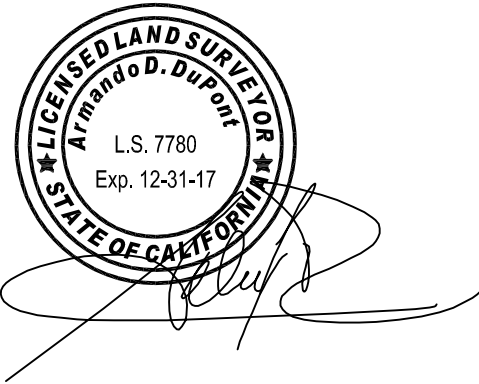
**Cortel, LLC**  
14621 Arroyo Hondo  
San Diego, CA 92127

CONSULTANT:

**CAL VADA**  
**SURVEYING, INC.**  
411 Jenks Cir., Suite 205, Corona, CA 92880  
Phone: 951-280-9960 Fax: 951-280-9746  
Toll Free: 800-CALVADA www.calvada.com

JOB NO. 16734

LICENSURE:



REVISION:

REVISION:	DATE: / BY:	DESCRIPTION:
1	11/03/16	SUBMITTAL
	MN	
	11/10/16	FINAL
	JC	

SITE INFORMATION:

SITE NUMBER  
**SF93090A**

SITE NAME  
**2 GENEVA AVE.**

**2 GENEVA AVENUE,  
SAN FRANCISCO, CA 94112  
SAN FRANCISCO COUNTY**

SHEET TITLE:

**TOPOGRAPHIC  
SURVEY**

SHEET NUMBER:

**C-1**

SHEET 1 OF 1



1  
A03

T-MOBILE EQUIPMENT  
PLAN-LOCATED ON  
GROUND BELOW

INSTALL (1) NEW T-MOBILE  
VERTICAL CABLE TRAY MOUNTED TO  
EXISTING BUILDING WALL,-TO BE  
PAINTED TO MATCH EXISTING  
BUILDING

INSTALL (1) NEW T-MOBILE  
CABLE TRAY TO BE PAINTED  
TO MATCH EXISTING BUILDING

T-MOBILE SECTOR A  
(P) AZIMUTH 20°

NEW RF WARNING AREA  
ROOF STRIPING TYP (3)  
PLACES

INSTALL (1) NEW T-MOBILE  
VERTICAL CABLE TRAY MOUNTED TO  
EXISTING BUILDING WALL,-TO BE  
PAINTED TO MATCH EXISTING  
BUILDING

1  
A04  
T-MOBILE PANEL  
ANTENNAS, SECTORS  
A,B AND C

T-MOBILE SECTOR C  
(P) AZIMUTH 250°

T-MOBILE SECTOR B  
(P) AZIMUTH 140°

**T-Mobile**

T-MOBILE WEST LLC

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**INFRASTRUCTURE**  
PARTNERS  
AZ - CA - CO - ID - NM - NV - TX - UT

SITE NUMBER:

**SF93090A**

SITE NAME:

**2 GENEVA AVE**

2 GENEVA AVE  
SAN FRANCISCO, CA 94112

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REV	DATE	DESCRIPTION	

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TO ALTER THIS DOCUMENT.

SHEET TITLE

**ENLARGED SITE PLAN**

SHEET NUMBER

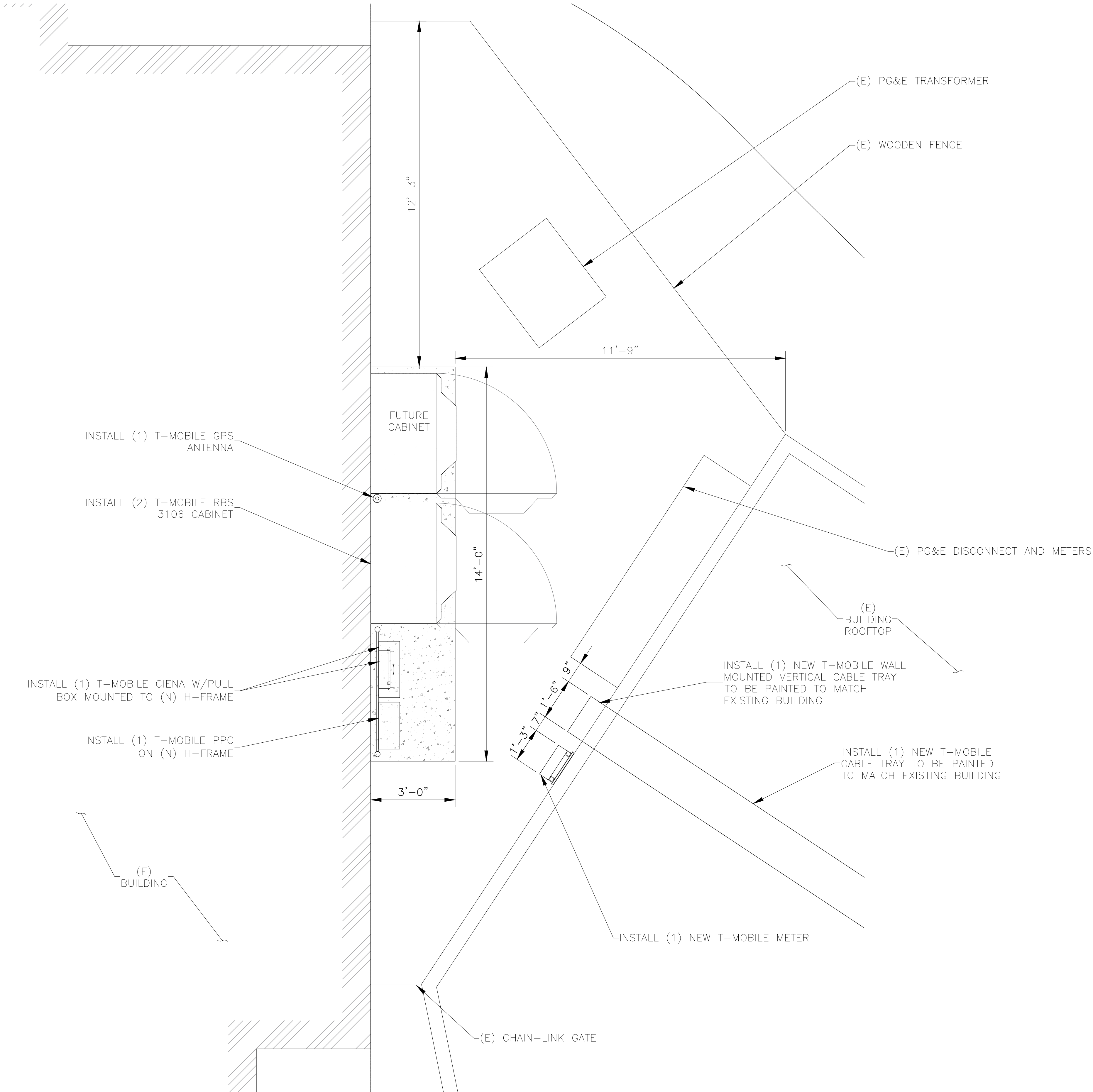
**A02**

**ENLARGED SITE PLAN**

24"x36" SCALE: 1/8" = 1'-0"  
11"x17" SCALE: 1/16" = 1'-0"



**1**



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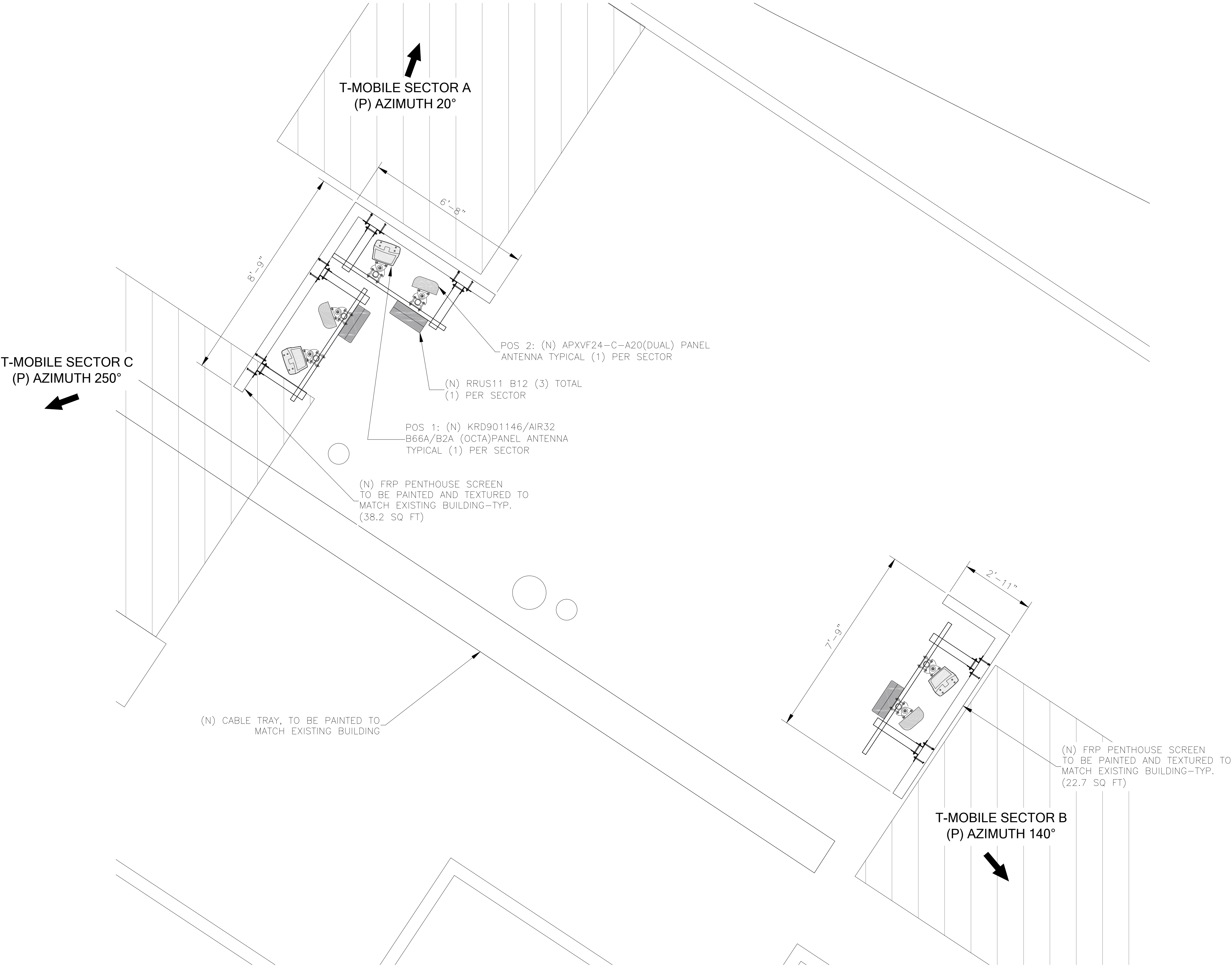
**SITE NUMBER:**  
**SF93090A**  
**SITE NAME:**  
**2 GENEVA AVE**  
  
2 GENEVA AVE  
SAN FRANCISCO, CA 94112

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SHEET TITLE  
**PROPOSED  
EQUIPMENT PLAN**

SHEET NUMBER  
**A03**



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2 GENEVA AVE  
SAN FRANCISCO, CA 94112

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SHEET TITLE  
**ANTENNA PLAN**

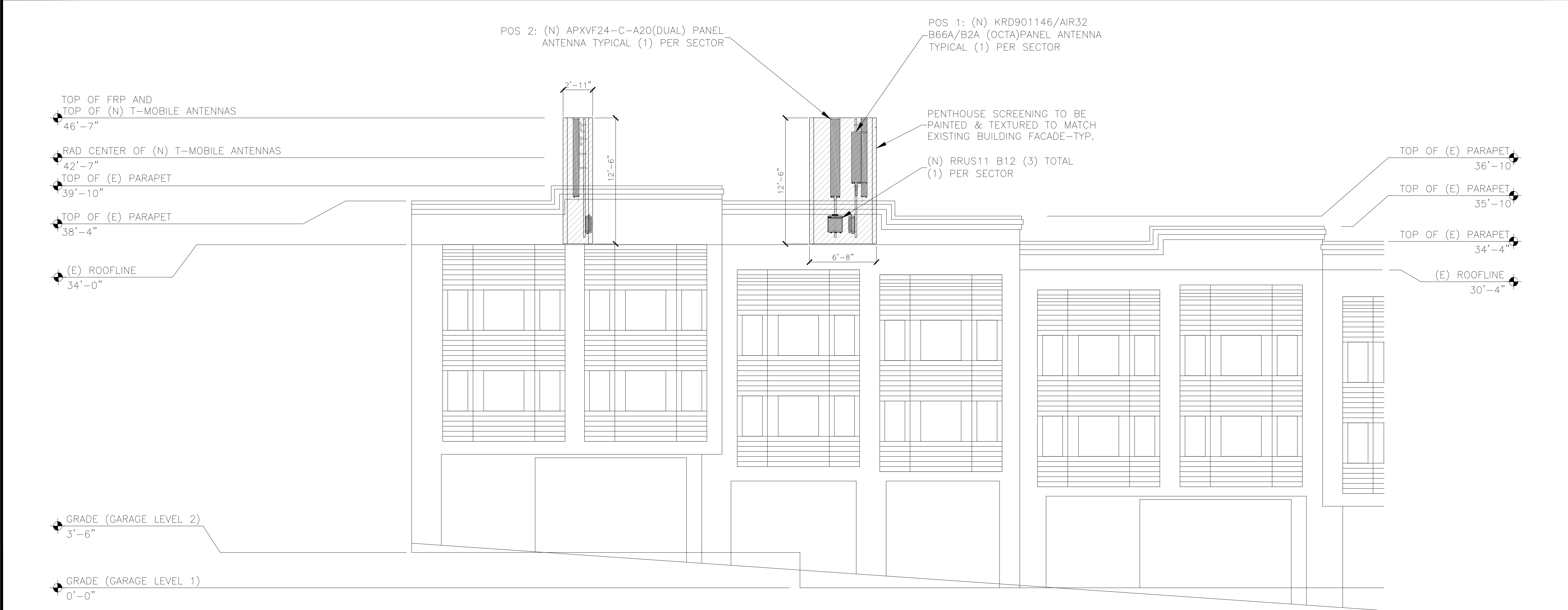
SHEET NUMBER  
**A04**



EXISTING NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"  
4' 2' 0' 4'

1



PROPOSED NORTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"  
4' 2' 0' 4'

2



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SITE NUMBER:  
**SF93090A**  
SITE NAME:  
**2 GENEVA AVE**

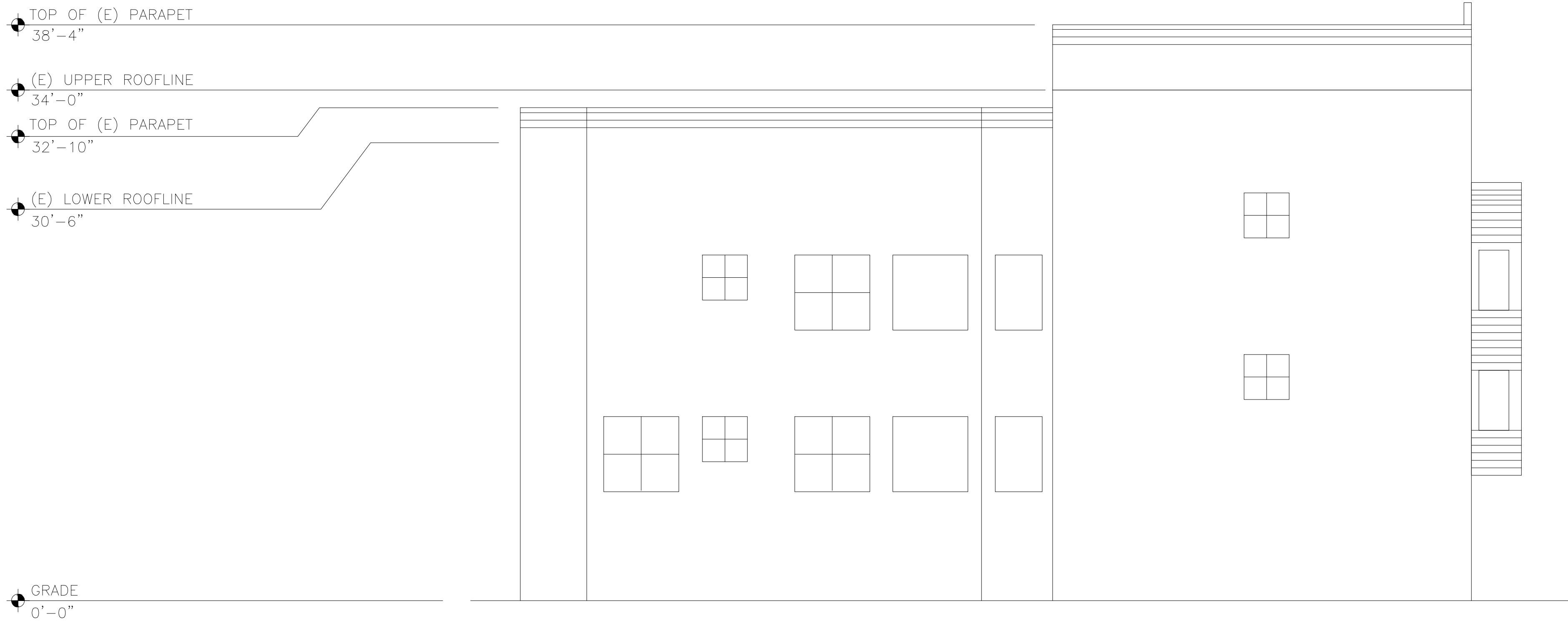
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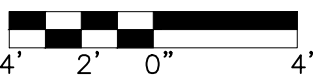
SHEET TITLE  
**NORTH ELEVATION**

SHEET NUMBER  
**A05**

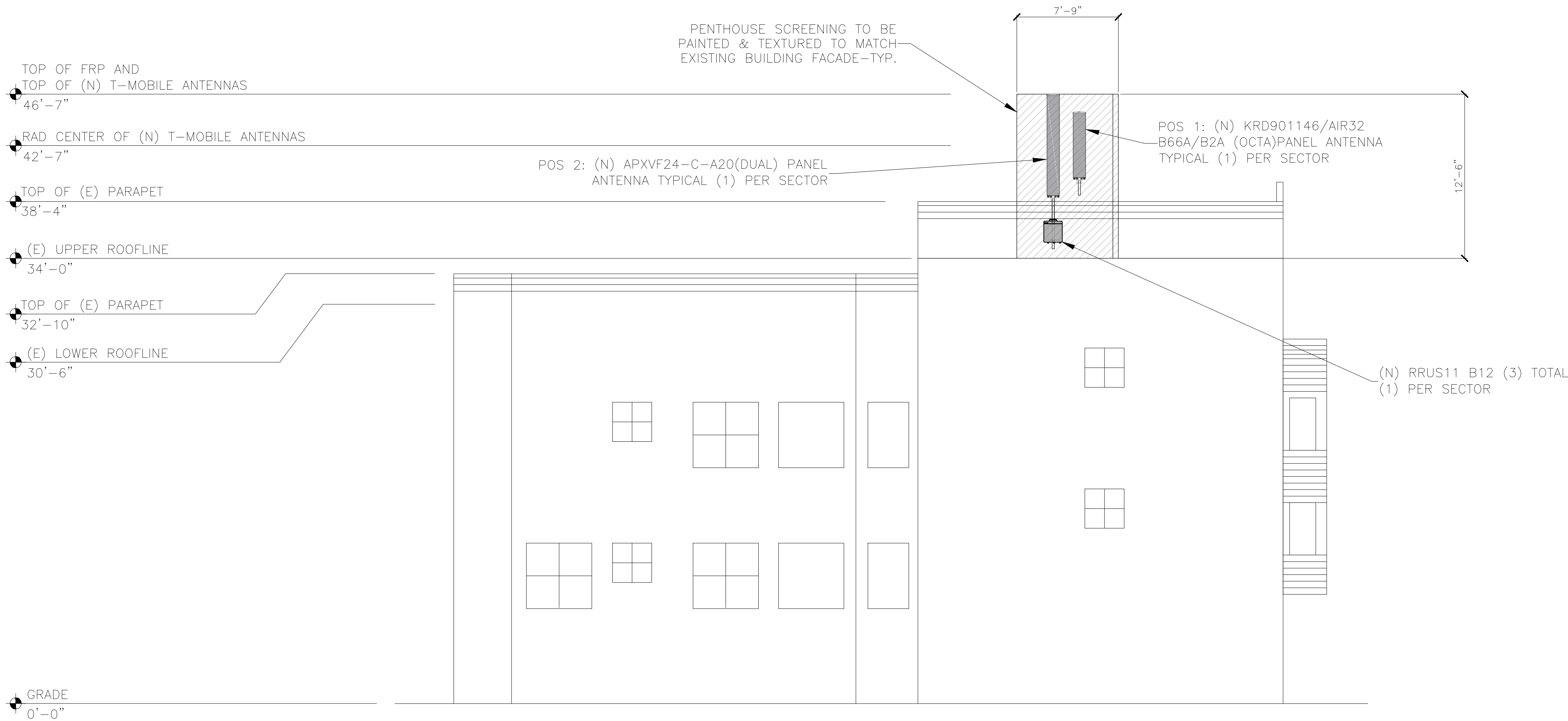


EXISTING EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

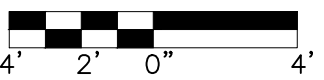


1



PROPOSED EAST ELEVATION

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"



2



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SITE NUMBER:  
**SF93090A**  
SITE NAME:  
**2 GENEVA AVE**

2 GENEVA AVE  
SAN FRANCISCO, CA 94112

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SHEET TITLE  
**EAST ELEVATION**


SHEET NUMBER  
**A06**



BOTTOM VIEW

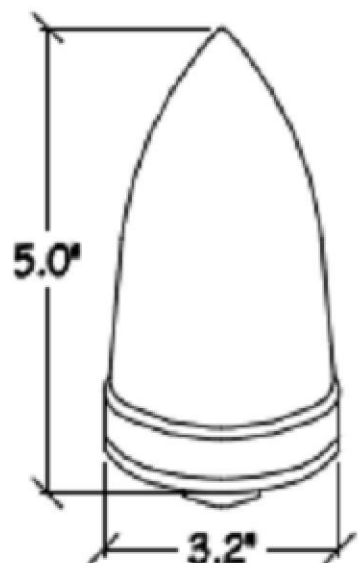
N.T.S.	3
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(N) P1000  
UNISTRUT



PCTEL GPS-TMG-HR-26N

DIMENSIONS: 5.0" TALL X 3.2" WIDE  
WEIGHT: 0.6 LBS  
CONNECTOR: N, FEMALE (ONE - BOTTOM FED)  
MOUNTING: FIT PIPES 1" - 1.45"  
FREQUENCY BAND: 1575.42 +/- 1.2MHz



GPS-TMG-HR-26N



GPS-TMG-MNT-R    GPS-TMG-HR-26NCM

GPS ANTENNA DETAIL

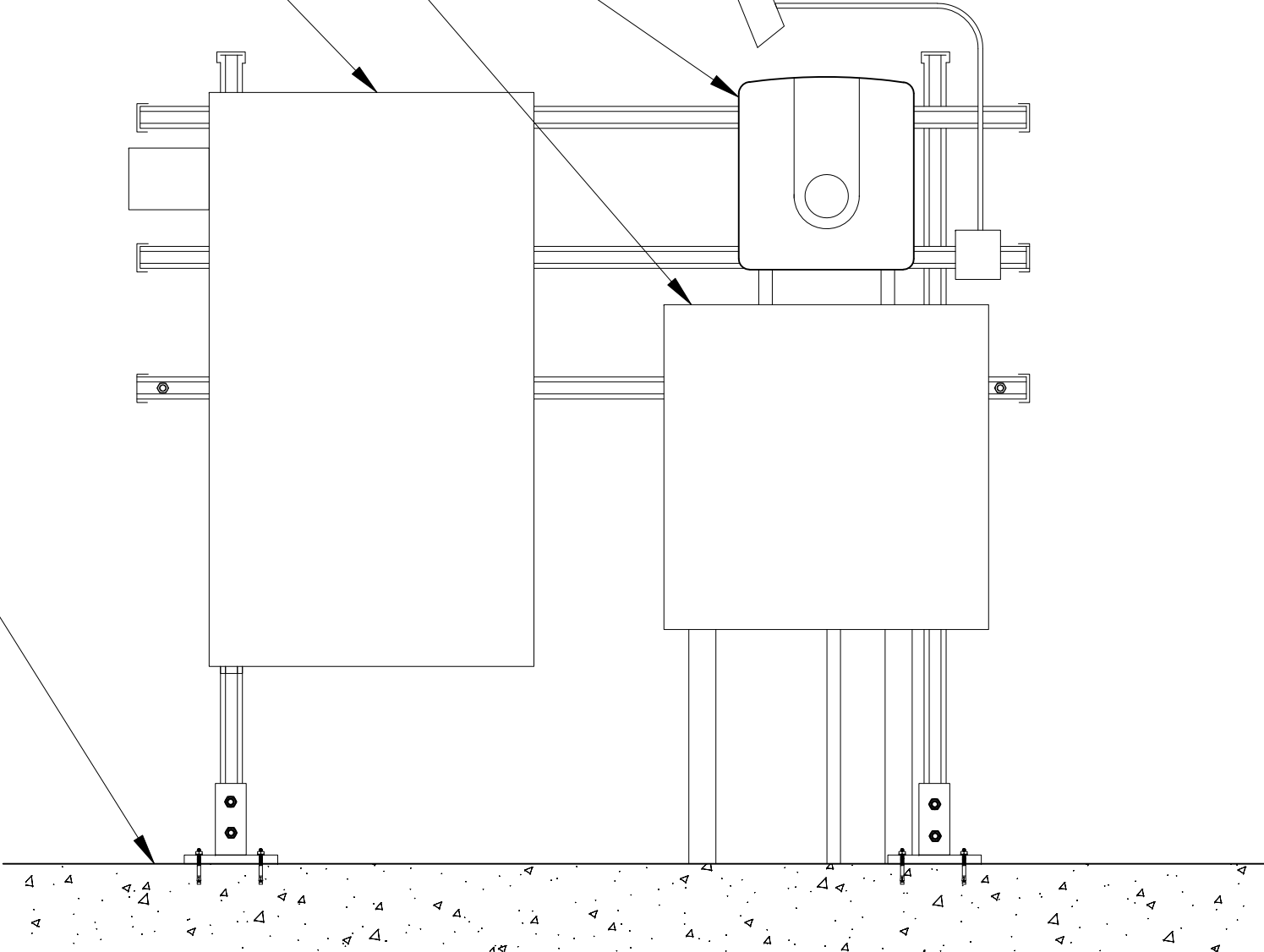
N.T.S. 3

INSTALL (1) T-MOBILE TECH LIGHT

INSTALL (1) T-MOBILE CIENA W/PULL BOX MOUNTED TO (N) H-FRAME

INSTALL (1) T-MOBILE PPC W/ GEN PLUG-ON (N) H-FRAME

(N) 14'-0" X 3'-0" CONCRETE PAD



H-FRAME DETAIL

N.T.S. 1



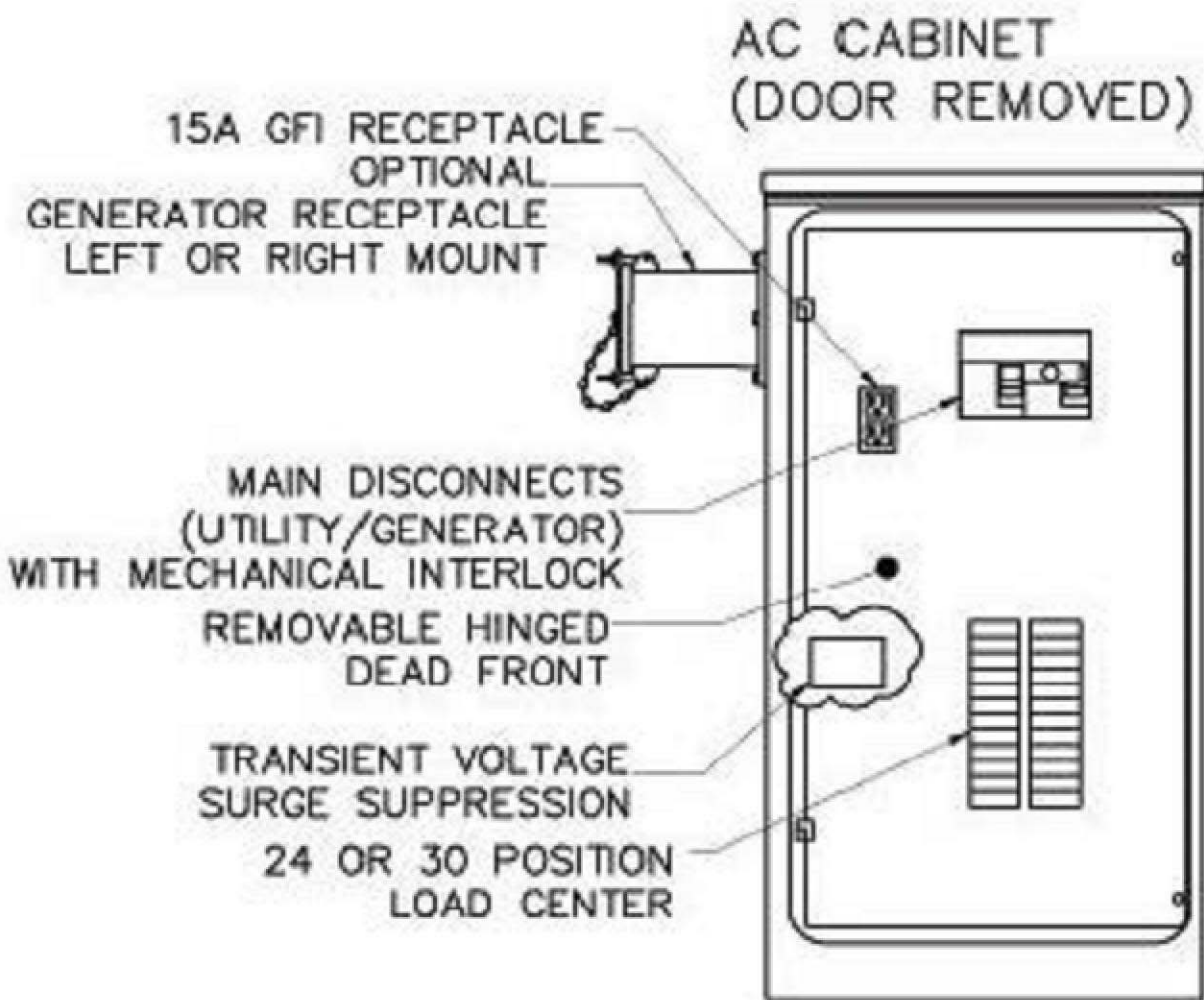
CAC-A75201090  
Specifications

Cabinet Configuration

- 120/240 VAC, 1 Phase, 3 Wire & Ground
- Cabinet Dimensions: 20"W x 10"D x 40"H
- Weight: approx. 80 lbs.
- NEMA 3R Type Enclosure
- Wall or Bracket Mount
- Suitable For Use As Service Equipment
- UL Listed 891, Dead Front Switch Boards

Component Configuration

- Service: 200 Amp Utility/Standby
- Slide Bar Mechanical Interlock (prevents both source from being energized simultaneously)
- 65kAIC Rated Utility Service Disconnect
- 30 Position Square-D Load Center (12 position shown)
- 15Amp, 120Vac GFI duplex receptacle
- N-G Bonding Jumper Kit (customer installed if required)
- Standby Power Receptacle Appleton AR20044RS
- Transient Voltage Surge Suppression rated 100kA



23123 E. Mission  
Liberty Lake, WA 99019 USA  
800-727-9119 (U.S. & Canada)  
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www.northern-tech.com  
D0315-A-0822  
Rev. 0 (8/22/06)



NEW ELECTRICAL SUB-PANEL DETAILS

N.T.S. 2



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SITE NUMBER:  
**SF93090A**  
SITE NAME:  
**2 GENEVA AVE**

2 GENEVA AVE  
SAN FRANCISCO, CA 94112

REV	DATE	DESCRIPTION	
1	08/29/17	100% ZD ISSUED FOR CX	EGV
0	07/31/17	100% ZD ISSUED FOR CX	DWW
D	06/15/17	90% ZD ISSUED FOR REVIEW	EGV
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SHEET TITLE

DETAILS

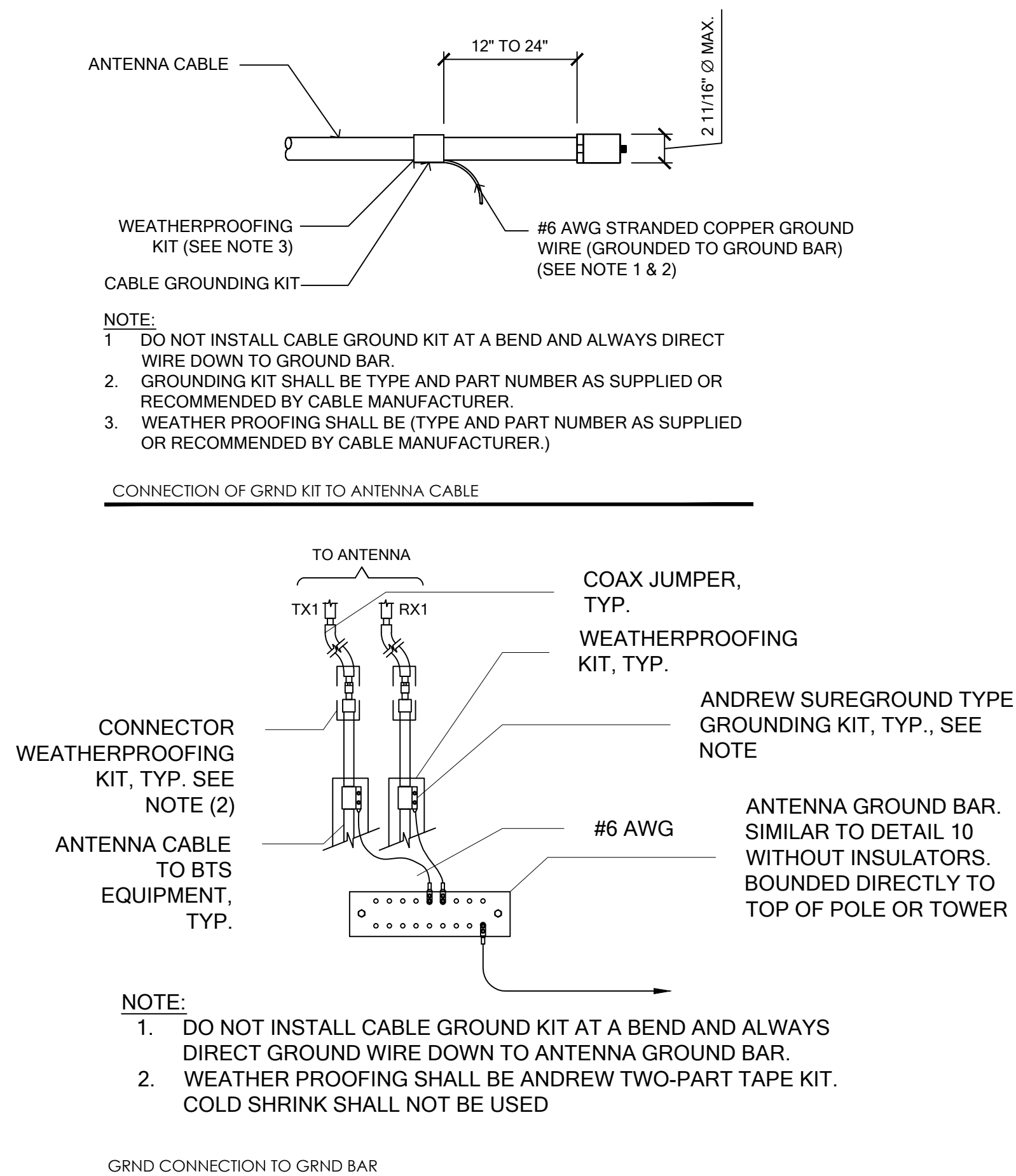
SHEET NUMBER

D02

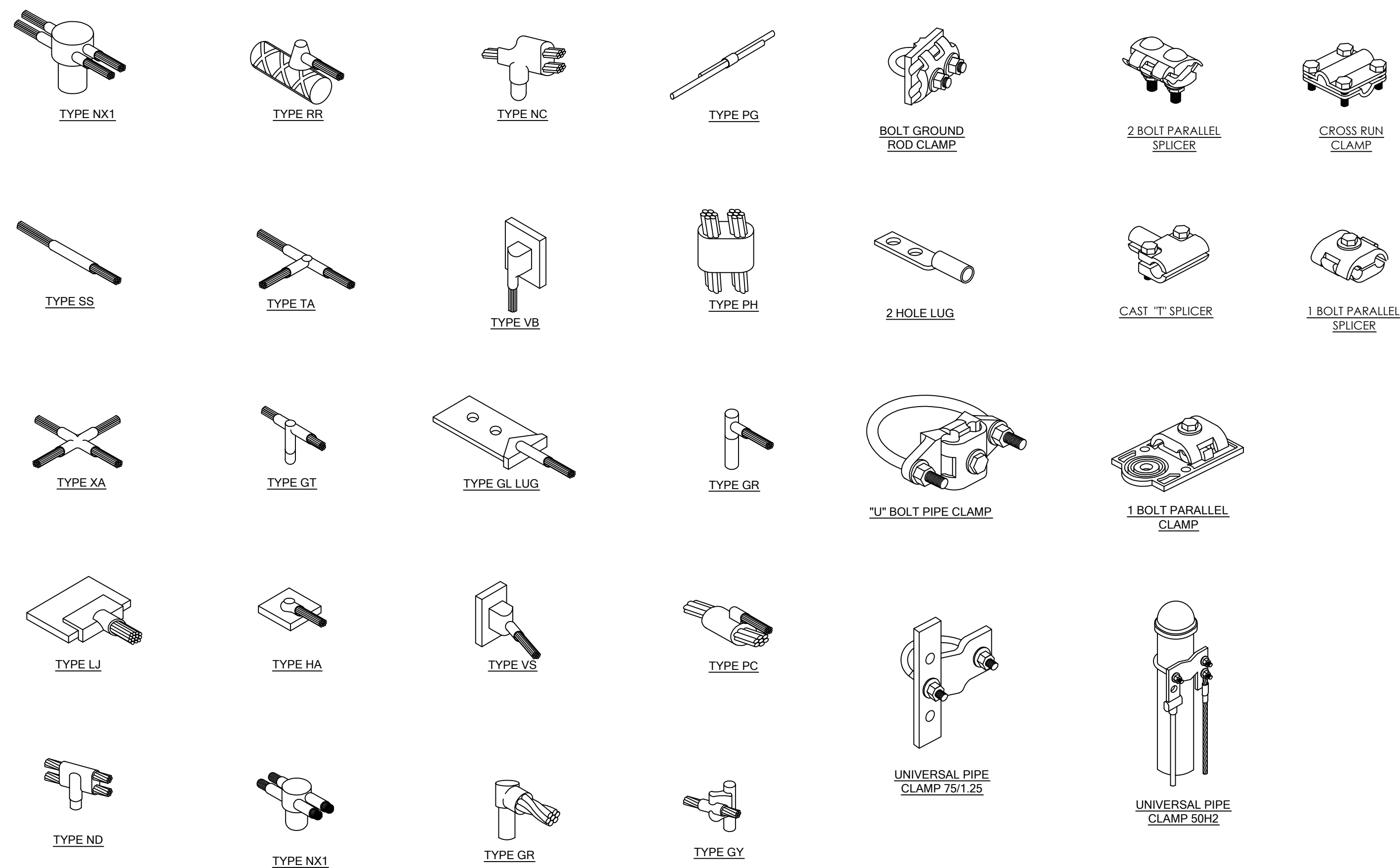
1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE CALIFORNIA ELECTRICAL CODE, AS WELL AS WITH ALL LOCAL, STATE, AND NATIONAL CODES, LAWS, AND ORDINANCES APPLICABLE TO ELECTRICAL WORK.
2. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOBSITE AND VERIFY EXISTING CONDITIONS BEFORE BIDDING AND SHALL INCLUDE IN HIS/HER BID, THE NECESSARY COSTS TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE INTENT OF THE ELECTRICAL DRAWINGS, SPECIFICATIONS, AND ALL APPLICABLE CODES.
3. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
4. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER, AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE WHEN COMPLETED.
5. EACH END OF EVERY POWER, GROUNDING, CONTROL AND ALARM CONDUCTOR AND CABLE SHALL BE LABELED OR IDENTIFIED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING RELATED TO ELECTRICAL WORK, UNLESS OTHERWISE NOTED AND COORDINATED WITH THE GENERAL CONTRACTOR.
8. POWER AND EQUIPMENT GROUND WIRING SHALL BE 12 AWG OR LARGER, 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
9. CONTROL AND ALARM WIRING SHALL BE COPPER, 300V OR 600V LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
10. UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE FREE FROM GROUNDS AND SHORT CIRCUITS.
11. ELECTRICAL CONTRACTOR SHALL FURNISH AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER UPON COMPLETION OF THE JOB.
12. ALL POWER AND EQUIPMENT GROUND WIRE CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS OR WIRENUTS. LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
13. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
14. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
15. THE NOTE, SPECIFICATION OR CODE WHICH PRESCRIBES AND ESTABLISHES THE HIGHEST STANDARD OF PERFORMANCE SHALL PREVAIL IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN ITEMS SHOWN ON THE PLANS AND/OR SPECIFICATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. PENETRATIONS OF ALL WALLS OR CEILINGS SHALL BE SEALED AND FIRE RATING MAINTAINED IN ACCORDANCE WITH ALL LOCAL AND NATIONAL CODES.
18. SCHEDULE 80 PVC CONDUIT SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
19. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
20. ALL DETAILS/SCHEMATICS SHOWN ARE IN GENERAL TERMS, AND INSTALLATION MAY VARY DUE TO SPECIFIC SITE CONDITIONS.
21. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. METALLIC CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE, GALVANIZED AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE. MYERS<sup>TM</sup> HUBS OR APPROVED LOCKNUTS SHALL BE FITTED AT ALL BOX CONNECTIONS TO MAINTAIN NEC.
23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
25. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
27. RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE PVC OR GALVANIZED, EPOXY-COATED, OR NON- CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
30. ALL ENTRIES TO EQUIPMENT ASSOCIATED WITH THE FIXED GENERATOR PROJECT SHALL BE SEALED TO KEEP WATER OUT.

## ELECTRICAL NOTES

N.T.S.	1
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## GROUND KIT DETAILS



## TYPICAL GROUND CONNECTIONS

N.T.S.	2
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REV	DATE	DESCRIPTION			

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SHEET TITLE

## ELECTRICAL NOTES & GROUNDING DETAILS

SHEET NUMBER

# E01



NOTE:  
1. SERVICE POWER SHALL BE 200A, 120/240V, 1  $\phi$  3W.  
2. UTILITY RECEPTACLE IS A GFCI DUPLEX OUTLET INSTALLED IN THE DEADRONT OF THE PPC  
3. PROVIDE A MIN. 36" WORK CLEARANCE IN FRONT OF PANEL/SERVICE EQUIPMENT  
4. ALL BREAKERS IN THE PANEL ARE RATED 10,000 RMS SYMMETRICAL AMPS, 240V MAX, 90°  
5. ALL WIRING SHALL BE RATED FOR 90°  
6. CONDUIT REQUIREMENTS (TYP U.N.O.): UNDERGROUND PVC (SCH 40 OR 80), INDOOR: EMT (RGS IN TRAFFIC AREAS) OUTDOOR (ABOVE GRADE): RGS

SINGLE-LINE DIAGRAM

N.T.S.

2

NOTE:  
1. NO AC PANEL WORK TO BE PERFORMED DURING THIS SCOPE

PANEL SCHEDULE

N.T.S.

1

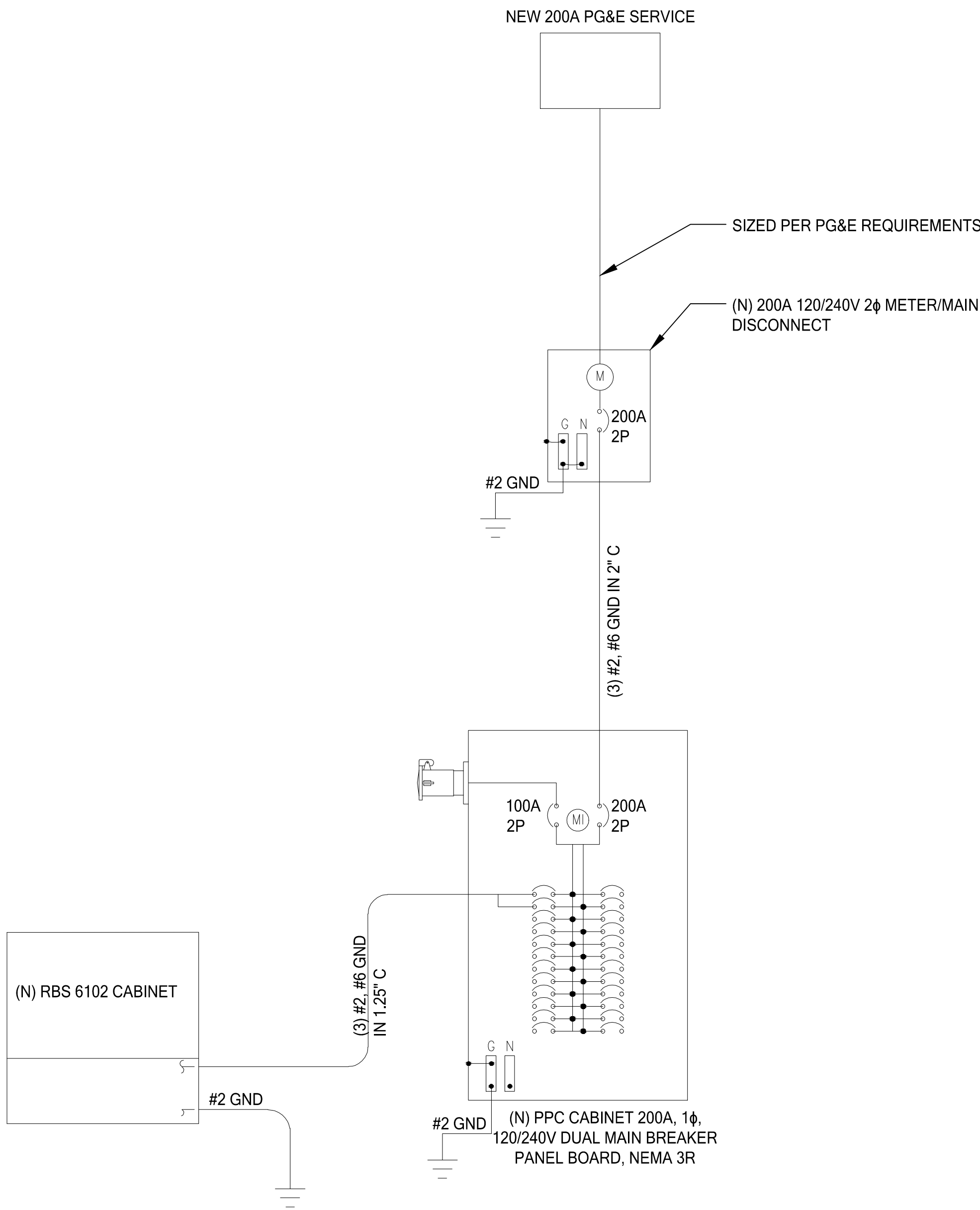


PHOTO OF EXISTING PANEL

AC POWER PANEL					
120/240V, 1 $\Phi$ , 3W					
MAIN BREAKER RATING (A): 200A					
SYSTEM VOLTAGE (V): 120/240					
DESCRIPTION	BKR	POSN	POSN	BKR	DESCRIPTION
RBS 6102 CABINET	100	1	2	100	MAIN
		3	4		
		5	6		
		7	8		
		9	10		
		11	12		

(N) PANEL SCHEDULE



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SHEET TITLE  
PANEL SCHEDULE &  
SINGLE LINE DIAGRAM

SHEET NUMBER  
E03