



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 23, 2020

Case No.: 2018-012648CUA
Project Address: 2001 37th Avenue
Zoning: Residential-House, One Family (RH-1)
40-X Height and Bulk District
Block/Lot: 2094/006
Applicant: St. Ignatius College Preparatory
Ken Stupi
2001 37th Avenue
San Francisco, CA, 94116
Property Owner: St. Ignatius College Preparatory
2001 37th Avenue
San Francisco, CA, 94116
Staff Contact: Jeff Horn – (415) 575-6925
jeffrey.horn@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project proposes the expansion of an existing private secondary school, St. Ignatius College Preparatory (SI), by adding four (4) 90-foot tall light standards to the J.B. Murphy Field Stadium. The standards will be situated symmetrically in a rectangular formation surrounding the existing football field (at approximately the 10-yard line). The lighting standards would allow for nighttime use of the field for practice and games by St. Ignatius' athletic teams. The addition of the lights will allow for weekday and weekend evening use of the field for practice, games and events. The proposed usage of the lights is that on Monday through Thursday nights the lights shall be turned off no later than 9:00 PM and on up to 20 evenings per year the lights may remain on until 10:00 PM.

On the proposed northwest standard, Verizon Wireless is seeking to install and operate an unmanned macro wireless telecommunication service (WTS) facility. The physical components of the WTS consists of nine (9) Antennas, six (6) Remote Radio Units located on the light standard, two (2) Surge Suppressors and ancillary equipment within a 12-foot by 28-foot, 336 square foot, fenced compound located on the ground adjacent to the north side of the light standard.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.1, 303, and 304 to amend an existing Planned Unit Development to allow the expansion of a private secondary school by constructing four light standards and a macro WTS facility with a rear yard modification within an RH-1 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach:**

- **Community Outreach:** The Sponsor maintains neighborhood outreach mailing and email lists to provide school and project related updates to the community and have a “Good Neighbor” program with a corresponding website. The Project Sponsor has held four (4) community meetings specific to the Stadium Lights projects, as well as other outreach and communication efforts.

Per Planning Commission policy (Resolution No. 16539), Verizon held a virtual public outreach meeting on Wednesday, April 29, 2020, from 6:00PM – 7:00PM on the proposed WTS facility. The Department received 4 correspondences from the public regarding the proposed project and the facilitation of this meeting. Verizon had noticed an in-person meeting for March 18, 2020, which had to be cancelled due to the City’s March 16th, 2020, *Shelter in Place* Health Order.

The project was continued without being heard from the June 11, 2020 Planning Commission hearing to allow the Sponsor to further meet with the neighbors and to present an additional Condition of Approval (#11 of the attached Draft Motion) for the project, which includes an reduction in the hours of the usage of the field for practice on weeknights, communication and reporting commitments, and a large events management plan.

- **Public Comment:** The Department has received approximately 105 letters of support of the lights and nighttime use of the sports field, most letters received were from residents of the Sunset neighborhood and approximately 32 letters in opposition to the project with concerns of impacts from lights and increased traffic and parking, most of which are from residents of the surrounding streets, including a letter with supplemental materials submitted by the Saint Ignatius Neighborhood Association and a online petition with 150 signatures.
- **Institutional Master Plan:** On June 18, 2018, the Project Sponsor made an informational presentation to the Planning Commission of an Institutional Master Plan, detailing future projects and growth for the SI campus. The sports field lights project was included in the document and presentation.
- **Planned Unit Development Modifications:** Since the project site is larger than a half-acre, the project may seek approval as a Planned Unit Development (PUD) per Planning Code Section 304. Under the PUD, the Commission may grant modifications from certain Planning Code requirements for projects that produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. The project requests modifications from the Planning Code requirements for rear yard (Planning Code Section 134). The two western light standards and Verizon’s ancillary equipment are located within the sites’ required 25% rear yard (137 feet, 6 inches).
- **Environmental Review:**
 - **Transportation.** The department’s transportation staff reviewed the proposed project and determined that additional transportation review is not required. The proposed addition of lights at the existing facility would not expand the use of such facility. Instead, the proposed lights would shift the existing use to later times in the day and/or days of the week.

- **Lighting.** The proposed lighting design uses the Light Structure System equipped with total light control for LED fixtures. The total light control for the LED fixtures are designed to concentrate the light on the field area with minimal light emitted outside the targeted areas. The lighting system is designed with a feature allowing the lights to be switched to a “dimmed” setting. This feature would allow the lights to be turned down during events not requiring full lighting. The proposed field lighting system would be equipped with spill and glare shielding.

A lighting study prepared for the proposed project by Musco Lighting illustrates that light measurements at the nearest residences (approximately 100 feet), would drop to less than 1 footcandle due to the shielding and focusing of the lights. The light spillover would not be expected to substantially affect the closest residences. In addition, Verde Design provided analysis of the light impact to neighboring areas. The results also indicate that the light and glare from the proposed lighting system would be nominal on surrounding residential areas.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project maintains and expands educational and recreational uses, which are uses in support of families and children in San Francisco. The light system would have a nominal impact of light and glare to the surrounding residential areas. Nighttime use of the field is not expected to adversely impact traffic and parking in the neighborhood. The Project is desirable because it promotes the operation of a neighborhood-serving school.

The Department finds that the Project is, on balance, consistent with the Wireless Telecommunications Services Facilities Siting Guidelines, and the Objectives and Policies of the General Plan. The proposed WTS facility would be screened from view by virtue of proposed enclosures, and their placement on light standard. The proposal would not significantly detract from views of the Subject property or from views of other surrounding buildings, nor would it detract from adjacent streetscapes, and vistas.

Overall, the Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. 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.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans, Renderings and Light Study
- Exhibit C – Environmental Determination
- Exhibit D – Maps and Context Photos

Exhibit E – Radio Frequency Report

Exhibit F – Department of Public Health Approval Exhibit

Exhibit G – Coverage Maps Exhibit

Exhibit H – Independent Evaluation Exhibit

Exhibit I – Sponsor Brief, Outreach Summary, and Night Game or Event Management Plan

Exhibit J – Saint Ignatius Neighborhood Association Advance Submissions



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION & PLANNED UNIT DEVELOPMENT PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 304, TO AMEND AN EXISTING PLANNED UNIT DEVELOPMENT AND ALLOW A MODIFICATION TO THE REQUIREMENTS FOR REAR YARD (PLANNING CODE SECTION 134) FOR THE EXPANSION OF A PRIVATE SECONDARY SCHOOL (ST. IGNATIUS COLLEGE PREPARATORY) THROUGH THE ADDITION OF FOUR 90-FOOT TALL LIGHT STANDARDS TO THE J.B. MURPHY FIELD ATHLETIC STADIUM AND TO INSTALL A NEW VERIZON MACRO WIRELESS TELECOMMUNICATIONS SERVICE FACILITY ATTACHED TO THE NORTHWEST LIGHT STANDARD LOCATED AT 2001 37TH AVENUE, LOT 006 IN ASSESSOR'S BLOCK 2094, WITHIN THE RH-1 (RESIDENTIAL-HOUSE, ONE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 8, 2018, Ken Stupi, VP of Finance & Administration at St. Ignatius College Preparatory (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization to amend an existing Planned Unit Development for an existing secondary school (St. Ignatius College Preparatory) to allow the addition of four 90-foot tall outdoor light standards to the J.B. Murphy Field Stadium and On March 31, 2020, Chad Christie of Ridge Communications, representing Verizon Wireless, filed a supplemental Conditional Use Authoritarian application for a Wireless Telecommunication Services Facility to be attached to the northwest light standard (hereinafter "Project") at 2001 37th Avenue, Block 2094 Lot 006(hereinafter "Project Site").

On June 3, 2020 the project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and Class 3, Existing Facilities and New Construction, under CEQA as described in the determination contained in the Planning Department files for this Project.

On July 23, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012648CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-12648CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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 Authorization as requested in Application No. 2018-12648CUA, 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. **Project Description.** The Project proposes the expansion of an existing private secondary school (St. Ignatius College Preparatory [SI]) to by adding four (4) 90-foot tall light standards differing fixture arrays to the J.B. Murphy Field Stadium. The two poles on the west side of the field (closest to 39th avenue) will have 12 fixtures (9 at the top of the pole, 1 bleacher/emergency egress fixture at 65’ and 2 BallTracker fixtures at approximately 15 feet). The two poles on the east side of the field (in front of the home bleachers) will mirror the west side poles in terms of number of fixtures and fixture locations. The four poles will be situated symmetrically in a rectangular formation surrounding the football field (at approximately the 10-yard line). Additional safety lighting will be added for the bleachers and sidewalk surrounding the field.

The addition of the lights will allow for weekday and weekend evening use of the field for practice, games and events. On Monday through Thursday nights the lights shall be turned off no later than 9:00 pm and on up 20 evenings per year, the lights may remain on until 10:00 pm.

On the proposed northwest standard, Verizon Wireless is seeking to install and operate an unmanned macro wireless communications facility. The physical components of the projects consist of nine (9) Antennas, six (6) Remote Radio Units located on the light standard, two (2) Surge Suppressors and ancillary equipment located within a 12-foot by 28-foot, 336 square foot, fenced compound on the ground adjacent to the north of the light standard.

3. **Site Description and Present Use.** SI has been operated by the Society of Jesus and been in San Francisco since 1855 and has been located at 2001 37th Avenue in the Sunset District of San Francisco since 1969 (CU66.005). Originally an all-boys schools, SI became co-ed in 1989 and made improvements that were undertaken as part of the Planned Unit Development, the project included the gymnasium and pool, a student center and a parking structure. (Motion No. 12024). Further amendments to the Project's Planned Unit Development were made in 2004 to add lights to the upper sports field (Motion No. 16770) and to expand the student center (Motion No. 17115). In 2018 a new 100-student, 6th through 8th grade middle school, the Fr. Sauer Academy, was established (Motion No. 20204).

The SI campus occupies a 495,470 square foot parcel and is developed with approximately 290,595 square feet of secondary school facilities. J.B. Murphy Field athletic stadium is located at the southwest corner of the campus, with frontage on 37th Avenue and Rivera Street. The stadium consists of a football field with artificial turf and a six lane synthetic track that surrounds the football field perimeter. There is a seating capacity of 2008 – a 1,234 seat home bleacher section which includes a 20 person press box and a 774 seat visitors section. There are two storage buildings located at the northwest corner of the project site, a classroom building and weight room adjacent to the northeast corner of the site. The project site also includes a free standing scoreboard located in the south end of the football field and various other track facilities located near the north football field end zone. The project site is surrounded by a steel fence with four locked access gates located on-site: three locked gates on 39th avenue and one locked gate on Rivera Street.

Field usage has expanded over the years with the addition of coed sports. The field is currently used Monday through Sunday on an annual basis for approximately 100 games/meets (including pre-season), up to 20 playoff games, 750 practices and 50 events for outside not-for-profit groups.

4. **Surrounding Properties and Neighborhood.** The AP Gianni Middle School, Ortega Branch Library, West Sunset Playground and Fields, and the Sunset Elementary School are located to the north, and the San Francisco Park and Recreation Sports fields to the east. The Sunset Parkway, consisting of 36th Avenue, Sunset Boulevard, 37th Avenue and landscaped medians are located to the east of the project. The predominant uses in the immediate area are two-story, low density, mostly single family residential homes, including directly west of the sports field across 39th Avenue and to the south across Rivera Street.
5. **Public Outreach and Comments.** The Project Sponsor maintains neighborhood outreach mailing and email lists to provide school and project related updates to the community and have a "Good Neighbor" program with a corresponding website. The Project Sponsor has held four (4) community meetings specific to the Stadium Lights projects, as well as other outreach and communication efforts.

Per Planning Commission policy (Resolution No. 16539), Verizon held a virtual public outreach meeting on Wednesday, April 29, 2020, from 6:00PM – 7:00PM on the proposed WTS facility. The Department received 4 correspondences from the public regarding the proposed project and the

facilitation of this meeting. Verizon had noticed an in-person meeting for March 18, 2020, which had to be cancelled due to the City's March 16th, 2020, *Shelter in Place* Health Order.

The Department has received approximately 105 letters of support of the lights and nighttime use of the sports field, most letters received were from residents of the Sunset neighborhood and approximately 32 letters in opposition to the project with concerns of impacts from lights and increased traffic and parking, most of which are from adjacent residents of the surrounding streets, including a letter with supplemental materials submitted by the Saint Ignatius Neighborhood Association and a online petition with 150 signatures.

6. **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.

7. **Location Preference.** The WTS *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 2 Site (Co-Location Site) according to the WTS *Guidelines*, making it a desired location.
8. **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 at 193 watts for 28 GHz, 172 watts for CBRS, 5,250 watts for AWS, 5,130 watts for PCS, 4,170 watts for cellular, and 3,630 watts for 700 MHz, 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.
9. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett and 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.
10. **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 Verizon Wireless transmitters at any nearby publicly accessible building or area would 11% of the FCC public exposure limit.

There are no antennas existing operated by Verizon installed on the roof top of the building at 2001 37th Avenue. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. Verizon proposes to install 12 new antennas. The antennas are mounted at a height of 45- 63 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.032 mW/sq cm., which is 5.2 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 94 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 36 feet of the front of the antennas while they are in operation.

11. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by Verizon Wireless to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett and Edison, Inc, an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.

12. **Maintenance Schedule.** The facility would operate without on-site staff but with a maintenance crew visiting the property to service and monitor the facility.
13. **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.** Planning Code Section 209.1 requires Conditional Use Authorization for a school use and for a macro WTS facility within the RH-1 (Residential House, One-Family) Zoning District. Conditional Use Authorization is also required for a Planned Unit Development pursuant to Planning Code Section 304.

The Project is requesting Conditional Use Authorization from the Planning Commission amend the existing PUD and to allow for the construction of four light standards and to allow a macro WTS facility.

- B. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth of the lot to be provided opposite the Ocean Avenue frontage.

The Project seeks to encroach into the rear yard by constructing two 90-foot tall light standards and a macro WTS facility with ancillary equipment located within a 12-foot by 28-foot, 336 square foot, fenced compound on the ground adjacent to the northwest light standard. As a result, the Project Sponsor is requesting a rear yard modification per the criteria and limitations provided in Planning Code Section 304, described below.

- C. **Review of proposed buildings and structures exceeding a height of 40 feet in RH districts, or more than 50 feet in RM and RC Districts.** Planning Code Section 253 requires that any building or structure exceeding 40 feet in height in a RH District, shall be permitted only upon approval by the Planning Commission according to the procedures for conditional use approval.

Per Planning Code Sections 260(b)(2)(J), "Warning and navigation signals and beacons, light standards and similar devices..." and 260(b)(2)(I) "Wireless Telecommunications Services Facilities and other antennas..." are exempt from height limits established by the Planning Code. The project is seeking approval from the Planning Commission due to the Conditional Use requirements of the expansion of the school and existing PUD and a new WTS facility with a RH-1 District.

- D. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

Per Planning Code Section 260(b)(2)(J), "Warning and navigation signals and beacons, light standards and similar devices..." and (I) "Wireless Telecommunications Services Facilities and other antennas..." are exempt from height limits established by the Planning Code.

14. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. 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.

The Project is, on balance, consistent with the Objectives and Policies of the General Plan. An addition of light standards and evening use of the sports field is not expected to adversely increase or impact traffic and parking in the neighborhood. The Project maintains and expands an educational and recreational use, which are uses that support of families and children in San Francisco. The WTS facility 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 to avoid intrusion into public vistas, and to ensure harmony with the existing neighborhood character and promote public safety. Recent drive tests in the subject area conducted by the Verizon Wireless Radio Frequency Engineering Team provide that the Project Site is a preferable location, based on factors including quality of coverage and aesthetics.

The Project is desirable because it promotes the operation of a neighborhood-serving school. The Project would be consistent with the mixed character of the immediate neighborhood and would assist in maintaining the area's diverse economic base. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

- 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:

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

The height and bulk of the existing buildings will remain the same and the Project will not alter the existing appearance or character of the project's vicinity. The proposed work will not affect the any existing building envelope.

- ii. 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;

The proposed addition of field lights at the existing facility would not expand the use of such facility. Instead, the proposed lights would shift the existing use to later times in the day and/or days of the week. Additionally, the Planning Code does not require parking or loading for a WTS facility. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed lighting design uses the Light Structure System equipped with total light control for LED fixtures. The total light control for LED fixtures are designed to concentrate the light on the field area with minimal light emitted outside the targeted areas. The lighting system is designed with a feature allowing the lights to be switched to a “dimmed” setting. This feature would allow the lights to be turned down during events not requiring full lighting. The proposed field lighting system would be equipped with spill and glare shielding. Light and glare from the proposed lighting system would be nominal on surrounding residential areas.

While some noise and dust may result from the installation of the standards and the WTS 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 lights and wireless communication network.

A community liaison will also be appointed by the project sponsor to address any related concerns if construction occurs.

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

The project requires no additional street treatment. Landscape screening exists between the project’s western property line and the proposed leasing area for the WTS facilities accessory equipment. The proposed field lighting system would be equipped with spill and glare shielding. Light and glare from the proposed lighting system would be nominal on surrounding residential areas.

- 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 is, on balance, consistent with the Objectives and Policies of the General Plan. The Project maintains and expands educational and recreational uses, which are uses in support of families and children in San Francisco. The light system would have a nominal impact of light and glare to the surrounding residential areas. Nighttime use of the field is not expected to adversely impact traffic and parking in the neighborhood. The Project is desirable because it promotes the operation of a neighborhood-serving school.

The Department finds that the Project is, on balance, consistent with the Wireless Telecommunications Services Facilities Siting Guidelines, and the Objectives and Policies of the General Plan. The proposed WTS facility would be screened from view by virtue of proposed enclosures, and their placement on light standard. The proposal would not significantly detract from views of the Subject property or from views of other surrounding buildings, nor would it detract from adjacent streetscapes, and vistas.

Overall, the Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. 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.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

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. The Project is conditionally permitted within the RH-1 Zoning District and complies with and promotes many of the Objectives and Policies of the General Plan, as detailed below.

6. **Planning Code Section 304** establishes procedures for Planned Unit Developments, which are intended for projects on sites of considerable size, including an area of not less than half-acre, developed as integrated units and designed to produce an environment of stable and desirable character, which will benefit the occupants, the neighborhood and the City as a whole. In the cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain provisions contained elsewhere in the Planning Code.

- A. **Modifications.** The Project Sponsor requests the following modification from the requirements of the Planning Code. These modifications are listed below, along with reference to the relevant discussion for each modification.

Rear Yard: Since the Project Site is larger than a half-acre, the Project may seek approval as a Planned Unit Development (PUD) per Planning Code Section 304. Under a PUD, the Commission may grant modifications from certain Planning Code requirements for projects that produce an environment of stable and desirable character which will benefit the occupants, the neighborhood and the City as a whole. The Project requests modifications from the Planning Code requirements for rear yard (Planning Code Section 134). The two western light standards and Verizon's ancillary equipment are located within the sites' required 25% rear yard (137 feet, 6 inches).

- B. **Criteria and Limitations** Section 304(d) establishes criteria and limitations for the authorization of PUDs over and above those applicable to Conditional Uses in general and contained in Section 303 and elsewhere in the Code. On balance, the Project complies with said criteria in that it:

- 1) Affirmatively promotes applicable objectives and policies of the General Plan;

The Project complies with the objectives and policies of the General Plan, as detailed below.

- 2) Provides off-street parking adequate for the occupancy proposes.

The Project is not required to provide off-street parking.

- 3) Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code;

The Project far exceeds the required amount of open space for the school through outdoor courtyards and fields.

- 4) Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property;

No dwelling units are proposed.

- 5) In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

The Project does not contain or propose commercial uses.

- 6) Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

The Project is not requesting any exceptions to the height limits. Per Planning Code Section 260(b)(2)(J), "Warning and navigation signals and beacons, light standards and similar devices..." and (I) "Wireless Telecommunications Services Facilities and other antennas..." are exempt from height limits established by Article 2.5 of the Planning Code.

- 7) In NC Districts, be limited in gross floor area to that allowed under the floor area ratio limit permitted for the district in Section 124 and Article 7 of this Code;

The Project is not located within a NC District.

- 8) In NC Districts, not violate the use limitations by story set forth in Article 7 of this Code; and

The Project is not located within a NC District.

- 9) In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.

The Project is not located in an RTO or NCT District.

10) Provide Street trees as per the requirements of Section 138.1 of the Code.

Per Planning Code Section 138.1(c)(1), the Department of Public Works is responsible for reviewing and guiding any new street trees present on the project site.

11) Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

Project is not subject to the requirements of Planning Code Section 132(g) and (h).

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

COMMERCE & INDUSTRY ELEMENT

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

The Project maintains and expands an educational use, which is a use in support of families and children in San Francisco. The Project is desirable because it promotes the operation of a neighborhood-serving school. More flexible use of the athletics facilities will also provide greater recreational opportunities to a diverse body of students drawn from the community, thereby improving the educational services provided to the City as a whole.

Policy 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The Project will enhance the educational services available to residents of the local area neighborhoods as well as the City at large. St. Ignatius College Preparatory will continue to provide tuition assistance and outreach to a socially and economically diverse community.

HOUSING ELEMENT

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORBORHOODS.

Policy 11.8:

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project will minimize disruption by expanding the school vertically on the existing Campus, which has been a part of the neighborhood since 1969.

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 recreational and 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 telecommunications 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 and hosting sporting events

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 Verizon Wireless 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.

16. **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 project site does not possess any neighborhood-serving retail uses. 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.

The expansion to an existing school has been designed to be sensitive to the surrounding neighborhood character. Overall, the school use is beneficial and supports children and families in the City.

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

The Project does not currently possess any existing affordable housing.

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

The school will manage and supervise traffic and parking adjacent to the school during events, in order to discourage double parking and promote an orderly flow of traffic. The project would change the times that event attendees visit the site, this would not result in increased MUNI ridership, the Project is not expected to materially impair or affect MUNI service or traffic in the neighborhood.

- 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 does not include commercial office development.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The proposed light standards would be greater than 40 feet tall but would not be of sufficient bulk to cast substantial shadow. Although the Project may cast shadow on the adjacent public park, the adjacent public park (West Sunset Fields) is still afforded access to sunlight, which should not dramatically affect the use and enjoyment of this park. Therefore, no shadow effects would ensue as a result of the proposed project.

17. 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.
18. 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 Authorization Application No. 2018-012648CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 18, 2018 for the light standards and April 16, 2019 for the WTS, 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. 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 Planning Commission ADOPTED the foregoing Motion on July 23, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 23, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to amend an existing Planned Unit Development with a rear yard modification to allow the expansion of a private secondary school (St. Ignatius College Preparatory) by constructing four light standards and a new macro wireless telecommunications facility, located at 2001 37th Avenue, Lot 006 in Assessor's Block 2094, pursuant to Planning Code Section(s) 209.1, 303 and 304 within the Residential-House One Family (RH-1) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated September 18, 2018 for the light standards and April 16, 2019 for the WTS, and stamped "EXHIBIT B" included in the docket for Record No. 2018-012648CUA and subject to conditions of approval reviewed and approved by the Commission on July 23, 2020 under Motion No. XXXXXX. 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 July 23, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX 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

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

3. **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

4. **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

5. **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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **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 ensure 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 415-558-6378, www.sf-planning.org

9. **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:

- F. Antennas and back up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual effects;
- G. Rooftop installations shall be setback such that back up facilities are not viewed from the street;
- H. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
- I. 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 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

11. **Operation of Lighted Field.** The operation of the lighted field shall meet the following Conditions:

- A. The following time limitations shall apply to the use of lights on the field:
 - i. Except as noted in (ii)(b) below, Monday-Thursday lights shall be turned off no later than 9:00 pm.
 - a. The Project Sponsor anticipates the use of the lighted field on these nights shall primarily be for practice and low attendance games (i.e., games where the anticipated attendance is below 1,000).
 - ii. On up to 20 evenings per year, the lights may remain on until 10:00 pm
 - a. The Project Sponsor anticipates that approximately 10 of these events might be high attendance games (i.e., games where the anticipated attendance is above 1,000 to a maximum of 2,800) are Friday or Saturday evenings with visiting teams;
 - b. The Project Sponsor anticipates that approximately 10 other weeknight events might be necessary due to circumstances that prevent a Friday or Saturday night event; and
 - c. The Project Sponsor does not anticipate lights being used on Sundays.
 - iii. The Project Sponsor shall use the lights only during the main school year (i.e., roughly between Aug. 15 and May 31 in the current schedule)

- B. The Project Sponsor shall not rent the field for lighted use to groups unaffiliated with the Project Sponsor.
 - C. Communication with neighbors.
 - i. For updates and general information, the Project Sponsor shall continue to maintain a Good Neighbor Program webpage where it posts schedules and provides contact information to call or email the school.
 - ii. The Project Sponsor shall post on the webpage the schedule of nighttime events on the field at least a month in advance. In addition, the Project Sponsor shall post the schedule for each season by:
 - a. August 1st for Fall sports;
 - b. October 1st for Winter sports; and
 - c. February 1st for Spring sports.
 - iii. The Project Sponsor shall send neighbors an annual communication reminder of how to contact the Project Sponsor about noise, parking or other concerns.
 - D. The Project Sponsor will distribute its J.B. MURPHY FIELD NIGHT GAME OR LARGE EVENT MANAGEMENT PLAN to home and visiting communities prior to games. This plan shall continue to include a CODE OF CONDUCT for student and spectator behavior.
 - E. At the end of each academic year, the Project Sponsor shall provide to the Zoning Administrator and shall post on the Good Neighbor Program webpage a summary of that year's usage of the field for practice, low attendance games, high attendance games, and any other events.
12. **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
13. **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

14. **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

15. **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

16. **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

17. **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.

18. **Notification prior to Project Implementation Report - WTS.** The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antenna at the time of testing for the Project Implementation Report.

- 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

19. **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

20. **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

OPERATION

21. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

22. **Community Liaison.** Prior to issuance of a building permit 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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

23. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

25. **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.

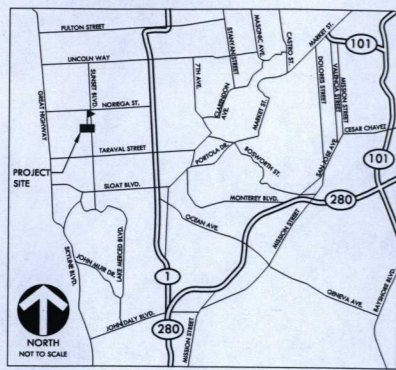
For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

26. **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
27. **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
28. **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>

PRELIMINARY DRAWINGS FOR SAINT IGNATIUS COLLEGE PREPARATORY SPORTS FIELD LIGHTING

2001 37TH AVENUE
SAN FRANCISCO, CA 94116
VERDE DESIGN, INC. PROJECT NO. 1601100

PROJECT MAP



VICINITY MAP



SITE MAP

PREPARED BY



VERDE DESIGN
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
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**American Consulting
Engineers
Electrical, Inc.**

209 The Alameda, Suite 200
San Jose, California 95126
Phone 408.264.0022
Fax 408.264.2028

SCOPE OF WORK

INSTALLATION OF SPORT FIELD LIGHTING AT THE EXISTING FOOTBALL FIELD AND ANY ELECTRICAL WORK ASSOCIATED WITH THE LIGHTING SCOPE OF WORK.

CONTACT INFORMATION

ORGANIZATION	NAME	PHONE
OWNER SAINT IGNATIUS COLLEGE PREPARATORY	KEN STUPI	(415) 682-5070
CIVIL ENGINEER/ LANDSCAPE ARCHITECT VERDE DESIGN INC.	MARK BAGINSKI	(408) 850-3406
ELECTRICAL ENGINEER ACEE	SAMMY FERNANDEZ	(408) 236-2312
SPORT FIELD LIGHTING MUSCO	BOB CROOKHAM	(530) 672-9500

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
-	COVER SHEET
L1.0	LOCATION MAP
L2.0	SITE PLAN
L3.1	MUSCO LIGHTING DESIGN
L3.2	MUSCO LIGHTING DESIGN
L3.3	MUSCO LIGHTING DESIGN
L3.4	MUSCO LIGHTING DESIGN
L3.5	MUSCO LIGHTING DESIGN
E0.1	GENERAL NOTES, SYMBOL LIST, ABBREVIATIONS AND FIXTURE SCHEDULE
E1.1	ELECTRICAL SITE PLAN
E2.1	ELECTRICAL SINGLE LINE DIAGRAM
E3.1	ELECTRICAL DETAILS
E3.2	ELECTRICAL DETAILS

APPLICABLE CODES

1. 2016 CBC CHAPTER 35, PROVIDE ALL THE APPLICABLE/ADOPTED STANDARDS, WHERE A PARTICULAR STANDARD IS REFERENCED IN THE CODE BUT DOES NOT APPEAR AS AN ADOPTED STANDARD IT MAY STILL BE USED. APPLY ONLY THE PORTION OF THE STANDARD THAT IS APPLICABLE TO THE CODE SECTION WHERE THE STANDARD IS REFERENCED, NOT THE ENTIRE STANDARD.
- 2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 - 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
(2015 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
(2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2013 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
 - 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2012 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10, TITLE 24 C.C.R.
(2015 INTERNATIONAL EXISTING BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)
 - 2016 CALIFORNIA "GREEN" BUILDING REQUIREMENTS OR CAL GREEN, PART 11, TITLE 24 C.C.R.
 - 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 - 2016 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
 - 2013 ASME A17.1/CSA B44-13 SAFETY CODE FOR ELEVATORS AND ESCALATORS
- LIST OF FEDERAL CODES AND STANDARDS (IF APPLICABLE)
AMERICANS WITH DISABILITIES ACT (ADA), TITLE II OR TITLE III
FOR TITLE II, UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) 28 CFR 35.151(f)
OR ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)
FOR TITLE III, ADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36) 28 CFR 36.406
2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN
- NOTE: TITLE II APPLIES TO PROJECTS FUNDED AND/OR USED BY STATE AND LOCAL GOVERNMENT SERVICES. TITLE III COVERS PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES. REFERENCING ON THE USE AND FUNDING, BOTH TITLE MAY APPLY TO THE PROJECT.
- | | | |
|-----------|---|--------------|
| NFPA 13 | AUTOMATIC SPRINKLER SYSTEMS (CALIFORNIA AMENDED) | 2016 EDITION |
| NFPA 14 | STANDPIPE SYSTEMS | 2016 EDITION |
| NFPA 17 | DRY CHEMICAL EXTINGUISHING SYSTEMS | 2017 EDITION |
| NFPA 17A | WET CHEMICAL EXTINGUISHING SYSTEMS | 2017 EDITION |
| NFPA 20 | STATIONARY FIRE PUMPS | 2016 EDITION |
| NFPA 22 | WATER TANKS FOR PRIVATE FIRE PROTECTION | 2013 EDITION |
| NFPA 24 | PRIVATE FIRE SERVICE MAINS | 2016 EDITION |
| NFPA 72 | NATIONAL FIRE ALARM AND SIGNALING CODE (CALIFORNIA AMENDED)
(NOTE SEE UL STANDARD 1971 FOR "VISUAL DEVICES") | 2016 EDITION |
| NFPA 80 | FIRE DOORS AND OTHER OPENING PROTECTIVES | 2016 EDITION |
| NFPA 253 | CRITICAL RADIANT FLUX OF FLOOR COVERING SYSTEMS | 2015 EDITION |
| NFPA 2001 | CLEAN AGENT FIRE EXTINGUISHING SYSTEMS | 2015 EDITION |
| UL 300 | FIRE RESISTED OF FIRE EXTINGUISHING SYSTEMS FOR PROTECTION OF COMMERCIAL COOKING EQUIPMENT | 2005 (R2010) |
| UL 464 | AUDIBLE SIGNALING DEVICES FOR FIRE ALARM AND SIGNALING SYSTEMS,
INCLUDING ADDRESSABLE FIRES | 2003 EDITION |
| UL 521 | HEAT DETECTORS FOR FIRES PROTECTIVE SIGNALING SYSTEMS | 1999 EDITION |
| UL 1971 | SIGNALING DEVICES FOR THE HEARING IMPAIRED | 2002 EDITION |
| ICC 300 | BELLSHOES, FOLDING AND TELESCOPING SEATING, AND GRANDSTANDS | 2012 EDITION |
| ASME 17.1 | ELEVATOR STANDARD | 2016 EDITION |
- REFERENCE CODE SECTIONS FOR APPLICABLE STANDARDS - 2016 CALIFORNIA BUILDING CODE (FOR SFM) REFERENCED STANDARDS CHAPTER 35
ADA STANDARD FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)
2. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
3. ALL EXISTING FIRE EXTINGUISHING SYSTEMS ARE IN COMPLIANCE WITH UL 300, CBC 904.11, CFC 904.11.

GENERAL NOTES

- PRIOR TO BIDDING, THE GENERAL CONTRACTOR SHALL VISIT & INSPECT THE SITE & FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AFFECTING THE NEW WORK. THE GENERAL CONTRACTOR SHALL NOT DISPUTE, COMPLAIN OR ASSERT THAT THERE IS ANY MISUNDERSTANDING IN REGARDS TO LOCATION, EXTENT, NATURE OR AMOUNT OF WORK TO BE PERFORMED UNDER THIS CONTRACT DUE TO THE CONTRACTOR'S FAILURE TO INSPECT THE SITE. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY CONDITIONS, REQUIRING WORK, WHICH ARE NOT COVERED IN THE CONTRACT DOCUMENTS.
- NO CONSTRUCTION SHALL COMMENCE WITHOUT THE OFFICIAL NOTICE TO PROCEED FROM THE OWNER.
- THE GENERAL CONTRACTOR & SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UNDERGROUND UTILITIES IN ALL AREAS OF NEW WORK PRIOR TO COMMENCEMENT OF EXCAVATION. EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE ROUTING LOCATIONS AS BEST DETERMINED FROM EXISTING DRAWINGS AND THE OWNER, BUT SHOULD NOT BE CONSTRUED TO REPRESENT ALL OF THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL POTENTIALLY ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH OF UTILITIES, AND REPORT POTENTIAL CONFLICTS TO THE OWNER PRIOR TO EXCAVATING FOR NEW FACILITIES.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES CAUSED BY ITS OPERATIONS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS WITHIN SITE IMPROVEMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ALL DAMAGED AREAS TO THEIR ORIGINAL CONDITION OR BETTER AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- DIMENSIONS AND LOCATIONS OF EXISTING FACILITIES ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY CONTRACTOR. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, AS WELL AS ADAPTED STANDARDS.
- ALL NOTES ARE FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO, THE WRITTEN SPECIFICATIONS AND DETAILS ASSOCIATED WITH THE CONTRACT DOCUMENTS.
- THIS DRAWING SET SHALL BE USED IN CONJUNCTION WITH THE CD FORMAT SPECIFICATIONS PUBLISHED IN BOOK FORM. COMBINED, THEY ARE HEREBY REFERRED TO AS THE "CONTRACT DOCUMENTS".
- DIMENSIONS ON WORKING DRAWINGS TAKE PRECEDENCE OVER MEASURED ELEMENTS. CONTRACTOR SHALL NOT SCALE DRAWINGS.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- ANY ALTERATIONS OF EXISTING FACILITIES TO ACCOMMODATE THE INSTALLATION OF NEW WORK SHALL BE REVIEWED BY THE OWNER PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL COORDINATE ALL WORK TO AVOID DISTURBING STUDENTS OR TEACHERS DURING SCHOOL HOURS. ANY DISRUPTION OF THE UTILITIES MUST BE COORDINATED AND APPROVED BY THE OWNER AND INSPECTOR OF RECORD PRIOR TO COMMENCING WORK.
- ALL TEMPORARY WORK SHALL BE CONSIDERED A PART OF THIS CONTRACT AND NO EXTRA CHARGES WILL BE ALLOWED. THIS SHALL INCLUDE MINOR ITEMS OF MATERIAL OR EQUIPMENT NECESSARY TO MEET THE REQUIREMENTS AND INTENT OF THE PROJECT.
- THE PLANS AND SPECIFICATIONS DO NOT UNDERTAKE TO SHOW OR LIST EVERY ITEM TO BE PROVIDED, BUT RATHER TO DEFINE THE REQUIREMENTS FOR A FULL AND WORKING SYSTEM FROM THE STANDPOINT OF THE END USER. FOR THIS REASON, WHEN AN ITEM NOT SHOWN OR LISTED IS CLEARLY NECESSARY FOR PROPER CONTROL/OPERATION OF EQUIPMENT WHICH IS SHOWN OR LISTED, THE CONTRACTOR SHALL PROVIDE AN ITEM WHICH WILL ALLOW THE SYSTEM TO FUNCTION PROPERLY AT NO INCREASE IN PRICE.
- ALL CONTRACTORS SHALL REMOVE TRASH AND DEBRIS STEAMING FROM THEIR WORK ON A DAILY BASIS. PROJECT SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION.
- THE DETAILS REFLECT THE DESIGN INTENT FOR TYPICAL CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND SHALL INCLUDE, IN HIS SCOPE, THE COST FOR COMPLETE FINISHED INSTALLATIONS, INCLUDING ANOMALIES, OF ALL TRADES.
- NO WORK SHALL COMMENCE WITH UNAPPROVED MATERIALS. ANY WORK DONE WITH UNAPPROVED MATERIALS AND EQUIPMENT IS AT THE CONTRACTOR'S RISK AND IS SUBJECT TO REJECTION AND REPLACEMENT. SEE SPECIFICATIONS FOR SUBMITTAL AND SUBSTITUTION REQUIREMENTS.
- CONSTRUCTION MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED SO AS TO PREVENT DAMAGE OR DETERIORATION UNTIL USED. FAILURE IN THIS REGARD MAY BE CAUSE FOR REJECTION OF MATERIAL AND/OR WORK.
- ALL EQUIPMENT SHALL BE FABRICATED FROM FIELD VERIFIED DIMENSIONS AND APPROVED SHOP DRAWINGS. COORDINATE MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT.
- CONTRACTOR SHALL PERFORM THEIR CONSTRUCTION AND OPERATIONS IN A MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED "BEST MANAGEMENT PRACTICE FOR THE CONSTRUCTION INDUSTRY" ISSUED BY THE CALIFORNIA STORM WATER QUALITY ASSOCIATION, NONPOINT SOURCE POLLUTION CONTROL PROGRAM, TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION. THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION FENCING PER CONTRACT DOCUMENTS TO SERVE LIMIT OF WORK AREAS. FENCING MAY BE ADJUSTED DURING CONSTRUCTION BASED ON CONSTRUCTION SEQUENCE OR THE OWNER'S DIRECTION.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED.

APPLICATION PLANS

SUBMITTED ON: 9/10/18

2018-0126480A

APPLICATION NO.:

SAINT IGNATIUS COLLEGE PREPARATORY SPORTS FIELD LIGHTING

PRELIMINARY PLANS - 09/04/18

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 2455 The Alameda
 Santa Clara, CA 95050
 tel: 408.983.7200
 fax: 408.983.7240
 www.VerdeDesign.com

STAMP



CONSULTANT

SHEET TITLE

LOCATION MAP

PROJECT NAME

SAINT IGNATIUS
 COLLEGE PREPARATORY
 SPORTS FIELD LIGHTING
 PROJECT

PROJECT ADDRESS

2001 37TH AVENUE
 SAN FRANCISCO, CA 94116

SUBMITTAL	DATE
PRELIMINARY PLANS	09/04/18

NO.	REVISIONS	DATE
△		
△		
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DRAWN BY	QH	CHECKED BY	MB
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DATE ISSUED	09/04/18	SCALE	1" = 60'-0"
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PROJ. NO. 1601100

SHEET NO. L1.0



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STAMP

CONSULTANT

SHEET TITLE

SITE PLAN

PROJECT NAME

SAINT IGNATIUS
 COLLEGE PREPARATORY
 SPORTS FIELD LIGHTING
 PROJECT

PROJECT ADDRESS

2001 37TH AVENUE
 SAN FRANCISCO, CA 94116

SUBMITTAL

PRELIMINARY PLANS 09/04/18

NO.	REVISIONS	DATE

DRAWN BY

QH

CHECKED BY

MB

DATE ISSUED 09/04/18

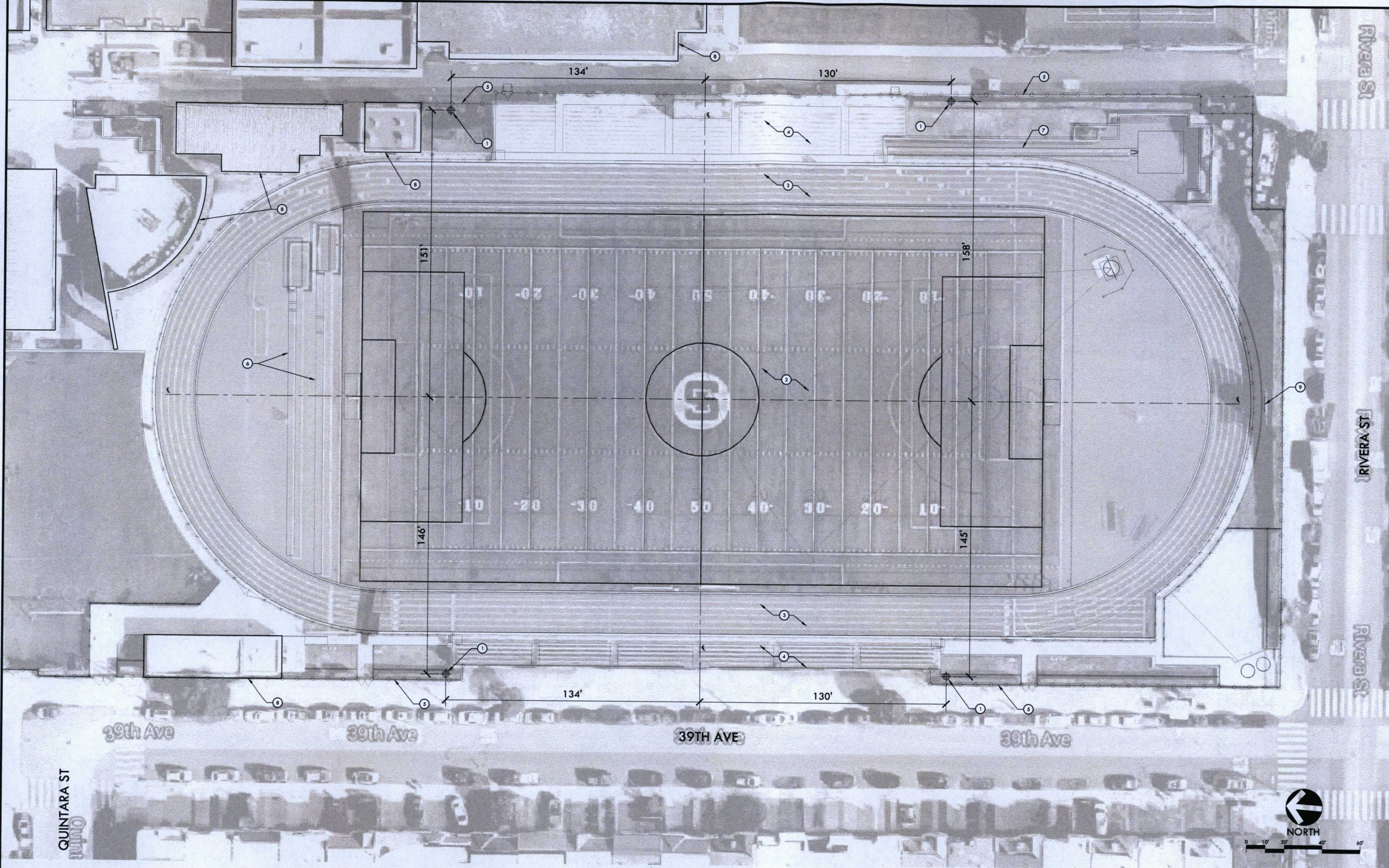
SCALE 1" = 20'-0"

PROJ. NO. 1601100

SHEET NO. L2.0

SITE PLAN LEGEND

SYM	DESCRIPTION
①	PROPOSED LIGHT POLES
②	EXISTING FIELD
③	EXISTING TRACK
④	EXISTING BLEACHERS
⑤	EXISTING FENCE
⑥	EXISTING LONG/ TRIPLE JUMP
⑦	EXISTING POLE VAULT
⑧	EXISTING BUILDINGS
⑨	EXISTING SCOREBOARD



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SHEET TITLE

PROJECT NAME

PROJECT ADDRESS

SUBMITTAL DATE

NO. REVISIONS DATE

DRAWN BY DATE

CHECKED BY DATE

PROJ. NO.

SHEET NO.

MUSCO LIGHTING DESIGN

SAINT IGNATIUS COLLEGE PREPARATORY SPORTS FIELD LIGHTING PROJECT

 2001 37TH AVENUE

 SAN FRANCISCO, CA 94116

 09/04/18

 1601100

L3.1

St Ignatius Prep School FB/SO
San Francisco, CA

EQUIPMENT LIST FOR AREAS SHOWN

ID#	Location	Qty	Model	Watts	Volts	Amperes	Notes
1	F1	107	TLC-LED-1100	110	120	0.92	110' x 120'
2	F2	107	TLC-LED-1100	110	120	0.92	110' x 120'
3	F3-F4	67	TLC-LED-400	400	120	3.33	40' x 100'

GRID SUMMARY

Name: Football
Site: 302' x 120.2'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

Guaranteed Average: 52.97
Scale Average: 52.97
Minimum: 45.17
Avg / Min: 1.17
Guaranteed Max / Min: 1.17
Max / Min: 1.17
UG (adjacent pt): 1.22
CU: 0.08
CU: 0.08
Application Efficiency: 0.72
No. of Points: 72

LUMINAIRE SPECIFICATIONS


Color / CRI: 5700K - 75 CRI
Luminaire Output: 52,000 / 121,000 lumens
No. of Luminaires: 67
Total Load: 52.2 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Ampage Draw Chart and/or the "Mass Control System Summary" for electrical sizing.

Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 3 feet (3m) of design locations.



MUSCO Lighting
We Make It Happen.

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St Ignatius Prep School FB/SO
San Francisco, CA

Lighting System

Area	Area Type	Area Size	Area Shape	Area Qty	Luminaire Type	Watts	Notes
F1	Field	120'	Rect	107	TLC-LED-1100	11,910	A
F2	Field	120'	Rect	107	TLC-LED-1100	11,910	A
F3-F4	Field	100'	Rect	67	TLC-LED-400	26,600	A

Circuit Summary

Area	Area Type	Area Size	Area Shape	Area Qty	Luminaire Type	Watts	Notes
A	Field Lights	52.2 kW	52				
B	Beaches	1.8 kW	4				


Feature Type Summary

Feature	Qty	Watts	Volts	Amperes	Notes
TLC-LED-400	67	40,600	120	337.5	
TLC-LED-1100	214	23,814	120	198.4	

Light Level Summary

Grid Name: Football
Calculation Method: Horizontal Illuminance
Area: 302' x 120.2'
Min: 45.17
Max: 52.97
Avg: 52.97

From Hometown to Professional



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San Francisco, CA

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3	F3-F4	67	TLC-LED-400	400	120	3.33	40' x 100'

GRID SUMMARY

Name: Soccer
Site: 302' x 120.2'
Spacing: 30.0' x 30.0'
Height: 3.0' above grade

ILLUMINATION SUMMARY

Guaranteed Average: 58
Scale Average: 58
Minimum: 45.17
Avg / Min: 1.28
Guaranteed Max / Min: 1.28
Max / Min: 1.28
UG (adjacent pt): 1.29
CU: 0.07
CU: 0.08
Application Efficiency: 0.74
No. of Points: 67

LUMINAIRE SPECIFICATIONS


Color / CRI: 5700K - 75 CRI
Luminaire Output: 52,000 / 121,000 lumens
No. of Luminaires: 67
Total Load: 52.2 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Ampage Draw Chart and/or the "Mass Control System Summary" for electrical sizing.

Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 3 feet (3m) of design locations.



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St Ignatius Prep School FB/SO
San Francisco, CA

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Application Efficiency: 0.74
No. of Points: 67

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Luminaire Output: 52,000 / 121,000 lumens
No. of Luminaires: 67
Total Load: 52.2 kW

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Installation Requirements: Results assume a 3% nominal voltage at line side of the driver and structures located within 3 feet (3m) of design locations.

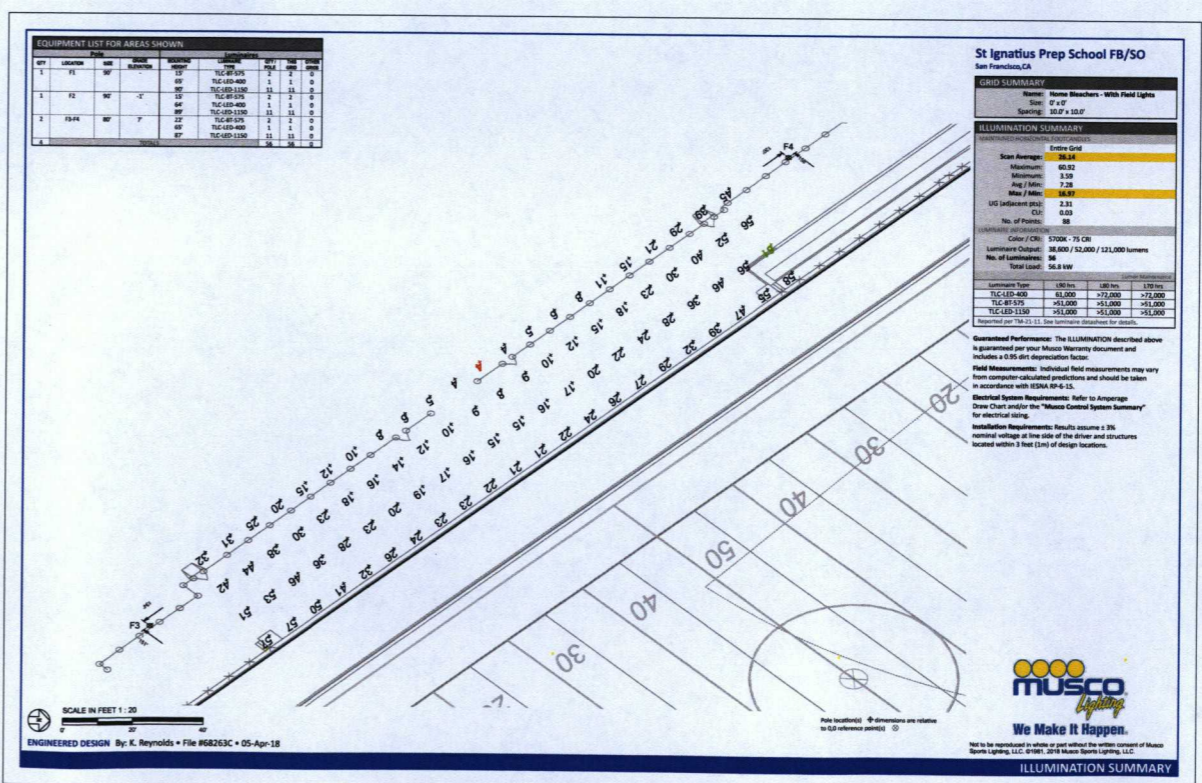
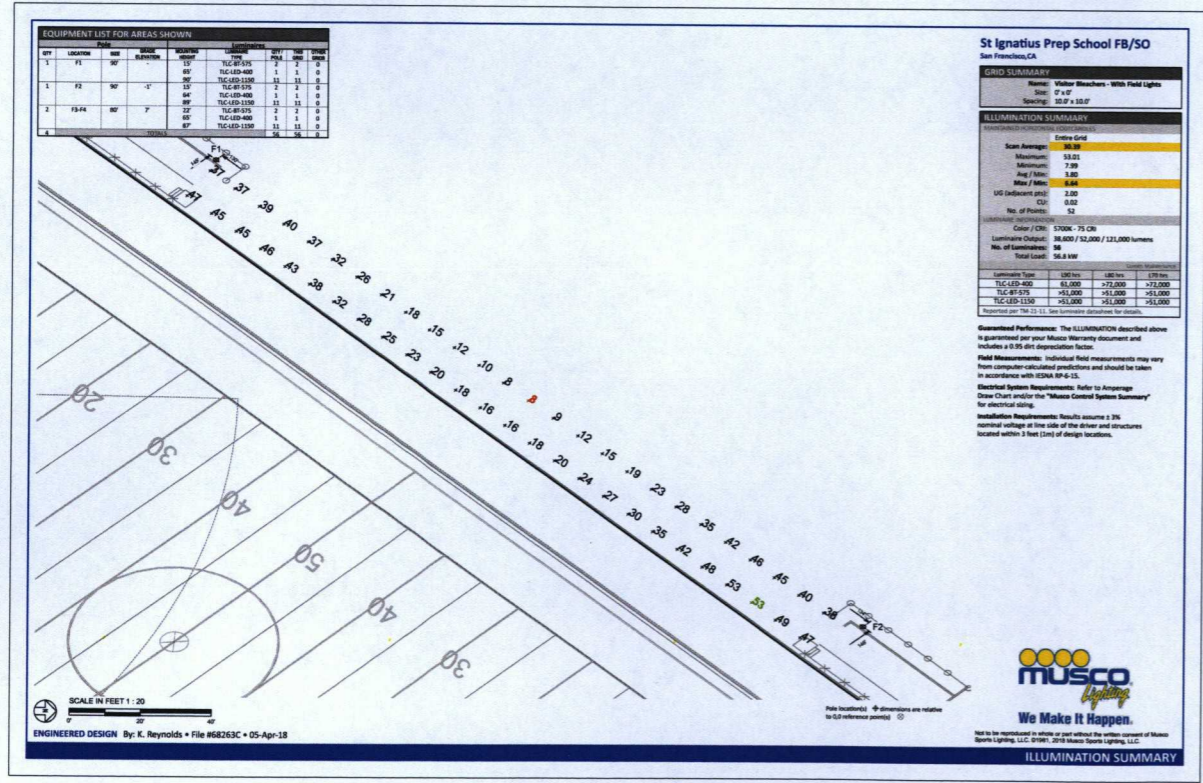
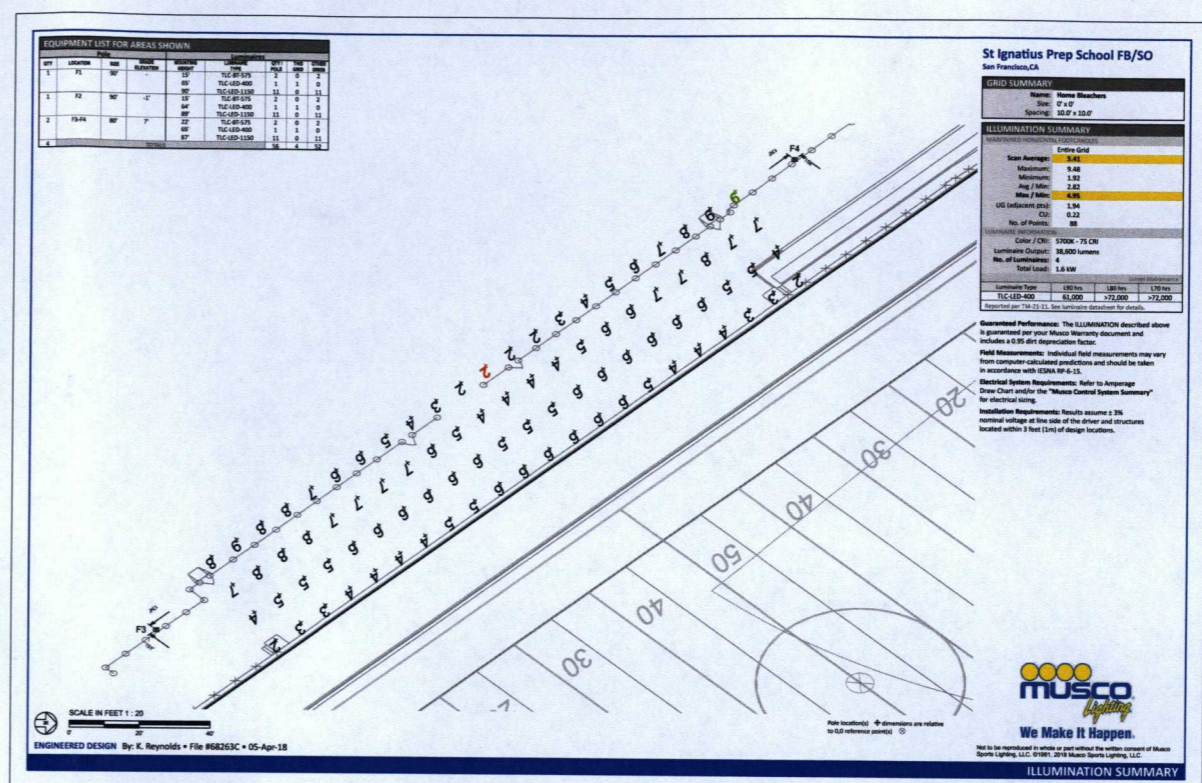
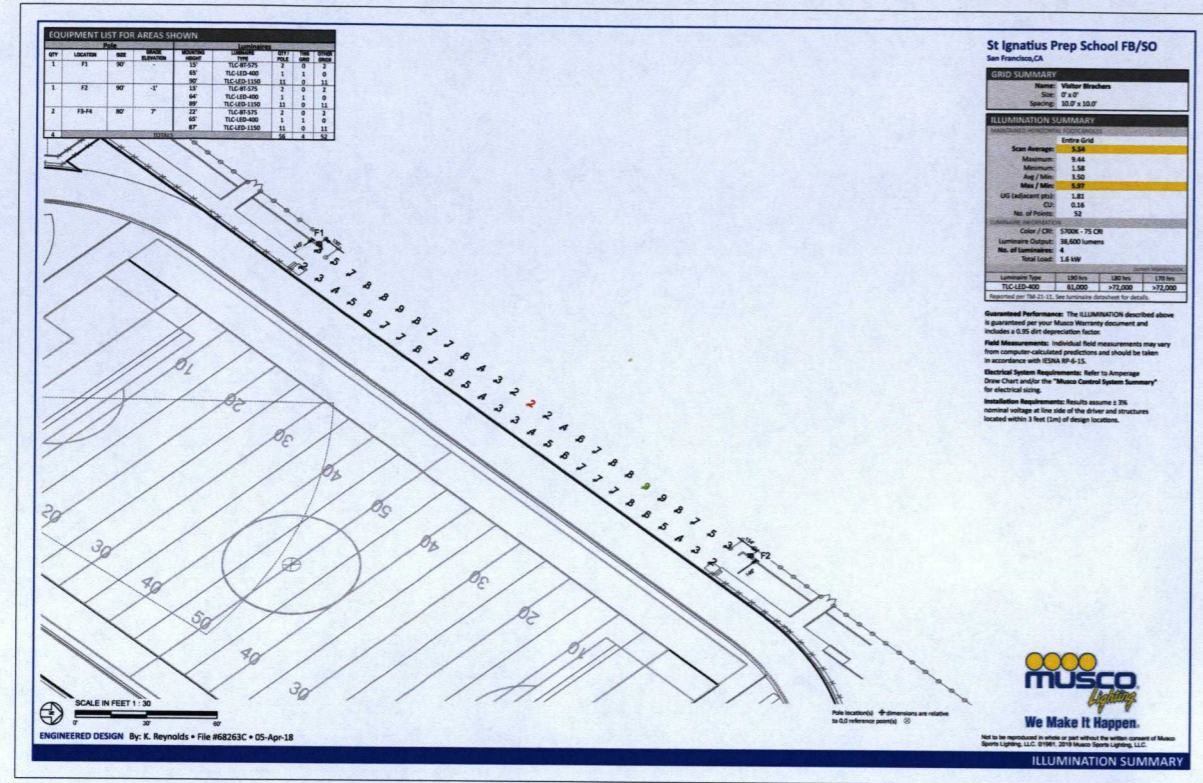


MUSCO Lighting
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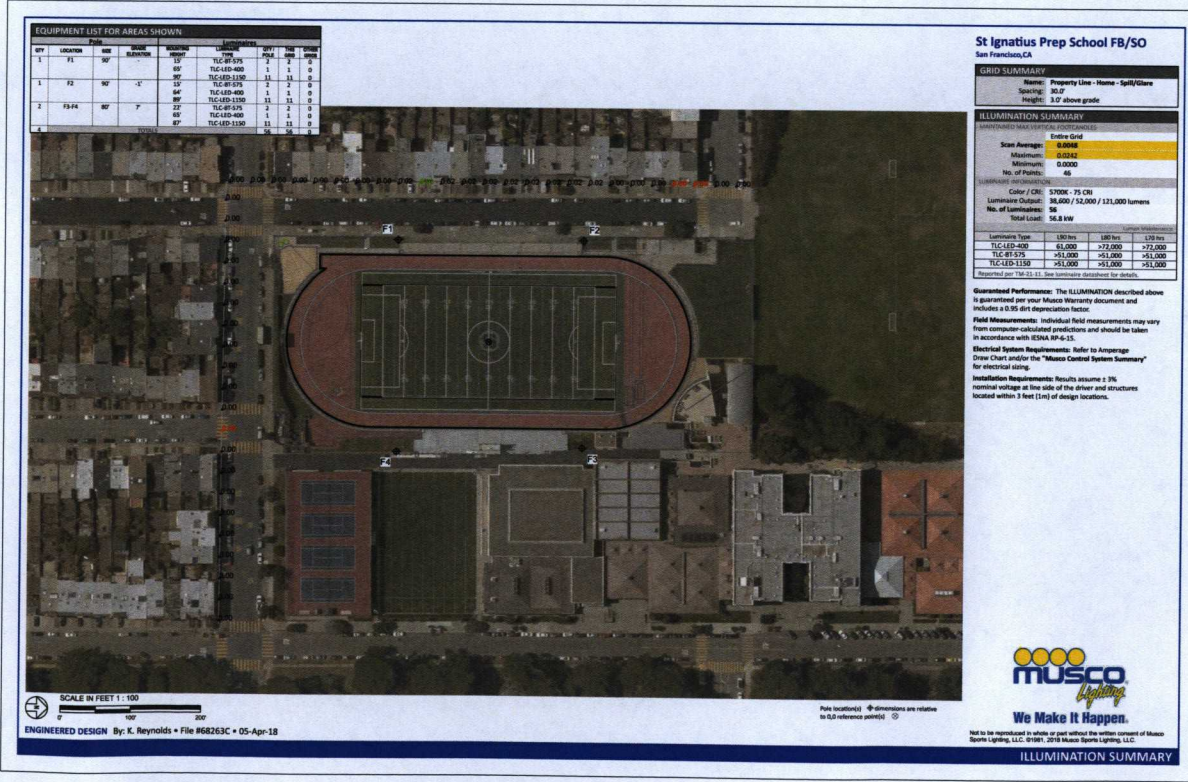
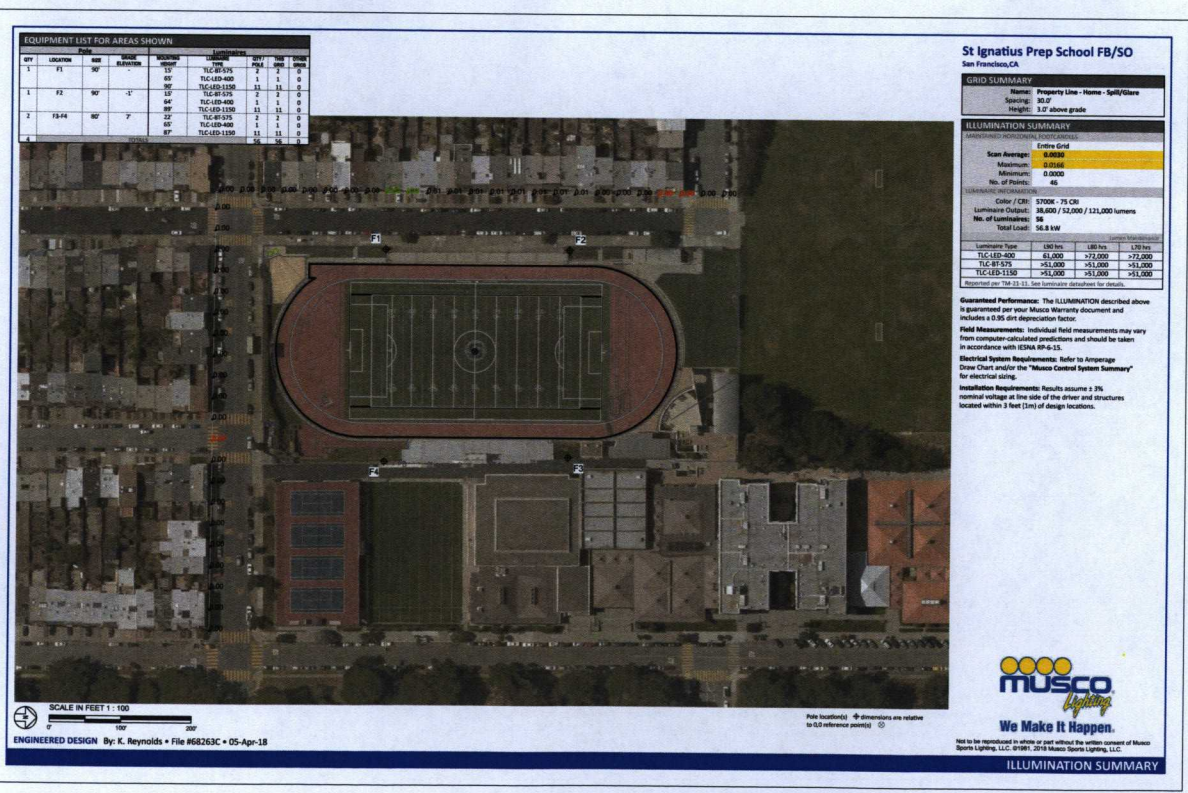
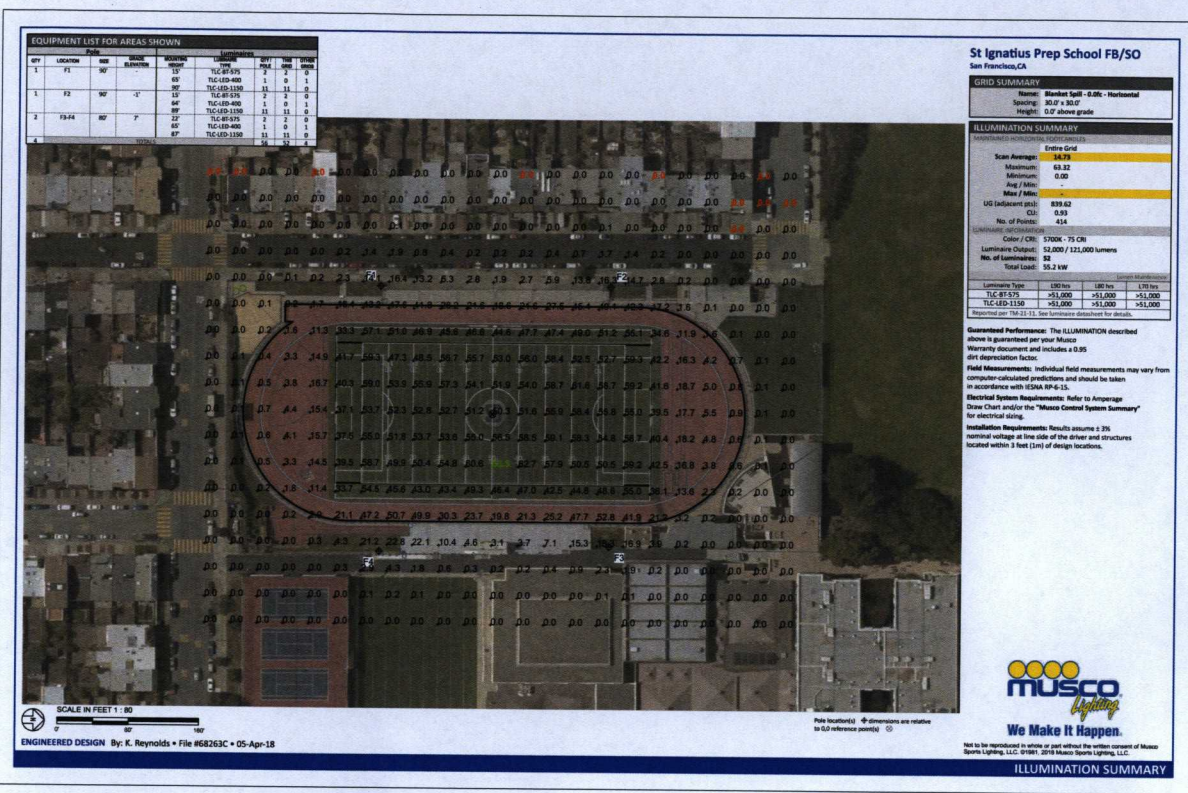
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CONSULTANT	
SHEET TITLE	
MUSCO LIGHTING DESIGN	
PROJECT NAME	
SAIN IGNATIUS COLLEGE PREPARATORY SPORTS FIELD LIGHTING PROJECT	
PROJECT ADDRESS	
2001 37TH AVENUE SAN FRANCISCO, CA 94116	
SUBMITTAL	DATE
PRELIMINARY PLANS	09/04/18
NO. REVISIONS	
DATE	
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MUSCO	
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MB	
DATE ISSUED	SCALE
09/04/18	AS SHOWN
PROJ. NO.	1601100
SHEET NO.	L3.2



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SAINT IGNATIUS COLLEGE PREPARATORY SPORTS FIELD LIGHTING PROJECT	
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PROJ. NO.	1601100
SHEET NO.	L3.3



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CONSULTANT

SHEET TITLE

**MUSCO
 LIGHTING
 DESIGN**

PROJECT NAME

**SAINT IGNATIUS
 COLLEGE PREPARATORY
 SPORTS FIELD LIGHTING
 PROJECT**

PROJECT ADDRESS

**2001 37TH AVENUE
 SAN FRANCISCO, CA 94116**

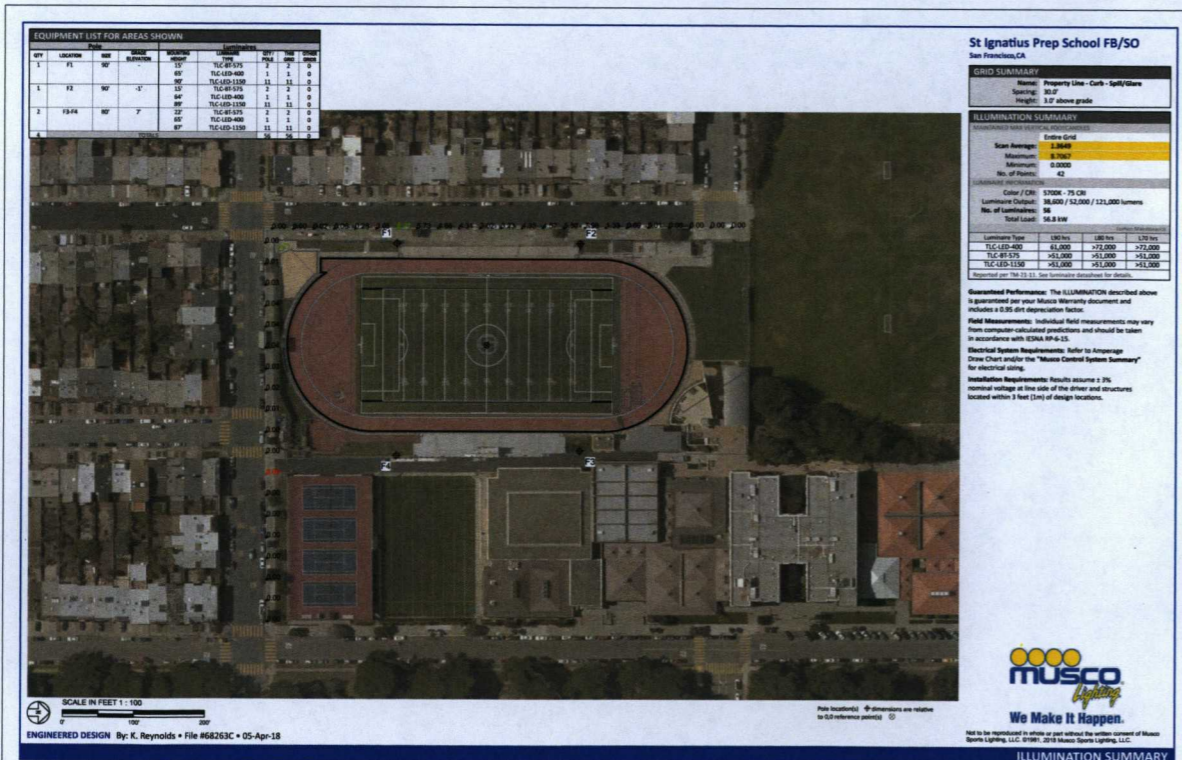
SUBMITTAL	DATE
PRELIMINARY PLANS	09/04/18

NO.	REVISIONS	DATE

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DATE ISSUED 09/04/18	SCALE AS SHOWN

PROJ. NO. **1601100**

SHEET NO. **L3.4**



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PROJECT NAME
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 COLLEGE PREPARATORY
 SPORTS FIELD LIGHTING
 PROJECT**

PROJECT ADDRESS
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PRELIMINARY PLANS	09/04/18

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PROJ. NO. **1601100**

SHEET NO. **L3.5**

St Ignatius Prep School FB/SO
 San Francisco, CA

EQUIPMENT LAYOUT

LEGEND:
 - Blueberry
 - Redwood
 - Tower
 - Tree

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Mass Control System Summary" for electrical sizing.

Installation Requirements: Results assume a 3% normal voltage drop at the end of the line and structures located within 3 feet (3m) of design locations.

LINE	TYPE	DESCRIPTION	AMPERAGE	FEET	NOTES
1	F1	US90C	100	100	TTC-400-575 2
1	F1	US90C	100	100	TTC-400-400 1
1	F1	US90C	100	100	TTC-400-100 1
2	F1A	US90C	100	100	TTC-400-575 2
2	F1A	US90C	100	100	TTC-400-400 1
2	F1A	US90C	100	100	TTC-400-100 1

SCENE LUMINOUS IMPERMISSIBLE DRAW CHART

Light Fixture Type	100	200	300	400	500	600
TTC-400-575	0.7	0.7	0.7	0.7	0.7	0.7
TTC-400-400	0.7	0.7	0.7	0.7	0.7	0.7
TTC-400-100	0.7	0.7	0.7	0.7	0.7	0.7

SCALE IN FEET 1" = 80'
 ENGINEERED DESIGN By: K. Reynolds • File #68263C • 05-Apr-18

MUSCO Lighting
 We Make It Happen.

EQUIPMENT LAYOUT

St Ignatius Prep School FB/SO
 San Francisco, CA

ENVIRONMENTAL GLARE IMPACT

GLARE IMPACT

Map indicates the maximum candlepower an observer would see when facing the brightest light source from any direction.

A well-designed lighting system controls light to provide maximum useful on-field illumination with minimal destructive off-site glare.

GLARE

High Glare: 150,000 or more candlepower
 Should only occur on or very near the field where the light source is in direct view. Care must be taken to minimize high glare zones.

Significant Glare: 75,000 to 150,000 candlepower
 Equivalent to high beam headlights of a car.

Minimal to No Glare: 100 or less candlepower
 Equivalent to 100W incandescent light bulb.

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ENVIRONMENTAL GLARE IMPACT

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GENERAL NOTES:

1. READ THE COMPLETE SPECIFICATIONS, CONTRACT DOCUMENTS AND COMPLY WITH EACH REQUIREMENT.
2. THE COMPLETE ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE N.E.C., AND ALL APPLICABLE STATE AND LOCAL CODES ISSUED BY AUTHORITIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL BE LICENSED BY THE STATE OF CALIFORNIA C-10 AND SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. MATERIALS AND EQUIPMENT SHALL BE U.L LISTED AND LABELED FOR THE APPLICATION.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTION FEES REQUIRED BY THIS CONTRACT WORK.
5. PRIOR TO SUBMITTING A BID THE CONTRACTOR SHALL VISIT THE SITE, REVIEW THE EXISTING CONDITIONS AND ALLOW FOR LABOR, MATERIAL AND COORDINATION THAT IS NECESSARY TO PROVIDE A COMPLETE INSTALLATION OF EACH SYSTEM. THE CONTRACTOR SHALL OBTAIN AND BE FAMILIAR WITH ALL OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL WORK NOTED AND CALLED OUT ON ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN OTHER TRADES ON PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY AND SHALL PROVIDE INSURANCE COVERAGE AS NECESSARY FOR LIABILITY, PERSONAL PROPERTY DAMAGE TO FULLY PROTECT THE OWNER, ARCHITECT AND ENGINEER FROM ANY AND ALL CLAIMS RESULTING FROM THIS WORK.
7. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AT THE PROJECT SITE INDICATING ALL MODIFICATIONS TO ELECTRICAL SYSTEMS. THE CONTRACTOR SHALL AT THE CONCLUSION OF THE PROJECT PROVIDE ACCURATE "AS-BUILT" DRAWINGS. "AS-BUILT" DRAWINGS SHALL SHOW ACTUAL CHANGES TO ORIGINAL ELECTRICAL DRAWINGS, SHOW LOCATIONS OF PULLBOXES, CONDUIT RUNS AND WIRING CHANGES.
8. ALL MATERIALS PROVIDED TO THE PROJECT SHALL BE U.L OR CSA LISTED AND SHALL BE NEW. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL INCIDENTAL MATERIALS REQUIRED FOR A COMPLETE INSTALLATION.
9. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED CUTTING, PATCHING, EXCAVATION, BACKFILL AND REPAIRS NECESSARY TO RESTORE DAMAGED SURFACES TO EQUAL OR BETTER THAN ORIGINAL CONDITIONS EXISTING AT START OF WORK. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES AGENCY FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF UNDERGROUND WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING ALL EXPOSED CONDUITS AND ELECTRICAL EQUIPMENT. REFER TO ARCHITECTS PAINTING SECTION FOR REQUIREMENTS.
11. ALL ELECTRICAL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF. EXTERIOR CONDUITS RUN INTO BUILDINGS SHALL BE INSTALLED WITH FLASHING, GALVANIZED AND SEALED. CONDUITS FOR EXTERIOR ELECTRICAL DEVICES SHALL BE RUN INSIDE BUILDING UNLESS OTHERWISE NOTED ON DRAWINGS. ALL EXTERIOR CONDUITS SHALL BE "RSG" UNLESS OTHERWISE NOTED ON DRAWINGS.
12. ALL CONDUITS UNLESS OTHERWISE NOTED ON DRAWINGS SHALL HAVE AS A MINIMUM TWO (2) #12 WITH ONE (1) #12 GROUND. "TICK" MARKS SHOWN ON CIRCUITRY ARE FOR "ROUGH" ESTIMATING ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WIRES AND WIRE SIZES REQUIRED BY LATEST CODE.
13. COORDINATE ALL CONDUIT RUNS, ELECTRICAL EQUIPMENT AND PANELS WITH ALL OTHER WORK TO AVOID CONFLICTS.
14. ELECTRICAL EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN SELECTED BASED ON DIMENSIONS TO FIT THE SPACE. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT DIMENSIONS PRIOR TO ORDERING OF THE EQUIPMENT.
15. CONTRACTOR SHALL REVIEW EQUIPMENT REQUIREMENTS OF OTHER TRADES AND PROVIDE POWER CIRCUITS AND CONNECTIONS TO ELECTRICALLY OPERATED EQUIPMENT.
16. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF UNDERGROUND POWER AND TELEPHONE SERVICES FROM SERVING UTILITIES. FIELD ADJUSTMENTS MAY BE REQUIRED IN INDIVIDUAL SERVICE LOCATIONS.
17. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES AGENCY FOR LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF UNDERGROUND WORK.
18. NEW DUCT ROUTES ARE APPROXIMATE ONLY AND MAY BE ADJUSTED IN THE FIELD TO CLEAR OTHER UNDERGROUND UTILITIES. PROVIDE AS-BUILT DRAWINGS TO INDICATE ACTUAL LOCATION OF CONDUIT ROUTING.
19. EFFECTIVELY BOND ELECTRICAL CABINETS, ENCLOSURES AND CONDUIT RACKWAYS TO GROUND APPROVED GROUND AS PART OF THE CONTINUOUS GROUNDING SYSTEM.
20. FROM ALL NEW PANELS, THE CONTRACTOR SHALL STUB UP INTO ACCESSIBLE CEILING SPACE A MINIMUM OF FOUR (4) 3/4" CONDUITS FOR FUTURE USE.
21. UTILITY SERVICE WORK SHALL BE IN ACCORDANCE WITH THE SERVING UTILITY COMPANY'S RULES, REGULATIONS AND STANDARDS, AND SHALL BE VERIFIED WITH UTILITY COMPANY'S ENGINEERING DRAWINGS AND FIELD SUPERVISOR PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL DETERMINE EXACT LOCATION OF UNDERGROUND POWER, CABLE AND TELEPHONE SERVICES FROM SERVING UTILITIES. FIELD ADJUSTMENTS MAY BE REQUIRED IN INDIVIDUAL SERVICE LOCATIONS. THE CONTRACTOR SHALL REMAIN IN CONTACT WITH UTILITY COMPANY ENGINEERING DEPARTMENTS THROUGHOUT PROJECT TO INSURE COORDINATION AND SCHEDULING OF WORK.
22. THE CONTRACTOR SHALL PROVIDE IN EVERY CONDUIT A DRAIN STRING FOR USE IN FUTURE CONSTRUCTION. STRINGS SHALL BE NYLON PULLSTRINGS ROPES/STRINGS.
23. POWER FEEDERS MAY NOT BE SHOWN ON THE DRAWINGS, REFER TO THE SINGLE LINE DIAGRAM FOR CONDUIT AND FEEDER INFORMATION. ALL DRAWINGS ARE DIAGRAMMATIC INDICATING LOCATION OR POSITION OF EQUIPMENT. FIELD VERIFY CONDITIONS PRIOR TO INSTALLATION OF ANY WORK.
24. MANUFACTURER'S RECOMMENDATIONS FOR CONDUCTOR SIZES, CIRCUIT BREAKER OR FUSE PROTECTION OF ELECTRICALLY OPERATED EQUIPMENT MAY DIFFER FROM THOSE INDICATED ON DRAWINGS. CONTRACTOR SHALL CONFIRM RATINGS PRIOR TO ORDERING EQUIPMENT. PROVIDE ELECTRICAL PROTECTION TO EQUIPMENT IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS AND PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
25. PROVIDE SEISMIC BRACING FOR ALL PENDANT LIGHT FIXTURES, FREESTANDING ELECTRICAL DISTRIBUTION EQUIPMENT, MOTOR CONTROL CENTERS ETC. AND CONDUIT RACKS PER SEISMIC CRITERIA 2015 CBC REQUIREMENTS INCLUDING ENGINEERED LOAD CALCULATIONS COMPLETE WITH SWAY BRACING CRITERIA.
26. DO NOT SUBSTITUTE SPECIFIED MATERIAL OR EQUIPMENT WITHOUT FIRST OBTAINING APPROVAL FROM THE OWNER OR HIS REPRESENTATIVE.
27. ALL SPACES ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARES AND BUSING FOR FUTURE BREAKER OR SWITCH.
28. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2015 NATIONAL ELECTRICAL CODE AS AMENDED BY THE 2015 CALIFORNIA ELECTRICAL CODE.

SYMBOL LIST:

	PLAN DETAIL OR SECTION DESIGNATION.
	ROOM NUMBER.
	SHEET REFERENCE SYMBOL - SEE ASSOCIATED NOTE ON SAME SHEET.
	FEEDER SCHEDULE SYMBOL.
	MECHANICAL EQUIPMENT TAG.
	INDICATES FIXTURE TYPE

WIRING & CONDUIT RUN SYMBOLS

	CONDUIT - CONCEALED IN WALLS OR CEILING.
	CONDUIT - EXPOSED.
	CONDUIT - IN OR BELOW FLOOR, 3/4" MIN.
	CONDUIT - HOME RUN TO PANEL, TERMINAL CABINET, ETC. RUNS MARKED WITH CROSSSHATCHES INDICATE NUMBER OF #12 AWG WIRES. CROSSSHATCH WITH SUBSCRIPT '12' INDICATES GREEN GROUND WIRE. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE. CROSSSHATCHES WITH 'RSG' INDICATES WIRE SIZE OTHER THAN #12'S.
	FLEX CONDUIT WITH CONNECTION.
	CONDUIT - STUB UP.
	CONDUIT - STUB DOWN.
	CAPPED CONDUIT.
	CONDUIT CONTINUATION.

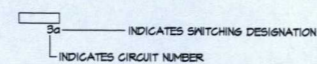
POWER DISTRIBUTION SINGLE LINE SYMBOLS

	CIRCUIT BREAKER.
	"SHED" METER W/ CURRENT TRANSFORMER.
	TRANSFORMER.

LUMINAIRE SYMBOLS

	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	POLE MOUNTED LUMINAIRE - SEE SCHEDULE.
	POLE MOUNTED LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE - SEE SCHEDULE.
	LUMINAIRE WALL MOUNTED-SEE SCHEDULE.
	EMERGENCY LUMINAIRE - PROVIDE EMERGENCY BATTERY BALLAST
	EMERGENCY LUMINAIRE - PROVIDE EMERGENCY BATTERY BALLAST
	EMERGENCY LUMINAIRE - PROVIDE EMERGENCY BATTERY BALLAST
	EMERGENCY LUMINAIRE WALL MOUNTED- PROVIDE EM. BATTERY BALLAST
	EXIT LIGHT SINGLE FACE - SEE SCHEDULE.
	EXIT LIGHT SINGLE FACE (WITH ARROW)- SEE SCHEDULE.
	EXIT LIGHT (DOUBLE FACED WITH ARROW)- SEE SCHEDULE.
	EMERGENCY BATTERY PACK EXIT LIGHT INSTALL AS DIRECTED.

TYPICAL LUMINAIRE NOMENCLATURE



ABBREVIATIONS:

A	AMPERE	KAC	KILOAMPERE INTERRUPTING CAPACITY
ABV	ABOVE	KV	KILOVOLT
AF	AMP FRAME OR AMP FUSE	KVA	KILOVOLT AMPERES
AFI	ABOVE FINISHED FLOOR	KWH	KILOWATT
ARCH	ARCHITECTURAL	LTS	LIGHTING
AS	AMP SWITCH	MCM	THOUSAND CIRCULAR MILS
AT	AMP TRIP	MD	MAIN DISTRIBUTION FRAME
ATS	AUTOMATIC TRANSFER SWITCH	MECH	MECHANICAL
BDR	BREAKER	MH	MANHOLE
BLDG	BUILDING	MTD	MOUNTED
C	CONDUIT	MWS	MOUNTING
CATV	CABLE TELEVISION	NEW	NEW
CB	CIRCUIT BREAKER	NC	NORMALLY CLOSED
CD	CANDELAG	NG	NOT IN CONTRACT
CRT	CIRCUIT	NESC	NOT IN ELECTRICAL CONTRACT
CL	CENTER LINE	NO	NUMBER/NORMALLY OPEN
CLS	CEILING	NTS	NOT TO SCALE
CO	CONDUIT ONLY	ON	ON CENTER
CTR	CENTER	P	POLE CIRCUIT BREAKER
(D)	DEBUSH	PA	PUBLIC ADDRESS
DET	DETAIL	PB	PULL BOX
DIH	DIMENSION	PF	POWER FACTOR
DISTR	DISTRIBUTION	PH	PHASE
DWG	DRAWING	PNL	PANEL
(E)	EXISTING	(R)	EXISTING TO BE RELOCATED
EM	EMERGENCY	REGD	REQUIRED
EQPT	EQUIPMENT	REGT	REQUIRED(S)
FA	FIRE ALARM	RCH	RIBBED STEEL CONDUIT
FACP	FIRE ALARM CONTROL PANEL	RSC	SHEET
FL	FUTURE	SPT	SWITCH
FLR	FLOOR	SHD	SHUTTERBOARD
GND	GROUND	TC	TERMINAL CABINET
(G)	GROUND	TEL	TELEPHONE
HP	HORSEPOWER	TYP	TYPICAL
IC	INTERCOM	UN	UNLESS OTHERWISE NOTED
IB	INTERMEDIATE DISTRIBUTION FRAME	V	VOLT
JB	JUNCTION BOX	M	MATT
		MP	WEATHERPROOF
		XPR	TRANSFORMER

RECEPTACLE SYMBOLS

	CONVENIENCE RECEPTACLE - DUPLEX AT + 18" AFF UCL.
	GFCI CONVENIENCE RECEPTACLE - DUPLEX.
	RECEPTACLE DOUBLE DUPLEX AT + 18" AFF UCL.
	SINGLE RECEPTACLE - NEMA 5-20R UCL AT + 18" AFF UCL.
	SINGLE RECEPTACLE - NEMA L21 - 200 VOLT, THREE PHASE, 3 WIRE AT + 18" AFF UCL.
	FLOOR BOX WITH CONVENIENCE RECEPTACLE, TELEPHONE AND DATA OUTLET.
	FLUSH FLOOR BOX WITH SINGLE CONVENIENCE RECEPTACLE.
	WIRE RACEWAY, INSTALL AT + 36" AFF UCL.

POWER DISTRIBUTION SYMBOLS

	PANELBOARD - SURFACE OR FLUSH MOUNTED.
	LIGHTING CONTROL CABINET.
	EMERGENCY POWER INVERTER.
	MOTOR.
	COMBINATION MAGNETIC STARTER FUSED DISCONNECT SWITCH. RATINGS AS INDICATED.
	INFUSED DISCONNECT SWITCH - RATINGS AS INDICATED.
	FUSED DISCONNECT SWITCH - FUSE SIZES PER MOTOR MANUFACTURER'S RECOMMENDATIONS. RATINGS AS INDICATED.
	MAGNETIC STARTER - NEMA SIZE INDICATED.
	TRANSFORMER - SEE SINGLE LINE FOR SIZE.
	GROUND ROD.
	IN-GRADE POWER PULL BOX WITH TRAFFIC RATED LID.
	IN-GRADE LIGHTING PULL BOX WITH TRAFFIC RATED LID.
	IN-GRADE SIGNAL PULL BOX WITH TRAFFIC RATED LID.
	IN-GRADE EMERGENCY PULL BOX WITH TRAFFIC RATED LID.



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**GENERAL NOTES,
SYMBOL LIST,
ABBREVIATIONS AND
FIXTURE SCHEDULE**

**SAINT IGNATIUS
HIGH SCHOOL
SPORTS FIELD LIGHTING
PROJECT**

2001 37TH AVENUE
SAN FRANCISCO, CA 94116

NO.	REVISIONS	DATE

DRAWN BY	CHECKED BY
DATE ISSUED	SCALE
PROJ. NO.	
1601100	
SHEET NO.	EO.1

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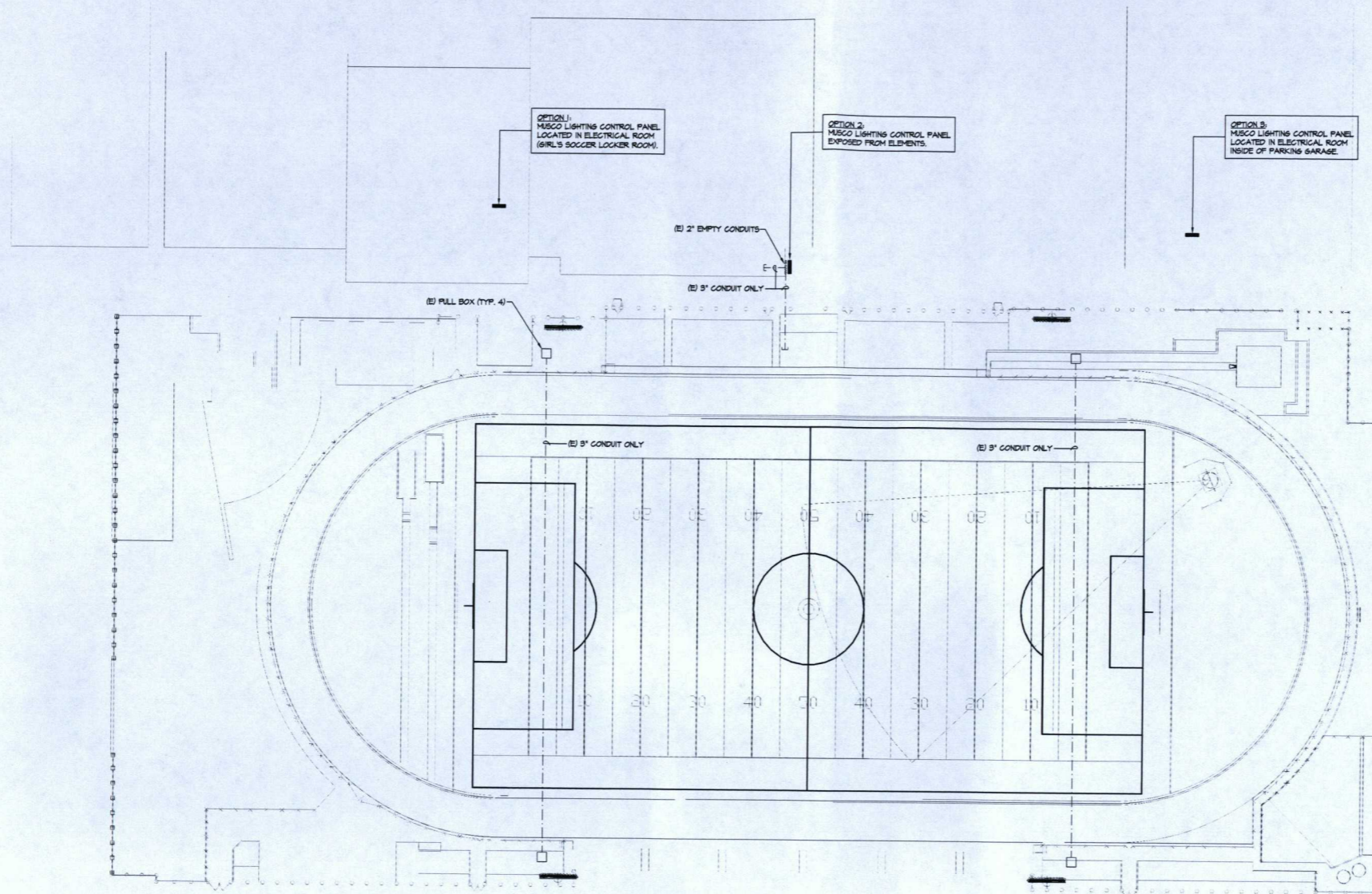


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1 DEMOLITION SITE PLAN
 E1.1 SCALE: 1" = 30'-0"



SHEET TITLE

**ELECTRICAL
 SITE PLAN**

PROJECT NAME

**SAINT IGNATIUS
 HIGH SCHOOL
 SPORTS FIELD LIGHTING
 PROJECT**

PROJECT ADDRESS

**2001 37TH AVENUE
 SAN FRANCISCO, CA 94116**

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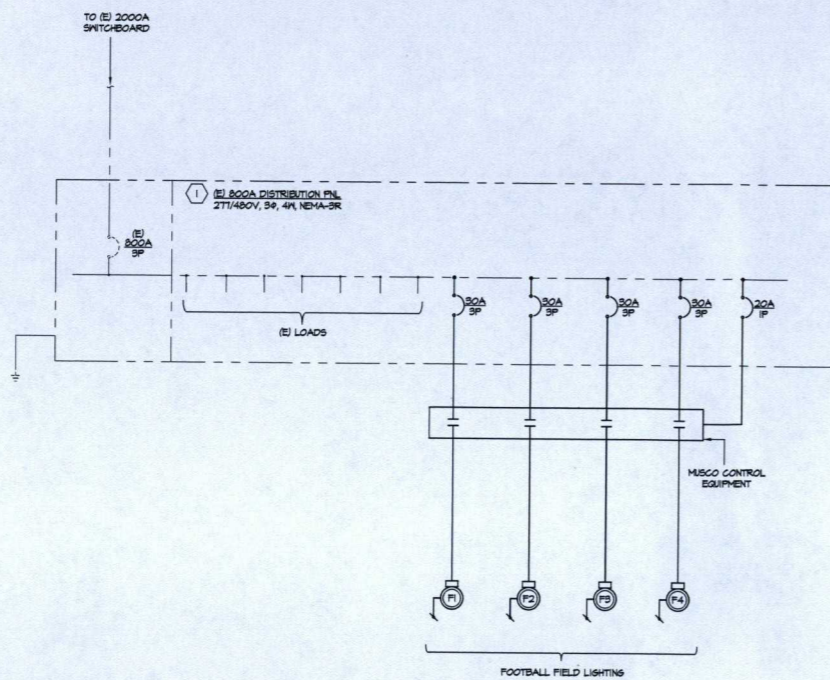


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GENERAL NOTES:

1. ALL NEW BREAKERS BEING INSTALLED IN (E) DISTRIBUTION PNL OR SWITCHBOARD SHALL BE PROVIDED WITH ENGRAVED NAMEPLATE TO IDENTIFY ELECTRICAL EQUIPMENT. SEE SPECIFICATION FOR NAMEPLATE REQUIREMENTS.
2. (E) PNL SHALL BE PROVIDED WITH NEW UPDATED PNL DIRECTORY.

SHEET NOTES:

- 1 (E) 2000A MAIN ELECTRICAL DIST. BOARD.

1 ELECTRICAL SINGLE LINE DIAGRAM
 E2.1 NO SCALE

SHEET TITLE

**ELECTRICAL
 SINGLE LINE
 DIAGRAM**

PROJECT NAME

**SAINT IGNATIUS
 HIGH SCHOOL
 SPORTS FIELD LIGHTING
 PROJECT**

PROJECT ADDRESS

**2001 37TH AVENUE
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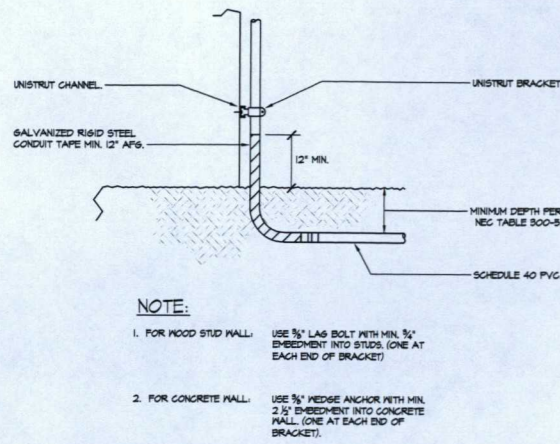
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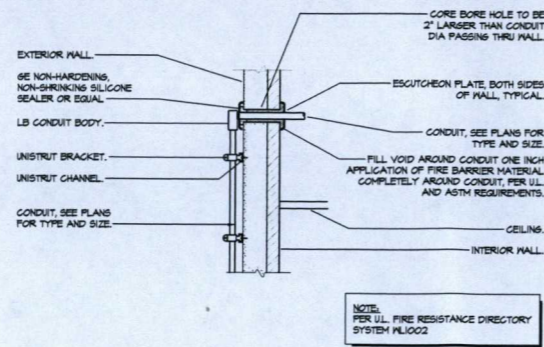
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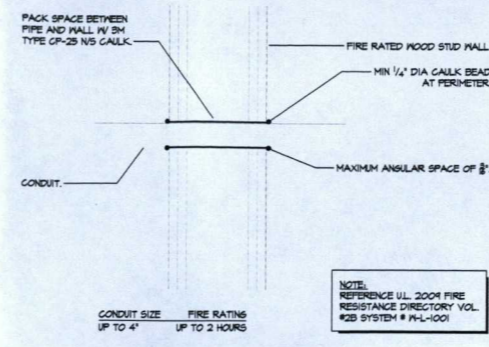
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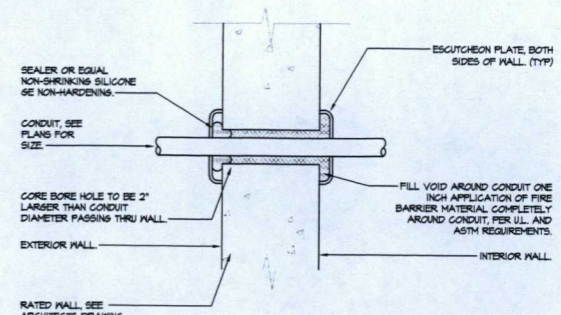
1 UNDERGROUND CONDUIT RISER DETAIL
E3.1 NOT TO SCALE



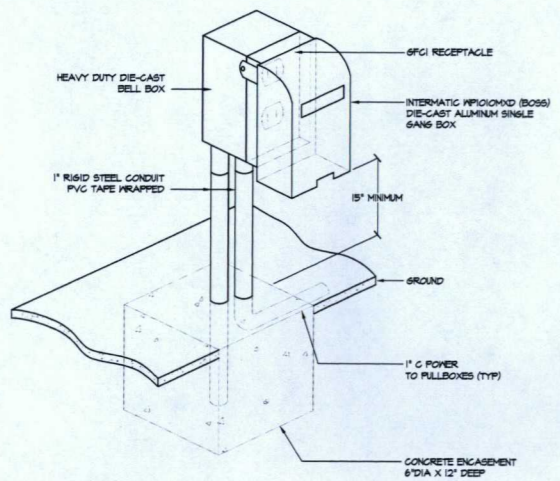
2 CONDUIT WALL PENETRATION DETAIL
E3.1 NOT TO SCALE



3 CONDUIT THROUGH TWO HOUR RATED FIRE WALL
E3.1 NOT TO SCALE

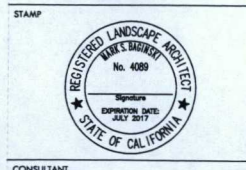


4 CONDUIT WALL PENETRATION DETAIL
E3.1 NOT TO SCALE



5 OUTDOOR GFCI RECEPTACLE DETAIL
E3.1 NOT TO SCALE

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SHEET TITLE
ELECTRICAL DETAILS

PROJECT NAME
SAINT IGNATIUS HIGH SCHOOL SPORTS FIELD LIGHTING PROJECT

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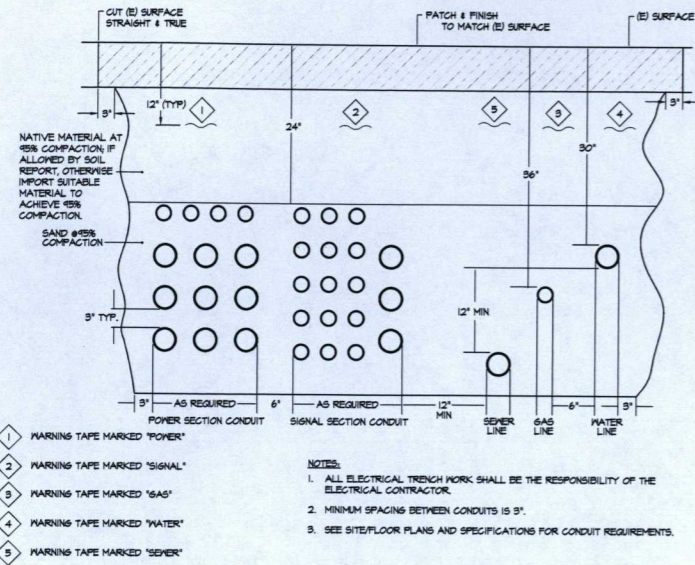


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 Santa Clara, CA 95050
 Tel: 408.983.7200
 Fax: 408.983.7260
 www.VerdeDesigninc.com

STAMP

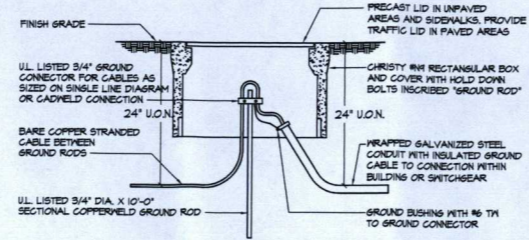


CONSULTANT



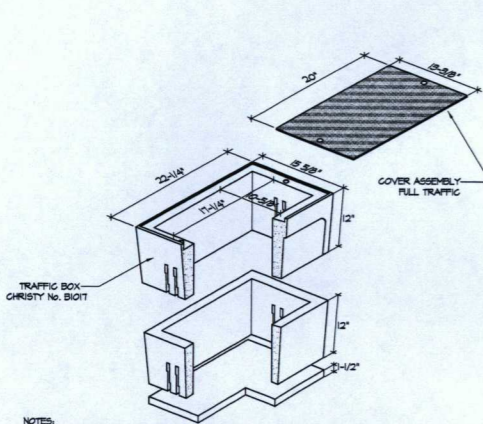
1 TYPICAL JOINT TRENCH & DUCT BANK DETAIL

E3.2 NOT TO SCALE



2 GROUND ROD INSPECTION WELL

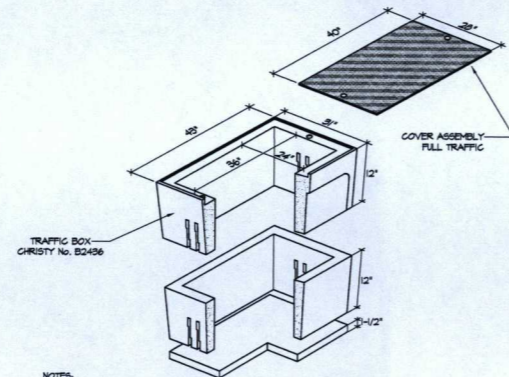
E3.2 NOT TO SCALE



3 B1017 ELECTRICAL VAULT

E3.2 NOT TO SCALE

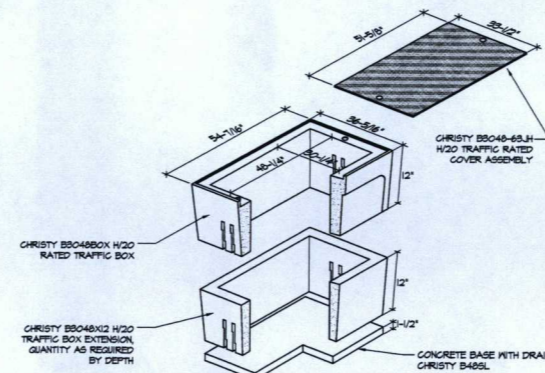
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4 B2436 ELECTRICAL VAULT

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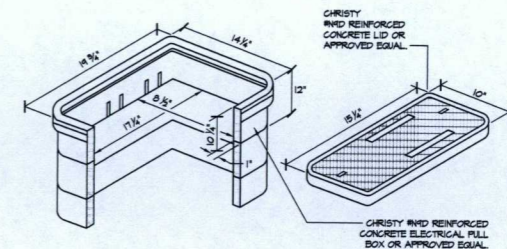
(FULL TRAFFIC COVER)



5 B3048 TRAFFIC BOX DETAIL

E3.2 NOT TO SCALE

(FULL TRAFFIC COVER)



6 N9 ELECTRICAL PULLBOX

E3.2 NOT TO SCALE

SHEET TITLE

ELECTRICAL DETAILS

PROJECT NAME

**SAINT IGNATIUS
 HIGH SCHOOL
 SPORTS FIELD LIGHTING
 PROJECT**

PROJECT ADDRESS

**2001 37TH AVENUE
 SAN FRANCISCO, CA 94116**

DATE

DATE

DATE

DATE

DATE

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DATE

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DATE

DATE

DRAWN BY

CHECKED BY

DATE ISSUED

SCALE

07/23/16

PROJ. NO.

1601100

SHEET NO.

E3.2

DRAWING NAME: L:\Projects\2016\1601100_Saint Ignatius HS Sports Field Lighting\E3.2.dwg



3D VIEWS FOR

ST. IGNATIUS HIGH SCHOOL FIELD LIGHTING DESIGN

SAN FRANCISCO, CA

PREPARED BY
VERDE DESIGN
JANUARY 7, 2020

FOR THE
SAINT IGNATIUS
HIGH SCHOOL



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
2455 The Alameda, Ste. 200
Santa Clara, CA 95050
tel: 408.985.7200
fax: 408.985.7260
www.verdedesigninc.com



39TH AVE

RIVERA ST

PROPOSED
FIELD LIGHTS

PROPOSED
FIELD LIGHTS



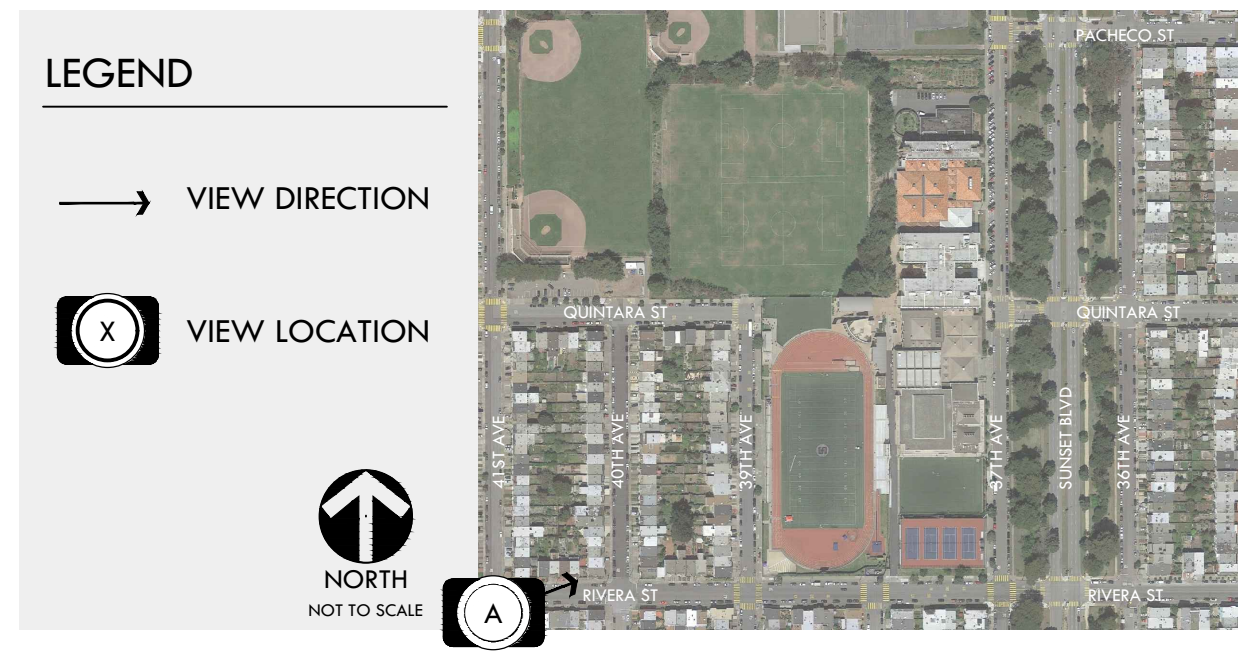
PLAN VIEW



CORNER OF 41ST AND RIVERA - VIEW WITHOUT FIELD LIGHTING



CORNER OF 41ST AND RIVERA - VIEW WITH FIELD LIGHTING



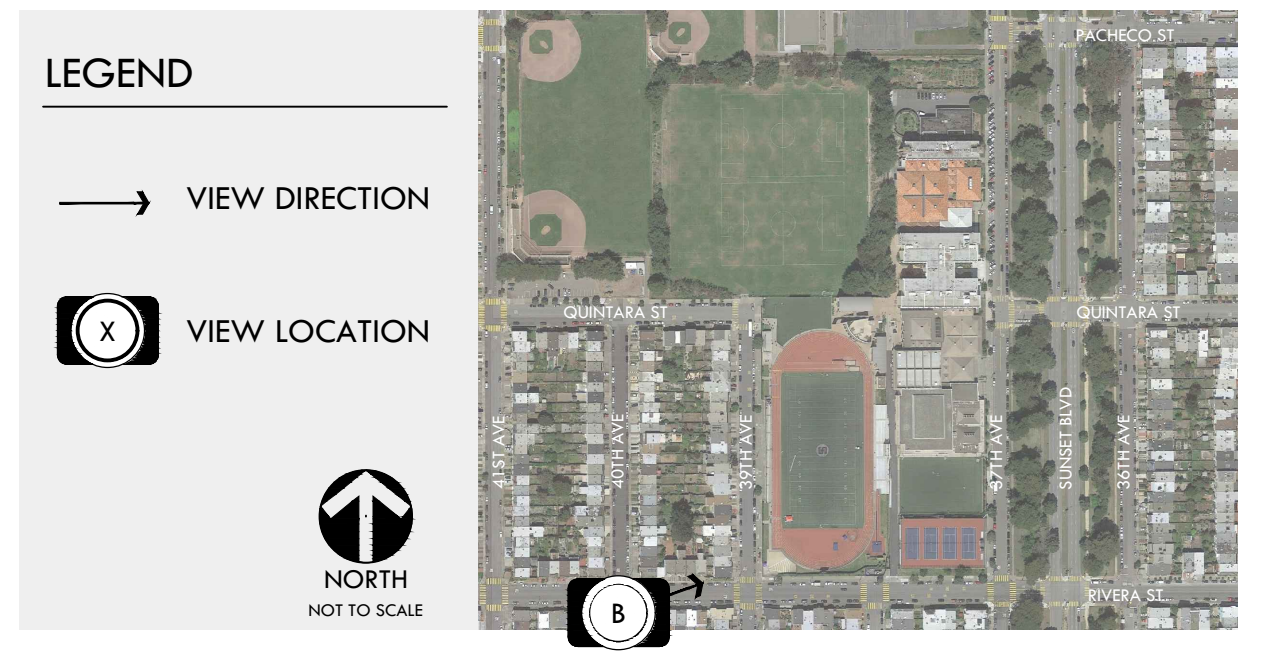
VIEW A



CORNER OF 40TH AND RIVERA - VIEW WITHOUT FIELD LIGHTING



CORNER OF 40TH AND RIVERA - VIEW WITH FIELD LIGHTING



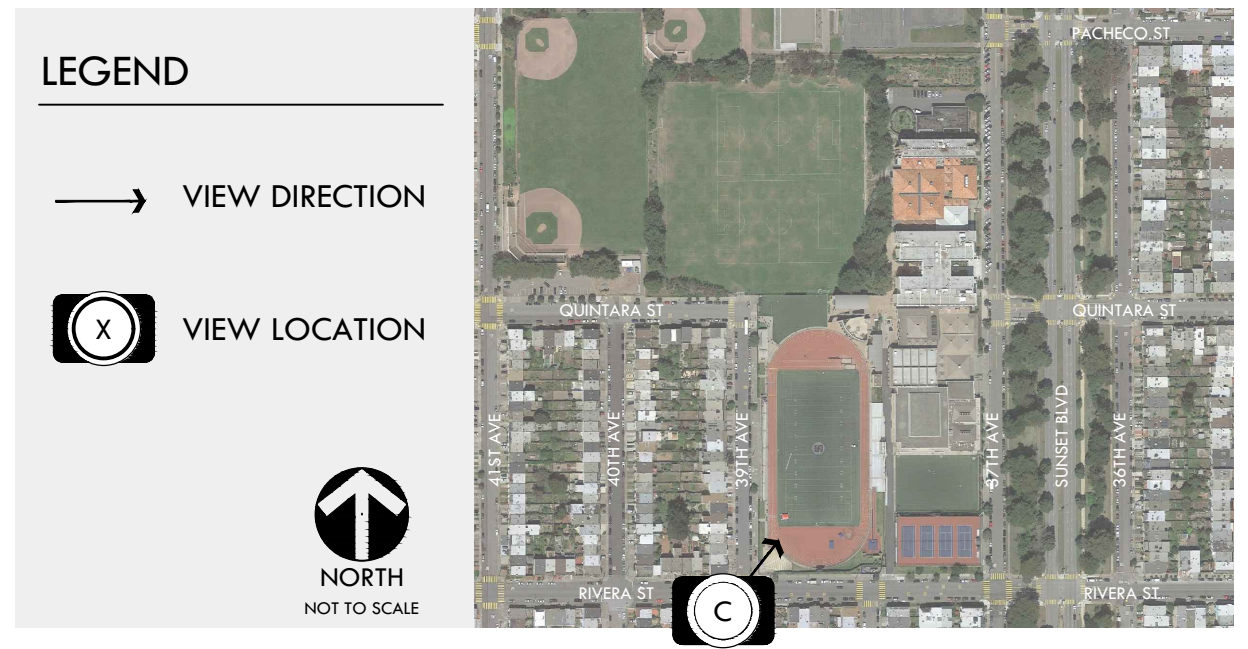
VIEW B



CORNER OF 39TH AND RIVERA - VIEW WITHOUT FIELD LIGHTING



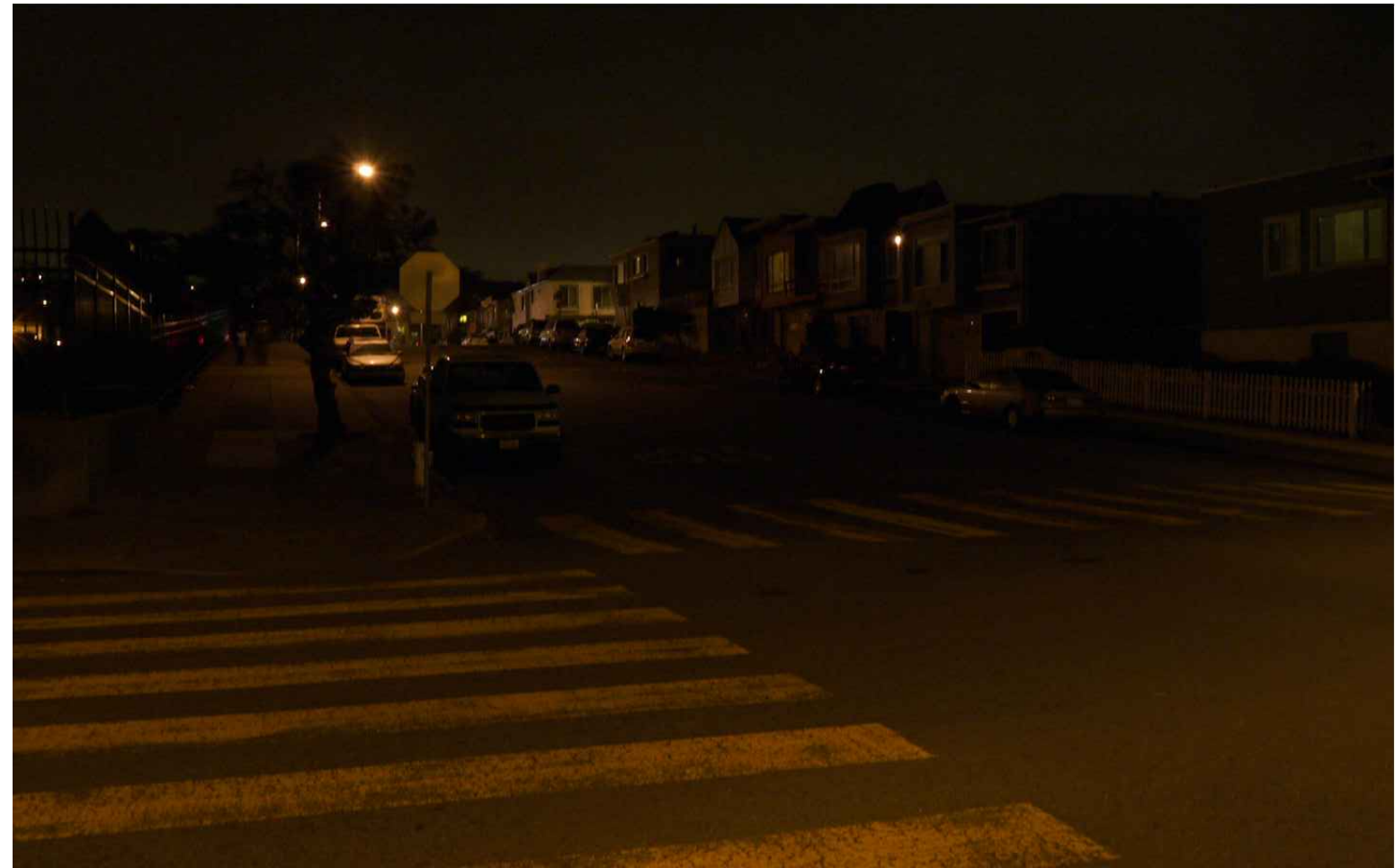
CORNER OF 39TH AND RIVERA - VIEW WITH FIELD LIGHTING



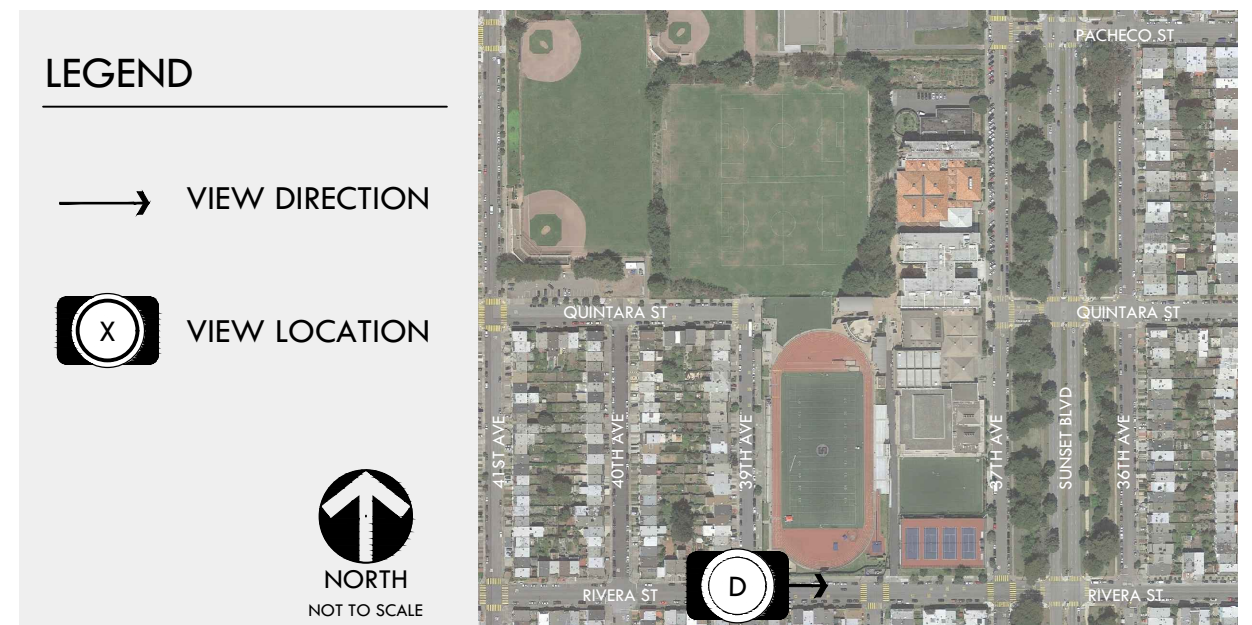
VIEW C



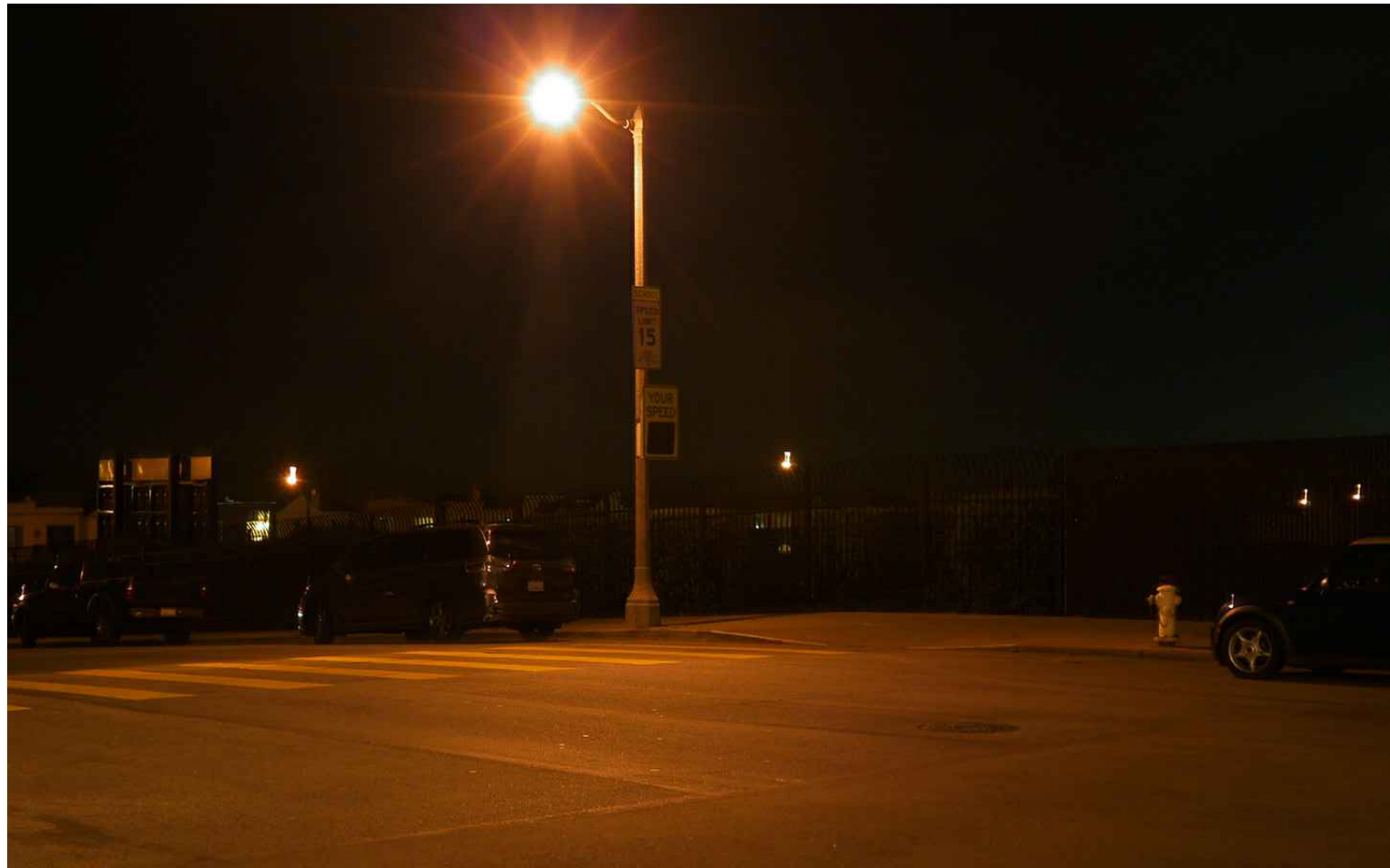
CORNER OF 39TH AND RIVERA - VIEW WITHOUT FIELD LIGHTING



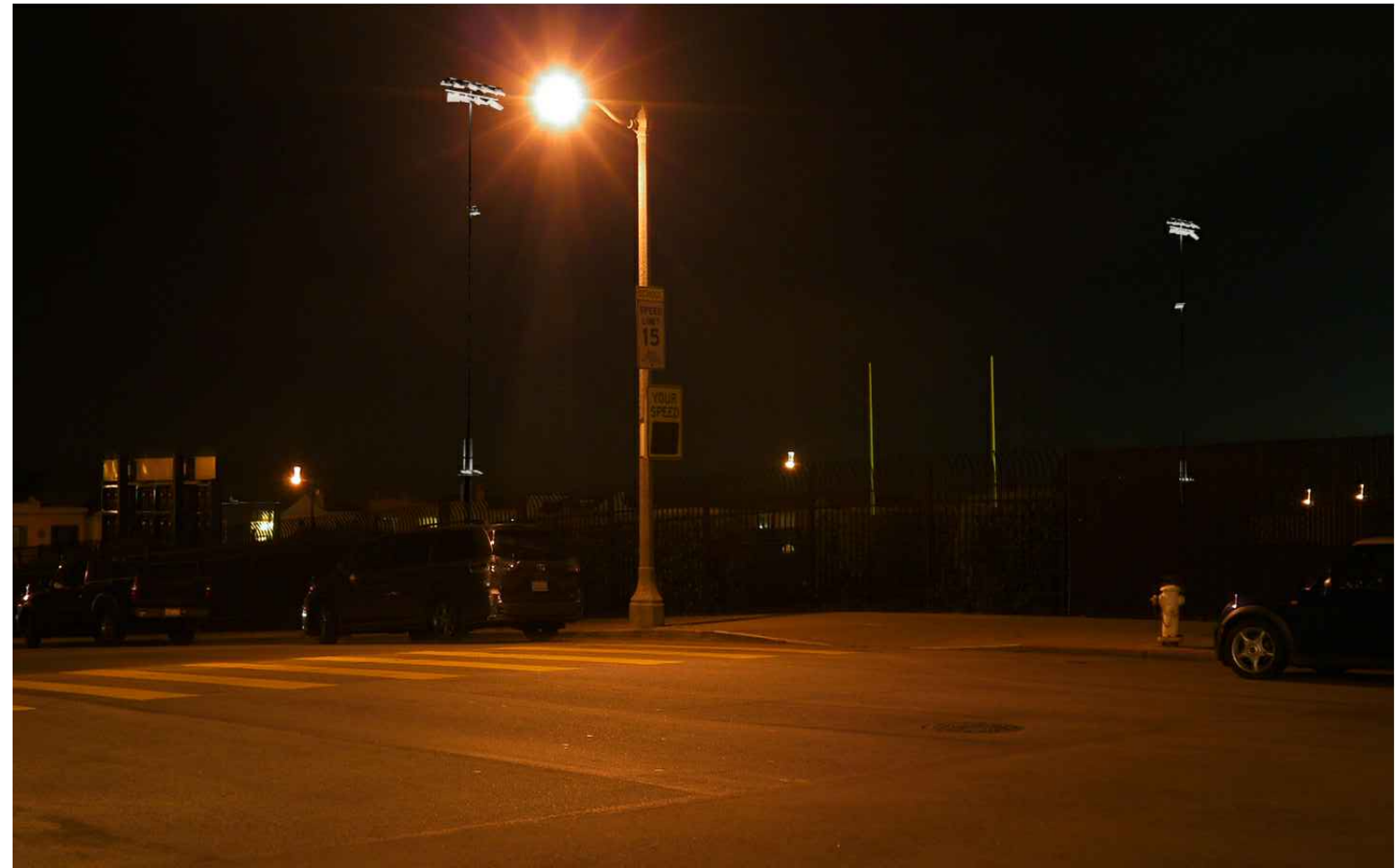
CORNER OF 39TH AND RIVERA - VIEW WITH FIELD LIGHTING



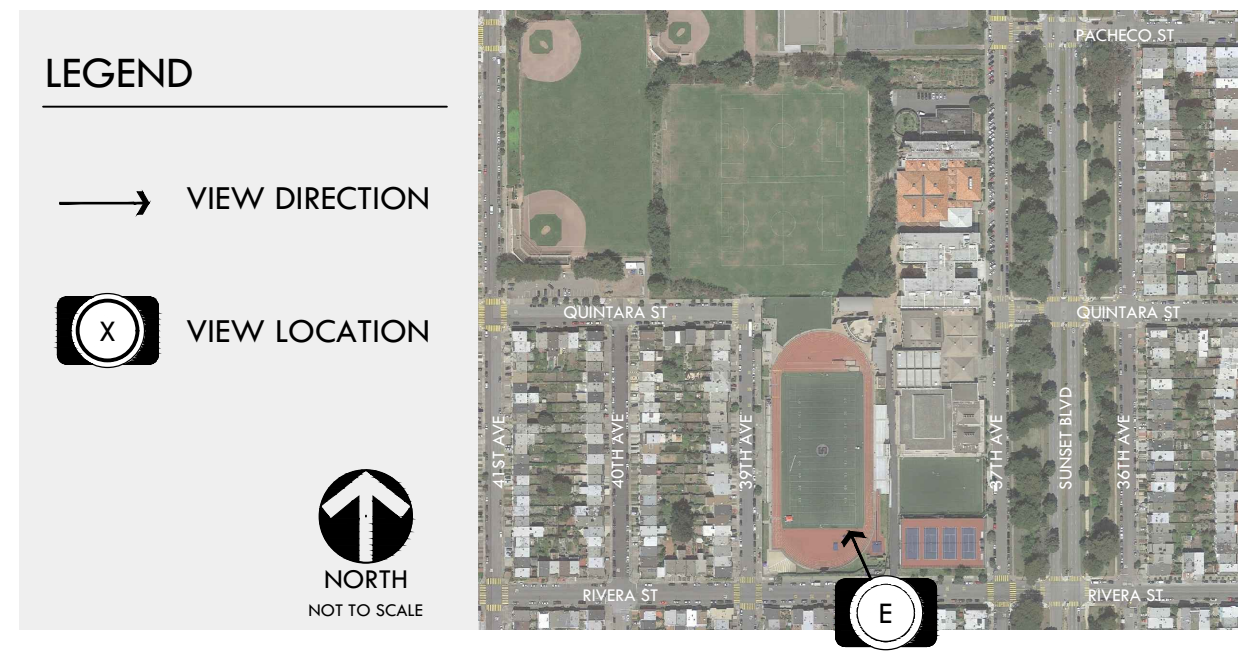
VIEW D



CORNER OF 38TH AND RIVERA - VIEW WITHOUT FIELD LIGHTING



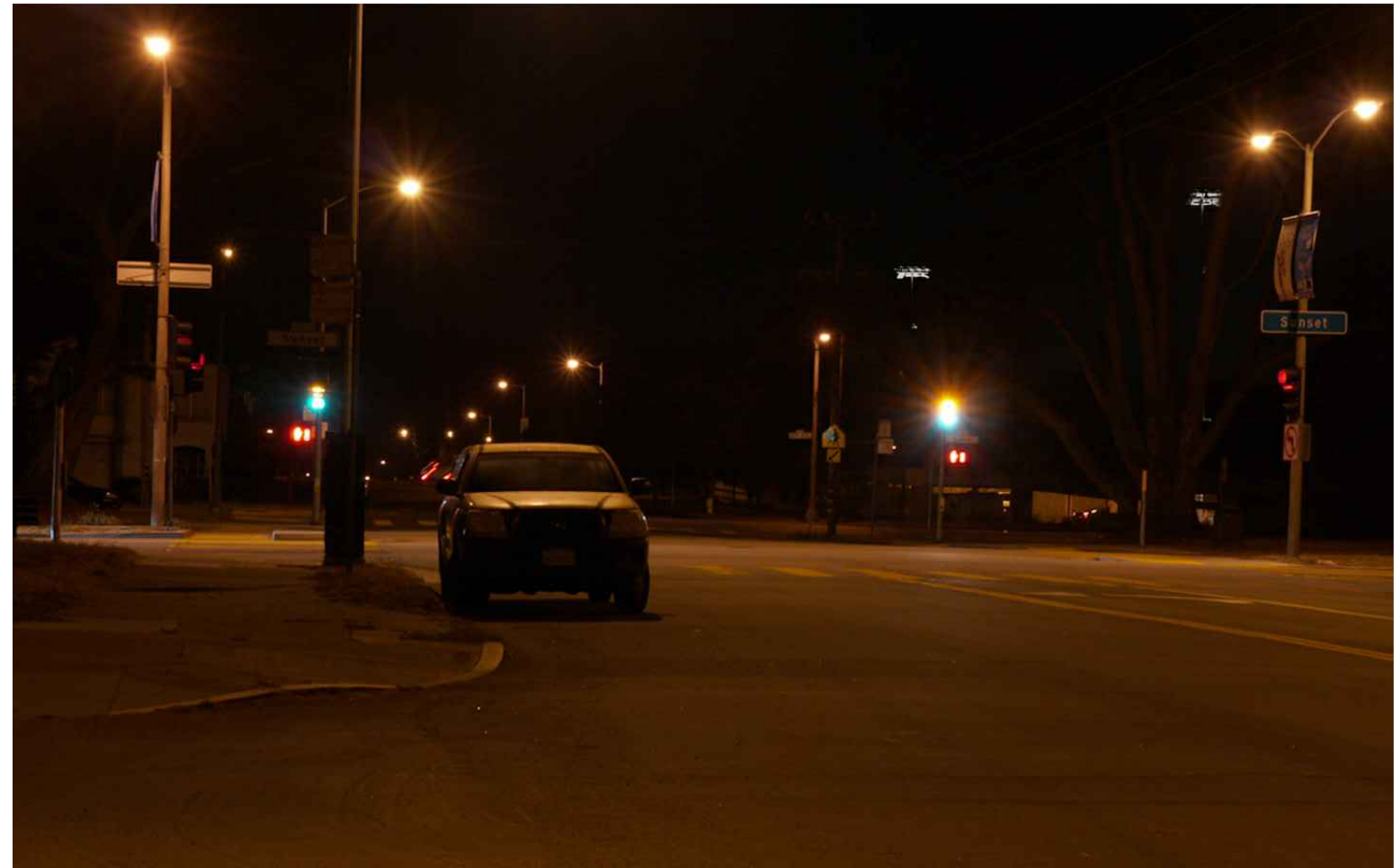
CORNER OF 38TH AND RIVERA - VIEW WITH FIELD LIGHTING



VIEW E



CORNER OF 36TH AND RIVERA - VIEW WITHOUT FIELD LIGHTING



CORNER OF 36TH AND RIVERA - VIEW WITH FIELD LIGHTING



VIEW F



CORNER OF 36TH AND QUINTARA - VIEW WITHOUT FIELD LIGHTING



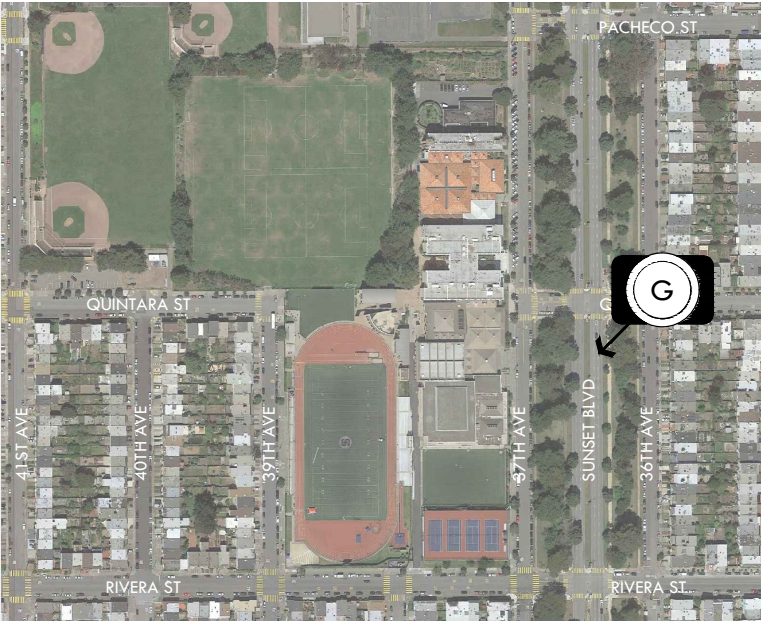
CORNER OF 36TH AND QUINTARA - VIEW WITH FIELD LIGHTING

LEGEND

→ VIEW DIRECTION

ⓧ VIEW LOCATION

↑ NORTH
NOT TO SCALE



VIEW G



CORNER OF 37TH AND QUINTARA - VIEW WITHOUT FIELD LIGHTING



CORNER OF 37TH AND QUINTARA - VIEW WITH FIELD LIGHTING



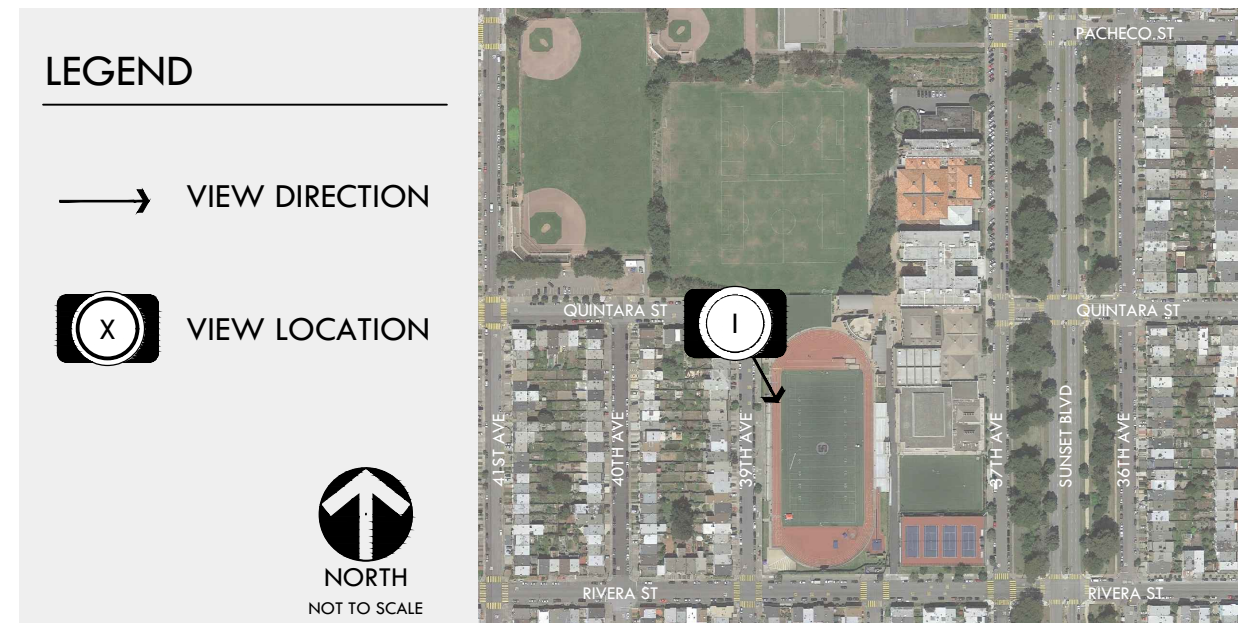
VIEW H



CORNER OF 39TH AND QUINTARA - VIEW WITHOUT FIELD LIGHTING



CORNER OF 39TH AND QUINTARA - VIEW WITH FIELD LIGHTING



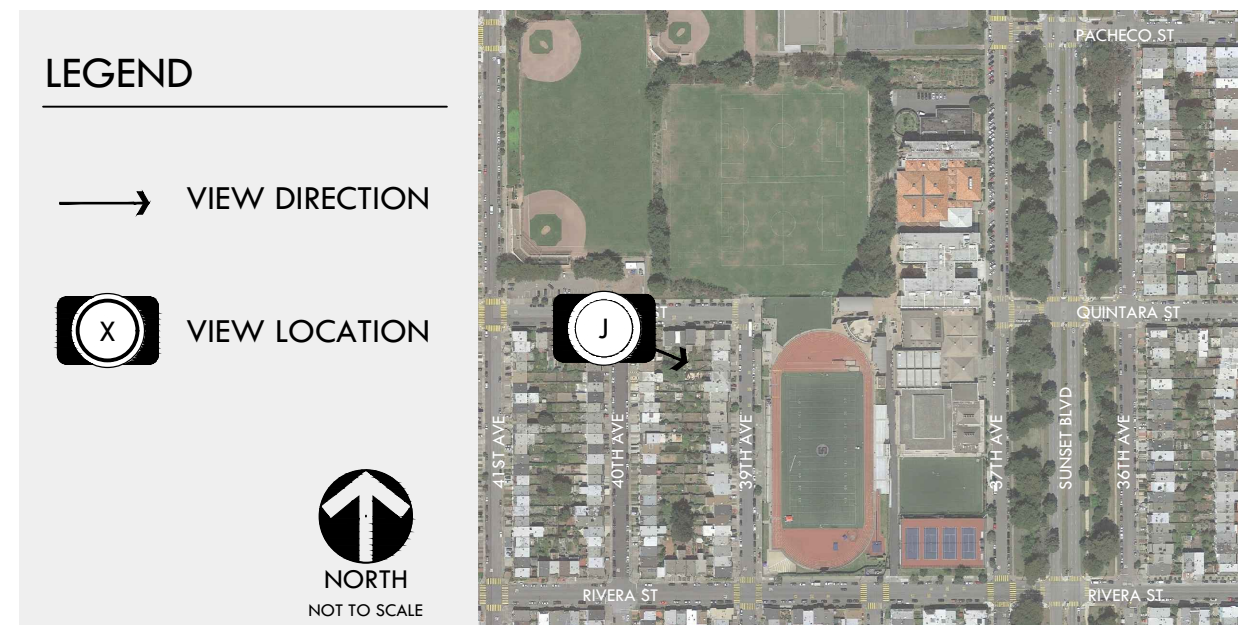
VIEW I



CORNER OF 40TH AND QUINTARA - VIEW WITHOUT FIELD LIGHTING



CORNER OF 40TH AND QUINTARA - VIEW WITH FIELD LIGHTING



VIEW J



CORNER OF 37TH AND PACHECO - VIEW WITHOUT FIELD LIGHTING



CORNER OF 37TH AND PACHECO - VIEW WITH FIELD LIGHTING



VIEW K



SUNSET & NORIEGA
 2001 37TH AVE, SAN FRANCISCO, CA 94116
 LOCATION NUMBER: 255926

SUNSET & NORIEGA

255926
 2001 37TH AVE
 SAN FRANCISCO, CA 94116



2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

VERIZON WIRELESS EQUIPMENT ENGINEER: SIGNATURE _____ DATE _____	VERIZON WIRELESS REAL ESTATE: SIGNATURE _____ DATE _____
VERIZON WIRELESS CONSTRUCTION: SIGNATURE _____ DATE _____	VERIZON WIRELESS RF ENGINEER: SIGNATURE _____ DATE _____
PROPERTY OWNER: SIGNATURE _____ DATE _____	RIDGE COMMUNICATIONS – LEASING SIGNATURE _____ DATE _____
RIDGE COMMUNICATIONS – CONSTRUCTION SIGNATURE _____ DATE _____	RIDGE COMMUNICATIONS – ZONING SIGNATURE _____ DATE _____

PROJECT DESCRIPTION

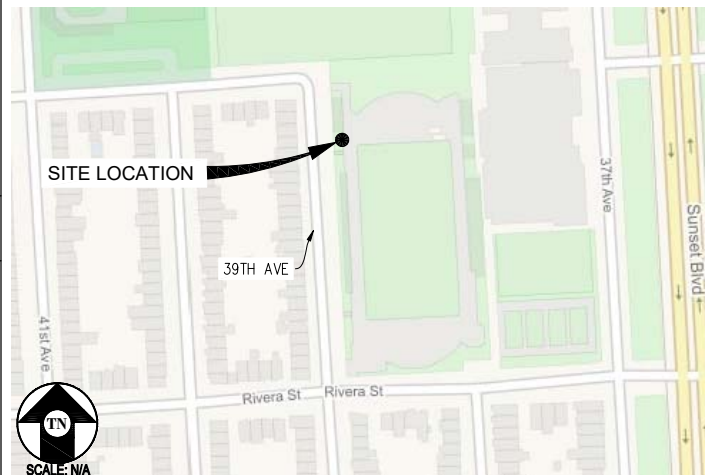
A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (3) (P) ANTENNAS
- (9) (P) RADIO/ANTENNA UNITS
- (6) (P) RADIO UNITS @ ANTENNAS
- (4) (P) SURGE SUPPRESSORS, (2) @ EQUIPMENT & (2) @ ANTENNAS
- (P) VERIZON WIRELESS 12'-0"X28'-0" (336 SQ FT) LEASE AREA
- (1) (P) GPS ANTENNA
- (3) (P) HYBRID TRUNK CABLES

PROJECT INFORMATION

SITE NAME:	SUNSET & NORIEGA	SITE #:	255926
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY & COUNTY OF SAN FRANCISCO
BLOCK/LOT:	2094-006	POWER:	PG&E
SITE ADDRESS:	2001 37TH AVE SAN FRANCISCO, CA 94116	FIBER:	T.B.D.
CURRENT ZONING:	RH-1 – RESIDENTIAL – HOUSE, ONE FAMILY		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
HEIGHT/BULK:	40-X		
PROPERTY OWNER:	ST IGNATIUS COLLEGE PREPARATORY 2001 37TH AVE SAN FRANCISCO, CA 94116 ATTN: KEN STUPI (415) 731-7500		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION COMPANY:	RIDGE COMMUNICATIONS, INC. 12919 ALCOSTA BLVD, SUITE 1 SAN RAMON, CA 94583		
LEASING CONTACT:	ATTN: HAYDEN PIPER (925) 864-6448 HAYDEN.PIPER@RIDGECOMMUNICATE.COM		
ZONING CONTACT:	ATTN: HAYDEN PIPER (925) 864-6448 HAYDEN.PIPER@RIDGECOMMUNICATE.COM		
CONSTRUCTION CONTACT:	ATTN: CHRIS MORRISSEY (925) 451-3986 CMORRISSEY@RCICOMM.COM		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598
 TO: 2001 37TH AVE, SAN FRANCISCO, CA 94116

1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN. 0.2 MI
2. TURN LEFT ONTO N WIGET LN. 0.3 MI
3. TAKE THE 2ND RIGHT ONTO YGNACIO VALLEY RD. 3.0 MI
4. YGNACIO VALLEY RD BECOMES HILLSIDE AVE. 0.07 MI
5. MERGE ONTO CA-24 W TOWARD OAKLAND. 13.5 MI
6. TAKE EXIT 2B TOWARD I-580 / SAN FRANCISCO / HAYWARD. 0.3 MI
7. MERGE ONTO I-580 W. 1.2 MI
8. MERGE ONTO I-80 W VIA EXIT 19A ON THE LEFT (PORTIONS TOLL). 8.3 MI
9. MERGE ONTO US-101 S / JAMES LUCK FWY S VIA EXIT 1A ON THE LEFT TOWARD SAN JOSE. 2.3 MI
10. MERGE ONTO I-280 S / JOHN F FORAN FWY S VIA EXIT 431 TOWARD DALY CITY. 2.5 MI
11. TAKE THE OCEAN AVE / GENEVA AVE EXIT, EXIT 51. 0.2 MI
12. MERGE ONTO OCEAN AVE. 1.6 MI
13. TURN RIGHT ONTO JUNIPERO SERRA BLVD. 0.3 MI
14. TAKE THE 1ST LEFT ONTO SLOAT BLVD. 1.3 MI
15. TURN RIGHT ONTO 39TH AVE. 0.8 MI
16. TURN LEFT ONTO RIVERA ST. 0.1 MI
17. TAKE THE 1ST RIGHT ONTO 39TH AVE. 0.10 MI
18. ACCESS TO SITE IS FROM 39TH AVE.

END AT: 2001 37TH AVE, SAN FRANCISCO, CA 94116
 ESTIMATED TIME: 51 MINUTES ESTIMATED DISTANCE: 36.01 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- 2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUMES 1&2, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2015 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2016 CITY OF SAN FRANCISCO FIRE CODE (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
- ANSI/EIA-TIA-222-G

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	OVERALL SITE PLAN	-
A-2	SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLANS & RRU PLANS	-
A-5	ELEVATIONS	-
A-6	ELEVATIONS	-
A-7	DETAILS	-

Streamline Engineering and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
 Contact: Larry Houghton Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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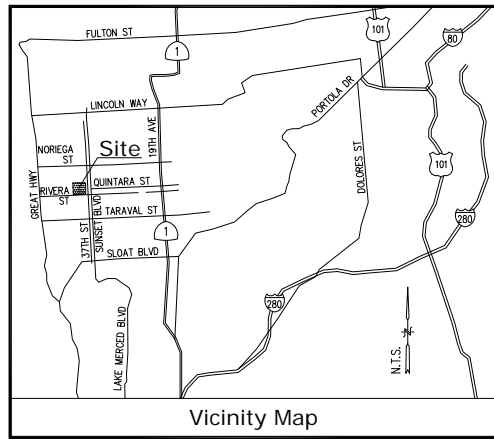
KEVIN R. SORENSEN
 S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	04/16/19	ZD 90%	C.C.
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DRAWN BY: C. CODY
 CHECKED BY: J. GRAY
 APPROVED BY: -
 DATE: 04/16/19

SHEET TITLE:
 TITLE
SHEET NUMBER:
 T-1



Vicinity Map

Access/Utility Routes & Lease Area
AS SHOWN

Geographic Coordinates at Proposed Light Pole

1983 DATUM: LATITUDE 37° 44' 49.80" N LONGITUDE 122° 29' 50.33" W
ELEVATION = 136.0 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.

Assessor's Parcel No.
LOT 006; BLOCK 2094

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 3, 1983 DATUM, DEFINED BY SECTIONS 8801 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "118B", ELEVATION = 38.73 FEET (NAVD 88).

Dates of Survey
DECEMBER 12, 2013 & JANUARY 13, 2015

Title Report

PREPARED BY: NORTH AMERICAN TITLE COMPANY
ORDER NO.: 1260304
DATED: SEPTEMBER 18, 2013

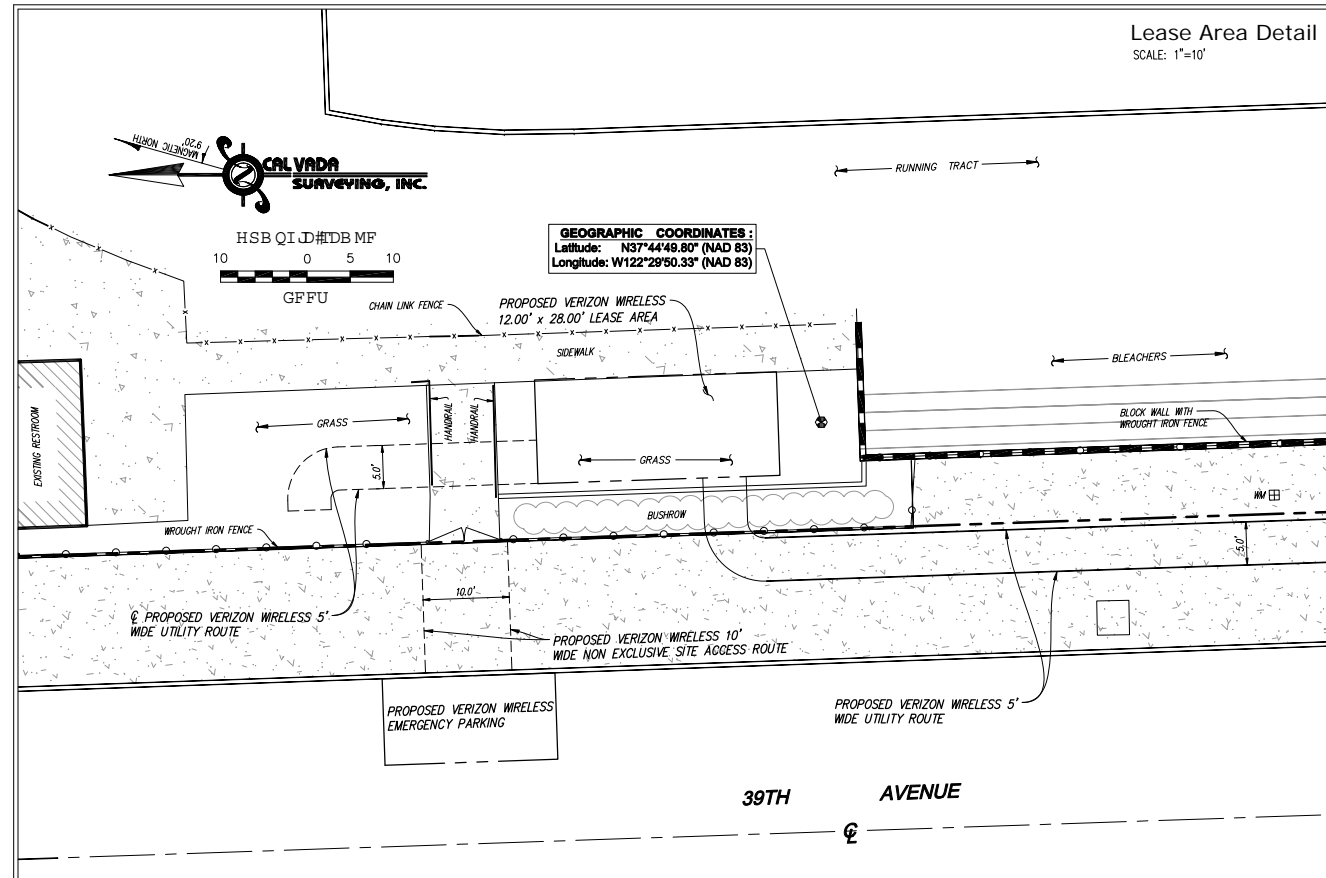
Legal Description

REAL PROPERTY IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

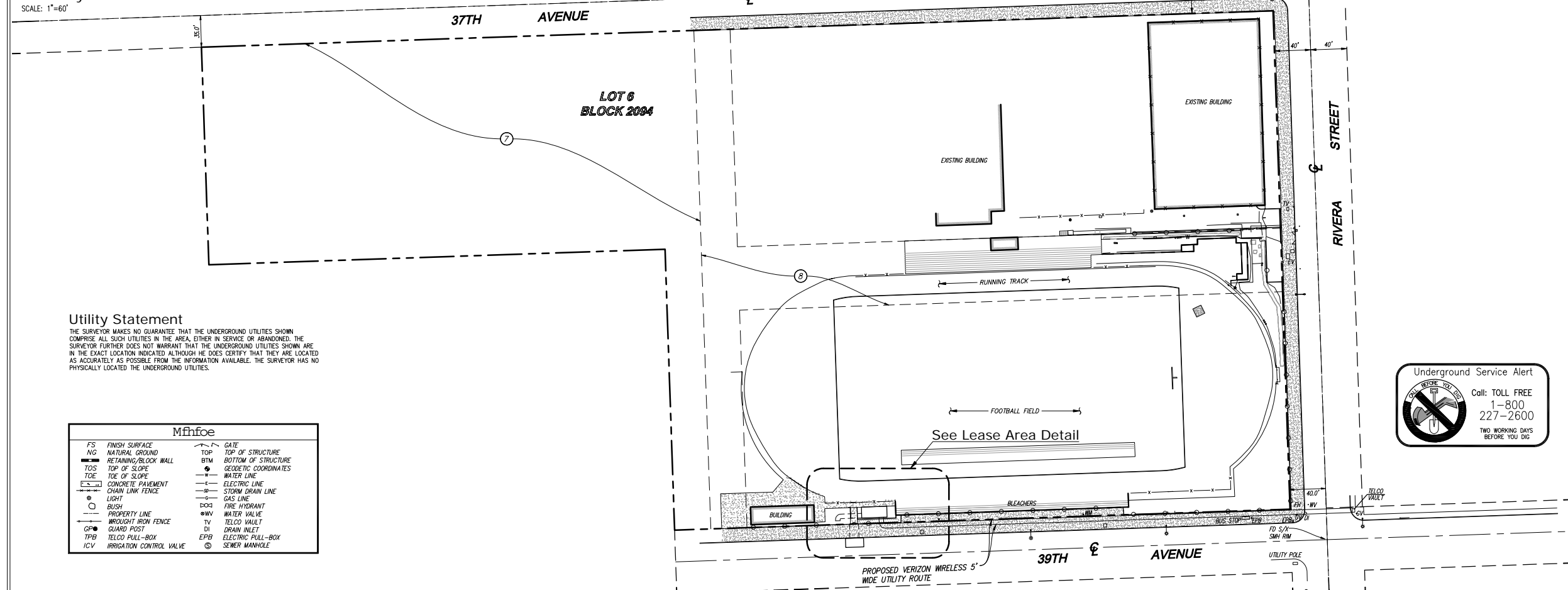
BEGINNING AT A POINT ON THE WESTERLY LINE OF THIRTY-SEVENTH AVENUE DISTANT 776 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF ORTEGA STREET AND THENCE RUNNING SOUTHERLY ALONG SAID LINE OF THIRTY-SEVENTH AVENUE 1184.075 FEET TO THE NORTHERLY LINE OF RIVERA STREET; THENCE AT A RIGHT ANGLE WESTERLY ALONG SAID NORTHERLY LINE OF RIVERA STREET 550.52 FEET TO THE EASTERLY LINE OF THIRTY-NINTH AVENUE; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID EASTERLY LINE OF THIRTY-NINTH AVENUE 680.025 FEET TO THE NORTHERLY LINE OF QUINTARA STREET; THENCE AT A RIGHT ANGLE EASTERLY AND ALONG THE FORMER NORTHERLY LINE OF QUINTARA STREET, AS SAID STREET EXISTED PRIOR TO THE VACATION THEREOF BY RESOLUTION 12848 ADOPTED DECEMBER 8, 1952, BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, 310.26 FEET TO THE FORMER EASTERLY LINE OF THIRTY-EIGHT AVENUE ALSO VACATED BY ABOVE-MENTIONED RESOLUTION; THENCE AT A RIGHT ANGLE NORTHERLY ALONG SAID FORMER EASTERLY LINE OF THIRTY-EIGHT AVENUE 540.050 FEET; THENCE AT A RIGHT ANGLE EASTERLY 240.26 FEET TO THE POINT OF BEGINNING.

Easements

- ① AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED APRIL 29, 1965 AS BOOK A912, PAGE 148 OF OFFICIAL RECORDS. (PLOTTED HEREON)
- ② AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JULY 27, 1965 AS BOOK A947, PAGE 176 OF OFFICIAL RECORDS. (PLOTTED HEREON)



Boundary & Overall Site Detail



Utility Statement

THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NO PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

Mfhfoe			
FS	FINISH SURFACE	TOP	TOP OF STRUCTURE
NG	NATURAL GROUND	BTM	BOTTOM OF STRUCTURE
—	RETAINING/BLOCK WALL	—	WATER LINE
TOS	TOP OF SLOPE	—	ELECTRIC LINE
TOE	TOE OF SLOPE	—	STORM DRAIN LINE
—	CONCRETE PAVEMENT	—	GAS LINE
—	CHAIN LINK FENCE	—	FIRE HYDRANT
—	LIGHT	—	WATER VALVE
—	BUSH	—	TELCO VAULT
—	PROPERTY LINE	—	DRAIN INLET
—	WROUGHT IRON FENCE	—	DI
—	GUARD POST	—	EPB
—	TPB	—	EPB
—	ICV	—	EPB
—		—	SMH
—		—	SMH



REV:	DATE/RY:	REVISION DESCRIPTION:
1	1/15/14 RAS	FINAL
2	2/20/14 RG	CLIENT COMMENTS
3	1/19/15 MN	ADDITIONAL TOPO
4	5/05/15 HP	FINAL
5	10/21/15 JS	CLIENT COMMENTS/ UPDATED DESIGN
6	12/14/15 GBM	CLIENT COMMENTS/ UPDATED DESIGN

A&E DEVELOPMENT

SITE BUILDER:

2785 MITCHELL DRIVE, BUILDING 9
WALNUT CREEK, CA 94598

ENGINEER/CONSULTANT:
CAL VADA SURVEYING, INC.
411 Jenks Cir., Suite 206, Corona, CA 92680
Phone: 951-280-9990 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 13785

APPROVALS:

APPROVED BY:	INITIALS:	DATE:
LANDLORD:		
LEASING:		
ZONING:		
R.F.:		
E/P:		
C.P.M.:		

SITE INFO:
SITE NAME:
Sunset & Noriega
SITE ADDRESS:
2001 37TH AVENUE
SAN FRANCISCO, CA 94116
SAN FRANCISCO COUNTY

SHEET TITLE:
**WR SR JUDSKIF
VXUYH**

DRAWING INFO:

DWG. NAME:	DRAWN BY:	DATE:
	MN	12/17/2013

SHEET NUMBER:
C-1 SHEET 1 OF 1

**SUNSET
&
NORIEGA**

255926
2001 37TH AVE
SAN FRANCISCO, CA 94116

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

**Streamline Engineering
& Design, Inc.**

8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-275-4180
E-Mail: larry@streamlineeng.com Fax: 916-660-1941

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PRELIMINARY:
NOT FOR
CONSTRUCTION

KEVIN R. SORENSEN
S4469

ISSUE STATUS

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	04/16/19	ZD 90%	C.C.
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

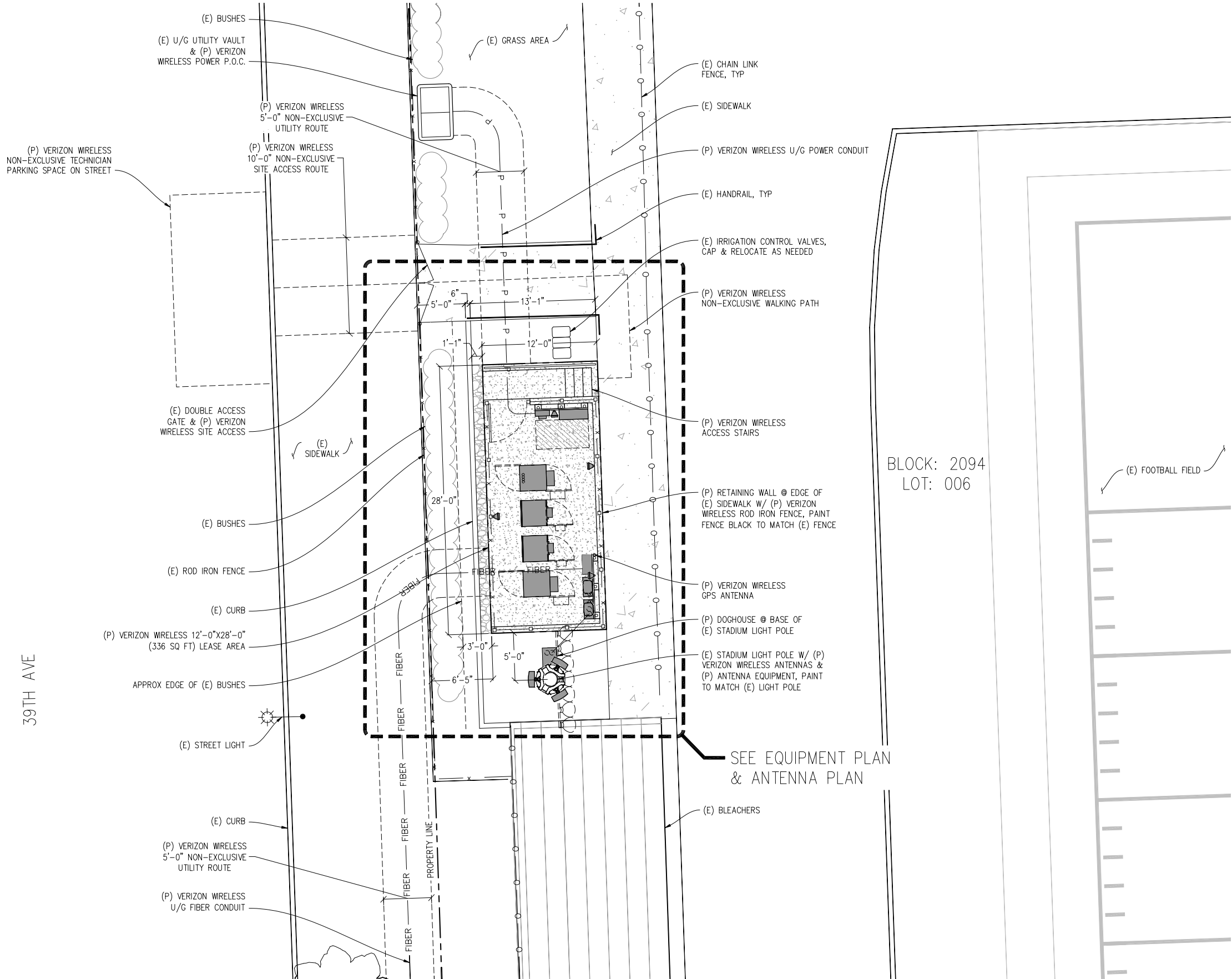
DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 04/16/19

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-2



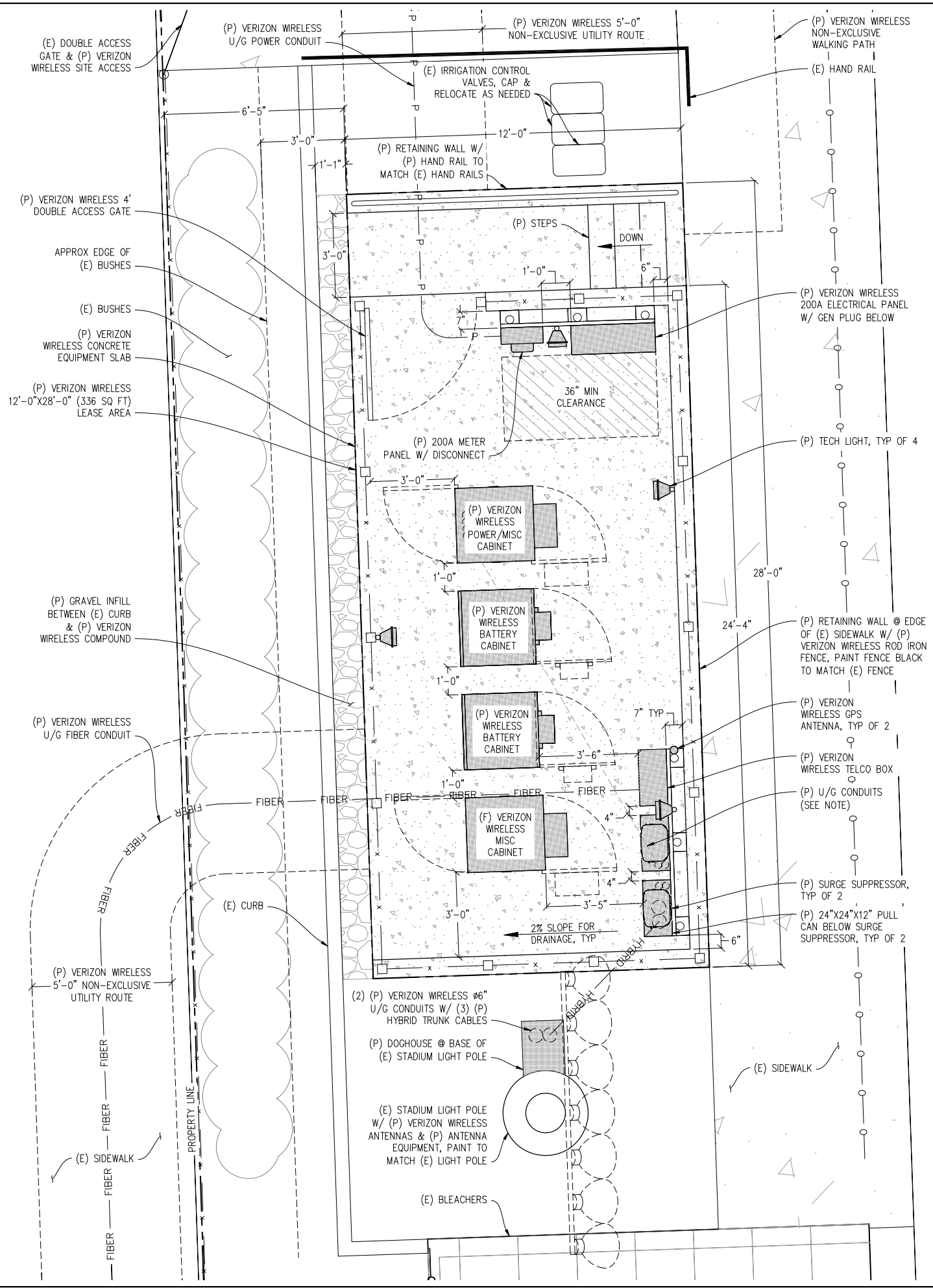
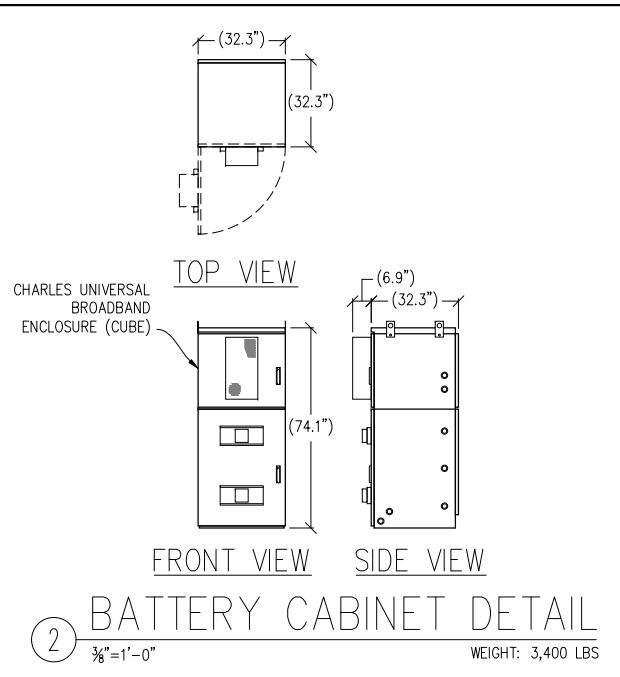
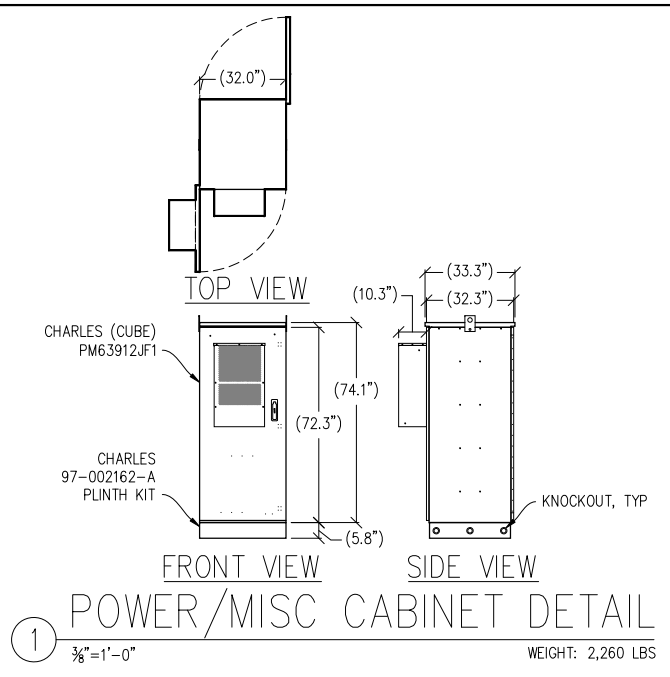
BLOCK: 2094
LOT: 006

39TH AVE

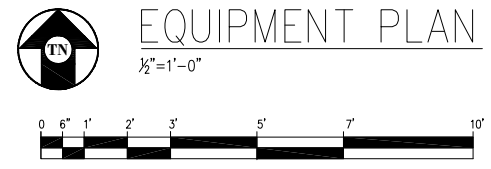
SITE PLAN
1" = 5'-0"



GC TO CAP &
RELOCATE IRRIGATION
LINES, VALVES, &
BOXES AS NEEDED



NOTE:
 1. (P) VERIZON WIRELESS ANTENNAS HAVE BEEN OMITTED FOR CLARITY.
 2. GC TO CAP & RELOCATE IRRIGATION LINES, VALVES, & BOXES AS NEEDED.
 3. VERIZON WIRELESS WILL INSTALL (4) (P) ϕ 3\"/>



SUNSET & NORIEGA
 255926
 2001 37TH AVE
 SAN FRANCISCO, CA 94116

verizon
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

Streamline Engineering and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
 Contact: Larry Houghton Phone: 916-275-4180
 E-Mail: larry@streamlineeng.com Fax: 916-660-1941
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 KEVIN R. SORENSON
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ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	04/16/19	ZD 90%	C.C.
	-	-	-
	-	-	-
	-	-	-
	-	-	-

DRAWN BY: C. CODY
 CHECKED BY: J. GRAY
 APPROVED BY: -
 DATE: 04/16/19

SHEET TITLE:
 EQUIPMENT PLAN & DETAILS
 SHEET NUMBER:
A-3

SUNSET & NORIEGA

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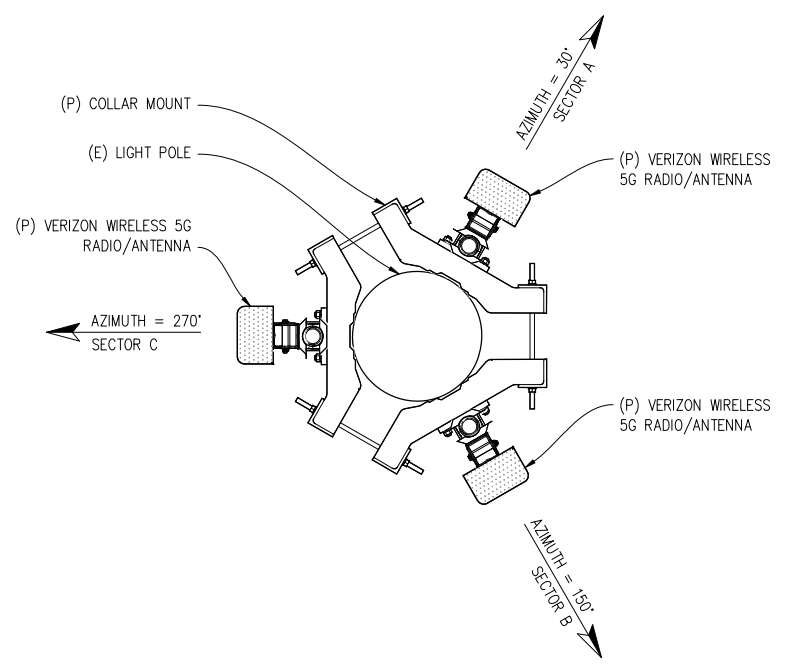
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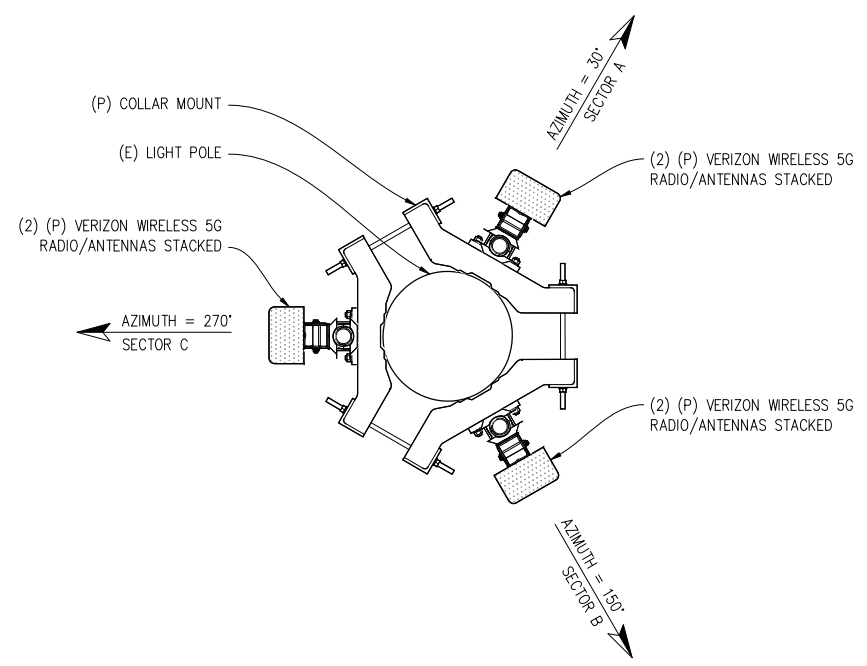
DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 04/16/19

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ANTENNA PLANS
& RRU PLANS
SHEET NUMBER:

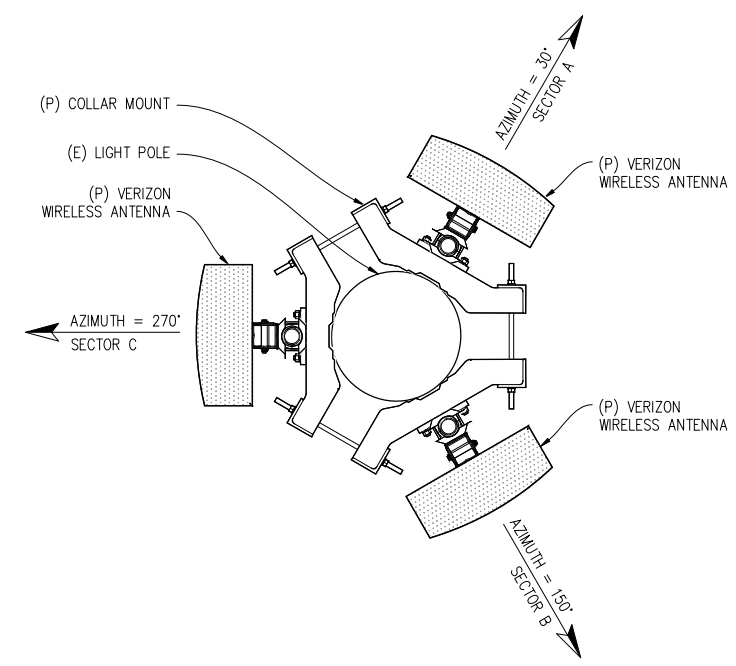
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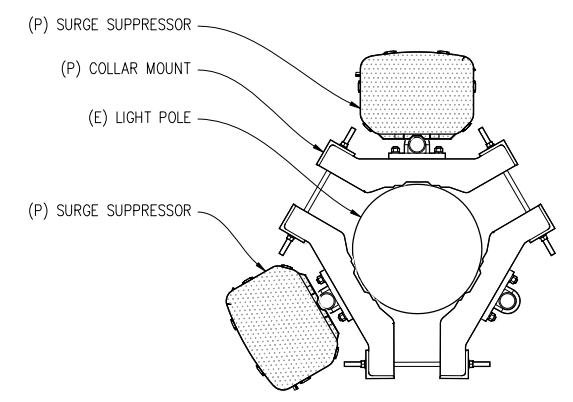
LOWER ANTENNA PLAN
1"=1'-0" CENTERLINE = 45'-0" A.G.L.



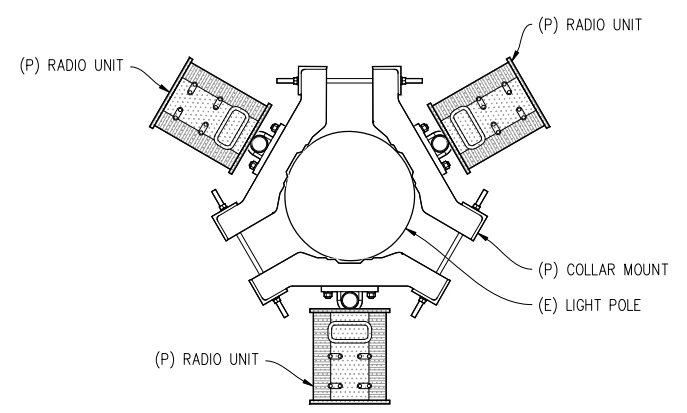
MIDDLE ANTENNA PLAN
1"=1'-0" CENTERLINE = 50'-0" A.G.L.



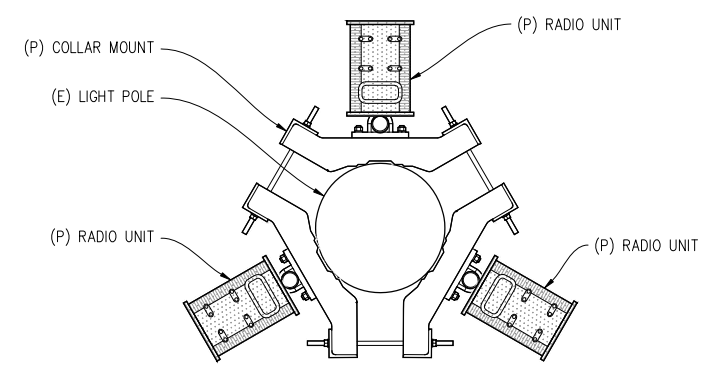
UPPER ANTENNA PLAN
1"=1'-0" CENTERLINE = 63'-0" A.G.L.



SURGE SUPPRESSOR PLAN
1"=1'-0" CENTERLINE = 34'-9" A.G.L.



LOWER RADIO LEVEL PLAN
1"=1'-0" CENTERLINE = 38'-3" A.G.L.



UPPER RADIO LEVEL PLAN
1"=1'-0" CENTERLINE = 41'-6" A.G.L.



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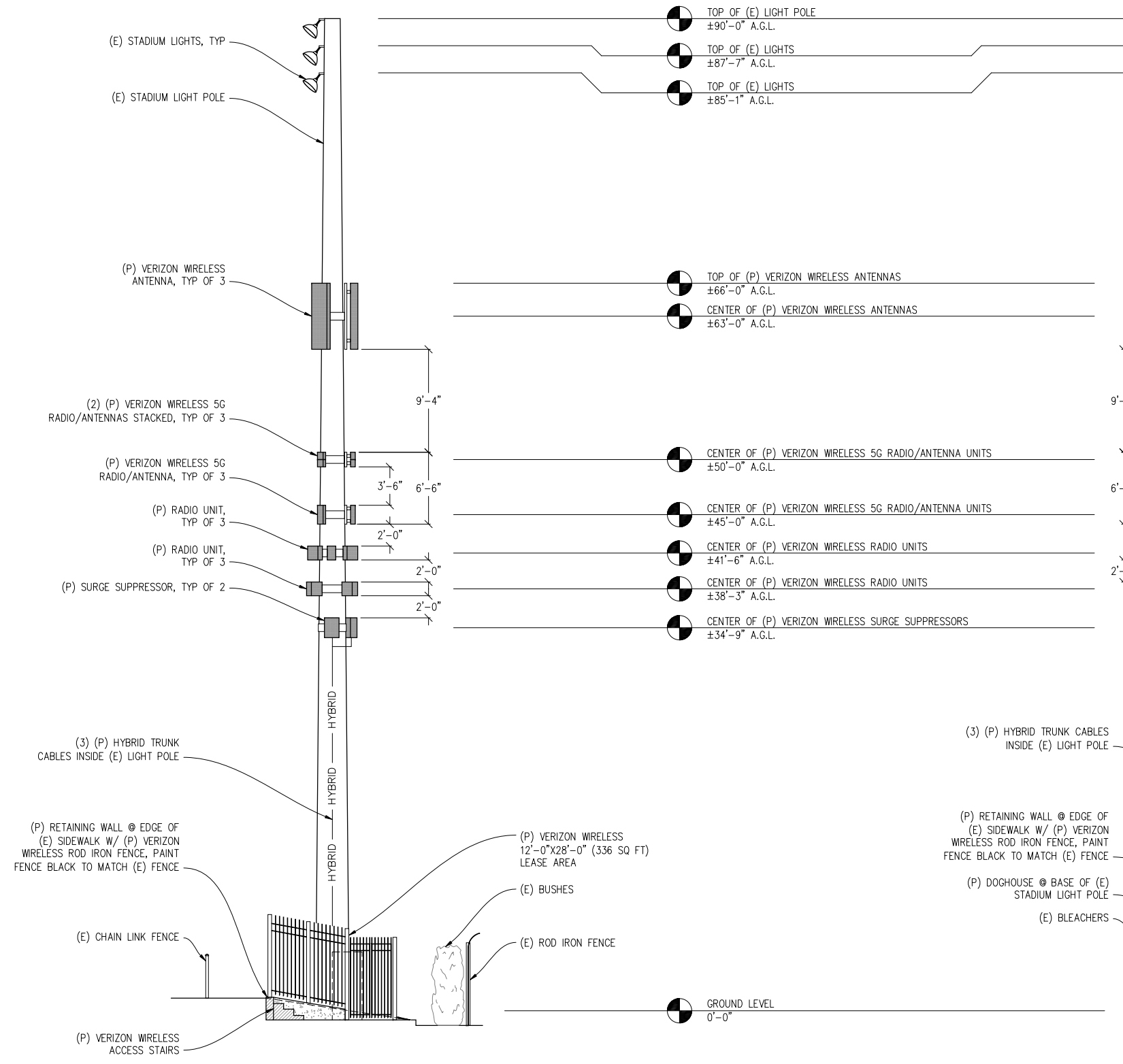
DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 04/16/19

SHEET TITLE:

ELEVATIONS

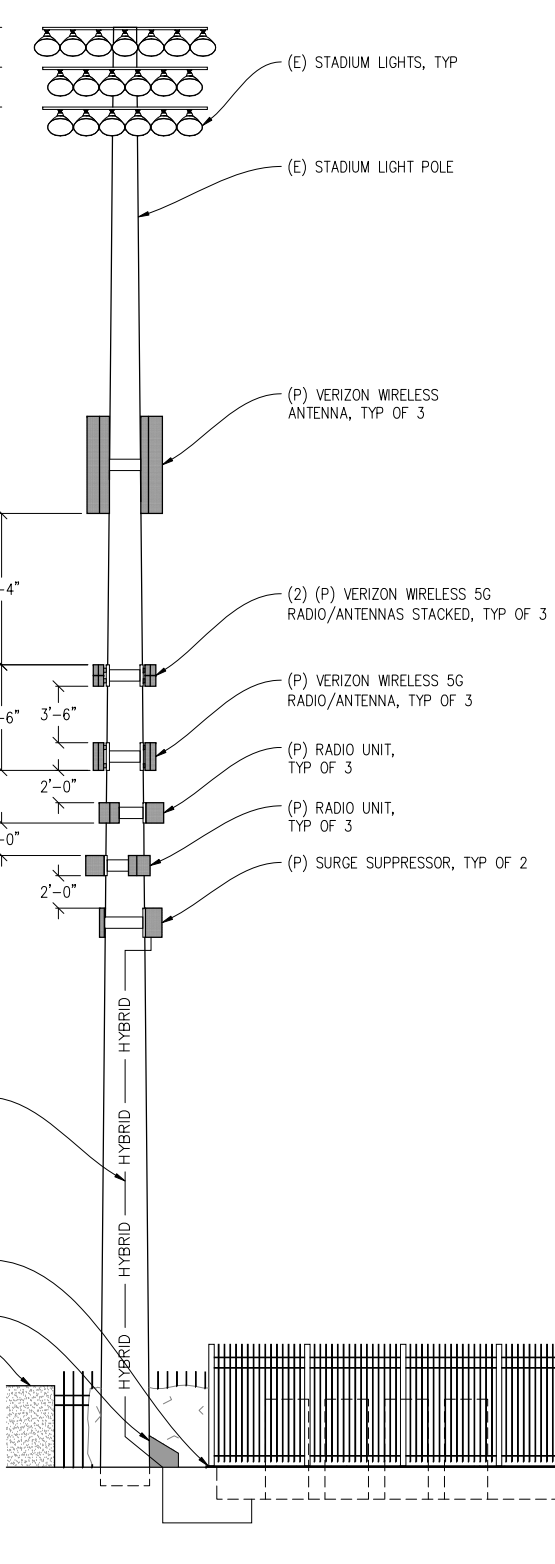
SHEET NUMBER:

A-5



NORTH ELEVATION
3/16" = 1'-0"

NOTE: ALL (P) VERIZON WIRELESS ANTENNAS, (P) RADIO UNITS, & SURGE SUPPRESSORS TO BE PAINTED TO MATCH (E) LIGHT POLE



EAST ELEVATION
3/16" = 1'-0"

NOTE: ALL (P) VERIZON WIRELESS ANTENNAS, (P) RADIO UNITS, & SURGE SUPPRESSORS TO BE PAINTED TO MATCH (E) LIGHT POLE

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54469

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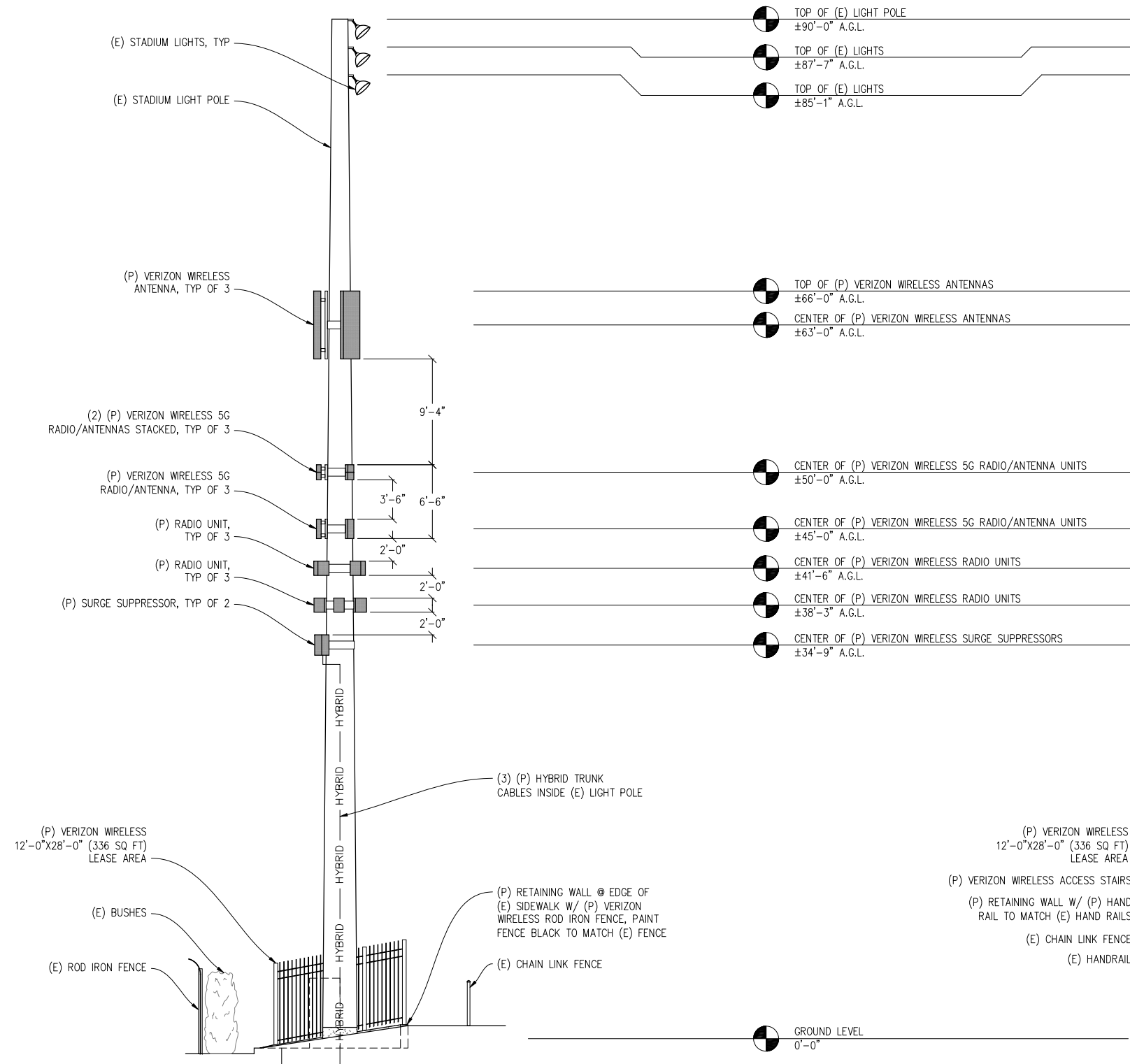
DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 04/16/19

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

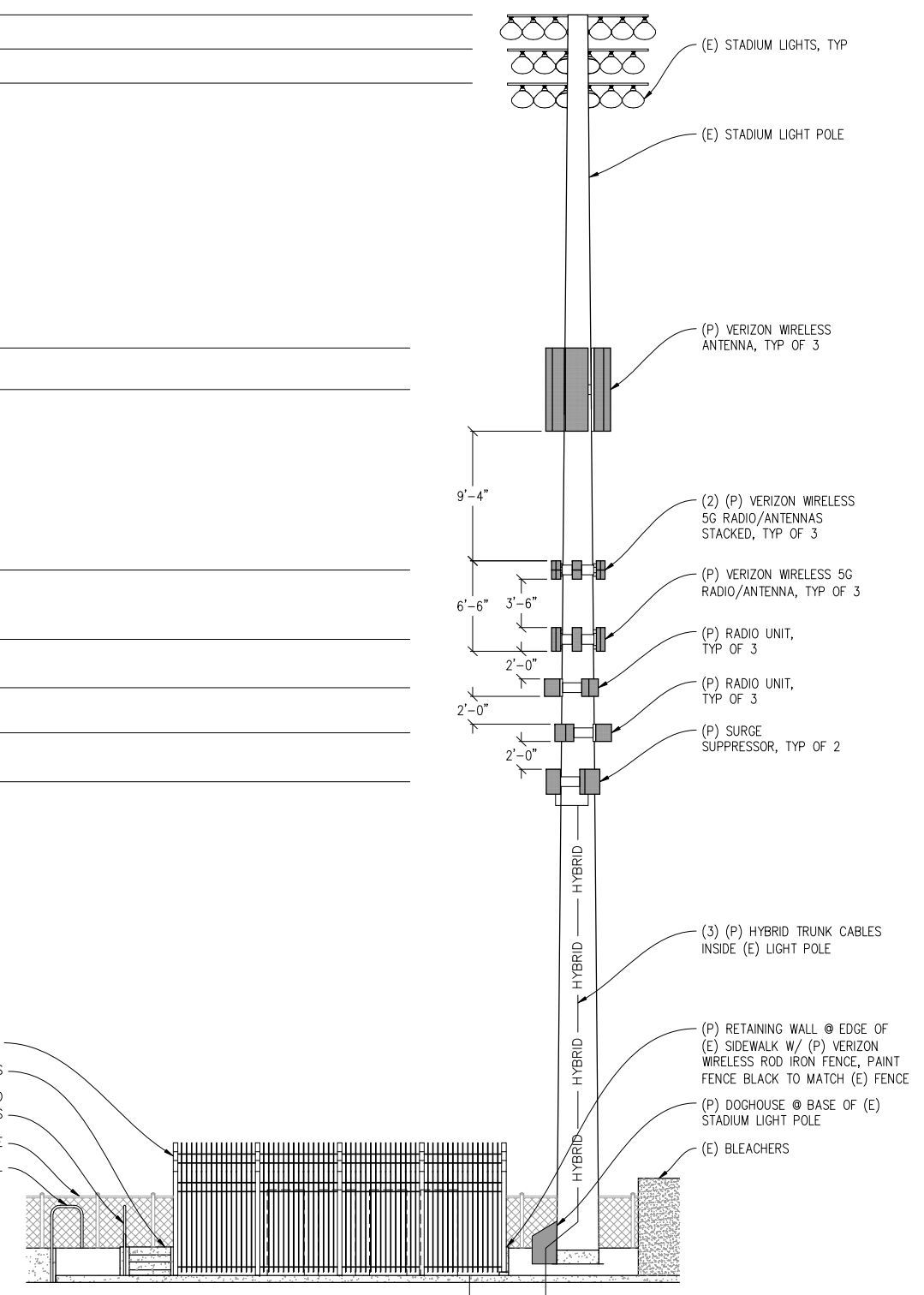
A-6



SOUTH ELEVATION

3/16"=1'-0"

NOTE: ALL (P) VERIZON WIRELESS ANTENNAS, (P) RADIO UNITS, & SURGE SUPPRESSORS TO BE PAINTED TO MATCH (E) LIGHT POLE



WEST ELEVATION

3/16"=1'-0"

NOTE: ALL (P) VERIZON WIRELESS ANTENNAS, (P) RADIO UNITS, & SURGE SUPPRESSORS TO BE PAINTED TO MATCH (E) LIGHT POLE

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verizon
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 WALNUT CREEK, CA 94598

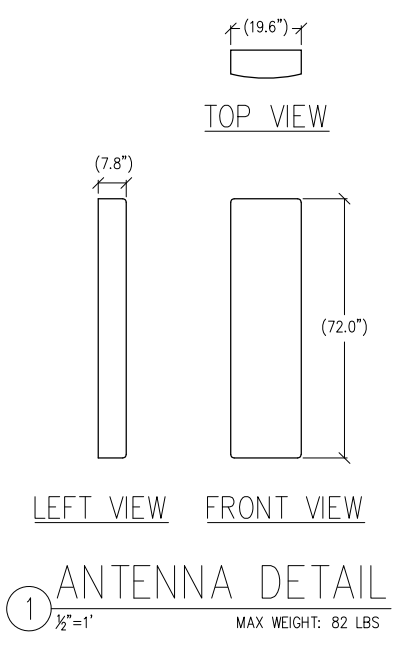
Streamline Engineering and Design, Inc.
 8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
 Contact: Larry Houghtby Phone: 916-275-4180
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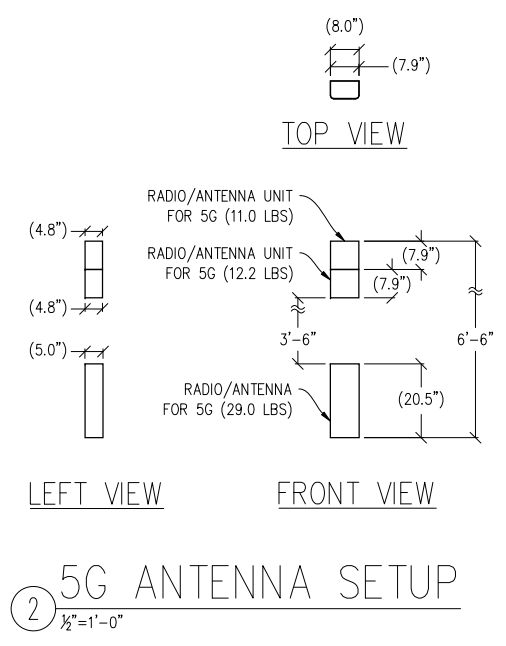
ISSUE STATUS			
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 APPROVED BY: -
 DATE: 04/16/19

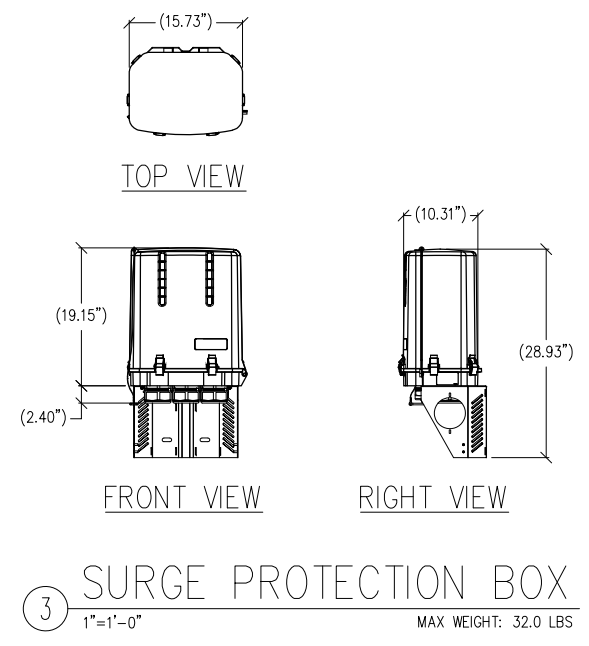
SHEET TITLE:
 DETAILS
SHEET NUMBER:
 A-7



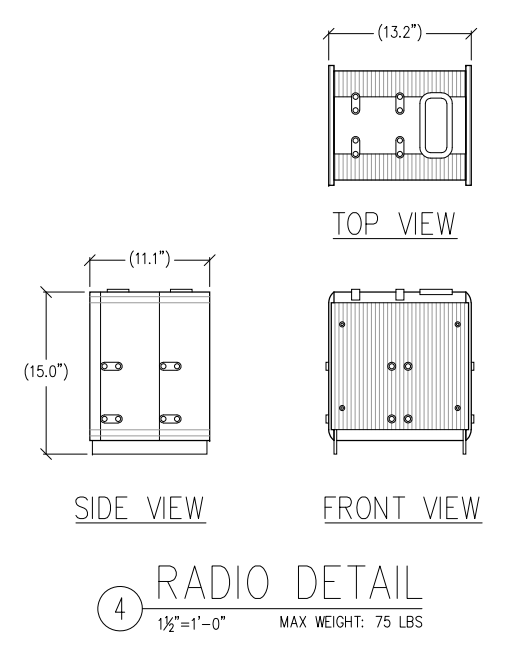
1 ANTENNA DETAIL
 1/2"=1' MAX WEIGHT: 82 LBS



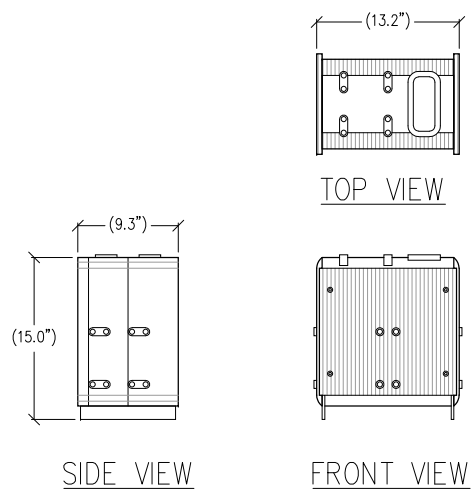
2 5G ANTENNA SETUP
 1/2"=1'-0"



3 SURGE PROTECTION BOX
 1"=1'-0" MAX WEIGHT: 32.0 LBS



4 RADIO DETAIL
 1/2"=1'-0" MAX WEIGHT: 75 LBS



5 RADIO DETAIL
 1/2"=1'-0" MAX WEIGHT: 70 LBS





Existing



proposed antennas

Proposed



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2001 37TH AVE		2094006
Case No.		Permit No.
2018-012648ENV		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Conditional Use Authorization to permit the addition of new stadium lights on an existing football field at St. Ignatius College Preparatory. The project proposes a lighting system at the J.B. Murphy Field athletic stadium to allow for evening use and a Verizon macro wireless telecommunications services (WTS) facility consisting of nine (9) panel antennas that will be screened. The project would construct four 90-foot tall poles with LED light fixtures and the north-west pole would include the WTS facility and ancillary equipment. Installation of each pole would require up to approximately 30 feet of excavation below ground surface, resulting in a total of approximately 60 cubic yards of soil disturbance.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input checked="" type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p> <p>PLEASE SEE ATTACHED</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Installation of four light standards around football field, will not remove or impact football field features or other college structures or building.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Allison Vanderslice	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing	Signature: Don Lewis 06/03/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

CEQA Impacts

The department's staff archeologist conducted preliminary archeological review on 12/28/2018 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

The department's transportation staff reviewed the proposed project and determined that additional transportation review is not required. The proposed addition of lights at the existing facility would not expand the use of such facility. Instead, the proposed lights would shift the existing use to later times in the day and/or days of the week. The project does not propose streetscape changes or additional parking.

The proposed lighting design uses the Light Structure System equipped with total light control for LED fixtures designed and manufactured by Musco Lighting Systems, which requires 36 1,500-watt LED fixtures to achieve the recommended 50 footcandle average. The total light control for LED fixtures are designed to concentrate the light on the field area with minimal light emitted outside the targeted areas. The lighting system is designed to be switched to a "dimmed" setting. This feature would allow the lights to be turned down during events not requiring full lighting. The proposed field lighting system would be equipped with spill and glare shielding.

A lighting study prepared for the proposed project by Musco Lighting illustrates that light measurements at the nearest residences (approximately 100 feet), would drop to less than 1 footcandle due to the shielding and focusing of the lights. The light spillover would not be expected to substantially affect the closest residences. In addition, Verde Design provided analysis of the light impact to neighboring areas. The results also indicate that the light and glare from the proposed lighting system would be nominal on surrounding residential areas.

A geotechnical investigation was prepared by Langan Engineering and Environmental Services (dated June 6, 2019), confirming that the proposed project is feasible. The project's structural drawings would be reviewed by the building department, where it would be determined if further geotechnical review and technical reports are required.

The project sponsor submitted a Maher application to the health department on 6/2/20 and has enrolled in the Maher Program.

The proposed project would not result in substantial permanent increase in ambient noise levels in the project vicinity or expose persons in excess of noise level standards. The proposed project would replace the existing amplification system at the field with a new sound system. The new sound system would be designed to direct sound away from the neighbors during games. In addition, the school would no longer need generator-powered temporary lights. With implementation of the proposed project, it is anticipated that noise levels could decrease.

Based on the planning departments experience of conducting environmental review on similar projects near residential areas, the effects of nighttime lighting would not substantially impact people or properties in the project vicinity, and would not result in a significant impact on biological resources.

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

Parcel Map



2094

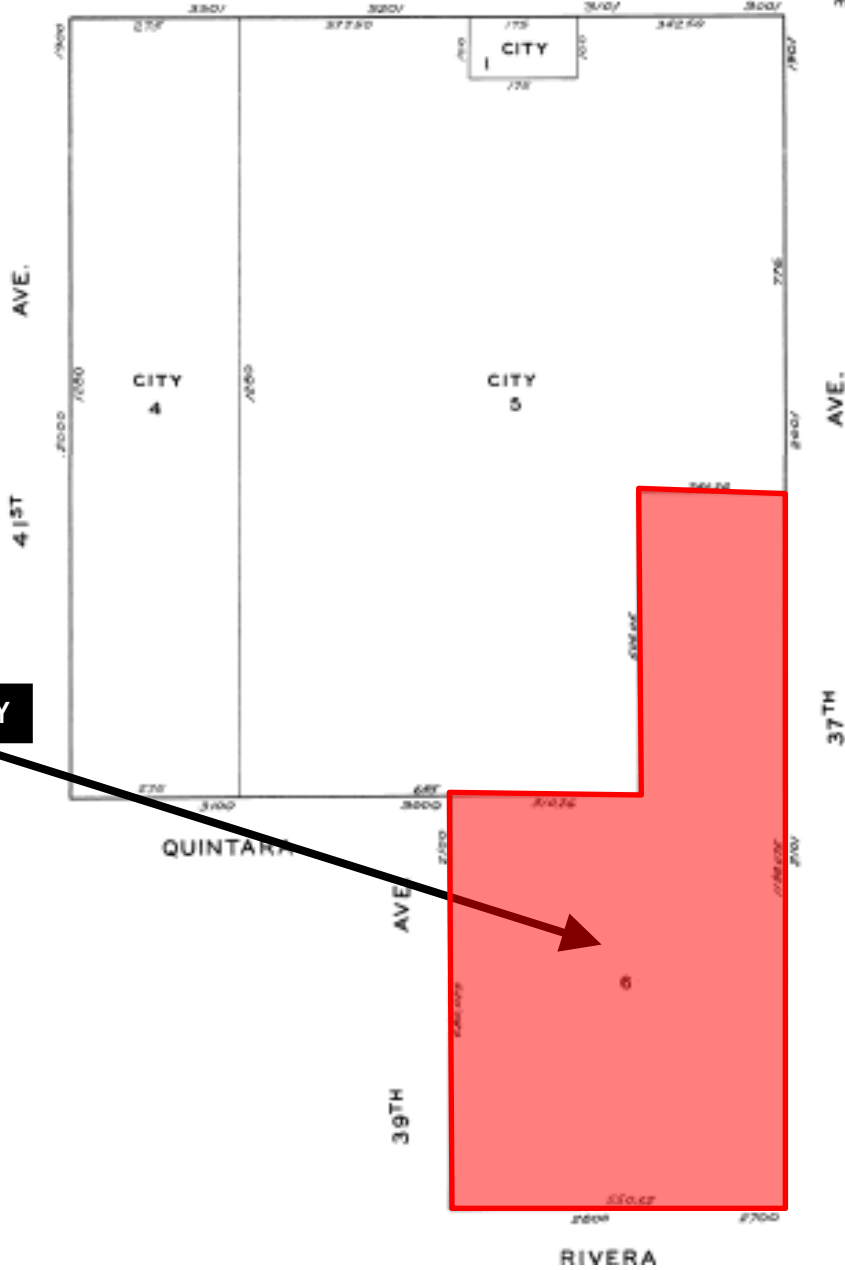
SUNSET BLKS 982/985,
1002/1005 & 1063/1064

BLOCK RENUMBERED '53

SCALE: 1"=150'

ORTEGA

REVISED '68

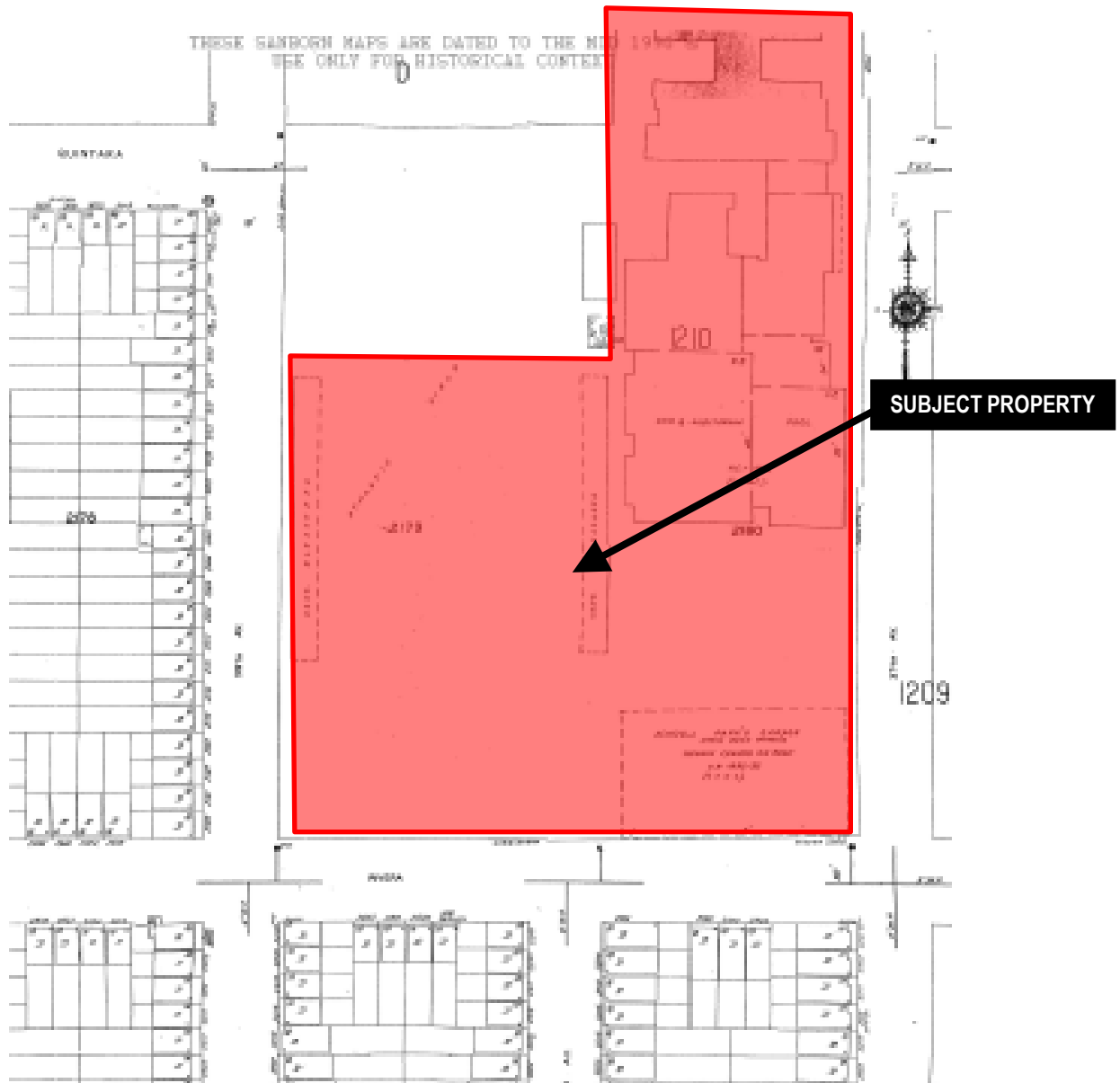


SUBJECT PROPERTY



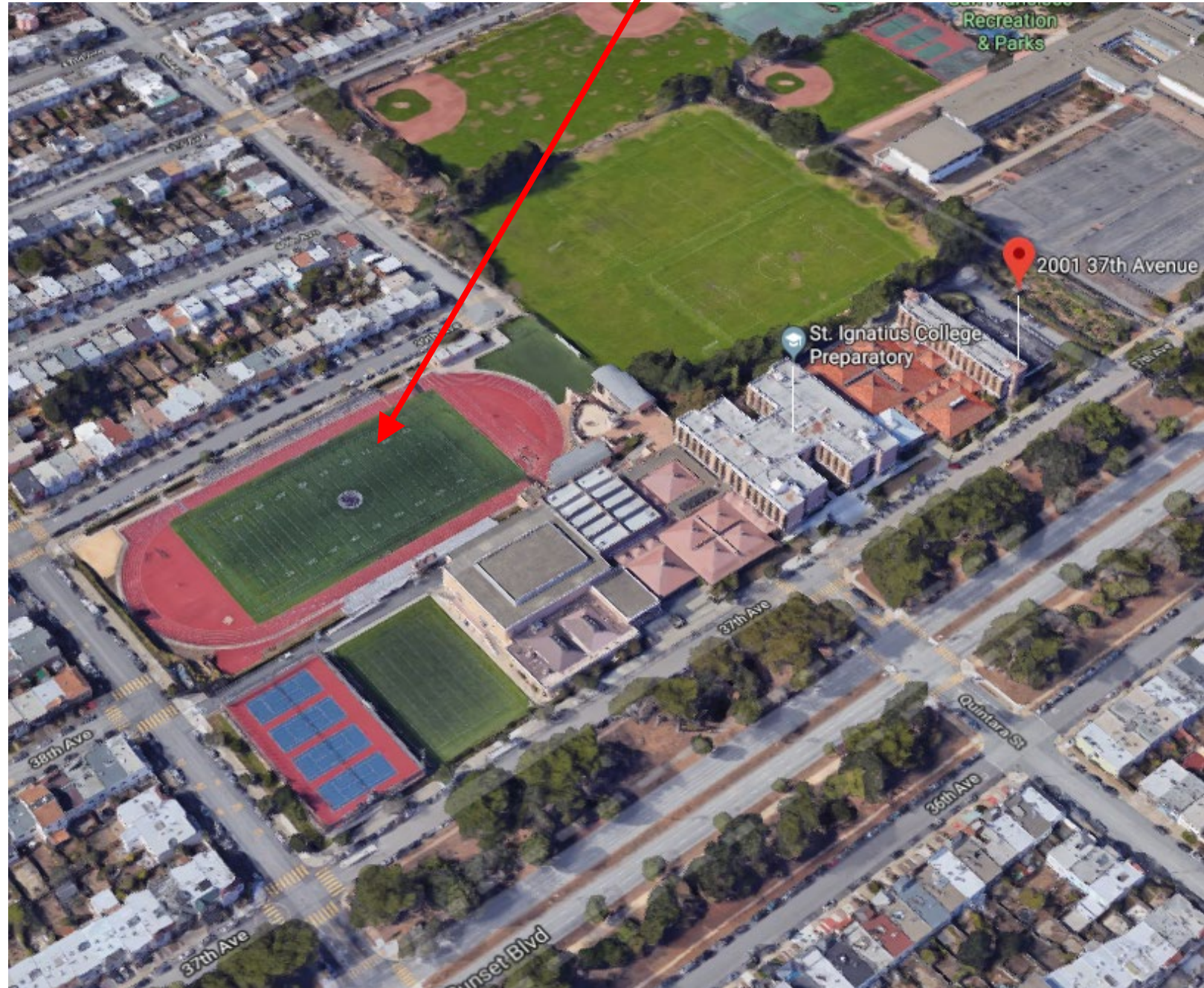
Conditional Use Authorization
Case Number 2018-012648CUA
2001 37th Avenue

Sanborn Map*



Aerial Photo

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-012648CUA
2001 37th Avenue



Existing Site Photo



Conditional Use Authorization
Case Number 2018-012648CUA
2001 37th Avenue

Existing Site Photo



Conditional Use Authorization
Case Number 2018-012648CUA
2001 37th Avenue

Existing Site Photo



Conditional Use Authorization
Case Number 2018-012648CUA
2001 37th Avenue

Existing Site Photo



Conditional Use Authorization
Case Number 2018-012648CUA
2001 37th Avenue

**Verizon Wireless • Proposed Base Station (Site No. 255926 “Sunset & Noriega”)
2001 37th Avenue • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 255926 “Sunset & Noriega”) proposed to be located at 2001 37th 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 exposure limits set by the FCC are shown in Figure 1. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

Wireless Service Band	Transmit Frequency	“Uncontrolled” Public Limit	Occupational Limit (5 times Public)
Microwave (point-to-point)	1–80 GHz	1.0 mW/cm ²	5.0 mW/cm ²
Millimeter-wave	24–47	1.0	5.0
Part 15 (WiFi & other unlicensed)	2–6	1.0	5.0
CBRS (Citizens Broadband Radio)	3,550 MHz	1.0	5.0
BRS (Broadband Radio)	2,490	1.0	5.0
WCS (Wireless Communication)	2,305	1.0	5.0
AWS (Advanced Wireless)	2,110	1.0	5.0
PCS (Personal Communication)	1,930	1.0	5.0
Cellular	869	0.58	2.9
SMR (Specialized Mobile Radio)	854	0.57	2.85
700 MHz	716	0.48	2.4
600 MHz	617	0.41	2.05
[most restrictive frequency range]	30–300	0.20	1.0

Checklist

Reference has been made to information provided by Verizon, including zoning drawings by Streamline Engineering and Design, Inc., dated April 16, 2019. 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. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.



**Verizon Wireless • Proposed Base Station (Site No. 255926 “Sunset & Noriega”)
2001 37th Avenue • San Francisco, California**

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 or near the site, a 90-foot stadium light pole sited next to the north end of the bleachers on the west side of the football field at St. Ignatius College Preparatory, located at 2001 37th Avenue.

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 were observed similar antennas for use by AT&T Mobility and T-Mobile located on the three-story classroom building about 490 feet to the northeast.

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

Verizon proposes to install twelve antennas. This is consistent with the scope of work described in the drawings for transmitting elements.

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

Verizon proposes to install twelve directional panel antennas – three CommScope Model NNH4-65A-R6, three Ericsson Model 6701, and six Ericsson Model 2208 – on the 90-foot tall light pole. The antennas would employ up to 4° downtilt, would be mounted at effective heights of about 63, 45, and 50 feet above ground, respectively, and would be oriented in identical groups of four at about 120° spacing, to provide service in all directions.

For the limited purpose of this study, it is assumed that AT&T has installed Kathrein Model 800-10964 and CommScope Model JAHH-65A directional panel antennas, employing up to 6° downtilt and mounted at an effective height of about 42 feet above ground, and that T-Mobile has installed Ericsson Model AIR21 and RFS Model APXVARR24 directional panel antennas, employing 2° downtilt and mounted at an effective height of about 42 feet above ground.

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.

There is no installed access to the antenna location. The maximum measured* RF level for a person at ground near the site was 0.0013 mW/cm², which is 0.65% of the most restrictive public limit.

* February 13, 2019, using calibrated Narda Type NBM-520 Broadband Field Meter with Type EF-0391 Isotropic Broadband Electric Field Probe (Serial No. D-0454).



**Verizon Wireless • Proposed Base Station (Site No. 255926 “Sunset & Noriega”)
2001 37th Avenue • San Francisco, California**

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 Verizon in any direction is 18,545 watts, representing simultaneous operation at 193 watts for 28 GHz, 172 watts for CBRS, 5,250 watts for AWS, 5,130 watts for PCS, 4,170 watts for cellular, and 3,630 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 cumulative level at any nearby building is 11% of the public limit; this occurs at the school buildings located about 240 feet to the northeast. The maximum calculated cumulative level at the nearby bleachers is 6.9% of the public exposure limit. The maximum calculated cumulative level at the second-floor elevation of any nearby residence[†] is 7.4% of the public exposure limit.

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 Verizon operation by itself is calculated to be 0.032 mW/cm², which is 5.2% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be less than 6% of 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 94 and 36 feet out from the Verizon antenna faces, respectively, and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.

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 location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no 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 structure, including

[†] Located at least 80 feet to the west, based on photographs from Google Maps.



**Verizon Wireless • Proposed Base Station (Site No. 255926 “Sunset & Noriega”)
2001 37th Avenue • San Francisco, California**

employees and contractors of the wireless carriers and of the property owner. No access within 36 feet directly in front of the Verizon antennas themselves, such as might occur during certain maintenance activities high on the pole, 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 explanatory signs[‡] be posted at the antennas and/or on the pole below 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, 2021. 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.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 2001 37th 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 and posting explanatory signs are recommended to establish compliance with occupational exposure limits.



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

April 10, 2020

[‡] 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.

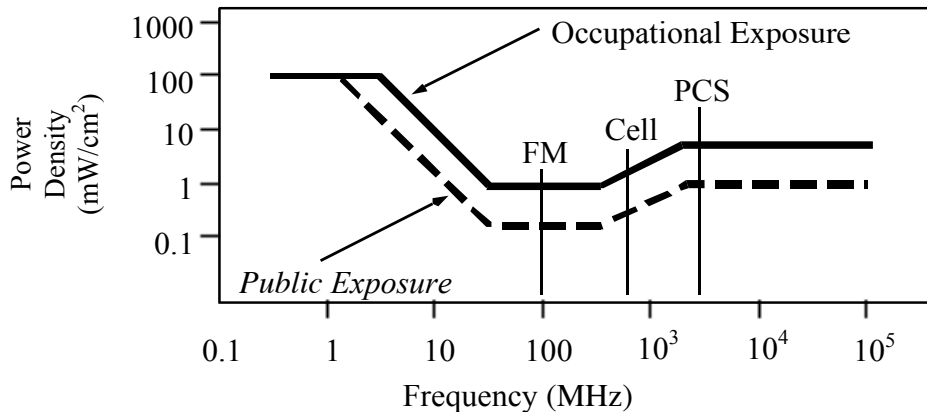


FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements (“NCRP”). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency Applicable Range (MHz)	Electromagnetic Fields (f is frequency of emission in MHz)					
	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm ²)	
0.3 – 1.34	614	<i>614</i>	1.63	<i>1.63</i>	100	<i>100</i>
1.34 – 3.0	614	<i>823.8/f</i>	1.63	<i>2.19/f</i>	100	<i>180/f²</i>
3.0 – 30	1842/f	<i>823.8/f</i>	4.89/f	<i>2.19/f</i>	900/f ²	<i>180/f²</i>
30 – 300	61.4	<i>27.5</i>	0.163	<i>0.0729</i>	1.0	<i>0.2</i>
300 – 1,500	3.54√f	<i>1.59√f</i>	√f/106	<i>√f/238</i>	f/300	<i>f/1500</i>
1,500 – 100,000	137	<i>61.4</i>	0.364	<i>0.163</i>	5.0	<i>1.0</i>



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has incorporated those formulas in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission (“FCC”) to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density $S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of antenna, in degrees,

P_{net} = net power input to antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of antenna, in meters, and

η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density $S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = three-dimensional relative field factor toward point of calculation, and

D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula is used in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program also allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.



Review of Cellular Antenna Site Proposals

Project Sponsor : Verizon **Planner:** Ashley Lindsay
RF Engineer Consultant: Hammitt & Edison **Phone Number:** (707) 996-5200
Project Address/Location: 2001 37th Av
Site ID: 521 **SiteNo.:** SF05300A **Report Dated:** 4/10/2020

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: 18545 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: 11 %
 Distance to this nearby building or structure: 240 feet
- 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)
 Maximum RF Exposure: 0.032 mW/cm² Maximum RF Exposure Percent: 5.2 %

X 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

Public Exclusion In Feet: 94

Occupational Exclusion Area

Occupational Exclusion In Feet: 36

X 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

X 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

X **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 no antennas existing operated by Verizon installed on the roof top of the building at 2001 37th Av. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. Verizon proposes to install 12 new antennas. The antennas are mounted at a height of 45- 63 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.032 mW/sq cm., which is 5.2 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 94 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 36 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: 4/20/2020

Signed: _____



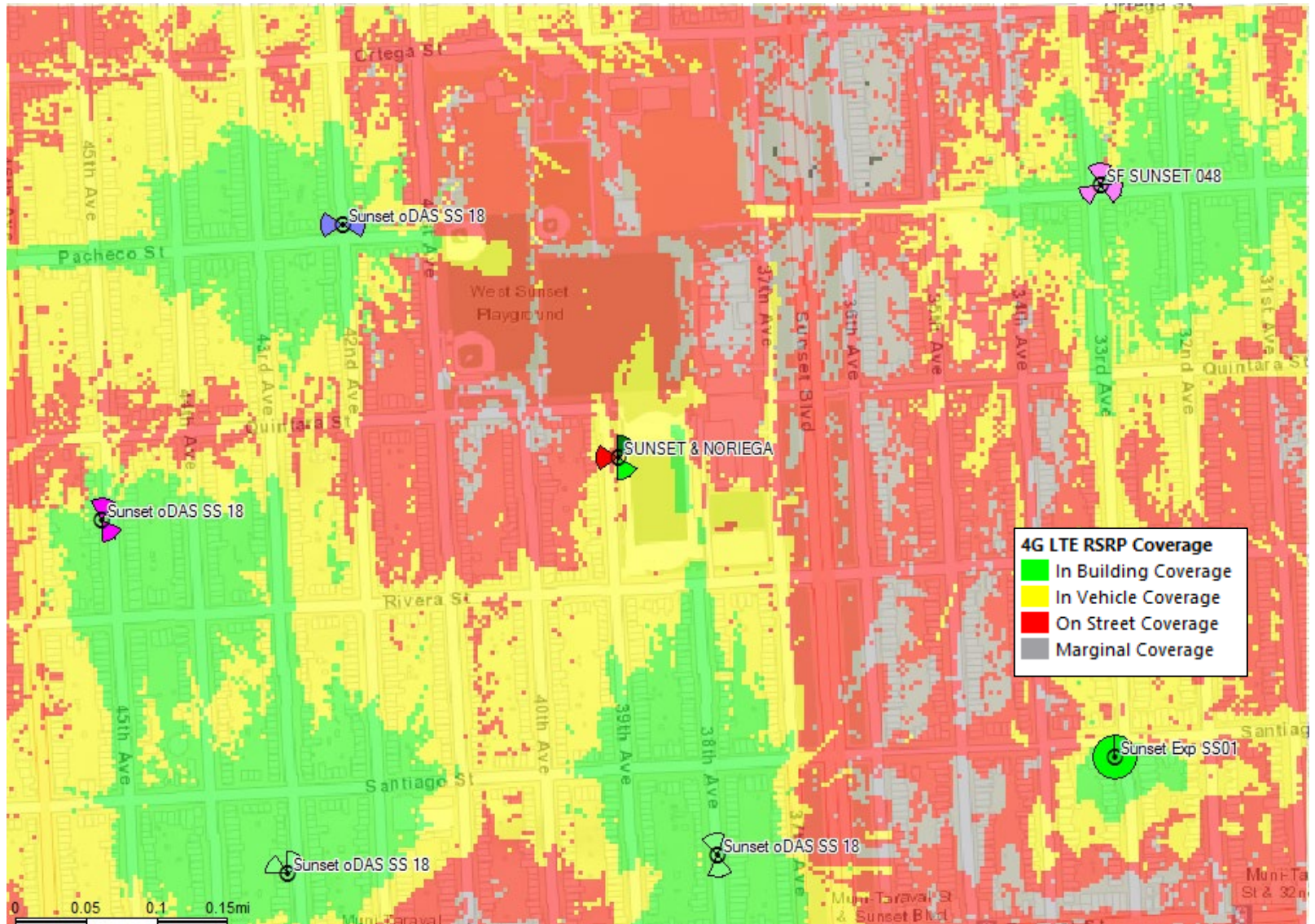
Arthur Duque

Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3966

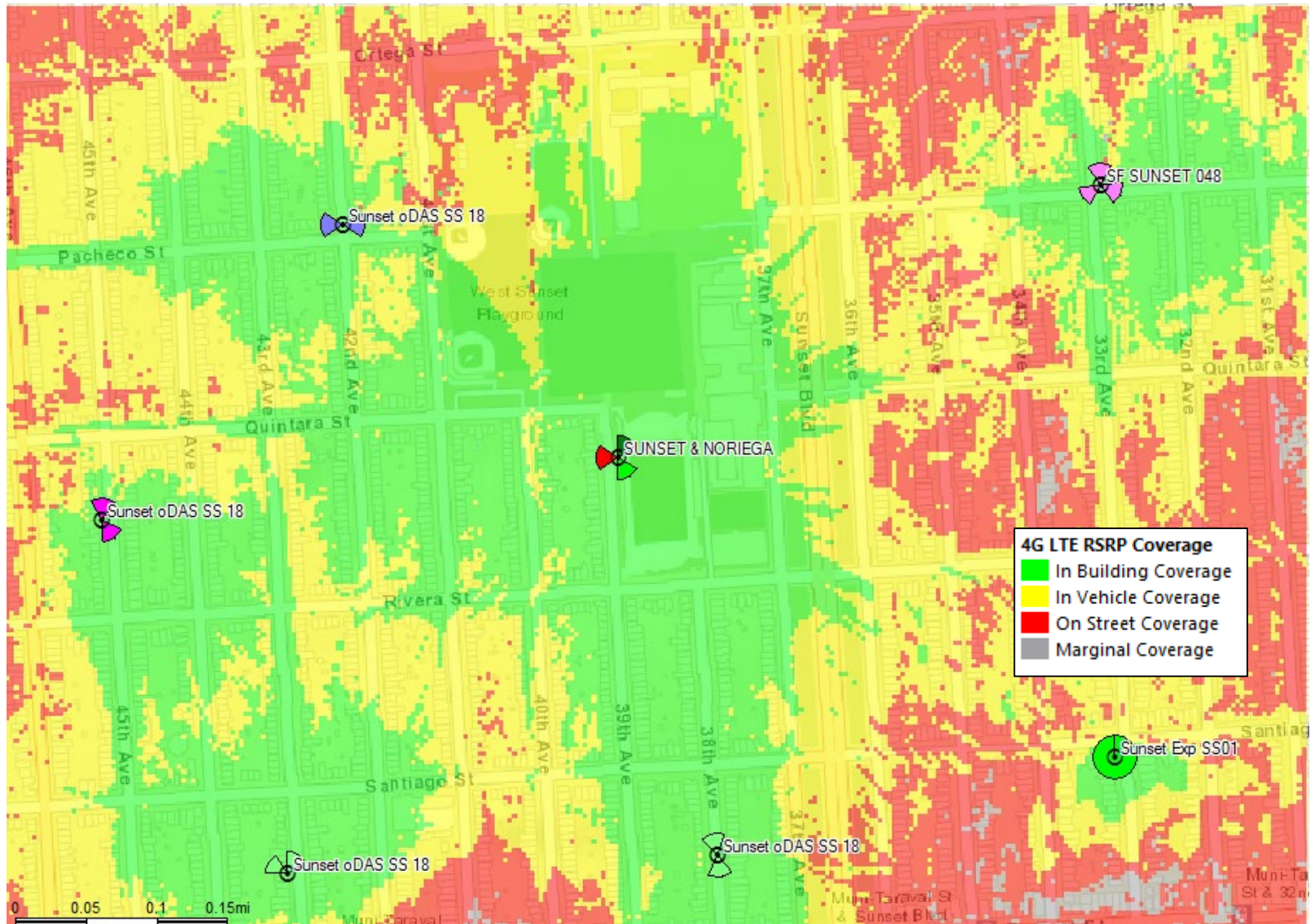
SUNSET & NORIEGA

March 30th, 2020

Existing LTE Coverage



Proposed LTE Coverage





HAMMETT & EDISON, INC.
 CONSULTING ENGINEERS
 BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.
 RAJAT MATHUR, P.E.
 ROBERT P. SMITH, JR.
 ANDREA L. BRIGHT, P.E.
 NEIL J. OLIJ, P.E.
 MANAS REDDY, P.E.
 BRIAN F. PALMER
 M. DANIEL RO

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

DANE E. ERICKSEN, P.E.
 CONSULTANT

BY EMAIL CHAD.CHRISTIE@RIDGECOMMUNICATE.COM

April 10, 2020

Mr. Chad Christie
 Ridge Communications
 949 Antiquity Drive
 Fairfield, California 94534

Dear Chad:

As you requested, we have conducted the review required by the City of San Francisco of the coverage maps that Verizon Wireless will submit as part of its application package for its base station proposed to be located at 2001 37th Avenue (Site No. 255926 “Sunset & Noriega”). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

We concur with the maps provided by Verizon. The maps provided to show the before and after conditions are reasonable representations of the carrier’s present and post-installation coverage.

Verizon proposes to install twelve directional panel antennas – three CommScope Model NNH4-65A-R6, three Ericsson Model 6701, and six Ericsson Model 2208 – on the 90-foot stadium light pole sited next to the north end of the bleachers on the west side of the football field at St. Ignatius College Preparatory, located at 2001 37th Avenue. The antennas would employ up to 4° downtilt, would be mounted at effective heights of about 63, 45, and 50 feet above ground, respectively, and would be oriented in identical groups of four at about 120° spacing, to provide service in all directions. The maximum effective radiated power proposed by Verizon in any direction is 18,545 watts, representing simultaneous operation at 193 watts for 28 GHz, 172 watts for CBRS, 5,250 watts for AWS, 5,130 watts for PCS, 4,170 watts for cellular, and 3,630 watts for 700 MHz service.

Verizon provided for review two coverage maps, attached for reference. The maps show Verizon’s 4G LTE coverage in the area before and after the site is operational. Both maps show five signal levels of coverage, which Verizon colors and defines as follows:

- Green better than -75 dBm
- Yellow -75 dBm to -85 dBm
- Red -85 dBm to -95 dBm
- Grey -95 dBm to -105 dBm
- Black worse than -105 dBm

Mr. Chad Christie, page 2
April 10, 2020

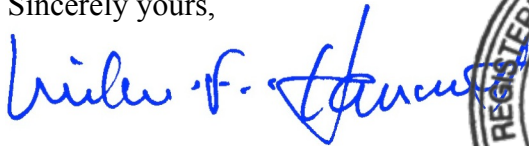
These service thresholds used by Verizon are in line with industry standards, similar to the thresholds used by other wireless service providers.

We conducted our own drive test, using an Ascom TEMS Pocket network diagnostic tool with built-in GPS, to measure the actual Verizon 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on April 6, 2020, between 9:50 AM and 11:40 AM, along a measurement route selected to cover all the streets within the map area that Verizon had indicated would receive improved service.

Based on the measurement data, we conclude that the Verizon 4G LTE coverage map showing the service area without the proposed installation includes areas of relatively weak signal levels in the carrier's present coverage. The map submitted to show the after coverage with the proposed base station in operation was reportedly prepared on the same basis as the map of the existing conditions and so is expected to accurately illustrate the improvements in coverage.

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

Sincerely yours,



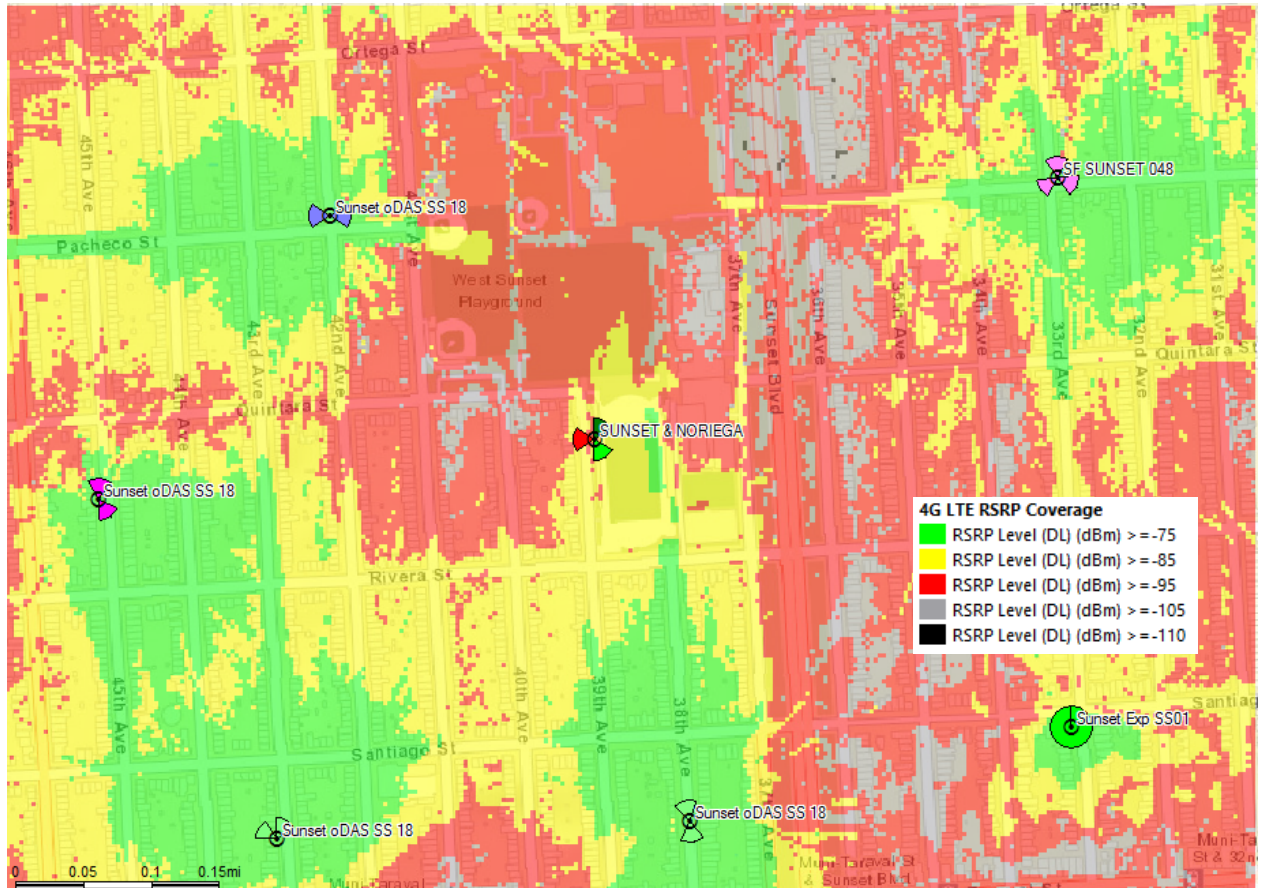
William F. Hammett, P.E.

Enclosures

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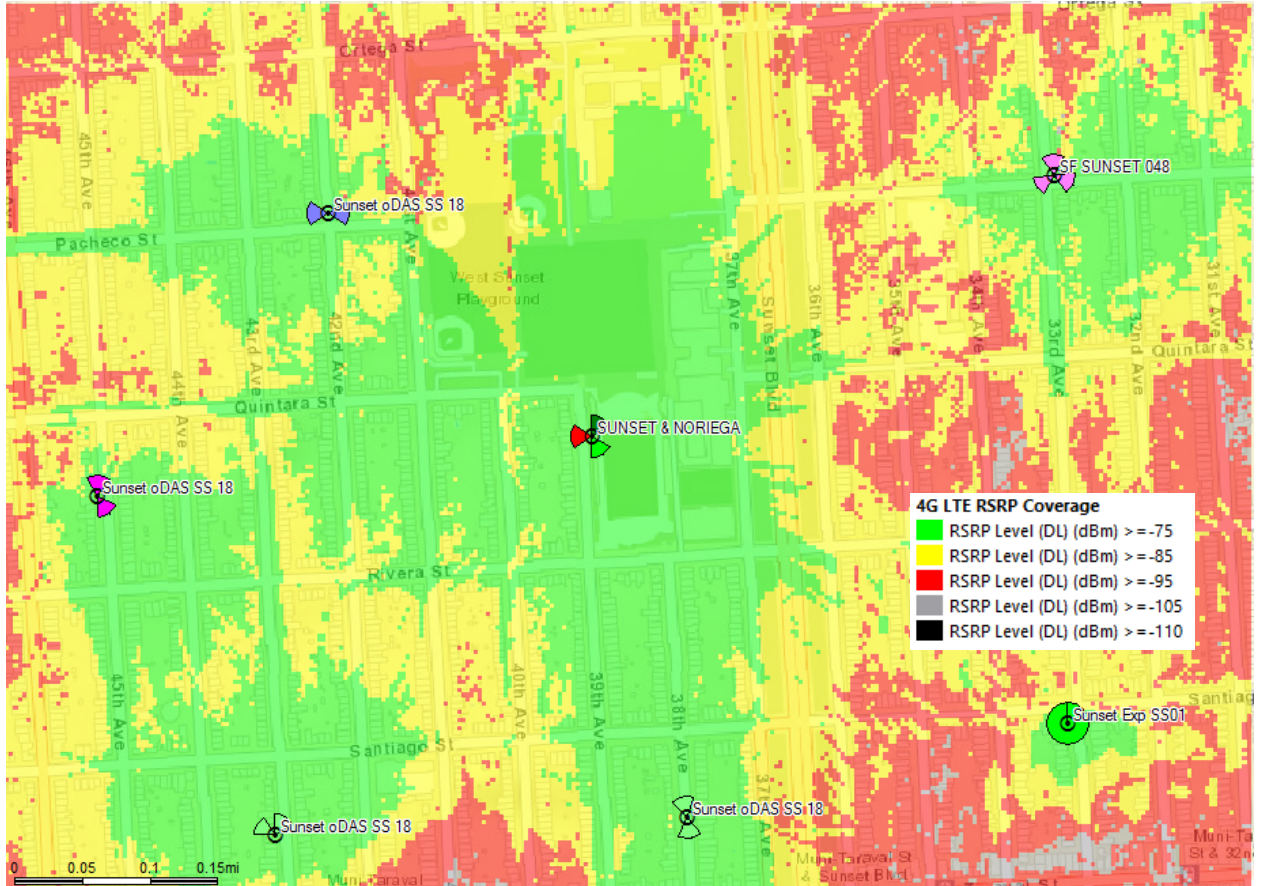


Existing LTE Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Proposed LTE Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

St. Ignatius College Preparatory – Murphy Field Light Project

St. Ignatius (SI) is requesting San Francisco Planning Department / Planning Commission approval of lights for its athletic field and a change to its existing practice field conditional use permit for the following reasons:

1. SI would like to modify its schedule to start school later in the day. Both research and recent California law reflect the need for high school aged students to get greater amounts of sleep. Installing lights would enable the school to start school later while maintaining after school sports programs in the fall, winter and early spring months as practices and games could be held later in the afternoon and into the early evening hours.
2. SI would like to enhance its sports experience for both students and parents by having games, especially football, on weekday evenings; freeing up weekends for students and their parents. Moving activities from Saturdays to Fridays has the additional benefit of reducing neighborhood weekend traffic as weekend crowds at West Sunset Soccer fields can be quite large. Moving games to later in the day on weekdays enhances the school experience for students of other schools as class time is increased for their students as they can arrive at the SI campus later in the day.
3. The introduction of co-ed sports and the competition for obtaining field time at both public and private sports facilities has forced SI to expand the use of our current facilities into the evening hours. The school was forced to rent portable construction lights with diesel generators in November and December of 2019 as it could not obtain off campus fields for its Soccer program. When SI's current campus was built, it was a boys only institution with 9 sports, the school is now co-ed with 26 sports teams. SI's continued support of women's athletics has put considerable pressure on its field capacity. Increases in San Francisco and regional populations over the past years have created a substantial increase in competition for available, limited athletic field space.
4. The introduction of SI's Fr. Sauer Academy, a completely free middle school for under privileged 6th, 7th and 8th graders has also used up available athletic field space.

Scheduled Murphy Field Light Usage

Practices:

August 6th – June 1st Lights will be on Monday through Friday as late as 9:00 p.m., and as late as 8:00 p.m. on Saturdays with the following exceptions:

Game days as outlined below.

Lights will generally not be in use on Saturdays and Sundays, however, if any Friday night game is canceled because of weather conditions, the game will be moved to Saturday night.

Daylight Savings Time - light usage will be adjusted according to the time of Sunset

Lights will be in use on a more limited basis during the summer months (June 1st to August 6th) and when practices or games are not scheduled with the potential. At this time, we anticipate summer usage of up to 6 football passing league competitions which occur in June and July.

Games:

Football:

Fall Season: August 14th - November 30th as many as 9 Home Games -- Friday nights* - lights out by 10:00 p.m. Anticipated Number of Spectators: 800 – 2,800.

Field Hockey:

Fall Season: August 7th – November 30th

Various days of week - lights out by 9:00 p.m. Anticipated Number of Spectators: 200

Soccer:

Winter Season: November 1st - March 31st

Various days of week - lights out by 9:00 p.m. Anticipated Number of Spectators: 200

Lacrosse:

Spring Season: March 1st - June 15th

Various Days of Week - Lights out by 9:00 p.m. Monday through Thursday and 10:00 p.m. on Friday nights. Anticipated Number of Spectators: 200 - 250

Track & Field Meets:

Spring Season: February 3rd – May 31st

Various days of week - Lights out by 9:00 p.m. Anticipated Number of Spectators: 200

PROJECT DESCRIPTION

A. Introduction

St. Ignatius College Preparatory (SI) is proposing to install a state-of-the-art field lighting system to allow for evening use of its J.B. Murphy Field athletic stadium. The school is also asking to modify its current conditional use permit for its upper

practice field to allow lights to be on until 9:00 p.m. on weekdays, 10:00 p.m. on Friday nights, and until 8:00 p.m. on weekends; matching the Murphy Field light schedule. SI is operated by the Society of Jesus and has been in San Francisco since 1855. Originally an all-boys school, SI went co-ed in 1989. The school has been located at 2001 37th Avenue in the Sunset District of San Francisco since 1969. Enrollment, excluding our middle school, has ranged from 1,450 to 1,480 students over the past five years. Through a rigorous and integrated program of academic, spiritual, and co-curricular activities, St. Ignatius challenges its students to lead lives of faith, integrity, and compassion. Our athletic program is an important part of our co-curricular program as 1,030 of our 1,480 students participate in our athletic program, many in multiple sports.

The project and use plans, developed with input from the community, have been designed to be sensitive to neighbors, the surrounding neighborhood, and current and future traffic patterns within the immediate area. As designed, the project includes four, 90-foot tall light poles installed at the 10-yard line on each side of the field. The light fixtures utilize LED technology, which allows for unparalleled light “control” reducing the light spillage and glare effect as well as reduced energy consumption as compared to metal halide lamp fixtures. It is a highly targeted system that only lights the field of play. Additionally, code compliant bleacher and pedestrian pathway lighting will be installed. SI is also working with local environmental groups to remove the concrete and add landscaping to the property set back area on 39th avenue.

As many San Francisco and other Bay Area County residents are aware, there is a significant lack of available field space for games and practices given the increased popularity of field sports at all age levels, particularly with the increased popularity of girls’ sports. The project will allow for Friday evening football games which will provide safe recreational opportunities not just for SI but for all the students and families of the visiting teams and the local community. The lights will also help solve a real challenge in providing adequate field time for soccer and lacrosse games and practices. The project will allow weekday games and practices to be spread out during the afternoon and evening so multiple teams are not practicing at the same time.

Weekday evening games and practices will provide a number of benefits to student athletes and their parents. The ability to schedule evening athletic competitions eliminates the need for student athletes, from both SI’s teams and visiting teams, to leave school early to participate in games only during natural daylight hours. Also, as the events are spread throughout the afternoon and early evening, and later in the evening for 6 to 9 football games, weekend parking and traffic congestion in the neighborhood will be reduced.

B. Local Setting

Murphy Athletic Field is approximately 2.5 acres in size while the entire campus consists of one parcel (Assessor Parcel Number [APN] 2094-00-060) for an

approximate total of 11 acres. The upper practice field already has lights which are permitted to be on until 7:30 p.m., 7 days per week and is located between 37th avenue and Murphy Field. The new light project site is located within the southwest portion of the parcel. The campus is currently zoned RH-1. The general topography of the campus is bi-level with a slight slope from 37th to 39th avenue. The campus is surrounded by A.P. Giannini Middle School and West Sunset Athletic Fields to the North, Sunset Boulevard to the East, Residential housing on Rivera Street and 39th Avenue to the South and West.

C. Existing Conditions

The project site consists of a football field with artificial turf and a six lane synthetic track that surrounds the football field perimeter. There is a seating capacity of 2008 – a 1,234 seat home bleacher section which includes a 20 person press box and a 774 seat visitors section. There are two storage buildings located at the northwest corner of the project site, a classroom building and weight room adjacent to the northeast corner of the site. The project site also includes a free standing scoreboard located in the south end of the football field and various other track facilities located near the north football field end zone.

The project site is surrounded by a steel fence with four locked access gates located on-site, including: three locked gates from 39th avenue and one locked gate from Rivera Street.

Vehicle access is provided via Rivera Street into a 74 space parking garage with second floor tennis courts. Event attendees will park throughout the neighborhood and A.P. Giannini School yard is rented, when available, for very large school events. The school has worked with neighbors to improve parking and traffic including working with the SFMTA to install speed bumps, add diagonal parking to Rivera Street and petitioning the San Francisco Park and Recreation Department to reduce parking restrictions at the West Sunset Playground parking lot.

Field usage has expanded over the years with the addition of coed sports. The field is currently used Monday through Sunday on an annual basis for approximately 100 games/meets (including pre-season), up to 20 playoff games, 750 practices and 50 events for outside not-for-profit groups.

Attendance at Saturday afternoon varsity football games has historically been between 750-1000. Security for these games is provided by SI's contracted security service, Barbieri Security. These games are currently held at the same time that soccer games are held at West Sunset Athletic Fields.

Currently during stadium events, the school utilizes the following staff to provide general supervision and security:

- Football: Four SI staff members
- Soccer/Lacrosse: Two SI staff members
- Track Meets: 10 SI staff members

Football – SI has three football teams and the football season runs from August to mid-December. The varsity football squad hosts up to a total of eight games, five pre and regular season games and up to three playoff games. The junior varsity and freshman squads play five home games each. All three squads play on Fridays or Saturday with freshman beginning Friday at 3:30 p.m., the junior varsity Saturday at 10:00 a.m. and the varsity at 1:00 p.m. Each game consists of four 12-minute quarters and a 15 minute half-time. The average game lasts approximately 2 to 2½ hours. The occurrence of overtime situations is rare. During the 2019 football season attendance at varsity games ranged from a low of approximately 500 to a high of approximately 1,100 attendees (including 90 players, game officials and SI staff). Attendance for freshman and junior varsity games was less than 300.

All three football teams practice Monday through Saturday.

Saturday parking for the football games has been problematic as soccer games are held at the West Sunset Athletic Fields on Saturdays at the same time. We believe that moving games to Friday afternoon and evenings will alleviate the current parking issues.

Soccer – SI has six soccer teams, Varsity, Junior Varsity and Freshmen (girls' and boys'). SI hosts 60 soccer games at the stadium. The varsity games begin at 3:00 p.m. and run approximately two hours and are often called early because of darkness. Junior varsity and freshman games are played at the opponent's field.

All six teams practice six days a week, excluding game days, immediately after school. The teams are forced to share the single football field for practice. The practices end at approximately 5:00pm (darkness). In 2019- 2020, practices were extended to 8:00 p.m. using rented construction lights. SI does have a lighted smaller field where some practices take place until 7:30 p.m. However, the field is too small for a full team use.

Lacrosse – SI has four lacrosse teams; girls' and boys' Varsity and Junior Varsity. SI hosts up to 40 lacrosse games at the stadium during the spring (February to May). The varsity games begin at 3:30 - 4:00 p.m. and run approximately two hours. Early in the season games are often called early because of darkness. Junior varsity games are played at the opponent's field. Significant loss of classroom time occurs for the student athletes throughout the season because of a required early dismissal to enable the student athletes to attend games.

All four teams practice five days a week, excluding game days, immediately after school and like soccer, are forced to share the football field in the beginning of the season.

The on-campus practices end at approximately 5:30 – 6:00 p.m. (darkness). In 2020, practices were extended to 8:30 p.m. with the temporary rented construction lights out

by 9:00 p.m.

Track & Field –SI has four track and field teams and hosts 5 track & field meets at the stadium during the season (February through May). The meets begin at 3:00 p.m. and average three hours. The public address system is used to announce the meets. All four teams practice five days a week, excluding meet days.

Overlapping Seasons – The California Interscholastic Federation has announced that there will be more state championships in field sports over the course of time. With that announcement, the overlap period between sports will last longer. Currently, if the football team were to make the Section Championship, their season extends until November 25th. If the team were to make the state championship, the season would extend to December 10th. Soccer starts on October 31 so that means we are looking for a field for our soccer program for up to 6 weeks. Lights on the stadium would help alleviate the need for off-campus venues, which are very difficult to find, should this occur.

Outside Groups – The stadium is also used by outside not-for-profit groups including Pop Warner and Next Level Football. Whistles are not permitted before 10:00 a.m. on weekends. It is important to note, that if lights are installed for the stadium, SI has agreed at the neighbors request to not use the lights for rentals, only SI affiliated athletic practices and events.

D. Upper Practice Field Project Characteristics

The upper practice field is used for all sports with the majority of use being football, soccer and lacrosse. The field is lit by 4 light fixtures utilizing old technology lights. The field is bordered by tennis courts to the south, the pool and gym building to the north, Murphy Field to the west and Sunset Boulevard to the east. The field's location and surroundings shield light and noise from the neighbors. Due to increased field use noted above, SI is requesting to change the light schedule from lights off at 7:30 p.m. to 9:00 p.m. on practice nights and 10:00 p.m. on Friday game nights, matching the Murphy Field light schedule.

E. Project Characteristics

The proposed project will include the installation and use of field and bleacher lighting at the Murphy Field Stadium on the SI campus.

1. Field Lighting

The proposed field lighting system consists of enhancing JB Murphy stadium by adding four 90-foot tall poles with differing fixture arrays. The two poles on the west side of the field (closest to 39th avenue) will have 12 fixtures (9 at the top of the pole, 1 bleacher/emergency egress fixture at 65' and 2 BallTracker fixtures at approximately 15 feet). The two poles on the east side of the field (in front of the home bleachers) will

mirror the west side poles in terms of number of fixtures and fixture locations. The four poles will be situated symmetrically in a rectangular formation surrounding the football field (at approximately the 10-yard line).

Building materials will consist of three in-ground precast concrete bases with 90-foot high galvanized steel standards (poles). Each fixture will have spill and glare shielding. The installation of the pre-cast concrete bases involves the excavation of three, 42-inch by 18-foot deep holes. The fourth pole is a cell tower and the foundation is approximately 48-inch diameter by 24 foot deep. The chosen design uses the Light Structure Systems equipped with TLC (total light control) for LED fixtures designed and manufactured by Musco Lighting Systems (www.Musco.com) which only requires 36 1,500-watt LED fixtures to achieve the recommended 50 footcandle (fc)² average. The TLC fixtures are designed to concentrate the light on the field area with very minimal light emitted outside the targeted areas compared to the non-TLC for LED fixture systems which are commonly in place today. Additionally, the TLC for LED system is designed to be switched to a “dimmed” setting. This feature will allow the lights to be turned down during events not requiring full lighting. Also, the lights can be dimmed after the completion of an event when less light is needed as team members exit the field, spectators vacate the bleachers, and school staff clean up the area after a game. The proposed lighting system has a wireless on-off control.

² Footcandle (fc) is a unit of measure of the intensity of light falling on a surface equal to one lumen per square foot. For general reference, moonlight produces approximately 0.01 fc, while sunlight can produce up to 10,000 fc.

Bleacher & Pedestrian Pathway Lighting

Due to the minimal light spill from the field lighting, additional code compliant lighting will be added for the bleachers and sidewalk surrounding the field.

Cellular and Other Antennas

Verizon Wireless has proposed installing cellular antennas on the North West light pole. A separate permit will be filed for this work and the pole will be larger diameter to support the weight of the antennas. No other antennas are proposed on the project. SI has approached the San Francisco Office of Emergency Services Emergency Services and the San Francisco Police Department to determine if they would like to install emergency communication antennas or cameras on the light poles. A rendering of the light pole with lights and antennas is included below.

F. Proposed Field Uses

The proposed field lighting would allow for an enhanced community atmosphere and youth experience at SI by having a limited number of games on Friday nights. There are currently approximately 100 preseason and regular season games/meets and up to 27 playoff games on the field on an annual basis. **With the field lighting, there would be no change in the existing number of preseason and regular season games/meets and up to two additional playoff games. The increase in all games/meets would be less than 2%. Based on feedback from our neighbors, SI will also agree to not allow groups that are not affiliated with SI to use the lights.**

The lights will also help us solve a real challenge in providing adequate field time for various football, lacrosse, and soccer practices. Practices on campus will increase but there will be minimal spectators and traffic issues.

Football – Freshman games will be played Thursdays or Fridays at 5:00 p.m. on JB Murphy Field. Junior varsity games will be played away at the opposing team's field, while varsity games will begin at 7:00 p.m. on Murphy Field and should be completed by 9:30 p.m. After the game, the lights will be manually switched to the "dimmed" setting to allow for the team members to leave the field; spectators to vacate the bleachers; and for the SI staff to clean up before exiting the field. Ultimately, the lights will be manually switched off no later than 10:00 p.m. to avoid late night use. However, in the event of an overtime play the lights could extend beyond the scheduled shut-off time. As discussed previously, the occurrence of an overtime situation is rare.

Soccer – Girls' and boys' soccer games and practices will be spread from the end of the school day until approximately 8:00 p.m. Varsity and junior varsity women's weekday games will begin at 4:30 p.m. and will run approximately 2 hours. Varsity and junior varsity men's weekday games will begin at 6:00 p.m. and run approximately 2 hours. All games will use the lights and the varsity games will continue to use the public address system.

Attendance is expected to be less than 200 spectators. Starting games at least 1 ½ hours after the end of the school day will allow visiting teams to complete their academic day before traveling to the game.

The spreading out of practice times will also reduce traffic during the peak 4:00 p.m. to 6:00 p.m. commute time. The parking impact from practices is minimal as most students and teachers have left campus. Consistent with the current use of the gymnasium for basketball and volleyball practices, practices will conclude by 9:00 p.m.

Lacrosse – Girls' and boys' lacrosse games and practices will be spread from the end of the school day until approximately 9:00 p.m. All games (women and men, varsity and junior varsity) will begin at 4:30 p.m. and will run approximately 2 hours. Approximately 3 – 4 games per team will use the lights (from the beginning of the season until daylight savings time) and the varsity games will continue to use the

public address system.

Attendance is expected to be less than 150 spectators. Starting games at least 1 ½ hours after the end of the school day will allow visiting teams to complete their academic day before traveling to the game.

The spreading out of practice times will also reduce traffic during the peak 4:00 p.m. to 6:00 p.m. commute time. Consistent with the current use of the gymnasium for basketball and volleyball practices, practices will conclude by 9:00 p.m.

The school believes it is being very accommodating with its use of the field and the lighting technology being installed. While SI specified approximately 116 days with evening use of the lights, this estimate is based on a worst case scenario and actual use should be in the range of 85 to 100 evenings per year. Note that the San Francisco Park and Recreation (SPPR) facilities at Beach Chalet Soccer Fields in Golden Gate Park and the South Sunset Baseball Fields have lighting schedules which keep the older technology lights in use until 10:00 p.m. on every weeknight and until 8:00 p.m. and on every weekend. SI is installing LED lighting which has far less spillage than the lights at the SFPR facilities. SI staff will be on site during times when the lights are in use and the lights will promptly be turned off when practices and games end, often earlier than the times requested in the attached lighting schedule. SI already has a conditional use permit for the lights in the upper practice field which permits use on school nights until 7:30 p.m. and has made use of temporary lights until 8:00 p.m. and 9:00 p.m. The neighbors have not voiced concerns over these lights or the noise levels coming from the practice field.

G. Construction and Phasing

Construction of the project is anticipated to be completed in one phase and take approximately four to six weeks. It will include the use of heavy equipment including a drill rig, boom truck, 100-foot crane, forklift, trencher, bobcat, dump truck, concrete trucks and a pumper truck.

H. Lighting Analysis

SI engaged Bothman Construction and Verde Construction to analyze the lighting design to determine the light impact with regard to the neighboring areas. These are the same firms who performed the design, analysis and installation of lighting at the San Francisco Park & Recreation Beach Chalet soccer fields. The analysis included both direct glare from pole mounted light fixtures and from reflected light off the fixtures and surface of the field, as well as spill light from field lights

The results of the spill/glare light studies indicate that spill/glare light impact should be zero toward the west side of 39th avenue, Rivera Street and 37th Avenue. 39th Avenue and Rivera Street residents should not see any glare from fixtures at all; only the illuminated surface of the football field will be visible.

The study's results show that the impact on light spill and glare to the

local neighborhood will not have a significant adverse effect on the environment.

The Verde Design Lighting Analysis is included as Attachment A.

I. Traffic and Parking

SI has not been required to do a traffic or parking impact study by the SF Planning Department as it was determined that changes to traffic and parking would have no effect on current patterns and would improve weekend parking and traffic patterns. We have met with representatives of the SFMTA and asked for their input on how to alleviate parking and traffic flow while improving safety. SFMTA recommended adding diagonal parking to Rivera Street from 37th to 39th avenue. However, the neighbors voiced concerns over this proposal and the proposal has been shelved. SI has also been in discussion with SFPR and has asked for neighborhood support concerning daytime use of the West Sunset Playground parking lot which would add 40 to 50 parking spaces during school hours.

The installation of lights will reduce Saturday traffic and parking impact. Traffic from potentially well attended Friday night games will depart and arrive after commute hour traffic on Sunset Boulevard has subsided. The school will rent A.P. Giannini Middle School parking whenever possible for major field events. Rescheduling games from Saturdays to Friday nights will reduce parking and traffic impact resulting from simultaneous SI events and soccer games currently being held at West Sunset Athletic Fields on Saturdays. Attendance at all other evening practices and events is very low (maximum attendance of 200) and has minimal parking and traffic impact. Students will be asked to park on 37th avenue for these practices to reduce impact on 39th Avenue and Rivera Street.

SI has and will continue to provide information via the school's website, our Good Neighbor webpage and informational emails sent to parents notifying them of the parking locations and to encourage ride-sharing which may further reduce the trip generation and parking demand.

List of
Attachments

- Attachment A – Verde Design Light Rendering and Engineers Analysis of Proposed Football Field Lighting
- Attachment B - rendering of light pole with Verizon cellular antennae



Dear Neighbors of St. Ignatius College Preparatory,

We have appreciated the opportunity to re-engage with many of you over the past few months as we have discussed our project to enhance our students' experience by installing four light standards with LED lighting on SI's lower field. This letter is meant to summarize what we have discussed and how we are able to address concerns that have been expressed. We remain committed to have transparent, open communications with all of you not just about the lights project, but about any concerns you have about our school.

Why the School Needs the Lights

Some neighbors fundamentally questioned the school's need for the lights. We need them because the students need them. Since the school's current campus opened over 50 years ago, high school sports have expanded greatly. That is particularly true at St. Ignatius. Today, we have 1,500 male and female high school students, 75 middle school students, and 26 sports.

The main field is currently used Monday through Sunday on an annual basis for approximately 100 games/meets (including pre-season), up to 20 playoff games, 750 practices and 50 events for SI-affiliated groups. Night games and practices are not intended to intensify the use of the lower field, but rather to reduce the need to utilize off-campus fields and to make the use more manageable and better for our students.

Outreach and Dialogue

We have been and intend to be a good neighbor and will do our best to answer as many concerns as possible. Throughout this process, we have followed all guidelines required by the SF Planning Commission for noticing and meetings, and we will continue to have dialogue with neighbors. As many of you know, St. Ignatius has been working toward the installation of lighting for the lower field for over five years. In addition to the school's regular outreach and community engagement, the school first hosted a neighborhood meeting on June 18, 2015 to inform neighbors of the school's plans related to lights on the field and other potential construction projects.

Since then, school representatives Ken Stupi and Tom Murphy have communicated and met with Brendan Kenneally (President) and Deborah Fischer Brown (Secretary) of the "Saint Ignatius Neighborhood Group" (SINA). Brendan and Deborah described the group as an official SF neighborhood group with 50 to 100 members. The discussion encompassed everything from neighborhood quality-of-life issues, to the lights project, to the increased SI Security patrols and the 24/7 "hotline" for neighbors to use.

Also since 2015, the school has had a Good Neighbor Program webpage on our website (<https://www.siprep.org/good-neighbor-program>) where neighbors can find contact information, sports schedules, and regular updates on the school.

Environmental Review

Many neighbors have stated dissatisfaction with the level of environmental review the project has received. The decision about the required level of environmental review is made by SF Planning, not the school. That being said, we believe SF Planning has done a thorough review of all environmental impacts regarding the project.

For example, some neighbors have been concerned about light "pollution" caused by the proposed towers. The school retained experts very familiar with field lighting and the proposed Light Structure System and LED fixtures. The fixtures are designed to concentrate the light on the field area with minimal light emitted outside the targeted areas. That means that unlike older field lights (or the temporary ones used this past year), the proposed lights will not "bleed" light into the neighborhood in any significant manner. Also, the lights have a dimming mechanism built in to allow them to be dimmed when full lighting is not necessary, such as when staff needs to clean up at the end of games. Additionally, the lighting system will have spill and glare shielding.

The lighting study shows that light measurements at the nearest residences (approximately 100 feet), would drop to less than 1 foot-candle due to the shielding and focusing of the lights. For comparison, typical neighborhood street lighting ranges from 0.3 to 1.6 foot-candles. The light spillover would not be expected to substantially affect even the closest residences. The reports are publicly available on the SF Planning website and have been discussed at community meetings. You can also access the light study as well as the full Conditional Use Permit application on the Good Neighbor Program webpage referenced above.

Parking, noise, and game/practice schedule

Some neighbors have expressed a belief that new traffic and parking studies should be performed. We believe this stems from a basic misconception about the project. The addition of lights at the existing facility is not for the purpose of expanding the use of the main field. Instead, the proposed lights would shift the existing uses of the main field to later times in the day and/or days of the week. This will benefit student athletes whose practices will not need to begin at the crack of dawn. And it will benefit the neighborhood by holding football games on Friday nights, thereby minimizing the current parking and traffic disruption on Saturday afternoons.

A traffic and parking mitigation plan to minimize the impact on the neighborhood for high attendance night games will be posted on the Good Neighbor Program webpage, shared with SINA and updated as necessary. In short, we will increase our staff and security personnel on the nights with larger crowds to keep people from double parking, blocking driveways or other issues related to behavior and refuse.

Other neighbors questioned whether soil and geotechnical issues were examined. They were and, again, that report is publicly available and on our Good Neighbor Program page.

Some neighbors want a "noise study" to be performed. Again, the school is not planning to increase the overall use so there will not be an expansion of any noise associated with practices and games. Also, installing these state-of-the-art lights will end the noisy use of generator-powered temporary construction lights at the site. Moreover, the school is installing a new sound system that will direct sound away from houses during games.

Finally, some neighbors believe that SI will have 154 games with lights on until 10 p.m. For approximately 95% of the time the lower field lights will be used for practices with no spectators and for games with fewer than 200 people in attendance. As an example, under normal circumstances, the 2020-2021 school year would have six high attendance night games on the lower field--three football games, two soccer games and a lacrosse game. These games will have larger capacity (est. 1,500-2,000 attendees), similar to the number of people on campus for a typical school day and similar to a high-attendance basketball game in the gym. These high attendance games will be the exception, not the rule.

In conclusion, St. Ignatius has enjoyed a close, positive relationship with its neighbors for half a century. We believe this project will be of great benefit to the school and its students, while minimizing any disruption to the surrounding neighborhood. We look forward to continuing open and positive interactions with our community.

St. Ignatius College Preparatory
2001 37th Avenue – Stadium Light Project
Summary of Public Outreach

St. Ignatius has been working toward the installation of lighting for Murphy Field for over six years. Below is a summary of meetings and communications St. Ignatius has had with its neighbors. This outreach is in addition to the school’s regular outreach and community engagement.

June 18, 2015 – The school hosted the first meeting to inform neighbors of the school’s plans related to lights on Murphy Field and other potential construction projects. During the meeting concerns about lights, noise, parking and student behavior were brought up. The school responded to those concerns by working with San Francisco’s Department of Parking and Traffic to increase parking, enforcing student discipline and informing coaches to no longer use load music during practices. The school also launched the “Good Neighbor” program and developed a webpage for neighbors to access. (See <https://www.siprep.org/good-neighbor-program>)



Good Neighbor Program



While our Sunset District campus is the last of our six campuses since our founding in 1855, we have been here longer than any of our other homes. We started building in the 1960s in the sand dunes, and we opened our doors in 1969. Since then, we have worked to be a good neighbor to those who live near us, and this website is a continuation of those efforts.

Community Health Updates

The latest updates on the impact of the Coronavirus Disease 2019 (COVID-19) on our SI community.

Upcoming Meetings: New Lighting Proposal for J.B. Murphy Field

- SF Planning is currently scheduled to hear SI’s conditional use permit request on Thursday, May 14.
- [Notice of Public Hearing](#)

As part of our Good Neighbor Program, we want you to make use of the school’s resources:

- [Come to a play or musical.](#)
- [Follow our sports teams, games, and practices.](#)
- [Please check out our calendar of events](#) to see what we’re offering from August through May.
- [SI Parent Newsletter](#)

Tell your neighbors about us too!

Ask Us a Question

SI neighbors with questions or concerns about the school are encouraged to reach out. We love to talk about our school and are eager to help our neighbors. We’ll do our best to answer promptly but some replies may take longer than others and we thank you for your patience.



Contact Us

If you need to contact us for any reason, please call Director of Security [Marybeth McFarland](#) during business hours at [415-419-4599](#) or call SI Security at any time day or night at [415-624-4285](#).

Also feel free to contact our Good Neighbor ambassadors:

- [Helmut and Jamey Schmidt](#) - live on 38th Avenue and have a daughter at SI.

We will do our best to keep this page up to date with school information.

ST. IGNATIUS COLLEGE PREPARATORY

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August 25, 2015: The school hosted the second neighborhood meeting: Patrick Ruff and Paul Totah from the school met with Katy Tang and 50 neighbors at the 40th Avenue home of Jack Allen.

Sept. 15, 2015: The school hosted the third neighborhood meeting in the Commons (letters announcing this meeting were mailed by the school to neighbors).

January 2016 – The community was informed of lighting project via an article in Sunset Beacon with interviews of SI staff.

October 20, 2016 – The school invited all neighbors in a two-block radius to update them on light project and respond to questions.

November 3, 2016 – School representatives attended Beach Chalet Field Lights community meeting to learn about community concerns.

May 22, 2018 – The school hosted a neighborhood meeting concerning enrollment increase and updating neighbors in attendance about status of potential construction projects on campus.

February 10, 2020 – Ken Stupi and Tom Murphy met with President, Brendan Kenneally and Secretary, Deborah Fischer Brown of the “Saint Ignatius Neighborhood Group”. Brendan and Deborah described the group as an official SF neighborhood group with 50 to 100 members. The discussion encompassed everything from neighborhood quality of life issues, to the SI Lights project to the increased SI Security patrols and the 24/7 “hotline” for them to use – plus the quality of the students at the school.

February 26, 2020 – Tom Murphy followed up with SI Neighborhood Group reminding them of the “Good Neighbor Page” on siprep.org and that the 24/7 direct line to SI Security is on the page, as well as the link to the school calendar of events which includes athletics.

February 26, 2020 – Tom Murphy emailed Brendan and Deborah of SI Neighborhood Group to inform them of the planned meeting on March 18 to meet with school leaders, the lighting company and Verizon on the school’s campus to learn more about the proposed project and the details of the technology.

March 16, 2020 – Tom Murphy emailed neighborhood leaders letting them know that the March 18 meeting had been postponed until further notice from SF Planning. The neighbors were asked to keep looking at the school’s “Good Neighbor Page” for more information about what SF Planning had decided for the CUP meeting.

April 21, 2020 – Tom Murphy emailed Brendan Kenneally and Deborah Fischer Brown of the SI Neighborhood Group informing them that the school had been notified that SF Planning had set a new date for the CUP hearing for May 14. They were also invited to a Zoom call on 4/29 to learn more about the SI Lights proposal. The school asked the neighbors to submit all their

questions about the project ahead of time, they were informed that we would address the pertinent questions on the call.

April 29, 2020 – Tom Murphy facilitated the delivery of the link to the Zoom call to all neighbors after neighbors claimed they could not access the call using the information provided. The SI Neighborhood Group emailed the link to their members.

April 29, 2020 – The school hosted (virtually) a pre-project meeting in preparation for May 14th Planning Commission Meeting

SI responded to multiple questions neighbors submitted through the “Ask SI” box on the SI Good neighbor page (<https://www.siprep.org/good-neighbor-program>).

June 10, 2020 - Tom Murphy emailed Deborah Fischer Brown and Brendan Kenneally to inform them that St. Ignatius requested a voluntary continuance from the 6/11 SF Planning meeting to the 7/23 Planning Commission meeting. The neighborhood organization confirmed receipt of the information. The Good Neighbor page was also updated.

June 16, 2020 - Deborah Fischer Brown wrote to say that “more than a few neighbors had complained about the very loud speakers being used during the practice sessions in recent days.

We told them to call security which is what they have done...but then they turn the speakers *off*. Please don't feel that your SI sports coaches need to turn off the loudspeakers just turn the volume down. FYI, the volume does seem to be unusually loud - just saying.

Thank you

Deborah Brown, Secretary

Saint Ignatius Neighborhood Association”

- *SI Security and the SI Athletics leadership confirmed that the system had not been used for quite some time and the volume needed to be modified. It was.*

June 30, 2020 - Tom Murphy emailed Deborah Fischer Brown and Brendan Kenneally (officers of the SI Neighborhood Association asking for a meeting to review the revised CUP being presented to SF Planning at the 7/23 meeting.

July 1, 2020 - Deborah Fischer Brown wrote to Tom Murphy

“Hi Tom

Brendan has stepped away from an active role in our Neighborhood Association.

Therefore, we would like to suggest a Zoom meeting with myself and a few key members of our steering committee. (3-4 of us total depending on their availability).

We also request that our Environmental Regulation Consultant be allowed to participate.

So a total of 5 people max from our end.

Tuesday or Wednesday at 12 noon would work best for us. Given work schedules, this would allow us to participate during lunch breaks.

Please advise if this works for you and your partners and Thank You
Deborah”

- *A meeting for Tuesday, July 7 was scheduled.*

July 7, 2020 - SI Representatives, Joe Vollert and Ken Stupi met with 4 neighbors from the SI Neighborhood Association. Nina Manzo, Maryalice, Deborah Fischer Brown and Roger W. Ken and Joe reviewed the updated CUP that will be reviewed in the 7/23 SF Planning meeting and highlighted the changes that were made based on neighbor feedback.

July 13, 2020 - Ken Stupi sent drawings of the actual light arrays that had been requested by Deborah Fischer Brown at the July 7 meeting.

July 13, 2020 - Deborah Fischer Brown responded to Ken Stupi:

“Thank you, Ken, for sending the drawings.
Our architects and engineer took a look at them today and pointed out some missing information:

1. There is a value 160.5 across the top of the light array but it has no units. Can you clarify -- is it in inches? We don't know for sure how wide/tall/deep the arrays themselves are.
2. We wanted to see the overall dimensions of the lighting arrays at the top of the poles which is not on these drawings.
3. We would also like the dimensions of not just the mounting bar, but dimensions of maximum width, height, and depth of the entire assembly.
4. Could we also see the vertical dimension and the plan view dimension of the light array as well?
5. What is the diameter of the pole at ground level?

Another question we have -- we're not sure if you clarified this yet or not:

6. There are also 2 lighting fixtures mounted at 15', and one at 65", per pole, what are the purpose of those light fixtures?

Thank you once again
Deborah”

July 15, 2020 - Ken Stupi responded to Deborah Fischer Brown's email:

Deborah,

Our lighting engineer provided the following response to your question concerning Lightzone calculations in the photometric study:

Sports lighting has always been T24 exempt and is listed as an exception in the 2016 CAL Green requirements under section A5.209.4.2. In addition, the CAL Green 2019 code states under section 5.106.8 Exceptions reference the California Energy Code 140.7 which sports lighting is exempt. We have not run into the Zone Pollution under CalGreen for the reasons stated above.

Please let me know if you need further information.

Ken Stupi
VP of Finance & Administration
St. Ignatius College Preparatory
2001 37th Avenue, San Francisco, CA 94116

J.B. MURPHY FIELD

NIGHT GAME OR LARGE EVENT MANAGEMENT PLAN



PURPOSE:

This document provides planning and operational guidance to address traffic and parking, security and trash management protocols for scheduled night football games on JB Murphy Field. Our goal remains to ensure a safe and minimal impact on our Community footprint related to these issues.

SCOPE:

This plan applies to any large-attendance events (i.e., events with anticipated attendance of 1,000 to 2,800 people) on the JB Murphy Field that require lights.

COMMUNICATION:

Prior to high-attendance events SI will communicate the transportation, traffic flow, parking and student and spectator behavior expectations to home and visiting communities. This information will also be available on SI's Athletics webpage and the Good Neighbor Program webpage.

After large events, SI will give adjacent neighbors the opportunity to provide feedback, identify concerns, and suggest improvements to reduce or eliminate impact to the neighborhood. After the first large night event of the school year, SI will survey neighbors about game management, traffic, parking, and noise. In addition, neighbors can call the Director of Security directly or email the school through SI's Good Neighbor Program webpage.

STUDENT AND SPECTATOR CODE OF CONDUCT:

Proper behavior is expected at all home and away athletic contests. Athletes and spectators should display an attitude of good sportsmanship, courtesy, and respect toward opposing players, fans, coaches, and referees. Each student represents St. Ignace as much as the players on the team do. The good name of the school depends on students and spectators' behavior as much as it does the team and the coaches. Students whose behavior is inappropriate will be referred to the Deans.

Students and spectators are expected to respect the neighborhood and are not allowed to congregate before, during or after games in the neighborhood surrounding St. Ignatius. Proper student behavior extends to the surrounding neighborhood.

In accordance with CIF/CCS and WCAL sportsmanship policies, the following behavior is considered unacceptable at all high school athletic contests:

- Insulting the opponents' school or mascot.
- Insulting opposing players.
- Making unsportsmanlike, derogatory or obscene cheers or gestures.
- Possessing signs meant to be derogatory toward one's opponent.
- Using artificial noisemakers.
- Insulting officials verbally or through gestures.
- Proceeding onto the playing field before, during or after the game.
- Acting disrespectful during the National Anthem or during team introductions.
- Visiting the opposing team's campus before or after a game with the intent to taunt or vandalize

OPERATIONS:

Event Operation Planning

The following characteristics are taken into account in planning large attendance night events on J.B. Murphy Field and are considered and/or outlined in this document:

- Generally predictable event start and end times
- Managing peak pedestrian and traffic times at the end of an event including clearing the local neighborhood as quickly and unobtrusively as possible
- Known stadium capacity, advance tickets sales and game entry security
- Experience gained from each planned night event will be used to further improve the traffic, parking and security

DAY-OF-EVENT ACTIVITIES

TRANSPORTATION AND PARKING:

Street parking along 37th Avenue beginning at Ortega to Rivera Streets offers exclusive use to accommodate capacity events and good access to the campus venues. With zero residential housing situated along this route, street closure permits obtained through SFMTA will designate reserved event parking only. This will create a more self-contained site traffic circulation and pedestrian access environment.

Garage parking on campus, with a capacity of 65 vehicles, immediately adjacent to JB Murphy Field creates a more self-contained pedestrian access.

Off-site parking rental agreements through the SF Unified School District, Real Estate Division have in the past provided large capacity parking for up to 250-300 vehicles at the AP Giannini Middle School. We would rent the AP Giannini Middle School yard and parking lots as well as Robert Lewis Stevenson Elementary school' yard for special event parking. Permits will be sought for use of the SF Park and Recreation Dept. West Sunset baseball field parking lot at 40th and Quintara for patron parking.

Visiting Team Buses will be accommodated at 39th and Quintara St., at the west field gate. Visiting team arrivals and departures will be staggered for drop off and pick up times. Buses will be directed to park off site at Lake Merced until pick up time. This will allow the use of the existing bus zone for patron parking on 37th.

Bike parking will be provided and encouraged through student incentives managed by the school Green Team club.

Mass Transit on the Muni #29, L Taraval, and N Judah lines will also be encouraged by the Student Government leaders as well as other school clubs with bus stops along Sunset Blvd. and Rivera Street directly adjacent to the school campus.

Rideshares such as Uber and Lyft will be encouraged or incentivized by special discounts. A rideshare drop off and pickup area is identified in the traffic plan.

Charter Buses SI currently contacts with CYO for morning, afternoon and evening bus service for its students from Marin and San Mateo counties. SI will add extra busses and offer post-game bus service along those routes.

Valet Parking will be explored as necessary to expand offsite parking to areas such as Lake Merced or to the adjacent SF Zoo parking lots.

Traffic control and parking will be managed through the use of extra security guards at fixed posts and roving patrols. In addition, the use of directional signage, traffic barricades and cones with attached lighting will define and facilitate traffic flow. Hiring of SFPD officers will augment security with traffic flow through intersections and the enforcement of street closures.

SECURITY:

PARKING SECURITY: 10 Security Agents and 3 SFPD Officers will be hired to work traffic control and parking. Once parking on 37TH is full, 4 Agents will transition to game management positions.

GAME SECURITY: 13 Security Agents will be hired to work game management.

TOTAL SECURITY PERSONNEL: 23

Traffic Control

Street Closures - Staging Street Parking

Staging vehicles may be necessary depending on the day, time and anticipated attendance for the event. Vehicles will be staged in both traffic lanes on 37th from Ortega to Pacheco Street. IF the westside parking lane is available, it may be used as a third lane for staging.

Security Agents will deploy poster sized sandwich boards for directional signage and barricades at fixed positions at Sunset Blvd., Ortega and 37th Avenue along the staging, intersections and traffic route.

Steel barricades with signage “NO ENTRY” will be placed at Sunset Blvd intersections for westbound (WB) at Pacheco and Quintara. This should deter any vehicles from entering into the staging lanes. SFPD Officer/marked vehicle and Security Agents will manage arrival and exiting traffic movements.

Reserved Parking for Rideshare drop off/pick up

Drop Off/Pick up area will be established on Rivera Street at 37th Avenue to the 38th Ave. garage entrance. Rideshare use at prior annual major fundraisers has increased significantly over the past three years. This designated area is closest to the entry gate and will be advertised through ticketing, social media accounts and street signage along Sunset Blvd and Rivera Street.

Parking Management

90 MINUTES PRIOR TO START TIME - Patron vehicles seeking parking will be directed to proceed southbound only on 37th Avenue at Ortega Street from Sunset. Street parking availability will be advertised through school newsletters, ticket sales and campus messaging on building TV monitors.

Security guards will begin parking vehicles along 37th adjacent to the SI Tennis Courts at the north end of campus at Rivera Street. Three parking lanes extending north, as spaces fill up, to Pacheco Street. Intersections will remain open. Vehicles will have the ability to exit parking space into the two separate driving lanes, created by the distances between the three parking lanes. We estimate to utilize approximately 300 vehicle parking spaces with this model.



Security/SFPD Assigned Posts:

ARRIVALS:

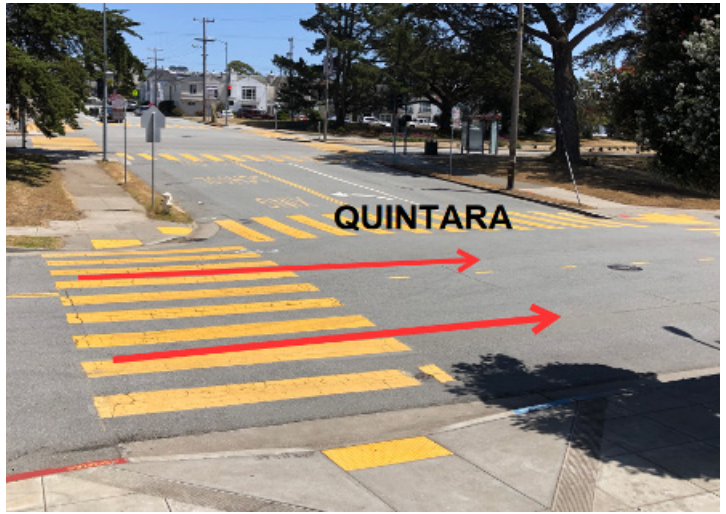
1 - ORTEGA & 37TH AVE

- **One (1) Security Agent** will direct all patron vehicles to enter onto 37th Avenue at the Ortega intersection from Sunset Blvd. to begin the staging area parking lanes for street parking south to Rivera Street.
- **One (1) Agent** will be posted in the intersection crosswalk to prevent southbound vehicles trying to cut the line. All vehicles will be directed westbound on Ortega St. to the start of the staging lineup.
- **Two (2) Agents** will rove between Ortega and Pacheco streets, splitting the block in N/S sectors to ensure staging lanes. If available a third lane using the west parking lane may be utilized to increase staging capacity.



2 - PACHECO & 37TH AVE

- **One (1) SFPD Officer** will establish a fixed post at Sunset / EB Pacheco St. closure.
- **Two (2) Agents** between Pacheco and Quintara will split patrols, north and south, ensuring overall safety and social distancing guidelines. Traffic safety will be maintained by preventing game patrons walking toward campus will be prohibited from crossing into vehicle traffic, ensuring vehicle speeds of 5-10 MPH and response to accidents or emergencies. Social distancing guidance will also be enforced.
- **Two (2) Agents** will be at the intersection and at the beginning of the Staging zone. They are responsible for proper three lane parking and two travel lane management.



3 - QUINTARA & 37TH AVE

- **One (1) SFPD Officer** will establish a fixed post at Sunset / WB Quintara St. closure. There will be 4 barricades, augmented by tall delineators. 2 across Sunset Blvd and 2 along 37th Ave.
- **Two (2) Agents with 1 SFPD marked vehicle.** Barricades facing Sunset Blvd. will have poster size signage "NO ENTRY".
- **Two (2) Agents** will conduct roving patrols between Quintara and Rivera zone, from north to south. Agents will assist with directing drivers into the three parking lanes started at the 37th/ Rivera stop sign. Agents will inform patrons before leaving their vehicles to hide valuables and that the wearing of masks will be required at the event.

4 - RIVERA & 37TH

- **Two (2) Agents** will create the three parking lanes at Rivera stop sign. Parked vehicles will continue to fill in from southbound game patron traffic. Agents will inform patrons before leaving their vehicles to hide valuables and that the wearing of masks will be required at the event.

5 - RIVERA TO 38TH

- **Two (2) Agents** on Rivera St. will manage Rideshare drop-offs and garage parking.

DEPARTURES

30 MINUTES PRIOR TO END TIME - Drivers will be directed to EXIT 37th Avenue at each of the three intersections. At Pacheco and Quintara block parking will exit eastbound at the intersection to Sunset Blvd. SFPD Officers will be used to direct traffic through the Rivera Street intersection, allowing left turns to Sunset Blvd., right turns on Rivera or traffic continuing southbound to Santiago.

1 - RIVERA & 37TH

- **One (1) SFPD Officer** will conduct traffic control through the N/S stop signs. E/W traffic do not have stop signs at the 37th Avenue intersection.
- **Two (2) Agents** will be assigned on 37th at Rivera intersection with two large sandwich boards with poster size signage directing traffic Right Turn Arrow or Straight Ahead Arrow, depending which traffic lane the car is in line.
- Two (2) Agents remain at Rivera St. at 37th to 38th intersection to assist with Rideshare and garage parking traffic exiting west to Rivera.
- One (1) Agent will be reassigned to Rivera St. and 39th intersection to assist with Rideshare and garage parking traffic exiting west to Rivera.
- One (1) SFPD Officer will be reassigned to Rivera and 39th to push traffic through the 4-way stop sign when safe.



Game Management

Primary duties assigned to game security agents involve selling tickets and monitoring in/out privileges to paid events. In addition, the fixed posts and roving patrols will observe and report any safety concerns or persons needing medical assistance.

Traffic and parking shall be monitored at the garage for reserved parking and guards will patrol surrounding streets for blocked driveways. Report any problems to guard site supervisor, SI Director of Security or SI Athletic Director (AD).

GENERAL

The Security Supervisor will directly supervise Security Agents and report to the SI Director of Security. Agents will familiarize themselves on post orders, JB Murphy facilities, public and team restrooms. Supervisor will schedule and relieve breaks to be taken before or after halftimes and in designated private areas. Every Agent will be issued a portable radio, access keycard and keys to provide access. Four hour or less shift assignments do not include breaks. Events when the food shack is hosted by Father's Club, Agents will be provided one free hot dog or hamburger meal. Food or drinks are not to be eaten in public.

TICKET SALES - HOME AND VISITING TEAM

Supervisor will provide cashier banks for Home Ticket Booths and Visiting Team tables. Home game ticket prices are posted at each Ticket Booths/Visitor Table include:

- SI Student admitted free with school ID.
- Visiting team students must pay student pricing.
- SI PASS HOLDERS – if not in possession, check list.
- Visitors unable to pay, call AD.
- Call AD to pick up interval cash collections to avoid large amounts of cash in ticket booths/visitor tables.
- Sales stop when the 3rd quarter begins for varsity games.

CASH DRAWER RECONCILIATION

- Ticket Sales Report – after game completion cash drawers will be reconciled with gate receipts (form provided). This must be done with two Agents at all times, in view of the camera inside the Student Center. When the report is completed, call AD to transfer the cashier bank, briefcase and cash.
- Prep Shop sales by Parent Groups have been instructed to store their cash box with AD or use the Business Office wall drop box.

TICKET TAKER

- Cash sales will be given ticket, take guest ticket and stamp hand
- Pass Holders will show their pass to receive a hand stamp
- SI Student, Faculty & Staff will show ID and receive hand stamp
- In/Out check for hand stamp
- Monitor for no food or drink on JB Murphy Field

FIXED GUARD POSTS

- Stadium entrances hand stamps checks, conduct security patrols during and after the games.
- Fixed post in lower athletic locker room hallway to prevent thefts, especially during halftimes.
- Locker room restrooms are for players, coaches, trainers and game officials
- In the event of an emergency, assist with the incident, guiding emergency responders to the victim or obtaining involved persons or witnesses contact information.
- 39th & Quintara fixed post should monitor and prohibit the public from using field restrooms. Emergency vehicle gate opened for JB Murphy Field access.
- Do not close the bleachers, field or gates until all visitors, players, parents have left the stands. SI B&G will clean the stadium and bleachers after the game.

GARAGE

- Reserve 12 parking stalls on the north wall of the garage for Home and Visiting Coaching staff; Game Officials and support staff (game media personnel, visiting Principals and Deans). Use signage for Coaches & Game Officials on cone inserts.
- Fixed Post at garage entrance will monitor entrance and access. Place sandwich board sign “Coaches & Game Officials ONLY” outside the entrance driveway on Rivera. Place signs to prevent general visitors turning in the driveway, only to be told they can’t park in the garage.
- After the 1st Quarter of Varsity game, remove any remaining reserved parking signs and allow general visitor parking.

NEIGHBORHOOD PATROLS AND TRAFFIC MANAGEMENT

- Monitor No Parking signs at 39th/Quintara gate for emergency access
- Place large sandwich board signs with “SI PARKING” at 37th Avenue intersections from Ortega to Rivera with directional arrows to direct visitor parking along 37th Avenue at Rivera and away from the neighborhoods.
- Monitor street traffic to prevent visitors blocking neighbor driveways and theft prevention.
- If a blocked driveway is identified, the guard will radio the vehicle information and street address location to the Supervisor. The Director of Security or Guard Supervisor will request an announcement from the Press Box to assist identifying the owner and get the car moved.

PRESS BOX

- Access to the Press Box is limited to SI and Visiting Team filming crews, not more than 10 people. There will always be a SI representative up on the roof during the game. Other league teams are allowed to film the game, but limited to the bleachers and not allowed on the roof.
- Throughout the game, check doors and windows to make sure equipment and laptops are not accessible to the public.

DOGS ON CAMPUS

- SI is a dog friendly campus and generally allowed for service animals, including emotional support dogs.
- Guards are not allowed to ask a person’s disability but can ask what life essential services the dog has been trained to provide.

TRASH MANAGEMENT

- Building and Ground crews will place sufficient numbers of garbage collection boxes throughout campus exterior perimeter and entrances, interior facilities, visitor stands.
- Building and Ground crews will continuously rove facilities, visitor stands and public access streets and sidewalks to remove garbage and trash.
- Security roving patrols will alert Building and Ground crews of overflow bins around campus with particular attention to neighborhood side streets.

POST-EVENT ACTIVITIES AND ASSESSMENT

- Security Agents will be responsible for securing all athletic facilities, school buildings and garage facilities. All traffic equipment and supplies will be collected and returned to storage areas.
- An “After Action Review” end of shift survey of the Director of Security, Security Supervisor, Athletic Director and staff will provide the opportunity to review plan operations and implementation efforts to determine if the event goals and objectives were accomplished. Elements concerning traffic, parking and game operations that fell short, will identify improvements and will be to documented in the event SI Incident Report and provided to school administration.
- A periodic post event meeting will be held with leadership of the SI Neighborhood Association (SINA) after major, large attendance events to discuss parking, traffic and noise issues related issues and potential improvements for future large attendance events.

END
June 2020

May 6, 2020

Via Email To:

Planning Commission Affairs Commissions.Secretary@sfgov.org
Jeff Horn, Senior Planner, Current Planning jeffrey.horn@sfgov.org

RE: PLANNING CASE NUMBER 2018-012648CUA - SAINT IGNATIUS STADIUM LIGHTING PROJECT

Dear Planning Commission Secretary and Mr. Horn,

The Saint Ignatius Neighborhood Association (SINA) is an association comprised of over 120 neighbors who live in the area surrounding Saint Ignatius College Preparatory, located at 2001 37th Avenue in the Sunset District. We are writing concerning the proposal to install stadium lighting at the Saint Ignatius athletic field as a Conditional Use (Planning Case No. 2018-012648CUA).

A: SUBMISSION IN ADVANCE OF THE PUBLIC HEARING

The SINA has prepared the attached Advance Submission documentation in accordance with the Planning Commission's hearing procedures. We want to ensure that Commissioners have the opportunity to review our detailed comments and supplemental materials well in advance of the Commission hearing that will consider the Saint Ignatius stadium lighting project proposal. In light of the COVID19 crisis and per Mr. Horn's emailed instructions, this submittal is being provided via email only.

B: REQUEST FOR CONTINUANCE

We urge the Planning Commission to continue consideration of the project, currently scheduled for Commission review at a public hearing on May 14, 2020. There are two reasons for this request:

1. The attached Advance Submission describes in detail the ways in which the application is inadequate and incomplete. It does not fully or accurately describe the project scope, has not fully evaluated project impacts or conducted sufficient investigations to do so, and it does not demonstrate that the project would be in compliance with the San Francisco Planning Code and related requirements. We urge the Commission to require the applicant to conduct all necessary studies prior to any public hearing to consider the project proposal.

Specifically, Saint Ignatius should prepare and provide:

- A CEQA Environmental Impact Report to assess all potential impacts for their level of significance;
- the traffic and parking study claimed to be completed;

- a geotechnical investigation;
- a formal noise study; and
- a formal lighting study.

In addition, the application should be revised to explicitly include the Verizon wireless facility that provides significantly more detail about the entire project so that the Commission and the public can fully understand the project scope. We believe the application should be refiled as a Variance application rather than a Conditional Use application.

2. The COVID-19 Shelter in Place Order has been extended through May 31, 2020 making it illegal for the Commission to hold, and the public to attend an in-person hearing. Although there are provisions for remote access to Commission hearings, such access is an inadequate substitute for live participation and interaction. As evidenced by the well-attended remote Pre-Application Meeting/Neighborhood meeting on April 29, 2020 there are significant neighborhood concerns about this project and many neighbors would undoubtedly attend an in-person public hearing if they could. There is simply no justification to push this non-essential project forward at this time.

B: CONFLICT OF INTEREST

The SINA recognizes that Saint Ignatius is a well-known institution with a long history in the City. As such, we are concerned about the possibility of potential real or perceived conflicts of interest. We trust that all City government employees who are directly involved with this project have, or will promptly recuse themselves from participation in, and decision-making on the proposal if they have any current or prior personal or professional relationship with Saint Ignatius. Such relationships may include but are not limited to school alumni, individuals with children who attended or now attend the school, and individuals having relationships with the school's administration. This would also include individuals having personal or professional relationships with the primary project partners including Verizon Wireless, Ridge Communications, Verde Design, and Musco Lighting.

Thank you for the opportunity to provide this Advance Submission and present our deep concerns about this project proposal.

Sincerely,

Deborah Brown

Deborah Brown, Secretary
Saint Ignatius Neighborhood Association
sisunsetneighbors@hotmail.com

Attachment: SINA Advance Submittal documentation

Advance Materials Submittal to the San Francisco Planning Commission for the Saint Ignatius Stadium Lighting Project

Introduction

Saint Ignatius College Preparatory (SI) located at 2001 37th Avenue has filed a Conditional Use Authorization Application (#2018-012648CUA) to build four (4) 90-foot tall permanent stadium lighting poles, one with wireless antennas on their campus football field. They have done so without any Environmental Impact Review and with inadequate neighborhood engagement.

The Saint Ignatius Neighborhood Association (SINA) was formed in October 2016 to represent the concerns of neighbors to Saint Ignatius about this specific project. We currently have over 120 members.

Our concerns and issues with the impacts of these stadium lights are detailed in this Advance Materials Commission submittal for the Commission hearing scheduled for May 14, 2020.

We request that the San Francisco Planning Commission deny this application and require, at a minimum, that SI conduct a complete Environmental Impact Review.

Background

SI is located in the outer Sunset, which is a quiet, residential neighborhood with a high concentration of multigenerational owner-occupied single-family homes, young middle-class families, senior citizens and Chinese speakers.

SI originally proposed their permanent stadium lighting in 2015. They hosted two neighborhood discussion meetings in 2015 and engaged in email communications with us during 2016. We had open discussions with the SI administration regarding our questions, objections, and concerns.

SI was, and still is, unable to resolve the majority of their neighbor's issues, with the exception of some minor traffic flow issues. Specifically, they installed speed bumps on 39th Ave to slow speeding and did some adjustments to their 37th Ave student pick up and drop off procedures which eliminated the double/triple parking problems on that avenue.

SI put their stadium lighting project on hold in November 2016. There were no further meetings or discussions during the next three years (2017-2019).

In 2018 Saint Ignatius filed a separate CUA application for their Fr. Sauer Academy – a tuition-free middle school program for low income students. The neighbors did not object to this

proposal and thought it was a fine program. Our only request was to have the permit amended to ensure the additional 100 students be restricted to middle school students – therefore not increasing high school student vehicles and parking. SI agreed and the Fr. Sauer Academy has not caused any significant issues for neighbors.

In September 2018, SI filed its stadium lighting CUA application with SF Planning and this CUA remains unchanged for the current 2020 project.

SI does have permanent field lights for a practice field located on 37th Ave., next to their tennis courts. Those lights are 40 feet tall and must be turned off by 7:30 pm under that CUA.

Current Project Status

The SI stadium lighting project resurfaced in early March 2020 with a paper notice from Verizon of a March 18, 2020 neighborhood meeting

On March 12, 2020, Saint Ignatius administration met with two SINA representatives for an informal discussion. No handouts or presentation were provided.

Subsequently, both the March 18, 2020 meeting and all future planning commission meetings were cancelled due to the COVID19 crisis and shelter in place requirements.

The project is now back on the SF Planning Commission Meeting schedule for May 14, 2020 and a Neighborhood Meeting was held on April 29, 2020.

Neighborhood Association Objections and Concerns

Unclear and Misleading Project Communications

In early March 2020, the neighbors within a 500-ft radius of the football field received the mailed Notice of Neighborhood Meeting from Verizon – there was no mention of Saint Ignatius on the mailed envelope. As a result, many neighbors threw the notice away thinking it was Verizon promotional material.

The notice states the project applicant as Verizon Wireless -- however the project description explains that the wireless project is now combined with the proposed four (4) light poles located on the Saint Ignatius football field – one of which would hold Verizon wireless equipment.

We believe this was very misleading.

SI Seeking Stadium Lighting Approval During COVID 19 Crises

Rather than wait until we could once again meet in person, SI has chosen to put this project into SF Planning review during our current stay-at-home requirements. Even though SI itself put the project on hold for three years, suddenly it is urgent, and considered 'necessary and required' under the auspices of a Verizon wireless antenna project, considered an 'essential' service within the COVID19 crisis.

Given the current SF Planning remote meeting requirements, the April 29th Neighborhood Meeting was conducted via Zoom/Phone in. As an association, we consolidated and pre-submitted our questions for both SI and Verizon. Individual neighbor questions were also submitted in advance via the 'Ask SI' link on their good neighbor web page.

The SINA had warned both SI and Verizon that they should expect 100 Zoom in/phone in neighbor attendees. We also pre-requested a Chinese translator for our Chinese speaking neighbors, but none was provided.

SI muted the 100+ attendees throughout the meeting. No one was permitted to speak, except the presenters.

Presentations covered the technical plans for the wireless antennas, a review of cell coverage issues in the wider Sunset district, and a lighting presentation with renditions of the LED light affects. Verizon answered our questions.

SI only partially addressed our first question and then stated that the rest of our questions 'did not apply to the project'. SI then ended the meeting 20 minutes early, without taking the attendees off mute nor responding to any questions that were submitted during the meeting via the Zoom chat feature

We were extremely frustrated by this Neighborhood Meeting and how it was conducted.

In good faith, the SINA re-submitted our 10 questions to SI the next day with clarifications as to how each question related specifically to the project. We also asked for a copy of the presentation and a transcript from the Neighborhood Meeting. *(at the time of this submittal we have not received responses to either request).*

We believe SI is taking advantage of our current COVID19 situation. Given our current distractions – with our children schooled at home and having work remotely – SI hoped their neighbors would not pay attention to the Verizon-only permit application and would not engage in the project or voice our objections with San Francisco city officials.

Clearly, the remote meeting requirements are working to SI's advantage – they can finally 'mute' their neighbors.

In the past, SI conducted their stadium lighting proposal interactions with us in good faith – they had open neighborhood informational meetings, listened to our concerns, and did attempt to address them. But now, we are very disappointed that SI would conduct business in this manner.

The Impact of Temporary Field Lighting

In previous years, SI has rented field lighting for select night time football games. During those games we experienced extreme noise levels, with cheering, band music, game announcers and recorded music blaring over loudspeakers. The games typically lasted until well after 9PM.

The associated noise prevented us from having normal dinner conversations, hearing our televisions, or getting our children to sleep. Even neighbors several blocks away complained about the noise. There were also pre and post-game celebrations with drinking, public urination, cars honking and loud cheering.

These games attracted not only SI students/fans, but also the opposing team's students/fans. Not only did we experience high traffic volumes, but also found our driveways blocked and no available street parking. We and any friends visiting us had to park many blocks away.

After the games everyone went home, and the neighbors were left with litter and broken bottles, and overly tired children.

SI remains unclear on the exact number, but as you will see in our attached technical comments, a 2018 SI document projected approximately 66 nights of games with lights on until 10PM, and 68 games with lights on until 9PM, apparently in addition to 150 practice evenings with lights on until 8:30PM. At the time, SI also planned to rent out their field for 75 additional nights until 10PM.

This projected usage constitutes potentially a full year of disturbed nights in our neighborhood.

Starting in November 2019, for a five (5) week period, SI rented field lights to accommodate their need for practices and league sports. The lights were often left on even when the field was not in use. Some nights there were only 6 or 7 students/coaches on the field.

SI already has a permanently lighted practice field that could have served to accommodate those smaller practice needs. This sporadic usage does not seem to support SI's claimed need for permanent stadium lights.

Summary

The Impact of Permanent Stadium Lights

By and large, the neighbors enjoy living near Saint Ignatius – it is a fine institution and their students are generally well behaved. We are accustomed to SI's presence and accept the associated noise, traffic, and parking issues during school hours, early evenings, and weekends.

We want to be clear that we have no ill will whatsoever toward the school. What we are opposed to is not the school itself, but the transformation of our neighborhood that would occur if this project moves forward.

Now, for most of the year, our quiet residential neighborhood will have its evenings severely disrupted with the noise, traffic, parking issues, litter, and partying we have only had to endure a few nights in the past.

This lighted stadium field will be for exclusive use by a private school and will not add to San Francisco public recreational space. These stadium lights will permanently change, and negatively impact our neighborhood and quiet, peaceful evenings with our families and friends.

In the March 12, 2020 informal meeting, one member of the SI administration explained that stadium lights, and the ability to have night time sporting events, would be a strong asset for attracting top high school athletes to their private school.

The SINA believes that this is exactly the reason SI wants to install permanent stadium lights – not for the students, not for their existing sports programs – but as a marketing tool.

SI claims they need to move into night time practices and games because the school day is starting one hour later but we question their overall motivation. Why would they need lights until 10PM if the school day would start only one hour later?

We are unaware of any other high school in San Francisco with night time stadium lighting. These schools are able to have vibrant sports programs (balanced with their educational classes) during day light and early evening hours.

As one neighbor stated – “Is anyone thinking about the SI students? After a full day of school, SI wants to push them to practice and play sports until 10 pm. They should give their students a break, let them go home at sunset to do their homework and get some sleep.”

Saint Ignatius continues to focus their public engagement on the specifics of their planned equipment – namely the type of lighting, the reason for the height of the lighting poles, and the technicalities of the wireless antennas. While the project application provides seemingly plausible reasons to approve the project, the application is woefully inadequate. It does not

fully or accurately describe the project scope, its impacts, or how it complies in full with the San Francisco Planning Code and related requirements.

SI neighbors are more concerned about the far larger issue -- the **impacts** of permanent nighttime stadium lights.

Alternate Proposal

While SI's rented temporary lighting did cause some disruption, the occasions were temporary (*up until this last year*) and were generally infrequent. Therefore, during 2016 discussions, the SINA asked Saint Ignatius to consider an alternative plan of continuing to rent field lights as needed: a) for specifically needed games, b) a few times a year, and c) only on Friday or Saturday nights - thereby not disrupting our children's homework/bedtimes during the week.

The neighbors could live with this plan in the future, if conducted under strict limitations and with advance notice to the SINA so the neighbors can plan for the disruptions.

SI responded that approach would not work for them.

The SINA understands that it is impossible to mitigate all issues, but SI seems intent to move forward with their permanent stadium lighting proposal -- without open discussion or any attempt to compromise with their neighbors.

Additional Information

We would like to draw your attention to a very similar lighting project proposed at Marin Catholic High School in 2016 using the same lighting technology on 80-foot poles. The Marin County Planning Department rejected the application for a variety of reasons that mirror our concerns. The applicant withdrew the application in 2017 rather than have it formally denied and there has been no project-related activity since.

Unlike Marin Catholic however, where homes are located farther away from the athletic field, the homes surrounding Saint Ignatius are very close by and residents will be even more impacted by this proposed project.

Attachment 1 herein is a copy of the Marin County Planning Division which we hope you find informative for your deliberations on the SI project.

Attachment 2 herein provides our more detailed technical comments that address our concerns in the following topic areas:

1. The current project application should not receive clearance for categorical exemption under CEQA without additional information.

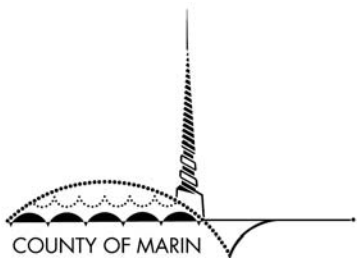
2. Saint Ignatius has not complied with the requirements or spirit of public disclosure and engagement.
3. The proposed stadium lighting, with or without a wireless facility, is contrary to the Planning Code height and bulk district restrictions.
4. The proposed project constitutes a new and/or changed use under the Planning Code.
5. The application is incomplete since it does not demonstrate compliance with numerous applicable provisions of the Planning Code.
6. The project does not appear to meet applicable CALGreen light pollution requirements.

Each topic in the technical comments is numbered, followed by one or more statements of Fact based on our understanding of the project and applicable regulations. Each numbered Fact is followed by one or more like-numbered Comments. Underlines throughout the document are added for emphasis.

ATTACHMENT 1

MARIN COUNTY PLANNING DIVISION

2016 LETTER RE: MARIN CATHOLIC HIGH SCHOOL LIGHTING PROPOSAL



November 21, 2016

Mike Bentivoglio
1620 Montgomery Street, #102
San Francisco, CA 94111

Project Name: Marin Catholic High School Use Permit Amendment and Design Review

Assessor's Parcel: 022-010-35
Project Address: 675 Sir Francis Drake Blvd, Kentfield
Project ID: P1123

Dear Mr. Bentivoglio,

You have requested approval to install a field lighting system on Marin Catholic High School's outdoor football field so that the school can use the field during the evening hours for evening sports practices and games, including Friday night football games. The proposed project includes the installation of four 80-foot tall light poles with differing LED lighting fixture arrays, installed on the 10 yard line at each side of the field. Each proposed pole would feature 16 light fixtures. The two poles proposed on the south side of the field would feature one additional fixture illuminating the home bleachers. The pole proposed at the northwest side of the field would feature 2 additional fixtures at the 15-foot elevation to provide field up-lighting, and 2 additional fixtures would be installed at the 15-foot elevation to provide illumination of the bleachers. The pole proposed at the northeast side of the field would feature 3 additional fixtures at the 15-foot elevation to provide additional up-lighting.

As proposed, the field would not be available for use by the public or outside organizations during evening hours (when the field is lit); the field would only be utilized for games and practices associated with Marin Catholic's athletics programs.

The initial application was submitted on January 14, 2016. Planning staff deemed the application incomplete on February 14, 2016, citing items of incomplete application, along with merits comments related to the Design Review and Use Permit findings. The application was resubmitted on August 15, 2016, at which time additional technical information was provided. In response, we re-iterated our concerns with the merits of the project. **As proposed, we believe that the project is not consistent with the mandatory Use Permit and Design Review findings because the combined effects of the project related to the projected light and glare, noise, and traffic congestion would adversely affect the character of the surrounding community.**

More specifically, Use Permit finding D. states that "the granting of the Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County..." Further, Use Permit finding C. states that "the design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity". In addition, Design Review finding B. states that "the project will not result in light pollution, trespass, glare, and privacy (impacts)".

The following outlines a few of our key concerns:

Light, Contrast, and Glare

Marin Catholic School is located at the base of Ross Valley, which is characterized by a mix of small-scale commercial and residential development along the Sir Francis Drake corridor, and residential neighborhoods along the sides and ridgelines of the valley. Mount Tamalpais and adjacent open space areas are readily visible to the west. Presently, the valley is relatively dark during the evening hours, with the exception of Marin General Hospital, and the silhouettes of the surrounding ridgelines and mountains fade slowly as evening progresses. The proposal to install 80-foot tall light poles around the perimeter of an athletic field at the base of Ross Valley would alter the existing ambiance of the valley. **While the notion of light pollution, spill light, and glare are subjective, it is apparent in reviewing the application that the addition of a field lighting system at the school would result in a level of light contrast and light pollution that is out of character with the neighborhood.**

Noise

The proposed project, installation of a field lighting system on an existing school athletic field, would essentially serve to extend the hours of activity on the field. The noise impact report, prepared by your consultant, used Countywide Plan policy NO-1c. as the benchmark in analyzing the noise impacts associated with night time use of the field. In conducting the field analysis, noise measurements were taken from various properties surrounding the school. The noise modeling was then predicated on those noise measurements. Per the report, there would be as much as an 11 decibel difference (with a maximum of 71 decibels) between the existing ambient noise levels and the noise levels that would be generated during a Friday night game, as measured from neighboring properties. Other types of sports games and practices are anticipated to increase decibel levels by as much as 10 decibels, as compared to the existing ambient noise levels during evening hours in the surrounding neighborhood.

Our opinion is that the nighttime use of the field should be treated as a new use rather than an existing use because the field is not usable during the evening hours without a lighting system. Accordingly, we believe that the applicable Countywide Plan noise policy is NO-1a, not NO-1.c, as is used in the noise study. Policy NO-1a indicates that, as a guideline, through CEQA and discretionary review, the County should aim to limit the maximum decibel level for new night time uses to 65 dB (60 dB for impulsive noise), as measured from the property line.

In reviewing the proposed project with respect to the anticipated noise impacts that would result from activating a presently dormant athletic field during the evening hours, **it is apparent that there will be a notable change to the noise levels in the surrounding neighborhoods, where the existing ambient noise levels are relatively low during the evening hours.** Furthermore, an assumption could be made that the noise impacts that would be generated as a result of the project, when measured from the school's property line in accordance with NO-1a., would exceed the recommended standards.

Traffic

Your application includes a complex matrix of field practices and game times. **The school currently utilizes temporary construction lighting fixtures during the evening hours; however because the temporary field lighting has not been approved, the baseline condition is the day time use of the field.**

The installation of a field lighting system would result in additional PM peak hour trips during the work week. According to your traffic analysis, your proposal to host Friday night football games would result in an additional 722 pre-game PM peak hour and 754 post-game peak hour vehicle trips. Placing this many additional vehicles on the road during the Friday PM peak hours would alter traffic flows at the already impacted intersections in the vicinity of the school, causing more inconvenience to others in the neighborhood without offsetting that inconvenience with public benefits. Moreover, an increase to traffic volumes at such a magnitude could contribute to the existing challenge ambulances and other emergency vehicles face in reaching Marin General Hospital.

The traffic analysis is based on the proposed field schedule, which indicates that practices and all other games (not including Friday night football games) would generally occur outside the PM peak traffic hours. Per the traffic study, the project would result in lower volumes during the evening PM peak hours, as compared to the existing conditions, because the field schedule assumes a break in practices and games will occur.

With regard to the proposed weekday practices and games, we are concerned that while the proposed field schedule may be mitigatory in nature, it may be infeasible for the County to monitor or enforce. While the County's Traffic Division is responsible for monitoring traffic, the Community Development Agency is responsible for enforcing compliance with project approvals. Complicated schedules, such as the field practice schedule you have proposed, substantially increase the challenges associated with monitoring and enforcement. If we determine that a reliable monitoring program is too difficult to achieve successfully, then the mitigatory nature of the schedule would be rejected resulting in substantially higher traffic impacts.

In closing, we would like to reiterate that our recommendation that the project is inconsistent with the Use Permit and Design Review findings is not solely based on the impacts related to any one of the aforementioned categories, but rather the combined effects that will result from the project. We intend to prepare a summary denial for the Planning Commission's consideration at an upcoming hearing. You will have the opportunity to dispute our assertions during this hearing, but we also hope that you are willing to consider alternatives to your current project and present them to the Planning Commission to gain their insight and direction. While we cannot speak to your highest priorities or guarantee any particular outcome, we hope that you will consider alternatives that reduce the public detriments your project would have on the surrounding community. Please let us know if you would like the opportunity to formulate alternatives for the Planning Commission's review by December 15th, 2016.

Sincerely,

Jocelyn Drake
Senior Planner

cc: Peter McDonnell, 1620 Montgomery St, #320, San Francisco, CA 94111
Archdiocese of San Francisco, 1301 Post St, #102, San Francisco, CA 94105
Supervisor Katie Rice
Tom Lai, Assistant CDA Director
Brian Crawford, CDA Director
KPAB

ATTACHMENT 2

SINA TECHNICAL COMMENTS ON

**SAINT IGNATIUS COLLEGE PREPARATORY
STADIUM LIGHTING PROPOSAL (#2018-012648CUA)**

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

1. The current project CUA application should not receive clearance for categorical exemption under CEQA without additional information.

Fact 1.A: A CEQA Categorical Exemption Determination for the stadium lighting project (Record #2018-012648CUA) was issued on April 25, 2019 (Record # 2018-012648ENV). This document has since been removed from the Accela website and a revised, but an essentially identical document was posted on April 29, 2020 (coincidentally, the date of the most recent neighborhood meeting). The determination finds that the stadium lighting project falls under Categorical Exemption Class 1 – Existing Facilities. However, the CUA application itself notes that the project constitutes a change of use and includes new construction.

The San Francisco Administrative Code (Chapter 31, California Environmental Quality Act Procedures and Fees)¹ describes a substantial modification of a CEQA exempt project that requires reevaluation as either:

Section 31.08(i)(1)(A): *“A change in the project as described in the original application upon which the Environmental Review Officer based the exemption determination, or in the exemption determination posted on the Planning Department website at the time of issuance, which would constitute an expansion or intensification of the project... [which] includes, but is not limited to: (A) a change that would expand the building envelope or change the use that would require public notice under Planning Code Sections 311...”*

Section 31.08(i)(1) (B) *“New information or evidence of substantial importance presented to the Environmental Review Officer that was not known and could not have been known with the exercise of reasonable diligence at the time the Environmental Review Officer issued the exemption determination that shows the project no longer qualifies for the exemption.”*

Section 31.19(a) requires: *“After evaluation of a proposed project has been completed pursuant to this Chapter, a substantial modification of the project may require reevaluation of the proposed project.”*

Section 31.19(b) requires: *“When the Environmental Review Officer determines that a change in an exempt project is a substantial modification as defined in Section 31.08(i), the Environmental Review Officer shall make a new CEQA decision...”*

Comment 1.A: The CEQA Determination is based on an incomplete CUA application as discussed in Topic Sections 3 – 5 below. The project should not automatically qualify for a

1

[http://library.amlegal.com/nxt/gateway.dll/California/administrative/chapter31californiaenvironmentalqualitya?f=templates\\$fn=altmain-nf.htm\\$q=\[field%20folio-destination-name:%27Chapter%2031%27\]\\$x=Advanced#JD_Chapter31](http://library.amlegal.com/nxt/gateway.dll/California/administrative/chapter31californiaenvironmentalqualitya?f=templates$fn=altmain-nf.htm$q=[field%20folio-destination-name:%27Chapter%2031%27]$x=Advanced#JD_Chapter31)

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

CEQA exemption without further environmental evaluation. Refer also to the 2020 CEQA State Guidelines Section 15162².

Fact 1.B: The CEQA Determination is flawed in several ways:

- a) The Determination did not include evaluation of the wireless facility portion of the project. The wireless facility is not an existing facility and constitutes a modification to the submitted stadium lighting CUA application, which provides only passing mention of the wireless facility and does not describe its impacts.
- b) The Determination fails to recognize the lighting project's proposed expanded uses. The transportation review in Step 2 of the CEQA Checklist states: *"The proposed addition of lights at the existing facility would not expand the use of such facility. Instead, the proposed lights would shift the existing use to later times in the day and/or days of the week."*
- c) The Determination fails to recognize the proposed change in use and new construction. The CEQA Determination Checklist Step 4 Item 1 - "Change of use and New Construction" box is not checked although the CUA application checked both of those boxes.
- d) The Determination does not include consideration of geology and soils and there is no evidence that a geotechnical report has been completed for the project.

Comment 1.B: The wireless facility modification to the application must be evaluated to determine whether it constitutes a substantial project modification.

While the school facility itself will not be expanded in terms of buildings or enrollment; the installation of stadium lights allows for new and expanded uses of the athletic field. The field will receive significantly more hours of use during completely new periods of time (night time on weekdays) which will result in significantly increased transportation-related pressures such as traffic and parking over more and longer periods of each day and week. The CEQA evaluation should consider these impacts.

Installation of the stadium lights including foundations, and the ground-based lease area for the wireless clearly constitute both new construction and a change in use. The CEQA evaluation should evaluate the impacts of these new facilities and related construction. The actual construction area on the ground will be small in relation to the school property, but the impact will be quite large since approximately 100,000 square feet of new area around the athletic field would be illuminated. This level of impact must be evaluated.

The CUA application states that geology and soils is not applicable, and it fails to document the area or volume of soil disturbance and excavation that would occur. The area of ground

² https://www.califaep.org/docs/2020_ceqa_book.pdf

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

disturbance for the wireless lease area is 336 square feet, but no details are provided regarding the planned depth of that disturbance. Per the drawings from Verizon that were included in the announcement for the April 29, 2020 neighborhood hearing, the proposed stadium light poles appear to have a diameter of 3.5 feet and their footings would thus likely have a wider diameter. The CUA application states that the excavation for the poles will be 30 feet deep.

No further foundation details are provided but it is likely that the total amount of planned excavation exceeds the 50 cubic yard threshold that would trigger the requirement for preparing a geotechnical report. Given the scale of the proposed poles and their associated excavation, a formal Geotechnical Investigation should be conducted, and a Geotechnical Report should be prepared and included in the CEQA evaluation.

Fact 1.C: The 2020 CEQA State Guidelines Section 15300.2(c) Exceptions to Categorical Exemptions states: *“A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.”*

Comment 1.C: The installation of new 90-foot stadium light poles would be highly unusual, particularly in the context of the RH-1 District and 40-foot height restrictions. We believe that the height of such poles would create significant aesthetic impacts (see Figure 1 in Topic Section 3 below, and Appendix 1). The Determination does not consider the aesthetic impacts of the project in accordance with Section 21081.3 of the CEQA State Guidelines.

We are not aware of a pre-existing Environmental Impact Report (EIR) for the school or for this proposed project. The Department should require the applicant to provide a full environmental impact assessment and prepare an EIR for this project. Sufficient time should be allowed for public review and comment prior to any Commission review for the project. The report should include alternatives (e.g. project, no project, alternatives to accomplish the same goals as project). One option to explore is potential modification of the class schedule so that participants in games that would be played late in the day or evening could have physical education class in the last class period, enabling them to leave earlier for games.

The CUA application drawings do not include a site section drawn to scale showing the height and bulk of the poles, lights, and Verizon antennas, in relation to a typical neighboring home. Nor have story poles³ been erected for the neighborhood and Planning staff to see the actual visual impact on the neighborhood character. The CUA application

³ Story poles provide a good representation of proposed construction to allow owners, users and neighbors the opportunity to visualize what the proposed design intent would be. If it is not realistic to put up 90-foot story poles, then balloons or some other visual element should be used to indicate the light standard heights to the public.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

drawings also do not include a dimensioned plan or elevation drawing of an actual proposed light pole (although the Verizon drawings do). No shadow study was provided, despite the fact that the poles themselves will cast shadows across the homes on 39th Avenue and Quintara Street and possibly farther.

Appendix 1 includes two cross-sectional scale drawings created by SINA. They illustrate that the height and bulk of the light poles are grossly out of scale to the neighborhood and are visible from sidewalks, front and rear yards and inside homes including those on 39th and 40th avenues. It should be noted that Verizon's plans which were used to create these scale drawings show the poles located farther from the property line than does the Saint Ignatius site plan (in the application's Musco lighting drawings). The Verizon and/or Saint Ignatius plan drawings should be revised to show the exact locations of the poles.

Fact 1.D: Potential cumulative effects of school facilities, operations, and activities over time have not been considered or evaluated under CEQA.

Comment 1.D: The school has received several Conditional Use Authorizations (CUA) and CEQA exemptions related to facility changes and expansions over the years, including the authorization for initial construction in 1966. While the original construction was approved under a CUA, that does not mean that every proposed change in use, new use, or new construction can or should also be approved under that CUA as "existing uses".

CEQA Guideline Section 15064(h)(1) requires that an EIR be prepared *"if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. 'Cumulatively considerable' means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."*

There is no evidence that an Environmental Impact Report was ever prepared, and to our knowledge, there is no publicly available Master Plan for any Planned Unit Development related to the school (although we have made a public records request for them, if they exist, see Appendix 2). The 2015 project description (Record #2015-014427PRV) states that the school had begun master planning at that time for future replacement of existing buildings, replacement of an indoor pool with a larger outdoor pool, and construction of a new theater/performing arts center at the existing practice field location. The proposed stadium lighting project must be considered within the context of both past and future planned incremental changes that have or will result in cumulative effects.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

2. Saint Ignatius has not complied with the requirements or spirit of public disclosure and engagement.

Fact 2.A: This project was originally proposed in 2015. A series of neighborhood meetings were held in 2015 and a project review meeting with Planning Department staff was held on November 18, 2015. There have been no substantive changes to the application since, however the project was suddenly reactivated in March of 2020. The most recent neighborhood meeting was scheduled for March 18, 2020 with a Planning Commission hearing to follow on March 23, 2020. SINA requested that Saint Ignatius provide a Chinese interpreter eight days in advance of the neighborhood meeting.

Both meetings were cancelled in response to the March 16, 2020 Shelter in Place Order which was most recently extended through May 31, 2020. As a result, the neighborhood meeting was rescheduled to April 29, 2020 and the Commission hearing is currently scheduled for May 14, 2020.

Comment 2.A: A project that has been in and out of the planning process for five years should not be rushed through now in the midst of the ongoing Shelter in Place Order that severely restricts the public's ability to participate in the process.

Fact 2.B: Because the Order precludes in-person participation, the April 29, 2020 neighborhood meeting was held via Zoom video conferencing/phone-in and was attended by over 100 neighbors. SINA had warned the school of the potential number of participants and again asked how Chinese speakers would be accommodated within that forum. No response was received from Saint Ignatius and no Chinese translation was made available; therefore, the Chinese speaking neighbors were effectively excluded from the meeting. The meeting consisted of verbal presentations with a few slides by the project proponents (Saint Ignatius, Ridge Communications representing Verizon, and Musco Lighting).

Comment 2.B: It was extremely difficult to find the weblink for the meeting on the Saint Ignatius website and SINA had to ask Saint Ignatius for it at the last minute on the afternoon of the meeting and then share it with interested stakeholders via email. We are aware that some of our neighbors do not have a good understanding of Zoom and struggled with signing in to it. The presentations were not accessible to those who only phoned in, and Chinese-speaking neighbors could not participate at all. We are concerned that the Commission hearing also may not allow for full public participation in these same ways.

Fact 2.C: SINA submitted written questions in advance of the neighborhood meeting, some directed toward Verizon and some toward Saint Ignatius. Other stakeholders submitted advance questions on the Saint Ignatius "Ask SI" webpage.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

At the meeting, the Verizon representative responded to their pre-submitted questions. The Saint Ignatius representative, Tom Murphy, partially answered one pre-submitted question but refused to answer the nine others and he refused to address any of the more than 175 questions and comments posted during the meeting via the Zoom chat function stating that they were unrelated to the project. All participants except the project proponents were muted for the duration of the meeting, which was scheduled for one hour but was ended abruptly by the meeting host, Tom Murphy, within 40 minutes. SINA resubmitted the ten Saint Ignatius questions with clarifications on how each directly relates to the project on April 30, 2020 (Appendix 3). SINA also requested a full transcript of the meeting including presentation slides. No response has been received to date.

Comment 2.C: There was plenty of time for Saint Ignatius to select and answer at least some questions during the meeting, but they did not. Therefore, full participation by even English-speaking stakeholders was denied.

Saint Ignatius did not provide a mechanism for participants to officially sign-in to the meeting nor were participants asked to provide the contact information required for a sign-in sheet to be submitted to the Department as part of the Pre-Application Meeting Packet to be filed with the Department. The Pre-Application submittal sign-in form that Saint Ignatius was supposed to use was not used and there was no other way provided to verify who participated in the meeting. The sign-in form also contains a box for people to check to request copies of project plans. Saint Ignatius did not point out that option at the meeting, so neighbors were not informed of their ability to request relevant plans.

In response to a SINA inquiry, the assigned planner stated in a May 4, 2020 email: *“The Department needs to receive and review the Project Sponsor’s full Pre-Application submittal before any comments can be provided on it”*. That may be true, but it raises the question of whether there is sufficient time for that submittal to be received and reviewed and can be made available for public review before the Commission hearing.

Fact 2.D: The California Public Records Act⁴ provides for the right to inspect public records, and states: *“Public records are open to inspection at all times during the office hours of the state or local agency and every person has a right to inspect any public record...”*

Comment 2.D: The Shelter in Place Order and closure of Planning Department offices has precluded the public’s ability to inspect potentially important project-related documents not available on the Department’s Accela Citizen Access website.

For instance, there are no electronic records available for the original 1966 CUA for construction of the school (Record #CU66.005) so there is no available rationale for us to understand the Commission decision to grant the original Conditional Use Authorization.

4

https://leginfo.ca.gov/faces/codes_displayText.xhtml?division=7.&chapter=3.5.&lawCode=GOV&title=1.&article=1.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

For the 1989 school expansion project (Record #1989.477C), Commission Motion #12024 states: *“This Commission has reviewed and considered reports, studies, plans and other documents pertaining to this proposed project.”* This same language is used in Commission Motion #16770 for a 2003 CUA (Record #2003.1273C) that authorized the existing 40-foot lights at the school’s practice field. These statements imply that additional documents exist.

Planning Commission Motion #17115 (Record 2005.0451C) makes reference to a 1990 Planned Unit Development approval (in Motion #12024), implying under Planning Code Section 304, that a Master Plan for the school had been developed by that time. SINA submitted a formal records request via email on May 1, 2020 (Appendix 2) and we currently await receipt of the requested documents. We hope that copying fees non-electronic files will be waived in light of the COVID-19 crisis since we would have inspected relevant records in person at the Planning office if we could. These documents should be made available to allow sufficient time for public review before any Planning Commission determination is made on the current proposal.

3. The proposed stadium lighting, with or without a wireless facility, is contrary to the Planning Code height and bulk district restrictions.

Fact 3.A: Virtually all of the Sunset District is subject to a zoning height limit of 40 feet for accessory structures. Moreover, most of the area with the exception of scattered pockets, lies within Zoning District RH-1, Residential-House, One Family (Planning Code Section 209.1). Saint Ignatius school is located in a RH-1 District.

Code Section 253(b)(1) requires the Commission to: *“consider the expressed purposes of this Code, of the RH, RM, or RC Districts, and of the height and bulk districts, as well as the criteria stated in Section 303(c) of this Code and the objectives, policies and principles of the General Plan, and may permit a height of such building or structure up to but not exceeding the height limit prescribed by the height and bulk district in which the property is located.”*

Code Section 209.1 states: *“These [RH] Districts are intended to recognize, protect, conserve and enhance areas characterized by dwellings in the form of houses...”* The purposes of these Districts (Section 209(a)(5)) include: *“Promotion of balanced and convenient neighborhoods having appropriate public improvements and services, suitable nonresidential activities that are compatible with housing and meet the needs of residents, and other amenities that contribute to the livability of residential areas.”*

Code Section 304(d)(6) states: *“Under no circumstances [shall the proposed development] be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor*

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.

Comment 3.A: It is unclear how the Planning Department and Commission could even consider approving the installation of 90-foot tall poles whether for new stadium light poles or new wireless installations in this location as a CUA under Code Sections 209.1, 253(b)(1), and 304(d)(6).

The proposal should be re-filed as a variance application under Code Section 305 rather than as a CUA application. We believe that the project proponent has attempted to circumvent the stricter variance requirements by applying for a CUA rather than a variance. We also believe that a variance should not be granted for the same reasons that a CUA should not be granted at this time based on the current application, discussed in Topic Sections 4 and 5 below.

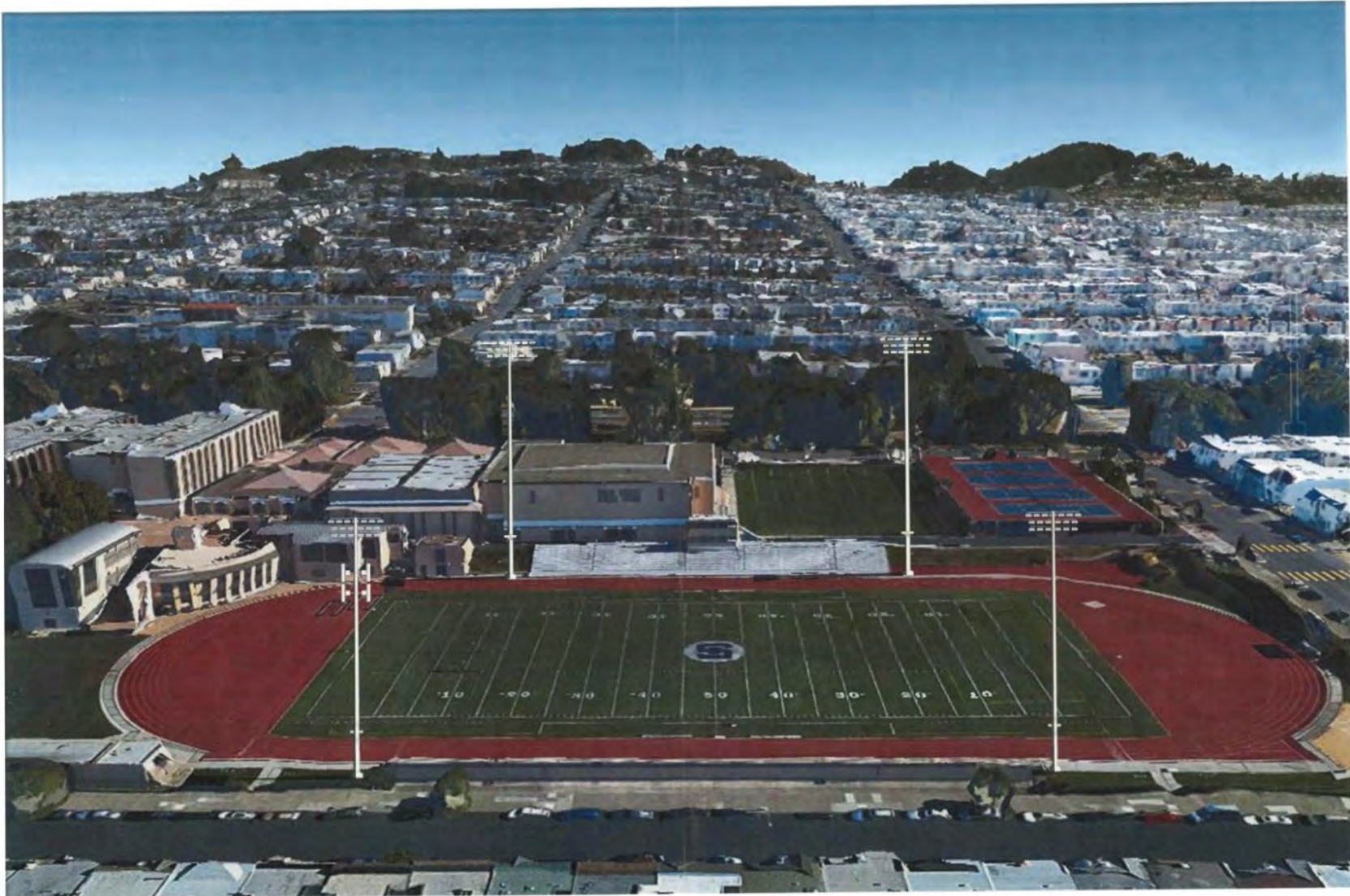
The project would clearly violate the 40-foot height restriction. It would not offer anything that “protects, conserves, or enhances” the District’s surrounding residential neighborhoods. The project would not meet any needs of local residents and would not contribute to overall livability. In fact, this project would have the exact opposite effect on the local neighborhoods (see further discussion in Topic Section 5). SINA requested in our re-submitted questions (Appendix 3) that Saint Ignatius provide information on the number or portion of students who live within the immediate surrounding neighborhoods so we could gauge the level of benefit to local students and their families, but this information has not been provided. The Commission should request a breakdown of student numbers by Neighborhood or District to determine how and to what extent the project proposes to benefit families and neighborhoods in the immediate vicinity.

A 90-foot tall pole is equivalent in height to a 9-story building. Figure 1 is a photographic rendition of the proposed 90-foot tall lights prepared by the project proponent in the 2015 project description. The view is uphill toward the East with Sunset Boulevard (at the strip of trees) shown just beyond the athletic field and school buildings. There are no other tall structures in that view, and likewise there are no other tall structures when viewing downhill from the school toward the ocean. Appendix 1 provides three photographic renditions and two scale drawings created by SINA that show different views which further illustrates the relationship of a 90-foot tall pole to surrounding buildings and structures.

The proposed 90-foot poles would be, by far, the tallest structures in this part of the City, and would constitute a significant blight on the landscape, particularly for the surrounding neighborhoods and City visitors having a direct view of them. The adverse visual impact would be continual and most apparent during daylight even when the lights are not in use. The poles are so tall relative to houses that they would be visible from both the front and rear yards of all homes in the immediate neighborhood and from much farther away as well.

Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA

Figure 1: Photo rendition of 90-foot stadium lights [source: Saint Ignatius, 2015-014427PRV]



**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

4. The proposed project constitutes a new and/or changed use under the Planning Code.

Fact 4.A: Code Section 175(a) states: *“No application for a building permit or other permit or license, or for a permit of Occupancy, shall be approved by the Planning Department, and no permit or license shall be issued by any City department, which would authorize a new use, a change of use or maintenance of an existing use of any land or structure contrary to the provisions of this Code.”*

Code Section 311(b)(1)(A) includes the addition of wireless telecommunications facilities as a “change in use” in residential Districts, and Section 311(b)(3) requires a building permit application for new wireless facilities.

Code Section 311(c) states: *“Building Permit Application Review for Compliance. Upon acceptance of any application subject to this Section, the Planning Department shall review the proposed project for compliance with the Planning Code and any applicable design guidelines approved by the Planning Commission. Applications determined not to be in compliance with the standards of Articles 1.2, 1.5, 2 and 2.5 of the Planning Code, Residential Design Guidelines, including design guidelines for specific areas adopted by the Planning Commission, or with any applicable conditions of previous approvals regarding the project, shall be held until either the application is determined to be in compliance, is disapproved or a recommendation for cancellation is sent to the Department of Building Inspection.”*

Comment 4.A.1: Installation of new 5G wireless facilities on one or more new 90-foot poles constitutes a change of use, if not a significant new use. There is no building permit application or separate CUA application for the new wireless facility in the school’s electronic files on the Accela Citizen Access website. Nothing in the current stadium lighting CUA application addresses specifications or details of the wireless facility which is given only passing mention in that application. The only plans and details about the wireless installation were provided in the notice of the April 29, 2020 neighborhood meeting. To our knowledge the associated drawings are still not on the Accela website for the project. The plan drawings attached to that notice show the wireless installation at a height of 66 feet above ground level, which Verizon confirmed is the height needed. As noted in Fact 3.A and Comment 3.A above, this height still exceeds Code Section 2.05 height restrictions in RH-1 Districts.

An October 4, 2016 email from the Planning Department to SINA (in response to a SINA inquiry) stated that there would be separate applications submitted for the lighting installation and for the wireless installation. However, no separate application for the wireless facility has ever been submitted. It appears that the project proponent is attempting to circumvent applicable Planning Code provisions related to the proposed new

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

wireless facility. The lighting project CUA application should be revised to include and describe all details of the new wireless facility; or a separate CUA or variance application should be submitted for the wireless facility. A building permit application for the wireless facility should also be submitted. We request that the Planning Commission exercise its discretionary review powers over the new wireless facility in accordance with Code Section 311(e) if, and when a building permit application is submitted for the wireless facility.

Comment 4.A.2: The installation of stadium lights is also, at a minimum, a change in use of the athletic field and noted as such in the CUA application. In reality, it is a significant new use since it involves installation of new 90-foot stadium light poles at a location where there is no permanent field lighting now and currently no night time use of the athletic field (see discussion of prior use of temporary lights in Fact and Comment 5.I below).

5. The application is incomplete since it does not demonstrate compliance with numerous applicable provisions of the Planning Code.

Fact 5.A: The 40-foot lights at the school's practice field were authorized in 2004 as a Conditional Use under Planning Commission Motion No. 16670, subject to the height limits specified in Code Section 253. That order also requires the lights to be turned off by 7:30 pm (Motion No. 16670, Exhibit A, Condition 3). The current athletic field stadium lighting proposal is also being reviewed under Conditional Use provisions of Planning Code Section 303.

Code Section 102 defines the term: *“Conditional Use allows the Planning Commission to consider uses or projects that may be necessary or desirable in a particular neighborhood, but which are not allowed as a matter of right within a particular zoning district.”*

Under Code Section 303(c), the Planning Commission may authorize a Conditional Use *“if the facts presented are such to establish that...”*:

Section 303(c)(1): *“The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community...”*

Section 303(c)(1)(B): *“The proposed use will serve the neighborhood, in whole or in significant part and the nature of the use requires a larger size in order to function.”*

In its statement of facts for Section 303(c)(1), the CUA application states: *“The project will enhance use of the football field for St. Ignatius students, the majority of whom live in San Francisco.”* Other benefits specific to the school and students are listed in the statement. An email dated April 24, 2020 to SINA from Tom Murphy of Saint Ignatius confirmed: *“Our goal in lighting the field is to maximize the use for the SI Community.”* Further, in a March 12, 2020

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

informal meeting with SINA, Mr. Murphy stated the new lights are intended as “a marketing tool” to attract top student athletes since the school must compete for top talent⁵.

Comment 5.A: The project does not meet the applicable criteria of 303(c)(1). The stadium lighting will only benefit students and the school, which has operated successfully for many years without permanent field lighting. The football field is not available for public use and the proposal will not change that, so the proposed use will not serve the surrounding neighborhoods at all. Instead, it will have significant overflow impacts on the neighborhoods and will degrade the quality of life in them. We believe that very few students live in the Outer Sunset neighborhoods since most students arrive by car or public transit (see also Comment 3.A above).

The project is not necessary or desirable for the immediate neighborhoods especially given the height of the poles and the added intensity of use over many new night time games and practices during weekdays that would result (see additional discussion in Fact and Comment 5.H). The height of the poles is also not compatible with the neighborhood, nor are the poles in keeping with the height or scale of existing development within the surrounding residential neighborhoods (see Fact and Comment 5.E below).

Fact 5.B: The CUA application also suggests that the installation of emergency services antennas in conjunction with Verizon cellular antennas “enhances public safety and services”. A review of prior school permits and authorizations reveals as many as 40 pre-existing wireless facilities currently installed on school building roofs.

Comment 5.B: While new antennas for emergency services might provide a broader public safety benefit to the City and/or neighborhood, the application provides no information to support the idea that new or additional antennas are in fact necessary; nor that they can only be mounted on 90-foot tall poles installed for the separate purpose of lighting the athletic field.

Fact 5.C: Code Section 303(c)(2): “Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:” including Section 303(c)(2)(B) which states: “The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic..”

The CUA application statement of facts for Section 303(c)(2) states that the project will have “minimal effect on traffic” in that football games will be moved from Saturdays to Friday nights, reducing the traffic associated with the current Saturday school games that coincide with soccer games at the West Sunset Athletic Fields [located adjacent to the north side of the

⁵ SINA contemporaneous meeting notes, March 12, 2020.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

school between Ortega Street and Quintara Street]. The application also states that a traffic and parking study would be conducted.

In an October 20, 2015 document responding to objections raised by SINA at the two 2015 neighborhood meetings (Appendix 4), Saint Ignatius states that the project will benefit neighbors spreading traffic out over two days that would lessen impacts, suggesting: *“rather than 600 cars coming to the neighborhood on Saturday, for example, 200+ will come Friday night for a football game...and 400 cars will come Saturday for Rec and Park games and practice at West Sunset.”*

The response document also states that the school was *“looking into the viability of closing off 39th Avenue”* during the night games that attract larger crowds and/or making it one-way in front of the school; that they had taken various other steps to alleviate campus traffic and parking; and that they plan to add existing parking when building *“major structures on campus”* (see Fact and Comment 1.D above for more discussion of potential future campus plans).

Comment 5.C: At the April 29, 2020 neighborhood meeting, Saint Ignatius stated that the traffic and parking study had been completed. To date, that study is not part of the Accela public record and not available for public review, although SINA requested a copy from the school both before and after the meeting. Therefore, it is not possible to evaluate whether the effect is expected to be “minimal”. A traffic and parking study conducted by a qualified individual or firm must be made available for public review before a Commission determination can be made.

Whether there are 200, 400 or 600 additional cars at any one time is irrelevant. The proposal would increase the total number of hours and the number of occasions when many more cars are present during weeknights. Thus, the overall traffic and parking impacts would be significantly worse than under current school operations.

Other actions that the school stated in 2015 they may or may not take in the future to alleviate traffic and parking do not support the current proposal and are irrelevant unless concrete plans and/or City approvals are in place for such actions. If other such approvals are in the process of review or have been granted, the application should be revised to reflect those conditions.

In addition, double and triple parking of cars on residential streets and blocking of private driveways at any time is clearly detrimental to the health, safety, convenience and general welfare of neighbors. This is particularly true for residents with mobility limitations who would be required to park farther away from their homes. Double and triple parking impedes access of the Muni #48 bus and emergency response vehicles to the streets surrounding the school. Illegal parking also impedes residents’ ability to leave their homes which is especially important in the event of an emergency.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Fact 5.D: Code Section 303(c)(2)(C): *“The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.”*

Comment 5.D: The CUA application is incomplete since it does not address noxious or offensive emissions including light pollution, glare, noise, automobile emissions, and litter, among others (See Topic 6 for light pollution and glare discussion). These were concerns raised by SINA in the June 2015 comment letter and at the September 15, 2015 neighborhood meeting (Appendix 4). In addition to the continuing offensive emissions from school activities during the daytime from games and practices, this proposal would extend those emissions over more days and more hours each day.

The adverse impacts to neighbors from night time use of the athletic field have been experienced already through the school’s use of rented temporary field lighting used periodically over the last several years for night games and other events (see also Fact and Comment 5.I). Emissive impacts have included extreme noise, litter, public urination, disruption of quiet evenings including difficulty in holding conversations inside homes, difficulty for children to fall asleep, and light pollution.

Residents have reported that the noise from school games carries beyond 30th Avenue, nearly a mile away; and includes blaring loud-speakers used by game announcers, amplified recorded music, band music, loud cheering, car horns and air-horns related to game celebrations. These games typically lasted until well after 9 pm.

In addition, there are currently no permanent lights on the athletic field, so any new lighting will add significant light pollution load onto the immediate neighborhood and night sky, where there was previously none (see also Facts and Comments 5.E and 5.F, and Topic 6).

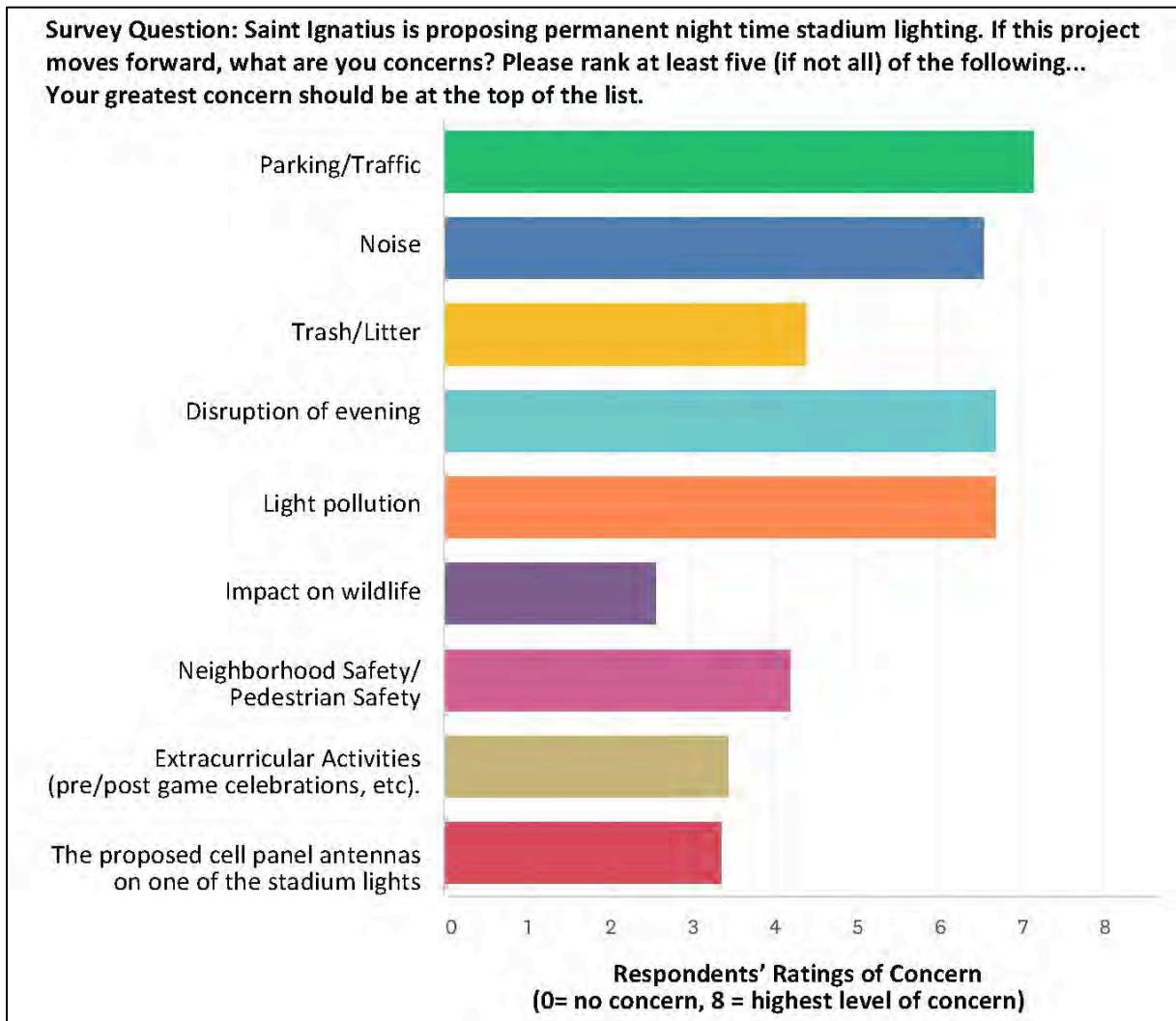
Respondents to an April 2020 online neighborhood survey (40% response rate) reported that these concerns still exist (Figure 2 below) and that night time use of the athletic field would only exacerbate the offensive emissions that occur during the daytime and when the athletic field has been rented out.

Materials provided at the September 15, 2015 neighborhood meeting (Appendix 4) discussed efforts the school had taken to reduce sound levels, and stated: *“We plan to involve an acoustical engineer if we move forward with the light project to see if we can somehow redirect the sound system.”* The application should be revised to specify the maximum noise level at the school fence lines that can be expected from all sources emanating from the project, including any noise related to the Verizon lease area (e.g., fans for battery cooling) and noise from night time games, practices and other events.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

The planned acoustical engineering evaluation and/or a more robust and valid sound study⁶ should be conducted with consideration of the character of the community conditions in the absence of night games. Study results should be publicly shared prior to any Commission determination on this project.

Figure 2: Neighborhood survey results, April 2020



⁶ A valid noise study should include, at a minimum, an estimate of sound increases during games, not daylong averages. It should describe differences in sound from current no-game conditions at 10 pm and with games and include differences over a three-hour game period since the sound level would vary during a game. The study should determine differing sources of noise and break down the volumes by source during game time (e.g. contributions from crowd noise, music, PA system, etc.). Impulse measurements should be made to identify the intensity of sound by duration and by source and consider ways that the volume could be diminished as needed. A sound map of the field and area should be developed based on topography and sound transmission characteristics (e.g. where does sound from the field travel and at what intensity levels would sound arrive at different properties in the area?)

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Fact 5.E: Code Section 303(c)(2)(A) states: “The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures.”

Comment 5.E.1: As discussed above in Fact 5.A and Comment 5.A, 90-foot light poles would be enormous in relation to the scale of the surrounding residential neighborhoods, including upslope locations where the poles would rise into views of the ocean.

The poles would also cast shadows that extend across the surrounding neighborhoods (see Fact and Comment 1.C). Furthermore, the lights themselves will illuminate the entire 100,000 square foot football field where no lights currently exist. This will increase local light levels dramatically and will be glaringly apparent from surrounding streets and homes (see also Fact and Comment 5.F).

Comment 5.E.2: No foundation details are included with the application and should be required to ensure that potential impacts are understood and considered. Two of the 90-foot poles would be located immediately inside of the fence line on 39th Avenue within approximately 8 feet of the public sidewalk, within about 68 feet of the street edge of residential yards and driveways of homes on 39th Avenue, and within less than 90 feet of the homes themselves⁷. If a pole failed it could cause serious injury or even death as well as significant property damage on both school and non-school property. See also Fact and Comment 1.B for CEQA-related concerns about the foundations.

The pole specifications in the 2015 project description indicate that each one will weigh nearly 2 tons. The CUA application states that the foundations would be excavated to a depth of 30 feet to support pole height and weight. There have been numerous failures of stadium light poles across the country, including at least three across in 2019 alone. Two occurred in Arkansas and were likely caused by winds^{8, 9} with one causing personal injuries; and in one case, structural integrity problems were identified, fortunately before any of the poles could fail. They had been installed only seven months earlier¹⁰. The CUA application plans do specify the pole wind and earthquake ratings, and we have to trust that they are correct for the location. But we are concerned that the application does not describe any measures to ensure that the poles will be inspected periodically to confirm that they remain structurally sound over their planned life.

⁷ Measured estimates from Google Earth.

⁸ <https://www.5newsonline.com/article/news/local/outreach/back-to-school/light-pole-falls-at-gravette-high-school-football-stadium/527-23c21f43-6ecc-4e02-8225-a36decad006b>

⁹ <https://www.dailymail.co.uk/news/article-6798019/Shocking-moment-light-pole-falls-high-winds-high-school-soccer-game.html>

¹⁰ <https://romesentinel.com/stories/lighting-issues-at-sheveron-stadium,76585>

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Fact 5.F: Code Section 303(c)(2)(D) states: *“Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs...”*

The CUA application statement of facts for Section 303(c)(2) notes that the project will use energy efficient LED lights similar to those recently installed by the San Francisco Park & Recreation Department. The statement of facts for Section 303(c)(1) discussed above also states: *“The use of LED lighting will substantially reduce light spillage such that exists at South Sunset Athletic Fields [at 40th Avenue and Wawona Avenue] and Beach Chalet Soccer Fields [on John F. Kennedy Drive at the west end of Golden Gate Park] which use older technology lighting systems.”* At the April 29, 2020 neighborhood meeting, presenters reported that the Margaret Hayward Park [1016 Laguna Street] has the same technology as proposed for this project.

Comment 5.F.1: The energy efficiency of the lighting is not relevant to the overall proposal (but see Topic 6 below for related concerns). The fact that two other City-owned fields using older technology that may cause light spillage is also irrelevant to this proposal since both facilities are located well away from the neighborhoods that would be affected by this Saint Ignatius proposal. The fact that the City-owned Margaret Hayward Park may use LED technology is also irrelevant since those lights are not stadium lights and would not be anywhere close to 90 feet tall, and the park is located in an area of varying height Districts. That project is not yet complete, so it is not possible to visit and evaluate the LED technology *in situ*.

Furthermore, City-owned facilities provide significant public benefits including public recreational opportunities within their neighborhoods which this proposal does not.

Comment 5.F.2: LED lights are also not benign. According to a recent National Geographic article¹¹, LED lights tend to be overused, often lack proper shielding, and result in over-illuminated areas. LEDs used in outdoor lighting emit wavelengths of blue light that *“bounce around in the atmosphere, potentially increasing sky glow. These wavelengths are also known to affect animals—including humans—more dramatically than lights emitting in other parts of the spectrum.”*

Fog increases the effects from such lights. In addition to light directly reflected from the ground, suspended water droplets from fog scatter the light and amplify sky glow. In heavier fog conditions, more water particles are present in the atmosphere to scatter the up-bound light, thus magnifying the overall effect. Sky glow can also dramatically affect migratory and resident birds. The school, and two of the proposed athletic field light poles

¹¹ <https://www.nationalgeographic.com/science/2019/04/nights-are-getting-brighter-earth-paying-the-price-light-pollution-dark-skies/#close>

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

are located within 300 feet of a possible urban bird refuge¹² (see 2015-014427PRV) so great care should be taken to ensure that any school lighting does not adversely impact birds.

Comment 5.F.3: There are adverse health effects from LEDs and our concern extends to the students using the field as well as the neighbors and passers-by. The American Medical Association (AMA)¹³ notes that *“High-intensity LED lighting designs emit a large amount of blue light that appears white to the naked eye and create worse nighttime glare than conventional lighting. Discomfort and disability from intense, blue-rich LED lighting can decrease visual acuity and safety, resulting in concerns and creating a road hazard.”*

Such lights can have adverse effects on circadian sleep rhythms including reduced sleep times, reduced sleep quality, excessive sleepiness, impaired daytime functioning, and obesity. The National Geographic article states: *“The connection between light and biology starts with photons striking our retinas, triggering signals that reach a knot of neurons...a crucial regulator of the brain’s pineal gland, which produces the hormone melatonin... Outdoor lights interfere with those circadian rhythms by stunting the normal ebb and flow of melatonin. Obesity is one consequence of light messing with our nighttime physiology, as it is likely linked to persistently low levels of leptin. Based on a number of studies, low melatonin levels and circadian disruption are also thought to play a role in heart disease, diabetes, depression, and cancer-particularly breast cancer, for which Stevens¹⁴ says the data are particularly compelling.”*

The AMA guidance document¹⁵ recommends using the lowest emission of blue light possible and proper shielding to minimize glare and reduce detrimental human health and environmental effects. While LED lights are designed to shine directionally, they *“paradoxically can lead to worse glare than conventional lighting.”* The guidance notes that *“In many localities where 4000K and higher lighting has been installed, community complaints of glare and a “prison atmosphere” by the high intensity blue-rich lighting are common.”*

The proposed stadium lights would include 21 lights per pole (19 placed between 82 and 89 feet off the ground, and two at 15 feet off the ground). Each light is specified at 5,700K (Kelvin, a measure of color temperature) according to the 2018 preliminary drawings. They would also be within the field of vision of residents and passersby and are much higher on the color spectrum than the AMA recommended maximum of 3,000K. The photo/computer renderings by Verde Design filed as part the CUA application are not real-life simulations

¹² <https://sfplanning.org/sites/default/files/resources/2018-08/Urban%20Bird%20Refuge.pdf>

¹³ <https://www.ama-assn.org/press-center/press-releases/ama-adopts-guidance-reduce-harm-high-intensity-street-lights>

¹⁴ Richard Stevens, an epidemiologist at the University of Connecticut who has studied the links between light pollution and human health for decades.

¹⁵ <https://www.ama-assn.org/sites/ama-assn.org/files/corp/media-browser/public/about-ama/councils/Council%20Reports/council-on-science-public-health/a16-csaph2.pdf>

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

and cannot be verified. The only way to evaluate the impacts would be if a similar light fixture with the same specifications was created and tested, or if the applicant provides reference to another project with the same specifications for the lighting and pole height.

The AMA guidance also states: *“...the luminance level of unshielded LED lighting is sufficiently high to cause visual discomfort regardless of the position, as long as it is in the field of vision...It is well known that unshielded light sources cause pupillary constriction, leading to worse nighttime vision between lighting fixtures and causing a ‘veil of illuminance’ beyond the lighting fixture. This leads to worse vision than if the light never existed at all, defeating the purpose of the lighting fixture. Ideally LED lighting installations should be tested in real life scenarios with effects on visual acuity evaluated in order to ascertain the best designs for public safety.”*

From the application’s lighting photos depicting the field as it might look after dark, it appears that the lighting analysis only considers light shining directly onto the field and stadium areas. It does not consider secondary light glare or lighting that “splashes” upward from the direct light and thus spreads farther than the lighting report indicates.

A more robust lighting study¹⁶ should be conducted with these considerations including the character of the community in the absence of night games. Study results should be publicly shared prior to any Commission determination on this project.

Fact 5.G: The CUA application does not adequately demonstrate compliance with San Francisco General Plan Policies including, among others, Policy 7.2 which states: *“Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential uses”* and Policy 11.8 which states: *“Consider a neighborhood’s character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.”*

Comment 5.G: As discussed above, the proposed project will cause several new disruptions to the adjacent residential uses and will expand use (traffic, parking, noise, light pollution) by increasing the amount and duration of these impacts on residential areas. The application should be revised to demonstrate more clearly how the project meets all applicable General Plan Policies including Policies 7.2 and 11.8. The Commission should consider all applicable General Plan Policies in its evaluation of the project.

Fact 5.H: The CUA application statement of facts for Section 303(c)(3) reports that the project would not have an effect on the San Francisco General Plan because night time field use would be limited to athletic practices and games; and that only five to eight Friday night football

¹⁶ A valid lighting study should include, at a minimum, analysis of secondary light (“splash”), a site mockup study utilizing the specified lights that can be validated, detailed rationale about why the lights need to be 5,700K and not 3,000K, how glare would be minimized, what shielding would be used, and to explain how the lights would not interfere with migrating or resident birds.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

games per year would draw a potentially large number of spectators, up to 1,500. The rest are said to not typically draw large crowds. However, the April 24, 2020 email to SINA from Tom Murphy of Saint Ignatius states: *“We do not have a set schedule as to the definitive number of nights the lights will be used as that will change year to year and will be widely available in advance.”*

The 2015 project description document states that Friday night football games would end by 10:00 pm and evening practices and other sporting competitions would end by 8:00 or 8:30 pm. The school provided a table in 2018 of anticipated field use (Figure 3) that shows 66 nights of games with lights on until 10:00 pm, including 12 night time football games that currently occur on Saturday during the day, and 68 other games with lights on until 9:00 pm. At the time, Saint Ignatius also planned to continue renting out their field for 75 additional nights until 10:00 pm although more recently they stated it would not be rented for night use. These games and events are apparently in addition to 150 practice evenings that would have lights on until 8:30 pm (see note ** in Figure 3). Unless temporary lights are used (see Fact and Comment 5.I below) all games have ended at dusk. It can be assumed that all practices currently end at dusk too. This projected usage constitutes potentially a full year of disturbed nights in our neighborhood over potentially seven days of the week as listed in Figure 3.

Comment 5.H: The vastly increased number of days and hours of stadium lighting use is a clear change in use that will result in the significant adverse impacts on the neighborhood that are discussed throughout this document.

At a minimum, the CUA application should be revised to specify the maximum potential number of nights the lights will be used each year for games and for practices, and the specific days and times when the lights would be turned off for each. In addition, the application should be revised to clarify whether or not the athletic field would be rented out as it has been in the past. Details should also be specified including the maximum number of rental occasions per year, purposes of rentals (e.g., athletic games versus other events), hours of rental use for each event, the specific organizations allowed to use the field under rental agreements, and the specific times when the lights would be turned off after such events.

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Figure 3. Projected athletic field uses and hours [source: Saint Ignatius, 2018]

**Murphy Field Light Project
Projected Field Use
November 8, 2018**

Sport / Activity	Total # Games / Practices ***	Maximum Attendance	Days of Week	Months of Year	Proposed Time	Change from current schedule
Football Games*	12	500 - 1,500	Friday	August to December	3:30 to 10:00 p.m.	Saturday Day Games moved to Friday Night
Football Practice	**	75	Monday - Saturday	August to December	10:00 a.m. to 8:00 p.m.	
Lacrosse Games	40	250	Monday - Saturday	March to June	3:30 to 10:00 p.m.	games currently called at dusk
Lacrosse Practice	**	100		March to June	3:30 to 8:00 p.m.	
Field Hockey Games	14	250	Monday - Saturday	August to December	lights on until 10:00 p.m.	games currently called at dusk
Field Hockey Practice	**	100	Monday - Saturday	August to December	10:00 a.m. to 8:00 p.m.	
Soccer Games	60	250	Monday - Saturday	November to March	3:30 to 9:00 p.m.	games currently called at dusk
Soccer Practice	**	100	Monday - Saturday	November to March	3:30 to 8:00 p.m.	
Track & Field Meets	8	250	Monday - Saturday	February to May	3:00 to 9:00 p.m.	games currently called at dusk
Track & Field Practice	**	100	Monday - Saturday	February to May	3:00 to 8:00 p.m.	
Outside Rentals	75	500	Monday - Sunday	Year-round	until 10:00 p.m.	games currently called at dusk

* A game may rescheduled to Saturday evening, due to weather, poor air quality, power outage, etc.

** All practices for all sports will equate to approximately 150 nights per year of light usage with lights out by 8:30 p.m.

*** Portions of games are held during daylight hours

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Fact 5.I: The school has rented temporary field lights numerous times since 2012. The number of events increased dramatically from approximately twice per year, to numerous occasions between November 2019 and January 2020. There is no available electronic Planning Department record of any Temporary Use Authorization applications or approvals for those intermittent activities as required under Code Section 205.4(b), even if such temporary use was allowed. Code Section 205.4(b) limits temporary uses in RH Districts to hospitals, post-secondary educational institutions, and public facilities. There is no provision to authorize temporary uses on private property or at secondary educational institutions in RH Districts.

Comment 5.Ia: It would appear that the school has repeatedly violated the Planning Code many times by conducting night games with un-authorized temporary lighting.

Comment 5.Ib: What is the mechanism by which the school is held accountable for ongoing compliance with all applicable sections of the Planning Code and any approval for this project that might be granted by the Commission? Even with mitigation measures how would the City determine that the number and type of night uses is not exceeded, game attendance does not exceed projected maximum capacities, noise levels do not exceed permitted maximums for individual games, lights are turned off promptly, the school's student population remains stable as described in terms of currently permitted enrollment level and levels of participation in sports that use the fields, traffic and parking needs are met, and the field is not used by other groups? It is unreasonable to expect neighbors to act as enforcement officials and repeatedly file Code enforcement complaints as the only means of oversight of school activities related to this proposal.

6. The project does not appear to meet applicable CALGreen light pollution requirements.

Fact 6.A: The California Green Building Standards (CALGreen) were revised in 2019 with an effective date of January 1, 2020¹⁷. The CUA application preliminary plan drawings were filed prior to that revision and list the applicable code as the 2016 version of CALGreen. Relevant sections of the Code are the Light Pollution provisions in Section 5.106.8. The project plans do not specify which Lighting Zone is applicable to the project and location, and the photometric images are of such low resolution that it is difficult to discern individual foot-candle readings at the school property line and at the faces of residential buildings.

Comment 6.A: A neighborhood architect has reviewed the application and has determined that the project is deficient. The applicant should revise the CUA application and drawings as needed to ensure compliance with the current standards. In addition, it is impossible to correctly evaluate the project photometrics for compliance with CALGreen if no Lighting

¹⁷ <https://www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen>

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Zone standard is referenced. The photometric drawings should be resubmitted to more clearly show foot-candle levels in critical locations such as the faces of homes on 39th Avenue.

Fact 6.B: CALGreen uses the LEED V.4¹⁸ Sustainable Sites Credit 6 - Light Pollution Reduction as a method of calculating vertical illuminance maximums. Light limits are specified at the property line based on the applicable Lighting Zone.

Comment 6.B: While the photometrics are difficult to discern, they show exceedances in the recommended lighting limits at numerous points along the property line which is the defined “light boundary” along 39th Avenue, regardless of which Lighting Zone (LZ) is used as the applicable standard. The photometric images show many values higher than the 0.20 foot-candle limit for an LZ 3 (urban) zone. Even into the middle of the street, values are above 0.20 foot-candles for most of the street length. There would be worse light pollution if this area is considered an LZ 2 (suburban-rural) zone with a 0.10 foot-candle limit.

The CUA application plan drawings do not show the dimensional distance from the poles to the property line, but it appears that the two poles along 39th Avenue would be directly inside the school fence line which is directly next to the public sidewalk. Furthermore, the plans do not provide any information on uplighting and glare, both of which are restricted under CALGreen. The application and plan drawings should be revised to ensure that light pollution levels meet the CALGreen standards.

¹⁸ https://www.usgbc.org/sites/default/files/LEED%20v4%20BDC_07.25.19_current.pdf

**Technical Comments of the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

List of Appendices

Appendix 1: Photographic renditions and scale drawings showing relationship of 90-foot pole height to surrounding buildings and landscape

Appendix 2: SINA public records request filed May 1, 2020

Appendix 3: SINA questions resubmitted to Saint Ignatius on April 30, 2020

Appendix 4: 2015 neighborhood meeting materials

Appendix 4.a: June 2015 SINA letter to Saint Ignatius

Appendix 4.b: September 2015 neighborhood meeting handouts

Appendix 4.c: October 2015 Saint Ignatius responses to neighbor questions

APPENDIX 1

PHOTOGRAPHIC RENDITIONS AND SCALE DRAWINGS SHOWING RELATIONSHIP OF 90-FOOT POLE HEIGHT TO SURROUNDING BUILDINGS AND LANDSCAPE

Photo Rendition 1

SINGLE FAMILY
RESIDENTIAL
NEIGHBORHOOD,
APPROX 20 FEET

TOP OF LIGHT 90 FT.
APPROX 4.5X HEIGHT
OF RESIDENCES.

TOP OF LIGHT 90 FEET.
OVER 2X HEIGHT OF
ADJ. SCHOOL BUILDING.

TOP OF BUILDING
APPROX 40 FEET

TREES APPROX 40-50
FEET



Photo Rendition 2

TREES APPROX 40-50 FEET

TOP OF BUILDING APPROX 40 FEET

TOP OF LIGHT 90 FEET. OVER 2X HEIGHT OF ADJ. SCHOOL BUILDING.

TOP OF LIGHT 90 FT. APPROX 4.5X HEIGHT OF RESIDENCES.

SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD, APPROX 20 FEET

WIDTH OF FOOTBALL FIELD 160'

Google Earth

Image Landsat / Copernicus
©2020 Google
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data MBARI

100 ft



Photo Rendition 3

TOP OF LIGHT 90 FEET.
OVER 2X HEIGHT OF
ADJ. SCHOOL BUILDING.

TOP OF BUILDING
APPROX 40 FEET

TREES APPROX 40-50
FEET

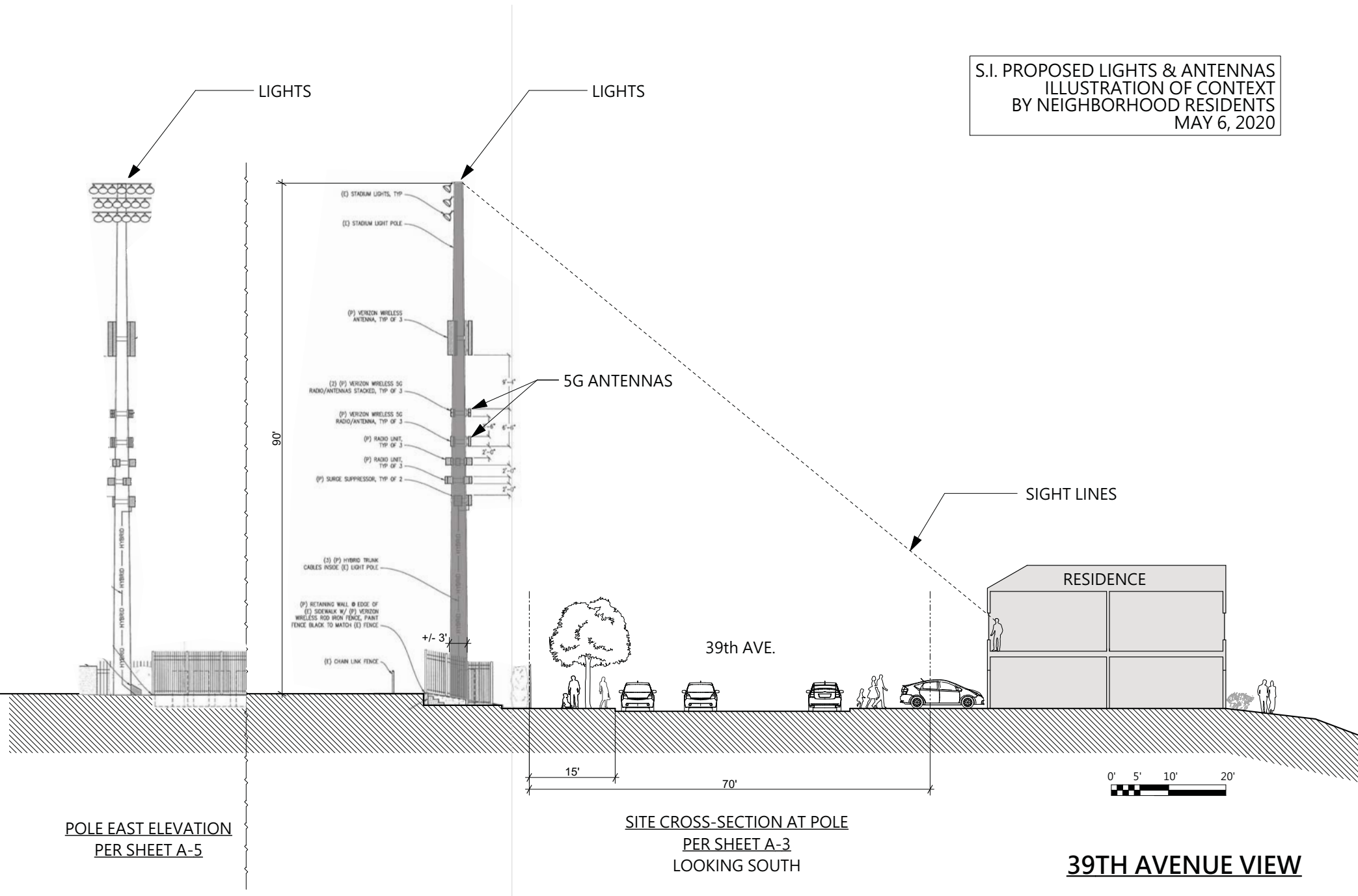
TOP OF LIGHT
APPROX 90 FT.
APPROX 4.5X HEIGHT
OF RESIDENCES

SINGLE FAMILY
RESIDENTIAL
NEIGHBORHOOD,
APPROX 20 FEET

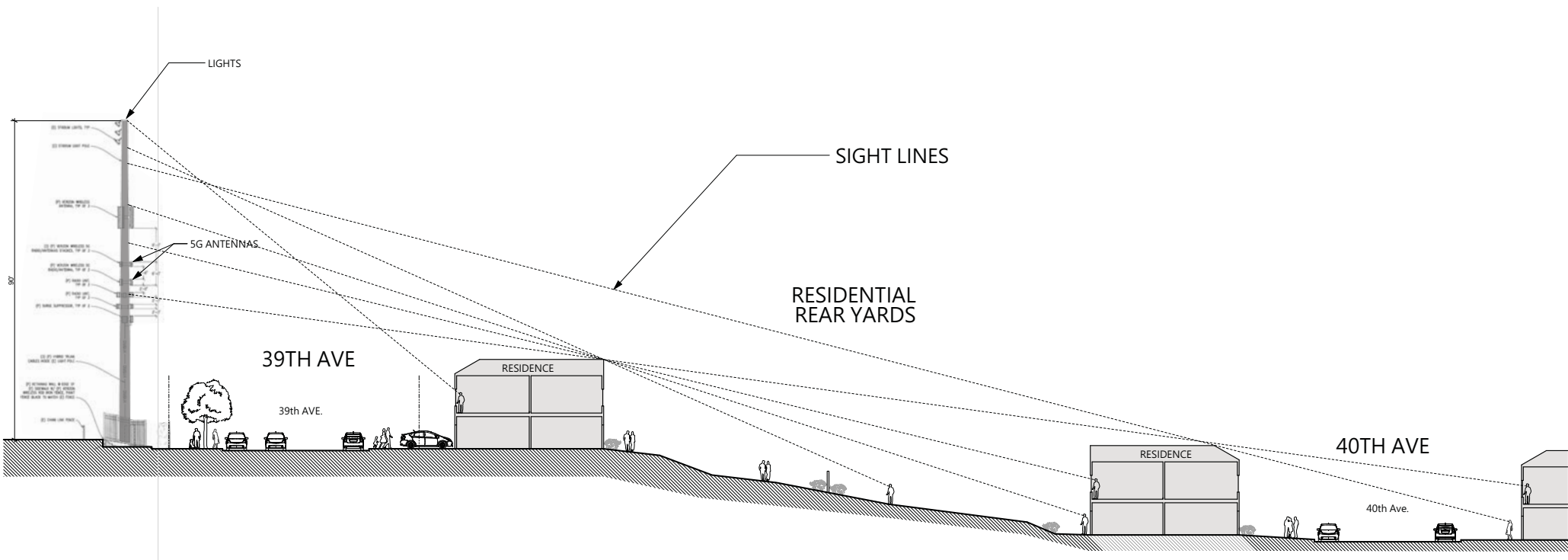


90 ft

S.I. PROPOSED LIGHTS & ANTENNAS
 ILLUSTRATION OF CONTEXT
 BY NEIGHBORHOOD RESIDENTS
 MAY 6, 2020



S.I. PROPOSED LIGHTS & ANTENNAS
ILLUSTRATION OF CONTEXT
BY NEIGHBORHOOD RESIDENTS
MAY 6, 2020



LARGE-SCALE SITE CROSS-SECTION
LOOKING SOUTH
W/ SIGHT LINES

39TH & 40TH AVENUE VIEW

APPENDIX 2

**SINA PUBLIC RECORDS REQUEST
MAY 1, 2020**

The following documents were not found on the Accela webpage for the subject location and are being requested on May 1, 2020.

Location: Accessor Block: 2094, Lot No. 006

Address: 2001 37th Avenue

Property Name: Saint Ignatius College Preparatory

Please provide an advance estimate of fees for each numbered item and the timeframe in which we can expect to receive the documents.

- 1. Record CU66.005:**
 - a. The original CUA determination for school construction
 - b. The original CUA application and all associated background documentation and attachments to the application
- 2. CUA Application No. 89.477EC:**
 - a. The CUA application document and all attachments to the application
 - b. Transcripts or equivalent records from the September 13, 1990 Commission Hearing on the application referenced in Motion #12024
 - c. The CEQA determination document and the geotechnical and traffic studies cited therein
 - d. Any related Planned Unit Development documents including a Master Plan referenced in Motion #12024
- 3. CUA Application No. 2003.1273C:**
 - a. The application document including all attachments to it
 - b. Transcripts or equivalent records from the April 22, 2004 Commission Hearing on the application referenced in Motion #16770
- 4. The CEQA Exemption Determination document related to CUA Application No. 2003.1273C**
- 5. CUA Application No. 2005.0451C:**
 - a. The application document and all attachments to the application
 - b. Transcripts or equivalent records from the October 6, 2005 Commission Hearing on the application referenced in Motion #17115
- 6. Record 2018-012648CUA:**
 - a. All records, documents, plans, drawings and specifications related to the proposed Verizon wireless portion (not the lighting portion) of the project
- 7. Any and all Environmental Impact Reports related to the location – note that there may not be any EIRs.**

Please refer questions and send documents to:

Deborah Fischer-Brown, Secretary Saint Ignatius Neighborhood Association

415-566-6075

sisunsetneighbors@hotmail.com

If US mail must be used, please deliver documents to:

Deborah Fischer-Brown

2151 39th Ave

San Francisco, CA 94116

From: [sisunset neighbors](mailto:sisunsetneighbors)
To: mfischer@lowimpacthydro.org
Subject: Fw: Public Requests Request - Accessor Block: 2094, Lot No. 006
Date: Friday, May 1, 2020 5:22:28 PM

FYI No Action

From: CPC-RecordRequest <CPC-RecordRequest@sfgov.org>
Sent: Friday, May 1, 2020 2:13 PM
To: sisunset neighbors <sisunsetneighbors@hotmail.com>; CPC-RecordRequest <CPC-RecordRequest@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: RE: Public Requests Request - Accessor Block: 2094, Lot No. 006

Deborah,
We received your record request dated May 1, 2020.

You requested records for the property at 2001 37th Avenue. We will endeavor to complete your request on or before May 11, 2020 (Cal. Govt Code 6253(c) and Admin Code 67.21(b)).

Thank you,
Chan Son
Records Requests
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Main: 415.575.6926 | www.sfplanning.org
[San Francisco Property Information Map](#)

The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)

From: sisunset neighbors <sisunsetneighbors@hotmail.com>
Sent: Friday, May 01, 2020 11:02 AM
To: CPC-RecordRequest <CPC-RecordRequest@sfgov.org>
Cc: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Subject: Public Requests Request - Accessor Block: 2094, Lot No. 006

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

We would like to request certain Planning Department documents related to Saint Ignatius College Preparatory. Please see the attached list of documents being requested. While you may have sent individual documents previously, we want to be sure we have all relevant/complete documentation.

Location: Accessor Block: 2094, Lot No. 006 Address: 2001 37th Avenue.

We prefer to receive these documents in electronic format if possible, but understand that only paper copies may be available for some. Please provide an advance estimate of processing/copying fees for each numbered item separately, and the timeframe expected to retrieve and send the documents to us.

Email: sisunsetneighbors@hotmail.com

If US mail must be used, please deliver documents to:

Deborah Fischer-Brown
Secretary, Saint Ignatius Neighborhood Association
2151 39th Ave
San Francisco, CA 94116

Please acknowledge that you are in receipt of this request at 11:00 AM on May 1, 2020

Thank you for your prompt attention to this request.

Deborah Fischer-Brown
Secretary, Saint Ignatius Neighborhood Association
415-566-6075
sisunsetneighbors@hotmail.com

APPENDIX 3

**SINA QUESTIONS RESUBMITTED TO SAINT IGNATIUS
APRIL 30, 2020**

From: sisunset neighbors
Sent: Thursday, April 30, 2020 11:16 AM
To: Thomas Murphy <tmurphy@siprep.org>
Cc: Mr. Ken Stupi <kstupi@siprep.org>; Chad Christie <chad.christie@ridgecommunicate.com>
Subject: Clarification: Neighbor Questions

Saint Ignatius Key Questions posed by the SI Neighborhood Association

Originally submitted via email on 04/28/2020, resubmitted via email on 04/30/2020 with the clarifications below.

At the 04/29/2020 SI Neighborhood Meeting, Mr. Tom Murphy refused to answer 10 specific questions. These questions were submitted in advance of the meeting via email by the SI Neighborhood Association. Mr. Murphy stated that many questions submitted were not related to the stadium lighting project.

Below we provide clarification on the purpose of each question in relation to the project. We believe they are legitimate questions that should have been addressed at the meeting. But, acting in good faith, we are willing to give SI another opportunity to provide responses to the questions below.

We would appreciate your prompt response by noon Monday May 4, 2020 (one week after initial submittal of these questions). None of these questions require lengthy research and should be easy to answer.

Saint Ignatius Questions:

8) We aren't aware of any other San Francisco high school (public or private) that has night time lighting, and yet they have thriving sports programs and are able schedule their sporting events during natural day time light. Why is it necessary for Saint Ignatius to have stadium lighting for night time sports?

While this question was partially answered by listing all the various sports programs at SI, it still did not fully address the question above. This question relates to the project since SI claims the project is necessary for the school. If that is true, why is night time lighting not also necessary for other schools in the city? What makes SI so unique in this regard? If SI is aware of other schools in the city that also have night time lighting, such information would be helpful for us to know and might alleviate some of the neighbor's concerns.

9) Why are you pushing this project ahead during the Covid19 virus crisis? You will not be able to have any organized sports for the foreseeable future.

This question relates to the project since it appears to be being rushed through the permitting process even while the school is closed for the year. It is also being rushed during a time when the public cannot fully participate, as evidenced by the 04/29 meeting in which SI disallowed interaction with stakeholders and virtually no questions were answered.

10) How many nights a year will the lighted field be in use? Your 2018 proposal said 154 nights a year. What is the current number?

This question directly relates to the project as these impacts must be considered under the Conditional Use section of the planning code, and the project application does not include this information.

11) When you had night games with temporary lights in the past -- we experienced extreme noise levels: sports announcers shouting over loud speakers, cheering, and recorded music blaring over loud speakers. How do you plan to control SI noise levels?

This question directly relates to the project as noise impacts must be considered under the Conditional Use section of the planning code, and the project application does not include this information.

12) We also experienced pre & post game partying/drinking, litter in our yards, and double parking. How will you ensure this is not a regular occurrence when there are night events?

This question directly relates to the project as these impacts must be considered under the Conditional Use section of the planning code, and other than a mention that traffic impacts would be minimal, the project application does not include this information.

13) Please provide the number of total S.I. students -- and a breakdown on where your students originate from. Specifically, how many of your students are from the Sunset District, Richmond District, elsewhere in San Francisco, and from other counties in the Bay area --Marin, etc.

This question directly relates to the project since the project application states that the majority of students live in San Francisco, implying there is some public benefit from the project. It is important to know what portion of students live in the immediate neighborhoods around the school (e.g., those that could walk to school) in order to show any such potential benefit to the families in the local neighborhoods.

14) In your response to comments at the 2016 neighborhood meeting, you said you would involve an acoustical engineer if you move forward with the stadium light project. This study would address sound concerns related to amplified announcements, music, etc. Has this study been done? If not, why not? If so please share results of these acoustical studies conducted to the association address: sisunsetneighbors@hotmail.com

This question directly relates to the project since noise was raised as a concern and would be exacerbated by more hours of field use. SI stated in the Q&A materials provided for the 2016 neighborhood meeting (Station 3, response #8) that the school planned to “involve an acoustical engineer if we move forward with the light project to see if we can somehow redirect the sound system.” We are simply asking whether or not you fulfilled your commitment to this matter and if so, any actions the school takes to redirect the sound system might alleviate some of the neighbor’s concerns.

15) Did S.I. ever conduct the transportation/parking study mentioned in your Planning application? If so, could you provide a copy to sisunsetneighbors@hotmail.com

This question directly relates to the project since traffic and parking have been raised as concerns and both would be exacerbated by more hours of field use. The project application states: “we are obtaining a traffic and parking study” and the project “has minimal effect on traffic and parking”. We are simply asking whether or not you fulfilled your commitment to this matter and if so, that might alleviate some of the neighbor’s concerns. However, without public review of the study there is no basis upon which to state a minimal effect nor to alleviate these concerns. Mr. Murphy said at the 04/29 meeting that SI would post the study on your good neighbor site. We are also requesting a copy via email to us so that the report can be reviewed before the planning commission hearing.

16) Has a CEQA Environmental Impact Report ever been prepared for the school property? If not, why?

This question directly relates to the project and is a simple yes or no question. Among other things, CEQA requires analysis of cumulative effects. If an EIR was developed for the school at any time in the past, or associated with the current project, it would provide important context for understanding the project within the many other changes and expansions the school has undertaken in the past and may undertake in the future.

17) Our association's architectural/engineering consultants would like to see the pole foundation design drawings and associated geotechnical report. sisunsetneighbors@hotmail.com If a geotechnical report is, or was not prepared, please explain why not.

This question directly relates to the project since the application states that the pole foundations would be 30 feet deep, yet no other information about them is provided. Foundation design and a geotechnical report are fundamental to ensuring that the pole structures will be stable, engineered correctly, and safe. Two of the poles are to be located directly along the 39th Avenue fence line. Each pole weighs nearly 2 tons per the application materials. If a pole failed it could cause serious injury or even death as well as significant property damage outside of the school property.

Thank you
Saint Ignatius Neighborhood

APPENDIX 4.a

2015 NEIGHBORHOOD MEETING MATERIALS

JUNE 2015 SINA LETTER TO SAINT IGNATIUS

June 29, 2015

Open Letter to SI from your neighbors.

First of all, **Thank You** for hosting the neighbor meeting a few weeks ago. It was very good of you to share your plans with the neighbors surrounding SI.

I think you now fully realize your neighbors concern with your proposed night games on your athletic field. We have experienced your night games (with temporary lights) several times over the past few years and therefore, can speak from experience.

We understand that the proposed lights will be low impact LED -- but it is not so much the lights in and of themselves, but rather the larger issue of **outdoor night activities at SI.**

This will reiterate our concerns:

Noise: Your neighbors have adapted to SI sports noise from sunup to sundown - from practices that start as early as 7 AM with coaches on megaphones, loud afternoon music blaring from the announcers box, to the actual games themselves -- with speakers set so loud that we can hear the announcers right through our closed windows. With the advent of night practices and games, this noise will destroy any hope of quiet evenings -- we will be unable to have a quiet dinner conversation with family or friends, watch TV, listen to our own music or attempt early bedtimes for our children.

Parking: Your neighbors are now accustomed to no available street parking and sometimes blocked driveways during school hours and daytime sports activities. But to extend this parking situation into our evenings is beyond neighborly. We will be unable to find parking upon returning from work or have parking available for friends visiting.

We have experienced the noise after the night games (with temporary lights). Cars roaring away with celebratory honking and cheering in front of our homes - well after the game ended. Not to mention the trash, empty bottles, and public urination.

Non-SI events: We understand that you garner income via leasing your sports field to third party events (as you do now). With the advent of a lighted field, we are very concerned that non-SI events combined with your own sports events will, after time and despite any promises, creep up to usage of the lighted field six or seven nights a week.

Good Neighbor Program: Most of us enjoy having SI as our neighbor. We have no issues with your school, your students or your activities as they are now -- during the day and late afternoon...you are indeed good neighbors. We just don't want SI activities to infiltrate into our homes at night as well.

APPENDIX 4.b

2015 NEIGHBORHOOD MEETING MATERIALS

SEPTEMBER 2015 NEIGHBORHOOD MEETING HANDOUTS



ST. IGNATIUS COLLEGE PREPARATORY
2001 37th Avenue
San Francisco, Calif. 94116
(415) 731-7500
www.siprep.org

Dear Neighbor,

St. Ignatius College Preparatory is holding a neighborhood meeting Sept. 15 at 7 p.m. in the Carlin Commons (the large building just to the north of the flagpole at 2001 37th Avenue).

We invite you to attend so that we can hear what you have to say and for you to learn more about our plans.

This is the second in our series of meetings. At our first meeting in June, we spoke about long-term construction plans, which include our desire to build field lights with cell towers, a new theatre and a new center for STEM (science, technology, engineering and math) courses. We hope to proceed with these plans by listening to your concerns and responding to them as best we can.

The neighbors who attended that meeting gave us lots of helpful feedback on challenges they have encountered on a regular basis. We have already put some policies and procedures in place based upon that feedback. We hope to do more going forward to share updates to our plans and remedies we have implemented. We hope to establish a dialogue and regular communication so that we can solve problems as they arise and keep you apprised about any changes.

Here's the agenda for the night:

- 7-7:10 Welcome & overview
- 7:10 – 7:25 Station 1 rotation (new construction & lights) (station 5 in handouts)
- 7:25 – 7:40 Station 2 rotation (parking, litter, student behavior)
- 7:40 – 7:55 Station 3 rotation (noise)
- 7:55 – 8:10 Station 4 rotation (congestion and speeding)
- 8:10 – 8:30 Q&A & Closing remarks

Enclosed you will find a summary of phone numbers, email addresses and our website — information you'll need if problems arise. Please keep this information handy; if you lose it, just go to www.siprep.org/goodneighbor where you'll find the same information.

We know we won't solve all problems overnight, but we want to grow in our ability to be good neighbors. As a small step in that direction, we will make available a pass that will let you in at no cost to any home league game (except the Bruce-Mahoney football game at Kezar Stadium). If you can't come Sept. 15 but still would like a pass, send an email to ptotah@siprep.org with your address and Paul will mail a pass to you.

Please come for coffee and cookies and a conversation with myself and the members of our school administration who will be present.

Thanks, and we look forward to seeing you.

Rev. Edwin B. Harris, S.J.

Edwin B. Harris J
President, St. Ignatius College Preparatory

STATION 2. Parking in Driveways & Double Parking (Marybeth McFarland & Bill Gotch)

Q. What plans do we have in place to teach students about parking etiquette?

1. We addressed this at all of the student convocations in August & we reiterated this in an email in September. We also spoke to students in groups of 20 to reiterate parking etiquette and passed out permits so that we can better track down students who park in driveways.
2. That email contained links to an SFMTA site illustrating proper parking definitions.
3. We briefed our security staff to be vigilant in the neighborhood, and we are now including 39th Avenue and Rivera Street in our routine patrols.
4. SI security will be present in the neighborhood at key times.
5. Students will create a video (with some drone footage) demonstrating correct traffic & parking etiquette. We will show this on SITV during school and make it available online for future reference.
6. SI Live will create skits to further educate students on parking etiquette
7. On campus TV monitors will also educate students on what constitutes proper parking.
8. We have a biweekly parent newsletter and plan to publish tips and tricks to educate parents so that they can remind their student (and themselves) about proper parking.
9. We are a school whose business is education. We will drive these points home in the classroom and through co-curriculars to help our students, who, like all of us, make mistakes from time to time.
10. We will issue detention to students who are repeat offenders. For serious offenses, we can escalate to suspend or expel students. You are always free to call to have vehicles towed, though our students appreciate you calling us first.
11. Residents can always apply to the city to have their curbs painted red, though the city charges \$366 for this service.

Q. What specifically will happen when someone calls in to report a car blocking a driveway?

1. Call our Director of Security at 415-419-4599. Marybeth McFarland (a veteran of the National Park Service law enforcement operations) will call the deans, who will locate students involved, pull them out of class, and have them move their cars immediately. Last year, this occurred a dozen times. Thus far this semester, we have had students move two cars. Time from first call to car being moved ranges between 15 and 30 minutes.
2. Once students move cars from blocked driveways, they report to the deans who issue detention.
3. We are using Nextdoor.com and our Good Neighbor Program mailings to ask neighbors to look for the SI parking sticker to help us move cars quickly out of any driveways.

Q. Is there any plan to increase parking or reduce the number of cars kids drive to school?

1. Current state laws do not allow students to carpool until they are 18 years old.
2. SI encourages carpooling and public transportation. We contract with CYO to provide bus transportation from Marin and San Mateo counties for 140 students, and many of our families choose to carpool or ride BART and/or MUNI. Some even use Uber.
3. At this point, we don't plan to build more parking structures, though we do hope to create more parking on 37th avenue between Pacheco and Rivera Streets by making this section one-way and having cars park on a diagonal. This would add 60 additional space (approximately) to the area in front of our school. We have begun discussions with the city to expedite these changes.
4. For evening events or for high capacity events, we can (if available) rent parking at A.P. Giannini School. (We have secured parking there already for the Nov. 7 & 8 fashion shows.)
5. We will continue to encourage the carpooling by using the 511 car-sharing option.
6. We have many students who use car ride services, such as Uber, Lyft and Shuddle.
7. We invite our neighbors to help us think of other solutions. We're curious about the possibility of having street cleaning happen from 3-5 p.m. around the area rather than 9-11 and 1-3 to create more space on the Sunset Blvd. side of 36th Avenue where there is no option to block driveways. We would not pursue this without neighborhood support, and we welcome your ideas to help lessen this problem.

Q. How many parking spots are we gaining or losing from the new McGucken Hall project?

1. Uncertain at this point. At the very least, number of parking spots will stay constant, but we hope to add more parking. We are capped by our permit at 1,500 students and we have no plans to increase enrollment past current numbers (around 1,470 students).

STATION 3. Noise (John, Rob & Lakeeja)

Q. What will we do regarding volume level of announcers and music?

1. Given neighborhood concerns, we are no longer allowing music with lyrics, as some neighbors complained that some lyrics were in poor taste. We are also allowing music before games only for 45 minutes for approximately 30 games. No music will be played earlier than 11 a.m., and for evening games, music will play from 6:15 to 7 p.m. and no later. Music will adhere to SI's decibel limit.
2. For the Posey and Kaepernick camps during the summer, music will start no earlier than 11 a.m. and will adhere to SI's decibel limit.
3. There are six speakers on JB Murphy field. We will use all for our football games; however, for any outside rentals, we are turning off the 3 speakers on the west side, as those are directly heard by residents on 39th avenue. We have also capped the sound output for all speakers at half maximum to reduce noise spillover to all neighbors.
4. We have measured decibel levels of events to insure that sound isn't excessive as compared to noise levels typical of other parts of the Sunset District. On the second day of the ProCamps event with Colin Kaepernick, our director of security measured the sound on 39th Avenue and Rivera Streets. The average was 37 decibels (equivalent to bird song). The maximum sound was 80 (equivalent to a car wash from 20 feet away), though this peak only happened when a MUNI bus and car traffic were present).
5. For the 2015-16 academic year and for the following summer, we have rented our field for six Sundays: four football games for the West Bay Rams and two ProCamps. We are turning away all others who request field rentals for Sunday events. For the West Bay Rams, we are not allowing our PA system to be used for announcements or for music. For all others uses (our own lacrosse practice on Saturday, for example), the PA will not go on until 10 a.m. and will be turned off by 6 p.m.
6. No coaches are allowed to use whistles on Saturdays earlier than 8 a.m. and on Sundays no earlier than 10 a.m.
7. Campus security will monitor noise levels during routine neighborhood patrols to ensure compliance with the above.
8. We plan to involve an acoustical engineer if we move forward with the light project to see if we can somehow redirect the sound system.
9. For each event on the field, someone from SI is in charge. Call campus security at 415-624-4285, and we will respond to any specific complaints or concerns as quickly as possible.

Q. How will the West Sunset closure change things?

1. It will be instructive to see what percentage of noise and congestion problems are reduced, as we know that issues of congestion, noise, parking, etc. are endemic to the area and caused by a variety of factors.

STATION 4. Congestion & Speeding (Paul Totah & Michelle Levine)

Q. What is SI doing to mitigate issues concerning congestion and speeding?

1. Our Campus Security Director created a handout with traffic and parking plan information, directed at parents. This was distributed at the start of school. When parents don't follow these procedures, they are handed by campus security the information to remind them to follow correct procedures. Information will be handed out again throughout the first quarter (at senior, junior and sophomore parent nights).
2. For weekend rentals, we require outside parties to park only in the SI garage or on 37th Avenue and to avoid parking in neighborhoods. While we know this is difficult to enforce, we do know that this message is going out and we are having our security monitor parking for these events.
3. We have partnered with Rec & Park and teams that use West Sunset. Our approach needs to be comprehensive, involving all the partners and players, regarding parking, speeding and congestion.

Q. What have we done to mitigate speeding issues?

1. We have requested SFPD radar enforcement starting the week of Sept. 1; this will continue through the fall. If necessary, we'll ask them to return in the winter. We thank Supervisor Katy Tang for her help in this regard and throughout this process.
2. We addressed this at all student convocations.
3. The speed/radar trailer will be positioned on Rivera, 39th, and Quintara from 39th to 40th, at different times. (One week per location.)
4. We have briefed our security staff to be vigilant in the neighborhood.
5. Our school administration, including Principal Ruff, will be present in the neighborhood.
6. Requests for speed bumps in front of homes (traffic calming) need to come from residents. In collaboration with the neighbors on 36th and 39th Avenues, we will advocate for speed bumps, and we will request speed bumps in front of SI. Neighbors on 36th and 39th Avenues submitted Traffic Calming Requests in collaboration with St. Ignatius prior to the July 31st deadline. We continue to encourage and support other neighbors to submit Traffic Calming Requests by the next City deadline, and we are able to assist neighbors organize and process requests to City Hall.

Q. What have we instituted at SI during the school day for pick up & drop off?

1. Congestion is often caused by drivers waiting at the light at Sunset Boulevard before making a turn. We submitted an application through SFMTA to add "no left turn" and "no U Turn" between the blocks of Pacheco and Rivera on 37th Avenue.
2. We have applied for a white zone to assist with drop off and have a security presence in front of school to help with congestion. Since 2014, we now have an official white zone lane on 37th Avenue from the library to the north to the end of the pool. There is also a bus zone by the tennis courts. Parking is available at the white zone between 9:30 a.m. and 2:30 p.m. though not in the bus zone. This helps people doing business with SI and our public lap swim program.
3. SFPD was present at the start of the year to assist new families with the drop off routine.

Q. Are we committed to renting out our facility at the same level? Less? More?

1. We want to rent out our facility in a way that allows us to be good neighbors. This summer we hosted a memorial gathering for a family that lost their son. They have strong Sunset roots and they looked for a space to accommodate the gathering (500 people). We will let Cornerstone Baptist Church use our facility on September 13 as "home base" during their neighborhood clean up event.
2. We also rent our facilities to sport camps and intramural organizations. We recognize that this can be more than an inconvenience to our neighbors (regarding noise and congestion) and we have adjusted our policies. (See Noise topic for more on this.)

STATION 5. Lights (Ken Stupi & Jamey Schmidt & a representative from Verizon)

History

Verizon Wireless has approached us for the past several years about installing cell towers in conjunction with lights on our football field. We currently have T-Mobile and AT&T cell antennae on the roof of our main campus building, but the location is disruptive to school operations and we will be discontinuing our leases when they come up for renewal in 1 to 2 years. Cell tower revenue is not a necessity for the project and is not a driving force; however, it is nice to have the revenue to offset costs. As discussed below, cell towers on our football field is an optimal site as cell providers can gain access without impacting school operations. We will not allow any company to have generators or toxic materials located at our site.

Rationale

Back in 1970, we had boys' football, soccer and track; now we have 17 field sports for both boys' and girls' teams. We need more time to share a limited space. Students lose valuable class time as a result of travel to offsite fields. Also, competition for student athletes and coaches has dramatically increased. The addition of lights will make practice times more complementary to adult schedules and allow for increased practice times for student athletes. Finally, school spirit will increase with more "event" type night games. Attendance at games has decreased over the years as other sports and activities have garnered attention. Night games will be limited in number and will allow us to market them as special events.

Advantages to Neighbors

Having cell antennas on tall poles reduces the need for telephone pole cell antennas. If we have one large antenna, it will reduce the need for multiple small antennae in the neighborhood.

Why move the cell antennas to the towers from our roof?

- i. Limited disruption to students
- ii. Ease of access for cell tower maintenance
- iii. Less cost / ease of construction
- iv. Potential future changes to southeast corner of field
- v. Smaller equipment pad footprint

Q. What is the permitting process for the lights and the cell towers, and how will neighbors be allowed to comment?

1. The city planning department will determine the permitting process. The first step of the process is for SI to meet with city planners in a project review meeting to determine how the planning department would like to approach the project. No matter what approach the planning department takes for permitting the project, there will be opportunities for public input on the project.

Q. How many night games will we have during the year and what time will lights go out?

1. Approximately 20 games will have lights on until 10 p.m. (lights out at 10 p.m.). Five of these are football games, and the others won't draw large crowds; another 120 practices and games will have lights on until 8 p.m. (lights out at 8 p.m.).
2. Athletics personnel are responsible for shutting off lights on time.
3. We currently have lights on the upper field. We have a policy for lights to be turned off at 7:30 p.m. at the latest for that field. We will adhere to this deadline.
4. After games, campus security will patrol around the stadium and call SFPD if needed.
5. SFPD will also be asked to assist with traffic control after games.

Q. What will the 90 foot towers look like with cell equipment placed on them? And why do they have to be 90 feet tall?

1. 90 feet is the optimal height to adequately light the field while providing almost no spillover of light onto surrounding houses. Please look at the light spillover schematic at the lighting table. The light poles can be shorter but this will likely lead to greater light spillover. Note that the lights at South Sunset and Beach Chalet are 70 feet tall.
2. Imagine a kicker punting a ball. It can soar 40-60 feet in the air easily. If towers were 60 feet tall, they would have to have light beam out at a 90-degree angle to illuminate the ball. Lights placed at 90 feet can angle down to illuminate anything at the 60-foot level. While the height of the tower may be an issue, we feel having the light point down is better for neighbors than lights pointing straight out.
3. See illustration for how the lights would look. Only one light pole needs to have cellular equipment mounted to it; however, at a future date, we may add cellular equipment to a second pole.

Q. Are their cell towers in the neighborhood?

1. Yes, there are two on the roof of St. Ignatius and there are antennas located in various locations in the neighborhood such as on the telephone pole pictured at 45th Avenue and Kirkham Street.

Q. How do these lights differ from the ones we used in the past?

1. These are state-of-the-art LED lights that light the field efficiently with hardly any illumination beyond the stadium. Take a look at the chart to see just how little light will spill over onto 39th avenue.
2. The lights will be focused down at the field, not out at the neighborhood
3. LED lights have less impact on birds and other wildlife.

Q. What advantages are there for the neighbors to hold night games on Fridays?

1. Our hope is that Friday night games will alleviate parking and congestion issues on Saturdays. On many Saturdays, we have events at J.B. Murphy Field while soccer and other teams gather at West Sunset. Having more playing time available will, we hope, reduce congestion on Saturdays in the neighborhood.
2. While many neighbors are concerned about the lights, some may want to attend a Friday night football game, an opportunity we are making available to you at no cost.

Q. Just how dangerous are cell towers?

From www.cancer.org (the American Cancer Society)

1. Some people have expressed concern that living, working, or going to school near a cell phone tower might increase the risk of cancer or other health problems. At this time, there is very little evidence to support this idea. In theory, there are some important points that would argue against cellular phone towers being able to cause cancer.
2. First, the energy level of radiofrequency (RF) waves is relatively low, especially when compared with the types of radiation that are known to increase cancer risk, such as gamma rays, x-rays, and ultraviolet (UV) light. The energy of RF waves given off by cell phone towers is not enough to break chemical bonds in DNA molecules, which is how these stronger forms of radiation may lead to cancer.
3. A second issue has to do with wavelength. RF waves have long wavelengths, which can only be concentrated to about an inch or two in size. This makes it unlikely that the energy from RF waves could be concentrated enough to affect individual cells in the body.
4. Third, even if RF waves were somehow able to affect cells in the body at higher doses, the level of RF waves present at ground level is very low -- well below the recommended limits. Levels of energy from RF waves near cell phone towers are not significantly different from the background levels of RF radiation in urban areas from other sources, such as radio and television broadcast stations.
5. For these reasons, most scientists agree that cell phone antennas or towers are unlikely to cause cancer.

Q. Will the lights affect the resident bird population or migrating birds?

1. We have been in contact with the Audubon society and asked for their input on this matter. We have also spoken with SF Rec & Park about this and they have no documented bird deaths with their lighting systems.

Q. Will light reflect on the Field Turf back into the night sky?

1. We don't expect this to be a problem as LED lights do not have the reflective and glare issues of older technology lights. Imagine light shining on a piece of plastic from 90 feet above. Then imagine that light bouncing up at the brightly lit area directly above the field (five feet up). We doubt any additive effect will occur anywhere close to the height of the stadium. We have contacted the lighting engineer who did this study for Beach Chalet and asked for his input on the project.

Q. Why don't you put lights on your Pacifica Fields and use them for football games?

1. Fairmont Field in Pacifica is located directly over the San Andreas fault. We lease the field and are not allowed to build any structures there. In addition, there is no running water or permanent bathroom at the facility.

APPENDIX 4.c

2015 NEIGHBORHOOD MEETING MATERIALS

OCTOBER 2015 SAINT IGNATIUS RESPONSES TO NEIGHBOR QUESTIONS

Here are the objections raised by neighbors and our responses to them:

- 1. The lights will be visible from nearby homes at night, disturbing neighbors and keeping children from sleeping.**
 - a. These are state-of-the-art LED lights that light the field efficiently with hardly any illumination beyond the stadium. Take a look at the chart to see just how little light will spill over onto 39th avenue.
 - b. The lights will be focused down at the field, not out at the neighborhood
 - c. LED lights have less impact on birds and other wildlife than older generation lights.
 - d. We have engaged a lighting engineer recommended by the City of San Francisco to perform a light study, the same engineer who did the work at the Beach Chalet soccer fields. We will share the lighting study with all interested parties.

- 2. Lights on the field means the school day, with all its noise, parking, congestion and litter, will be extended, disrupting the lives of the neighbors when they return from work.**
 - a. SI is working to lessen the burden of parking on the neighbors on two fronts. First, we have asked Rec & Park to open the parking lot on West Sunset to our students when the construction to the site is completed. We are asking for the neighborhood's help with getting this accomplished. Secondly, we are applying to change parking on the north side of Rivera between 37th and 39th Avenues from parallel to diagonal parking. We hope both efforts will reduce the incidence of students or parents double-parking or parking in driveways.
 - b. We continue to work with students to be good neighbors, especially concerning litter and noise. We have instituted a reporting mechanism available through our website, and our director of security is part of several neighborhood organizations to work to mitigate these issues.
 - c. SI encourages carpooling and public transportation. We contract with CYO to provide bus transportation from Marin and San Mateo counties for 140 students, and many of our families choose to carpool or ride BART and/or MUNI. Some even use Uber.
 - d. We have just instituted a van pick-up from BART to SI in order to further alleviate issues surrounding traffic & parking.
 - e. We plan to add existing parking when we build major structures on campus.
 - f. Approximately 35 events each year – both games and practices combined – will involve lights. Five of these events will be football games. These five are the only games that draw crowds larger than 100 spectators. The others simply don't attract viewers other than parents of students. We are looking into the viability of closing off 39th avenue during the five night games that attract larger crowds.
 - g. For all games, lights will be off by the athletics office by 10 p.m. at the latest and most likely earlier,
 - h. For all practices, lights will be off by the athletics office by 8 p.m. at the latest and most likely earlier .
 - i. Ultimately, we believe that adding lights to our field will benefit neighbors in two ways. First, rather than drawing two sets of commuters to the area for games at SI & West Sunset, we will spread this out over two days, lessening the impact on neighbors. (For example, rather than 600 cars coming to the neighborhood on Saturday, for example, 200+ will come Friday night for a football game at SI five times per year and 400 cars will come Saturday for Rec & Park games and practice at West Sunset. Due to the sharp cutoff of light, our lighting engineer has recommended that lights be added to shine on 39th avenue to improve safety immediately after extended games.
 - j. The second advantage to lights is in case of emergencies. If our field were needed for a staging area after an earthquake, we would have lighting in place to assist emergency personnel.

3. **Lights on the field means that SI will rent the field out to groups who will also bring traffic, noise & light pollution to the neighborhood after regular school hours.**
 - a. We have significantly cut back rentals. We will not rent our facility for night use.
4. **The height of the towers will obstruct views and be unsightly.**
 - a. 90 feet is the optimal height to adequately light the field while providing almost no spillover of light onto surrounding houses. Please look at the light spillover schematic at the lighting table. The light poles can be shorter but this will likely lead to greater light spillover. Note that the lights at South Sunset and Beach Chalet are 70 feet tall.
 - b. Only one light pole needs to have cellular equipment mounted to it; however, at a future date, we may add cellular equipment to a second pole.
 - c. The antennas atop our light poles are less obtrusive than the antennas mounted on existing telephone poles.
5. **Some people have expressed concern that living, working, or going to school near a cell phone tower might increase the risk of cancer or other health problems.**
 - a. At this time, there is very little evidence to support this idea. In theory, there are some important points that would argue against cellular phone towers being able to cause cancer.
 - b. First, the energy level of radiofrequency (RF) waves is relatively low, especially when compared with the types of radiation that are known to increase cancer risk, such as gamma rays, x-rays, and ultraviolet (UV) light. The energy of RF waves given off by cell phone towers is not enough to break chemical bonds in DNA molecules, which is how these stronger forms of radiation may lead to cancer.
 - c. A second issue has to do with wavelength. RF waves have long wavelengths, which can only be concentrated to about an inch or two in size. This makes it unlikely that the energy from RF waves could be concentrated enough to affect individual cells in the body.
 - d. Third, even if RF waves were somehow able to affect cells in the body at higher doses, the level of RF waves present at ground level is very low – well below the recommended limits. Levels of energy from RF waves near cell phone towers are not significantly different from the background levels of RF radiation in urban areas from other sources, such as radio and television broadcast stations.
 - e. For these reasons, most scientists agree that cell phone antennas or towers are unlikely to cause cancer.
 - f. See item 4.c. as the use of antennas on the light poles reduces the need for antennas at telephone pole level.
6. **Some neighbors wonder why the school needs the lights at all, given the long history of the school functioning without the lights.**
 - a. Students can use JB Murphy Field only on daylight hours; this impacts the rest of their day and defines just when they can practice and play; especially in the winter months when the sun sets earlier than the rest of the year. The same is not true anywhere else on campus (with the exception of the tennis courts). Students can practice and perform dance, drama, orchestra and choir well into the evening, freeing up their time after school for collaborative work on class projects and other co-curricular activities. The primary mission of the school is the education of our students and lights will permit us to have fewer early dismissals in which students miss class time.
 - b. It is important, too, to keep as many of the students at the main campus as possible. This is true for theatre, music and sports. While we have alternative fields, the goal is to utilize this campus as a headquarters, with academics followed by afterschool co-curriculars, including athletics and performing arts. Having students on campus aligns with our priorities.

June 9, 2020

Via Email To: Planning Commission Affairs Commissions.Secretary@sfgov.org
Mr. Jeff Horn, Senior Planner, Current Planning jeffrey.horn@sfgov.org

cc: Planning Commissioners:
Mr. Joel Koppel, President joel.koppel@sfgov.org
Ms. Kathrin Moore, Vice-President kathrin.moore@sfgov.org
Ms. Sue Diamond sue.diamond@sfgov.org
Mr. Frank Fung frank.fung@sfgov.org
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Ms. Milicent Johnson milicent.johnson@sfgov.org

RE: Supplement to SINA Advance Submission dated May 6, 2020
PLANNING CASE NUMBER 2018-012648CUA - SAINT IGNATIUS STADIUM LIGHTING PROJECT

Dear Planning Commission Secretary and Mr. Horn,

The Saint Ignatius Neighborhood Association (SINA) is hereby submitting a supplement to our May 6, 2020 Advance Submission Documents concerning the proposal to install stadium lighting at the Saint Ignatius athletic field as a Conditional Use (Planning Case No. 2018012648CUA).

The May 6 Advance Submission is on the SF Planning website and on Google Docs [HERE](#).

This supplement is necessary as Saint Ignatius did not start a proper permit process until after SINA's Advanced Submission was posted on the SF Planning website. Numerous important documents related to the application were not publicly available prior to the original hearing date and the Planning Department did not post all relevant documents until after SINA's submittal and, in some cases, after the original hearing date (May 14) although some documents were dated earlier. Importantly, the revised CEQA exemption determination was not posted on the Accela webpage for the project until June 3, denying us sufficient time to review it and provide these supplemental comments in the form of another Advance Submission for the June 11 Commission hearing.

Both Saint Ignatius and the Planning Department have made it extremely difficult to fully evaluate the application as a complete package. As a result, the scope of the project and the Department's evaluation of it has changed repeatedly, creating a continually moving target that has impeded public review and comment.

Sincerely

Deborah Brown, Association Secretary

Saint Ignatius Neighborhood Association

sisunsetneighbors@hotmail.com

Attachment: June 9, 2020 Supplement to SINA Advance Submission dated May 6, 2020

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

The comments provided below supplement the May 6, 2020 Saint Ignatius Neighborhood Association (SINA) Advance Materials Submittal (“submittal” or “SINA submittal”) to the San Francisco Planning Commission for the Saint Ignatius Stadium Lighting Project. SINA filed those comments in advance of the previously scheduled May 14, 2020 Planning Commission hearing for the project (#2018-012648CUA). New and expanded comments are provided herein and reference is made to various numbered Comments in that submittal which is included in the June 11 hearing packet (starting at pdf page 110), and also available here (https://drive.google.com/file/d/1Z1eyXDgRwAplPKLKnXIEVh-cXC1TyhY_/view?usp=sharing).

Saint Ignatius did not start a proper permit application process until after the May 6 SINA submittal. Numerous documents related to the application were not publicly available prior to the original hearing date and the Planning Department did not post all relevant pre-existing documents until after SINA’s submittal and, in some cases, after the original hearing date. Many of these documents were pre-existing (some going back to 2019 like the geotechnical study) and they could have been posted much earlier to facilitate more thorough public review.

Both Saint Ignatius and the Planning Department have made it extremely difficult to fully evaluate the application as a complete package. The scope of the project and the Department’s evaluation of it has changed repeatedly, creating a continually moving target that has impeded public review and comment. Importantly, the revised CEQA exemption determination was not posted on the Planning Department Accela webpage for the project until June 3, denying us sufficient time to review it and provide these supplemental comments in the form of another Advance Submission for the June 11 Commission hearing.

1. The current project CUA application should not receive CEQA categorical exemption clearance without additional information and review.

Comment 1.1: Other similar projects have required CEQA EIRs and an EIR is needed for this project.

It is not uncommon, and in fact, standard practice for similar high school stadium lighting projects to prepare an Environmental Impact Report (EIR) and undergo a full CEQA review. Without EIR analysis, there is no way to determine if project impacts are potentially significant. CEQA “creates a low threshold requirement for initial preparation of an EIR and reflects a preference for resolving doubts in favor of environmental review [i.e., an EIR]”¹. Many other schools have prepared EIRs for LED stadium lighting projects, including the following examples:

- a) San Marin High School prepared an EIR in response to neighbor concerns. The EIR was later rejected in a recent appellate court ruling (Appendix 1 herein)² which required the Novato School District to prepare a revised draft EIR that includes an appropriate baseline, evaluates aesthetics, analyzes the

¹ <https://caselaw.findlaw.com/ca-court-of-appeal/1629130.html>

² Publicly available at <http://lawzilla.com/blog/coalition-to-save-san-marin-v-novato-unified-school-district/>

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

project in light of its cumulative impacts related to other approved field lighting and future planned school changes, and addresses light spillover, glare and skyglow.

- b) San Diego’s Hoover High School project was also determined to require an EIR in appellate court.³ The court found that an EIR was required based on potentially significant traffic and parking impacts. The ruling noted that the school district “*abused its discretion as a decision maker under CEQA*” because there was not sufficient information about the project’s impacts on parking and traffic with which to form a basis for evaluation of significance under CEQA. The court based its traffic determination on the many residents’ comment letters about significant traffic problems they had observed during past events at the stadium. The ruling stated: “*any traffic problems experienced in the past logically will only be exacerbated if the Project is completed...*” The court also found that the project’s traffic and parking analysis was inadequate due to the lack of baseline game attendance numbers.
- c) Monterey High School originally planned to move forward with a limited Mitigated Negative Declaration for their stadium lighting project but is now preparing an EIR in response to community concerns over the project.⁴
- d) Clayton Valley High School prepared an EIR and later a supplemental EIR for their stadium lighting project.⁵ The supplemental EIR noted: “*the reassigning of practices and games to the evening hours will affect traffic patterns and evening noise conditions*” and the EIR evaluated those project impacts.
- e) Northgate High School prepared an EIR⁶ for their stadium lighting project that included, among other aspects - detailed noise, traffic/parking studies, and lighting/glare studies.
- f) Saratoga High School prepared an Initial Study⁷ for their stadium lighting project which included a detailed noise study, among other impact evaluations.
- g) Marin Catholic High School withdrew their stadium lighting application based on the County Planning Department’s comments (see SINA submittal, Attachment 1). The Department’s concerns reflect SINA’s concerns about the Saint Ignatius project, including:
 - 1. The field would not be available for use by the public, the field would only be utilized for games and practices associated with the school’s athletics programs; therefore, the only benefit is to the school.
 - 2. The combined effects of the project on light and glare, noise, and traffic congestion would adversely affect the character of the surrounding community.

³ <https://caselaw.findlaw.com/ca-court-of-appeal/1629130.html>

⁴ https://www.mpusd.net/apps/pages/index.jsp?uREC_ID=1424772&type=d&pREC_ID=1788897

⁵ <https://yvhsightingproject.files.wordpress.com/2012/06/environmental-impact-report-clayton-valley-hs1.pdf>

⁶ <https://yvhsightingproject.files.wordpress.com/2012/06/northgate-high-school-final-eir.pdf>

⁷

https://www.lgsuhd.org/UserFiles/Servers/Server_87205/File/District%20Information/General%20Obligation%20Bond,%202014/073.pdf

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

3. While the notion of light pollution, spill light, and glare are subjective, it is apparent that the addition of a field lighting system at the school would result in a level of light contrast and light pollution that is out of character with the neighborhood.
4. The proposed installation of a field lighting system on an existing school athletic field, would essentially serve to extend the hours of activity on the field. Nighttime use of the field should be treated as a new use rather than an existing use because the field is not usable during the evening hours without a lighting system.
5. That there will be a notable change to the noise levels in the surrounding neighborhood, where the existing ambient noise levels are low during the evening hours.
6. Saint Ignatius has utilized temporary construction lighting on some occasions during the evening hours; however, it is unclear whether temporary field lighting was ever approved by the Department (submittal Fact 5.I); therefore, the baseline condition is the daytime time use of the field with no lights.
7. The impacts must be considered as combined (cumulative) effects that will result from the project as a whole, including the newly proposed extension of practice field lighting hours in addition to the addition of new lights on the athletic field.

Comment 1.2: The project's CEQA exemption determination remains incomplete and flawed, and a full EIR is needed.

An original CEQA exemption determination was issued on April 25, 2019. This document was later replaced on the Accela website for the project by an essentially identical document dated April 29, 2020. Both documents were then removed and replaced with a revised document containing minor modifications, dated May 5, 2020 (2018-012648ENV-CEQA Checklist0.pdf). That revision added the Verizon wireless installation as CEQA exemption Class 3 - new construction.

Yet another CEQA determination revision was dated June 3 (2018-012648ENV-CEQA Checklist2.pdf) and expanded upon the Department's rationale for determining that the now expanded project is still categorically exempt from CEQA. The Determination concludes: *"Based on the planning departments [sic] experience of conducting environmental review on similar projects near residential areas, the effects of nighttime lighting would not substantially impact people or properties in the project vicinity and would not result in a significant impact on biological resources."*

We would like to know what specific experience the Department has with *"similar projects near residential areas"* that include this project's expanded non-public uses and 90-foot tall stadium lighting. To our knowledge, there are no other high schools in San Francisco with this type of stadium lighting, so it seems disingenuous to suggest directly-related Department experience that would inform this project sufficiently in the absence of an EIR.

The CEQA determination disregards several potential CEQA impacts without providing any evidence or basis for the categorical exemption determination and should be rejected as incomplete. We provide the following impact-specific CEQA comments:

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

- a) **Traffic and Parking:** The current CEQA determination continues to state that additional transportation review is not required. It incorrectly concludes that the proposed lights *“would not expand the use....Instead, the proposed lights would shift the existing use to later times in the day and/or days of the week.”*

This is patently false. The proposal expands the current daytime athletic field uses to new nighttime hours where no existing uses currently occur, other than with temporary lights which were used until 8 pm (according to the school’s April 29, 2020 revised project proposal). This constitutes a real and significant change in use and expansion of use, which is acknowledged in the Draft Motion (see section 2 below). The Draft Motion and CEQA determination are in conflict on this point.

Surprisingly, and without any prior notice, the proposal now also requests modification to a 2003 Conditional Use Authorization (CUA Record #2003.1273C) that authorized the existing practice field lights (submittal Fact 5.A). The school now wants those practice field lights to also stay on until 10 pm on weekdays and until 8 pm on weekends (they were authorized for use only until 7:30 pm). This action would further expand use and must also be evaluated under CEQA in conjunction with the new athletic field lighting project.

Importantly, Saint Ignatius filed a revised stadium lighting project proposal dated April 29, 2020. It states that the new lights would be on Monday through Friday from August 6 to June 1 annually, and as late as 10 pm (or even later for overtime games), and as late as 8 pm on Saturdays and Sundays including for any Friday night football games postponed due to weather. Football games would last until 10 pm even on Saturday nights.

Our traffic and parking concerns are related to the overall extension of times and expansion of days in which nighttime field use would occur on both the athletic and practice fields. The school has proposed varying numbers of games and practices over time, with the most recent summary (a.k.a. “Neighbor Postcard”) posted on the school’s website on June 4, 2020.⁸ The Postcard summary differs yet again from the April 29, 2020 revised project proposal, so it is impossible to understand the true scope and implications of the proposed expanded uses.

The Postcard summary is excerpted in Figure 1.a below, and apparently shows a total of 200 nights of use, but it does not provide a breakdown of weekday versus weekend days of use. As we interpret it shown in Figure 1.b, the athletic field lights would be in use from 45% to 70% of all evenings during the school year, with an overall average of 60% (excluding July for which there are no proposed games or practices).

⁸ https://www.siprep.org/uploaded/Neighbor_Postcard_one_side.pdf

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Figure 1a: Proposed Athletic Field Use

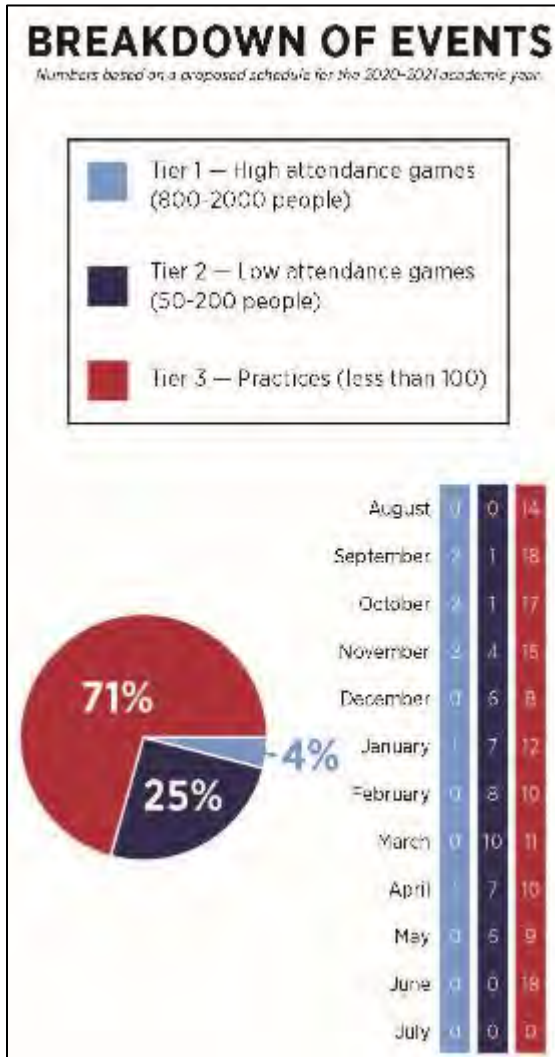


Figure 1.b: SINA Calculations of Use

SINA has calculated that the schedule totals 200 games and practices per year, with monthly totals as follows:

Month	Total Evenings	% of Total Days in Month
Aug	14	45%
Sep	21	70%
Oct	20	65%
Nov	21	70%
Dec	14	45%
Jan	20	65%
Feb	18	64%
Mar	21	68%
Apr	18	60%
May	15	50%
Jun	18	60%
Jul	0	0%

Via a public records request, SINA obtained a 1990 traffic study⁹ conducted at the time of a school building expansion project that did not even increase enrollment or staff. That study was well done but is now 30 years old and a new traffic study is warranted to support the current proposal. The 1990 study included detailed traffic and parking counts and surveys of parking in the surrounding neighborhood, and it evaluated the cumulative impacts of critical volumes and movements of vehicles expected with the expansion.

The school and the CEQA determination continue to incorrectly assert that shifting football games from Saturdays to Friday nights and spreading out practices would improve traffic during commuting

⁹ Jon Twichell/Associates. Traffic Study for Proposed Alterations to S. Ignatius College Preparatory School, May 25, 1990.

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

times and on Saturdays. While Saturday traffic and parking are concerns given simultaneous recreational activities at the local public fields, we reiterate that our concern it is not about commuter-related traffic on Sunset Boulevard (as stated in the April 29, 2020 revised project proposal), but rather the impacts from local traffic and parking associated with the expanded use of both of the school's fields on weekday evenings until as late at 10 pm and on Sunday evenings as well. The overall impact of the new lighting will occur up to seven evenings a week.

The school recently posted a Night Game Event Management Plan on their Good Neighbor webpage¹⁰, applicable to games and events that could draw large crowds. Perhaps that plan could help alleviate traffic and parking concerns, but in the absence of a formal traffic and parking study there is no basis upon which to evaluate the plan's effectiveness.

Verizon submitted daytime photo renditions with the proposed 90-foot tall poles (Figures 2 and 3 below) after the previously scheduled Commission hearing for the project. These photographs were taken on Thursday February 6, 2020 and based on the length of shadows, in late morning or around noontime. Assuming that day was a typical weekday during the school year, it is apparent from both images that available street parking on 39th Avenue is extremely limited under normal day time circumstances, due in part to school-related parking. Daytime parking is also quite limited on Quintara and Rivera Streets and 37th, 38th and 40th Avenues. Note that Figure 3 shows only a single open parking space on 39th Avenue.

Currently, evenings are the only quiet neighborhood times with no school-related traffic and parking. Clearly, neighborhood parking would be similarly and more severely impacted in the evenings as a result of expanded and extended weekday and weekend use of the athletic and practice fields. But in the absence of a traffic and parking study it is impossible to evaluate the extent of the impact. We continue to believe (see also submittal Comment 5.C) that a new detailed traffic study must be conducted in order to evaluate the impacts of expanded times and days of uses of both the athletic and practice fields.

¹⁰ https://www.siprep.org/uploaded/NIGHT_EVENT_MGMNT_PLAN_2020.pdf

Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA

Figure 2: Verizon Photo Rendition View 1.



verizon

2/6/20

Sunset & Noriega Site # 255926

2001 37th Ave.
San Francisco, CA

Looking Southeast from 39th Ave.

View #1

inight photosim (707) 315-1585

Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA

Figure 3: Verizon Photo Rendition View 2.



verizon

Sunset & Noriega Site # 255926

Looking Northeast from 39th Ave.

2/6/20

2001 37th Ave.
San Francisco, CA

View #2

insight photosim (707) 315-1585

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

- b) **Noise:** The current CEQA determination states that there would be no permanent increase in ambient noise levels or expose people in excess of noise level standards and that louder generator-powered temporary lights would no longer be used. The project now apparently also includes a new sound system which the CEQA determination states is: *“designed to direct sound away from the neighbors during games.”* The determination concludes that *“it is anticipated that noise levels would decrease”*.

The determination is flawed and incomplete and a noise study should be conducted (see also submittal Comment 5.D). The CEQA guidelines contain qualitative guidelines for determining the significance of noise impacts. A project like this will typically have a significant impact if it would:

- Expose people to or generate noise levels in excess of those established in the local general plan, noise ordinance, or applicable standards of other agencies.
- Result in a substantial temporary or periodic increase in the ambient noise levels in the project vicinity above levels existing without the project.

The CEQA determination does not address temporary impacts and does not consider noise in terms of the San Francisco General Plan or the San Francisco Police Code Noise Ordinance.¹¹

Without a noise study there is no way to determine ambient noise levels and levels of exposure attributable to the project and the added use of the practice field at the same time as use of the athletic field. And in the absence of a noise study, there is no way to determine if levels would actually decrease, so the CEQA determination has no basis upon which to make that claim. The baseline for comparison is not the use of temporary lights which were just that – temporary and only used on a few occasions. The correct comparison is also not between Saturday daytime and Friday evening football games since ambient noise levels are likely to be different at those times.

- c) **Lighting:** The current CEQA determination states that the photometrics study shows light levels of less than 1 foot candle at the nearest residences, and that light and glare *“would be nominal on surrounding residential areas”*.

We question whether 1 foot candle (fc) is the valid standard to use and there is no referenced basis to explain the Department’s use this value. In addition, light levels in the revised photometric study (2020 Musco Photometrics) are well above 1 fc on the public sidewalk bordering the athletic field (up to 11.8 fc for horizontal blanket spill and 12.2 fc for vertical blanket spill). Best practices under LEED as referenced in CalGreen (see SINA submittal Topic 6) use a 0.20 fc limit for an LZ 3 (urban) zone and 0.10 fc for an LZ 2 (suburban/rural zone) which is a factor of 10 less than 1 fc. The LEED values are also exceeded at the sidewalks on both 39th Avenue and Rivera Street, in the middle of the street on 39th Avenue, and at some homes on 39th Avenue.

More important, however, are estimates of candela¹². The estimated values for glare in the photometrics document are summarized in a glare map on page 18 that depicts ranges of candela

¹¹

[http://library.amlegal.com/nxt/gateway.dll/California/police/policecode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$sync=1](http://library.amlegal.com/nxt/gateway.dll/California/police/policecode?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$sync=1)

¹² Candela is a measure of the intensity of a light source in a particular direction.

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

estimates around the athletic field under the new lighting scheme. The map notes panel defines candela measurements of 500 or less as creating “*minimal to no glare*”, while “*significant*” glare is defined as starting at 25,000 candela and being equivalent to a car’s high beam headlights.

We agree that a car’s high beam headlights are glaringly bright, particularly if one is within a few feet or yards of them. But we doubt that the term “*significant*” used in Musco’s photometric context is equivalent to the meaning of the term “*significant*” under CEQA.

We continue to assert that even the revised photometric study remains flawed (see submittal Comments 6.A and 6.B). The scale of glare map on page 18 of the 2020 photometrics document groups all candela readings between 5,000 and 50,000 into one color code so it is impossible to determine where the 25,000-candela significance threshold would occur on the ground. The photometrics study does include candela estimates in different images that show levels above 5,000 candela along the curb along virtually all of 39th Avenue and on much of Rivera adjacent to the field.

A level of 1,500 candela is considered a reasonable approximation of a level which is perceived as glare.¹³ Readings above 1,500 candela also exceed Musco’s own “*minimal to no glare*” category and occur at 22 of 24 homes on 39th Avenue and at all homes opposite the athletic field on Rivera Street. Readings are even higher, at over 10,000 candela at the curb along most of both street lengths.

We note that there are two types of glare “*disability*” glare and “*discomfort*” glare. Disability glare reduces visibility due to scattered light in the eye, whereas discomfort glare causes “a sensation of annoyance or pain caused by high luminance in the field of view.”¹⁴ Since most lighting designs do not consider discomfort glare, we can only assume that the photometrics study only used disability glare. This should be clarified in the photometric study.

We continue to be concerned about the use of the 5,700 Kelvin LED luminaires (submittal Comment 5.F.2 and 5.F.3). Outdoor lighting with such blue-rich white light is more likely to contribute to light pollution because it has a significantly larger geographic reach than lighting with less blue light. Blue-rich white light sources are also known to increase glare and compromise human vision, especially in the aging eye.”¹⁵

The revised photometrics study is incomplete. It does not address reflected glare which is the indirect glare caused by the reflection of surrounding structures within the field of view¹⁶. Reflected glare should be considered in predictions of overall glare levels¹⁷ particularly since approximately 100,000 square feet of new area around the athletic field would be illuminated. The study also does not consider skyglow (submittal Comment 5.F.2 and 5.F.3).

¹³ (in an indoor environment, which is often used to identify glare). See for example:

http://solutions.cooperwiringdevices.com/content/dam/public/lighting/resources/library/literature/Ephesus/WP5_28003EN-Ephesus-University-of-Phoenix-Glare-Analysis.pdf

¹⁴ <https://digitalcommons.unl.edu/cgi/viewcontent.cgi?article=1038&context=archengdiss>

¹⁵ <https://www.darksky.org/the-promise-and-challenges-of-led-lighting-a-practical-guide/>

¹⁶ IESNA Recommended Practice for Sports and Recreation Lighting (RP-6-1)

¹⁷ International Commission on Illumination “Technical Report: Guide on the Effects of Obtrusive Light From Outdoor Lighting Installations” (2003)

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Importantly, the photometric study fails to include any narrative description of the assumptions and methods used to calculate the estimated values shown in the various images. There are no references to specific standards upon which the study's estimated values are based. Therefore, it is impossible to determine the validity of the study, which we note was conducted by the lighting supplier with a vested interest in the school project, and not by an independent third-party.

Lastly, the CEQA determination is also incomplete because it does not consider impacts from reflected glare and skyglow on both resident and migratory birds (submittal comment 5.F.2).

- d) **Aesthetics:** The CEQA determination is incomplete since it does not include an evaluation of aesthetic impacts. The current CEQA determination still maintains that no further environmental review is required, the project is categorically exempt, and *"There are no unusual circumstances that would result in a reasonable possibility of a significant effect"*.

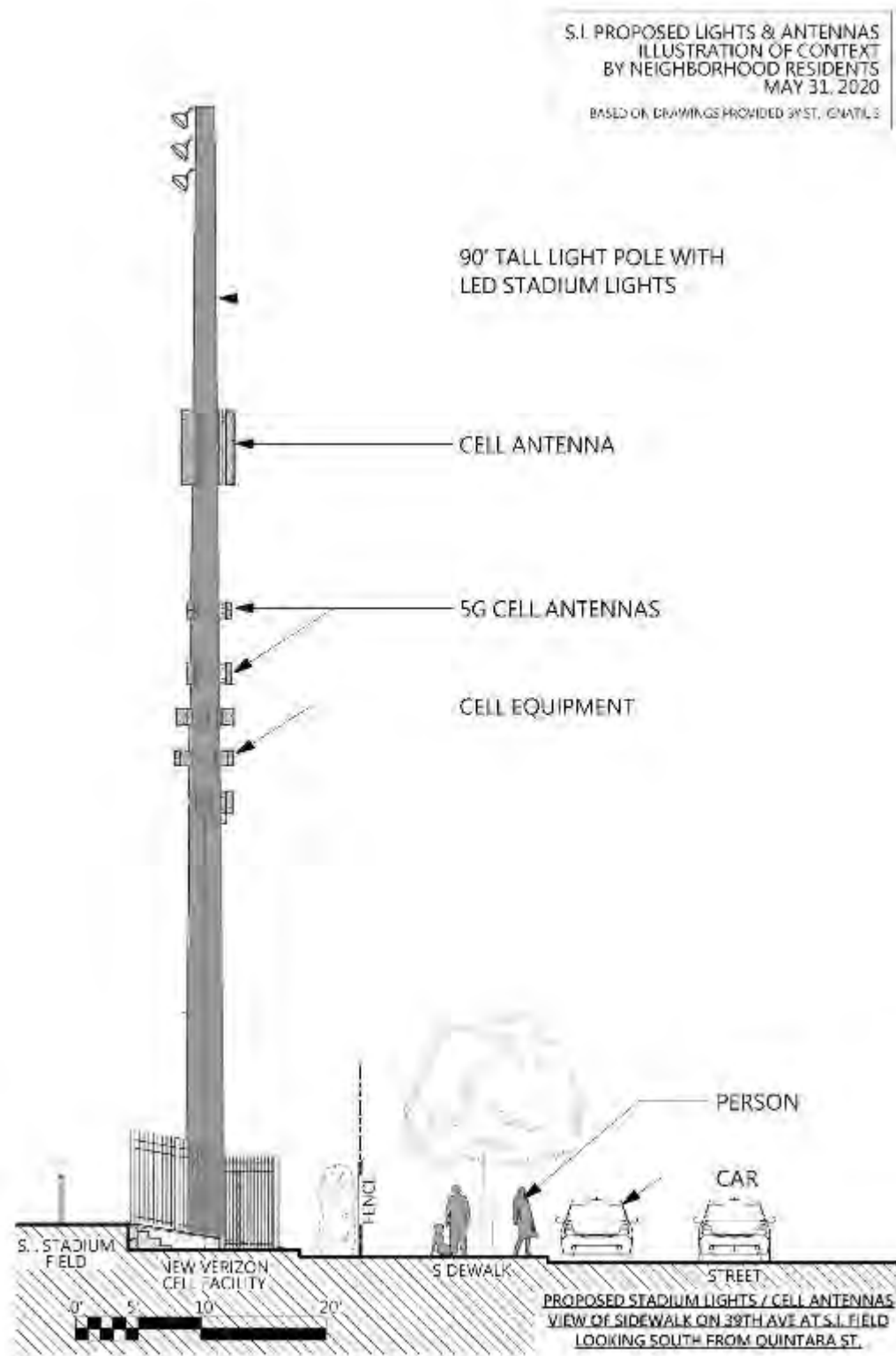
We continue to assert that new 90-foot tall poles with 12 to 13-foot wide lighting arrays (based on the Verizon scale drawings) reasonably constitute "unusual circumstances" in this location and that the project would result in the "reasonable possibility of a significant effect" on aesthetics (see also SINA submittal Comments 1.C and 3.A; and Figure 3 and Appendix 1 therein for images).

Since our prior submittal we have learned that wireless installations and light standards are exempt from the height restrictions in RH-1 districts under Code Sections 260(b)(I) and (J). However, 90-foot poles, whether for lighting or wireless facilities at this location would be grossly out of scale for this particular neighborhood (see Figures 2 and 3 above). Figure 4 below, created for SINA by a local architect, gives a sense of the relative scale of the poles to the surrounding area. Two of the four poles would be located directly inside the school's fence line as shown in the figure and would loom over the street and neighborhood at the height of a 9-story building.

- e) **Cumulative Effects:** The CEQA determination is incomplete since it does not consider the current lighting project within the context of both past and future planned incremental changes that have or could result in cumulative effects (submittal Comment 1.D). Saint Ignatius has expanded repeatedly over the last 50+ years and has plans for additional expansions, including the current side request to extend practice field lighting use from 7:30 pm to 10 pm. At the very least, with the newly proposed expansion of hours for the practice field, there are undoubtedly cumulative and potentially significant effects when both fields are being used at night at the same time.

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Figure 4: Scale Drawing of Stadium Lighting Poles



**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

2. The CUA approval recommendation and draft Commission motion is flawed and incomplete, and the application should not be approved.

Comment 2.1: The project should be separated into two CUA applications and should be evaluated separately.

The Draft Motion basis for recommendation to approve the project with conditions (p. 3 of the Draft Motion Executive Summary) states: *“the Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not detrimental to persons or adjacent properties in the vicinity.”* We strongly disagree, as discussed in detail in SINA’s May 6 submittal (Section 5) and in the comments throughout this supplement.

While the wireless facility portion of the project may meet the above criteria and applicable portions of the San Francisco General Plan, the wireless installation should be evaluated separately from the stadium lighting project. Saint Ignatius has stated, the Department agrees, and we do not dispute that a new 5G Verizon wireless installation will likely benefit wireless and emergency communications in the neighborhood and city. However, without cell antennas the stadium lights would not provide these benefits. The school is attempting to justify the lighting project based on benefits of the wireless project.

Conversely, Verizon has stated that they do not require 90-foot tall poles (or stadium lights). Nor does a new wireless facility need to be located on this particular athletic field. Verizon needs only a single pole, or a suitable rooftop, and the proposed wireless apparatus is at a 60-foot height on a single 90-foot stadium lighting pole. Verizon is attempting to justify their preferred location for the wireless facility based on the lighting portion of the project (see also Comment 3.c below).

The proposed new wireless installation and stadium light projects should be decoupled and evaluated separately under the Planning Code. Additionally, alternatives to the wireless facility must be evaluated under the Planning Code and the lighting project must be evaluated under CEQA and the Planning Code before Commission approval of either project.

Comment 2.2: SINA has reviewed the draft Commission motion prepared by Department staff¹⁸ and we have several important concerns with the Department’s conclusions.

- a) Pages 3-4 of the Draft Motion, Public Outreach and comments, states that the school held four community meetings. We correct this error in Comment 3.3 below. We can also update the number of SINA petition signatures noted in the Draft Motion which states 150 signatories. As of June 8, 2020, over 200 individuals have signed the petition in opposition to the project (see Appendix 2 herein for the petition results and related signatory comments).
- b) Finding 2 in the Draft Motion states: *“The addition of the lights will allow weekday and weekend evening use of the field for practice and games until 10:00 pm.”* Thus, the Department acknowledges that the project constitutes new and expanded uses. However, the CEQA

¹⁸ <https://commissions.sfplanning.org/cpcpackets/2018-012648CUA.pdf>

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

determination and Finding 14.B.ii in the Draft Motion both state that the proposed lights “*would not expand the use....Instead, the proposed lights would shift the existing use to later times in the day and/or days of the week.*” Clearly, these two statements are in conflict and must be resolved.

- c) Finding 6 summarizes the Commission’s wireless siting location preference guidelines which were last updated in 2012. We could not find a copy of the 2012 update, only a one-page summary on the Planning website.¹⁹ However, Finding 6 fails to list “Disfavored Sites” (Preference Site 7) which are sites on buildings in zoned residential districts such as at this location.

Such disfavored sites require alternative site analysis that demonstrates no other viable candidate site for the proposed wireless installation. Finding 6 also notes that under Section 8.1 of the wireless siting guidelines, the Commission will not approve wireless applications for Preference 5 or below unless the application describes:

- The other publicly-used buildings, co-location sites, and other Preferred Location Sites located in the geographic service area;
- the good faith efforts and measures to secure more preferred locations and why those efforts were unsuccessful;
- and demonstrates that the selected location is essential to meet wireless demands.

The Verizon CUA application goes so far as state that these requirements are “not applicable”. We are not aware that Verizon has done proper due diligence to secure an adequate, alternative site. Furthermore, Finding 7 states: “*the proposed WTS facility is at a Location Preference 2 Site (Co-Location site)...making it a desired location.*” A Preference 2 Site is defined as co-location on buildings that already have wireless installations, not co-location on theoretical new poles that are assumed to be approved but are not yet installed, and which do not already have wireless facilities on them.

It is incorrect to consider the proposed wireless facility as a Preference 2 Co-Location site, and therefore, an alternative site analysis must be conducted. Since Verizon has indicated they only need 60-foot high antennas, not 90-foot poles, it is quite likely that there are alternative sites such as on buildings within the same coverage area that comply with lower numbered Location Preference sites (e.g., sites 1 – 4).

- d) Finding 13.B and a Finding identified as #6 (after 14.D on page 9) discuss the school’s request for an exception to rear yard requirements under Code Section 134. The rear yard requirement applies to the two light poles and Verizon lease area on 39th Avenue. The required 25% rear yard setback would be 137.5 feet from the property line.

We have no objection to the proposed location of the Verizon ground-based lease area. However, drawings provided by Verizon show the stadium light poles located within 11 feet of the sidewalk on 39th Avenue, and within less than 100 feet of the homes on 39th Avenue. The rear yard requirements are intended to, among other things, “*maintain a scale of development appropriate to each district, complementary to the location of adjacent buildings*” (Code Section 134(a)(2)). Clearly, 90-foot tall poles so close to the school’s property line, to the public way, and to homes across the

¹⁹ <https://archives.sfplanning.org/documents/8709-Wireless%20Telecommunications%20Services%20WTS.pdf>

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

street is not an appropriate scale of development for, nor complementary to this neighborhood. Appendix 1 of SINA's prior submittal shows various photo renditions and a scale drawing that illustrate the size of the poles in relation to surrounding structures.

- e) Finding 14.A states that the lighting project *"maintains and expands an educational and recreational use, which are uses that support of [sic] families and children in San Francisco"* and that it *"promotes the operation of a neighborhood-serving school."* We reject these assertions since the recreational uses are only available to students and parents of the school and their athletic competitors, not to neighborhood residents. The school is not neighborhood-serving since it is a private school charging high tuition, it is not a public institution, and it does not provide any public services to the local Sunset community. As discussed below in Section 3, there is no evidence to support the notion that the school serves more than a very small number of students who may live in the immediate neighborhood.
- f) Finding 14.B.i. incorrectly excludes the height of the 90-foot poles from consideration of the nature of the proposed site including *"the proposed size, shape and arrangement of structures."* We reject this approach since the tall size and arrangement of the new light poles will most certainly and significantly *"alter the existing appearance of character of the project's vicinity"* while the discussion says they will not.
- g) Finding 14.B.ii. incorrectly states (as noted above) that new lights would not expand use of the facility. We also reject the assertion (also noted above) that *"the proposed use is designed to meet the needs of the immediate neighborhood"*. Lastly, the Finding states the new use *"should not generate significant amounts of vehicular trips..."* This assertion has no basis in fact since no traffic study has been done upon which to base a finding of no significance (see also Comment 1.2.a above).
- h) Finding 14.B.iii incorrectly states *"noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions..."* Again, this assertion has no basis in fact since no noise study has been done upon which to base a finding of no significance (see also Comment 1.2.b above). As for noxious emissions, SINA's May 6 submittal details neighborhood concerns over the variety of noxious emissions generated by the existing uses of the athletic field that will certainly be exacerbated by the proposed expanded number of days and times the athletic field is in use.
- i) Finding 14.C discusses the Department's conclusions related to applicable provisions of the Planning Code and the General Plan, again making statements incorrectly or without factual basis, including:
- *"Nighttime use of the field is not expected to adversely impact traffic and parking."*
 - *"The project is desirable because it promotes the operation of a neighborhood-serving school."*
 - That the project is *"necessary, desirable and compatible with the surrounding neighborhood."*
 - That the project will not be *"detrimental to persons or adjacent properties in the vicinity."*

We reject these assertions since there is no basis to determine the level of traffic and parking impacts; the school is not primarily neighborhood-serving; and the project would in fact be detrimental to neighbors and properties due to noise, litter, public urination, light pollution impacts,

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

and will adversely impact the normally quiet evening neighborhood on average 60% of the time (Figure 1b above).

The only portion of the project that might possibly be necessary or desirable for the surrounding neighborhood is the added wireless service. However, as discussed in Comments 3.a and 3.c above, alternative wireless sites that would provide the same benefit have not been evaluated. Also as discussed in Comments 2.b and 2.d above, the proposed 90-foot tall light poles are in no way compatible with the surrounding neighborhood.

- j) Page 9 of the Draft Motion discusses Planning Code Section 304 (under an item identified as #6 inconsistent with the Motion's numbering scheme of Findings). Item 6.A attempts to justify the school's request for rear yard modification apparently based on Code Section 304(a) which states: *"In cases of outstanding overall design, complementary to the design and values of the surrounding area, such a project may merit a well-reasoned modification of certain of the provisions contained elsewhere in this Code."*

It is unfathomable how this project could in any way, be considered complementary to the design and values of the surrounding area, or that a rear yard modification that eliminates the rear yard setback almost entirely constitutes a "well-reasoned modification" within the intent of the Code (see also Comment 3.c above).

- k) Finding 15 discusses the project's compliance with the General Plan. Under Commerce and Industry Policy 7.2, the Department contends that the project will provide *"more flexible use of the athletic facilities"*.

While likely true, the larger concern is the expanded times and increased number of evenings that the facilities would be used. We disagree that the project would *"avoid or minimize disruption of adjacent residential uses"* as required under that policy. In addition to other comments herein, one major disruption would be to the daily lives of neighbors, especially those with small children that typically go to bed before 8 pm. With field lights and noise from games and practices until 10 pm, these children will not be able to fall sleep which would disrupt their circadian rhythms which are essential to good physical and mental health.

- l) Under Finding 15, Commerce and Industry Element Objective 7, Policy 7.3 – the Department states that the school's educational services are *"available to residents of the local area neighborhoods..."* As noted elsewhere herein, this is true only for those who can afford the tuition with or without tuition assistance. The school has not demonstrated that it provides services to the majority of neighborhood families.
- m) Under Finding 15, Housing Element Objective 11, Policy 11. 8 - the Department attempts to justify compliance by stating that the project *"will minimize disruption by expanding the school vertically on the existing campus."* This is a meaningless argument and does not demonstrate that the project meets the intent of the Policy which is to consider the neighborhood character and minimize disruption. The extent and nature of disruptions are numerous and varied as discussed elsewhere herein and in SINA's May 6 submittal including: traffic, parking, noise, light pollution, litter, public

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

drinking, and public urination. These disruptions would be exacerbated by increasing the number and duration of these impacts on residential areas caused by the supposed “vertical expansion”.

- n) Under Finding 15, Commerce and Industry Element Objective 1, Policy 1.2 - the Department falsely states that the project will provide recreational services for residents and workers in the City. The only recreational services would be provided to private school students. While the wireless installation would provide presumably enhanced communications services, we again assert that evaluation of the lighting project should be separated from evaluation of the wireless project (see comment 2.1 above) since the lighting project alone does not support this Policy in any way.
- o) Finding 15, Commerce and Industry Element Objectives 2, 4, and 8, Visitor Trade, and the Community Safety Objectives all apply only to the wireless installation and not the lighting portion of the project which does not support these General Plan Elements.
- p) Finding 16 discusses Planning Code Section 101.1(b) and the City’s eight priority planning policies. Finding 16.B again states that the *“expansion...has been designed to be sensitive to the surrounding neighborhood character.”* This is incorrect as shown throughout these comments and SINA’s May 6 submittal.
- q) Finding 17 also asserts that the project would *“contribute to the character and stability of the neighborhood...”* without any specific, valid basis for that conclusion which we believe is entirely without merit. Furthermore, SINA’s May 6, 2020 submittal also details consistent neighbor concerns that will be significantly exacerbated with new stadium lighting and expanded use of the athletic and practice fields. These uses will adversely impact the overall livability of a quiet residential neighborhood (see Comment 3.3 below, and SINA submittal Facts and Comments 5.A- 5.F).

3. Saint Ignatius has not complied with the requirements or spirit of public disclosure and engagement.

Comment 3.1: SINA has proposed an alternative plan to enable Saint Ignatius to have a limited number nighttime sporting events, but the school is unwilling to consider this proposal.

In 2018, SINA first proposed to the school that it consider alternatives to permanent stadium lighting. Specifically, we verbally suggested that they continue to rent temporary lights as needed for a limited set number of large sporting events a year. We explained that if they could give the neighbors pre-notification of such nights, we could move our cars, have our children sleep elsewhere, and in general, be prepared for the events. The school administration would not even consider this alternative proposal.

SINA continues to question and challenge the school’s true ‘need’ for permanent stadium lighting. In a meeting with school administration, Tom Murphy stated that permanent stadium lighting would be a valuable marketing tool for recruiting top student athletes.

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Saint Ignatius' enrollment totals only 1,600 private students. As of Feb 2020, Lowell High School has 2,774 students, Lincoln has 2,070 and George Washington has 1,995.²⁰ These highly regarded public high schools are all able to have vibrant and healthy sports programs for their students without the need for permanent stadium lighting.

As further perspective, the school rented temporary field lighting for 5-6 weeks between November 2019 and January 2020. Often the lights were on with no one on the field, approximately 10-12 times. Additionally, quite often only a few students and coaches were on the field and they could have easily fit onto the practice field with its existing lights.

SINA suggested the temporary lighting proposal again recently, since the school states that large nighttime sporting events will occur only eight times a year. However, they responded that this proposal would not work for them. We request that the school and the Commission give this and other alternative plans fair consideration.

Comment 3.2: Saint Ignatius has not fully addressed all SINA questions and concerns nor have they communicated directly with our Association.

Prior the April 29, 2020 remote Pre-Application Meeting, SINA submitted a consolidated list of questions from the Association via email. Other neighbors posted individual questions through the "Ask SI" link on their Good Neighbor webpage. Only some of these questions were addressed and those only partially at the April 29th meeting. Mr. Murphy who hosted and managed the meeting determined that the remaining questions were "*not relevant to the project.*"

As a result, SINA resubmitted the questions on April 30th with clarifications as to how the question(s) directly relate to the project (see SINA submittal, Appendix 3). We asked that the answers be submitted to the SINA email address and provided it several times in our clarified question list. We have never received any correspondence from the school at that email address.

The school did not provide answers to these questions until May 28, 2020 and only then posted them on the Accela website (but not on the school's Good Neighbor webpage) in a document titled "Summary of Discussion from Pre-Application Meeting". This document was not sent to the SINA email address as requested throughout our clarified questions.

Additionally, the school has not responded to the Zoom Chat comments made by neighbors at the April 29 pre-application meeting, nor has the school made the chat log public. We attach our own screen captures of the Zoom chat comments taken during the meeting (Appendix 3 herein). Many neighbors have also never received a response to their questions submitted via the 'Ask SI' webpage.

In their Summary of Discussion from Pre-Application Meeting (Appendix 4 herein), the school still does not answer several key questions/concerns of ours, including:

SINA Question /Concern #9: We are not aware of any other San Francisco high school (public or private) that has night time lighting, and yet they have thriving sports programs and are able schedule their

²⁰ <https://www.sfgate.com/sf-locals/article/biggest-high-schools-enrollment-san-francisco-15038809.php>

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

sporting events during natural day time light. Why is it necessary for Saint Ignatius to have stadium lighting for night time sports?

Saint Ignatius (SI) Response: *“At the meeting, SI explained that the lights are needed due to expansion of our sports program over the past several years and the lack of and competition for available practice field space in San Francisco. Post meeting, SI informed the neighbors that SF Public Schools and other entities use Kezar Stadium for their lighted games.”*

If other schools can schedule their sports program during day light house and use Kezar Stadium for their lighted games why can't Saint Ignatius? As noted above, the school's total enrollment totals only 1,600 private students while other schools have more students and they are all able to have healthy sports programs for their students without permanent stadium lighting. Additionally, many of Saint Ignatius “expanded sports” do not require a lighted field. Out of 15 sports, 10 do not use the athletic field (basketball, volleyball, golf, cross country, tennis, water polo, rowing, softball, swim & diving, baseball).

SINA Question /Concern #14: Please provide the number of total S.I. students -- and a breakdown on where your students originate from. Specifically, how many of your students are from the Sunset District, Richmond District, elsewhere in San Francisco, and from other counties in the Bay area --Marin, etc.

SI Response: *“SI did not answer this question as we believe it is not pertinent to the project.”*

SINA has requested this information repeatedly since the lighting project was first proposed in 2015. What percentage of Saint Ignatius private school students come from our neighborhood -- or even close to our neighborhood? This information request speaks directly to how, and if, stadium lighting will benefit the immediate neighborhood as their CUA and CEQA applications assert. We are not requesting personal student information, just a regional numeric/percentage breakdown.

SINA Question /Concern #15: In your response to comments at the [September] 2015 neighborhood meeting, you said you would involve an acoustical engineer if your move forward with the stadium light project. This study would address sound concerns related to amplified announcements, music, etc. Has this study been done? If not, why not? If so, please share results of these acoustical studies conducted to the Association address: sisunsetneighbors@hotmail.com

SI Response: *“We do not recall such a promise. The sound system is state of the art which we believe will be far better for all involved. Sound will only be used for large attendance games and not for practices. The number of noise events will remain the same with the lights, however, the time will be shifted from Saturdays to Friday afternoons and evenings.”*

Please refer to the 2015 Saint Ignatius neighborhood meeting (SINA submittal, Appendix 4.b). Therein, the Station 3, Response #8 stated: *“We plan to involve an acoustical engineer if we move forward with the light project to see if we can somehow redirect the sound system.”* As noted in Comment 1.2.B above a noise study is still needed. In the absence of a noise study there is no basis upon which to determine that noise will not create a potentially significant effect, particularly if both the practice field

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

and athletic field are in use at the same time. Refer to the San Francisco Police Code Article 29 which provides details on conducting a valid noise study.

SINA Question #18: Our association's architectural/engineering consultants would like to see the pole foundation design drawings and associated geotechnical report. If a geotechnical report is, or was not prepared, please explain why not.

SI Response: *SI sent the plans to SINA as requested.*

SINA never received these plans, they were not submitted to us at the email address provided. A 2019 geotechnical report was finally posted on the Accela website on or about June 2, 2020. No foundation design has been posted to date.

SINA Question /Concern #20: Questions for 4/29 Neighborhood Meeting concerning SI Field Light Proposal:

1. Can a proper lighting study with photometric calculations showing field light levels be prepared and given to the community? 2. Can a context site section drawing be prepared showing scale of 90' stadium lights with reference to surrounding residential buildings be shared with the community? 3. Can a daytime view of stadium lights prepared and shared with the community? If all of these have already been done, please present at tonight's meeting. Thank you, Jay Manzo/neighbor.

SI Response: *These items were sent to the SINA for distribution to the neighbors.*

SINA never received these plans; they were not submitted to us at the email address provided as requested. We eventually located a revised photometric study (see Comment 1.2.C above) and the Verizon wireless documents which were not posted on the Accela webpage until May 15.

Comment 3.3: Corrections to incorrect statements made by Saint Ignatius (SI)

In reference to the school's Summary of Public Outreach (dated May 7, 2020) on the Accela website and in the Draft Motion (pdf pp. 105-107), SINA would like to correct some false statements. We assume this is because much of the school's current administration was not present when the project was first proposed in 2015 or even in 2018 when it was reactivated.

SI statement: August 25, 2015: *"The school hosted the second neighborhood meeting: Patrick Ruff and Paul Totah from the school met with Katy Tang and 50 neighbors at the 40th Avenue home of Jack Allen."*

Correction: The school did **not** host this meeting. This was one of our first neighborhood meetings and was organized by the neighbors who invited Katy Tang and school administration. The meeting was hosted by Mr. Allen in his garage.

SI Statement: January 2016 – *"The community was informed of the lighting project via an article in The Sunset Beacon with interviews of SI staff."*

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

Correction: The January 2016 Sunset Beacon article was written as a result of neighbors contacting the newspaper to express their concerns over the proposed project. The reporter reached out to the school to get their perspective. See article attached as Appendix 5 herein.

Lastly, the school's April 29, 2020 revised proposal states that neighbors have not voiced concerns over the existing practice field lights that were authorized under CUA Record #2003.1273C. This is patently false. Neighbors continue to complain about the practice field lights being left on past 7:30 and being left on with no one on the field. The school told neighbors to call their security when this happens.

In addition, records obtained under SINA's public records request for that lighting project included letters from neighbors to the Planning Department that detailed concerns over traffic, parking, noise, and garbage related to day time athletic field uses at that time – even before the practice field lights were authorized and installed. Some of those comments were related to existing daytime uses at the athletic field at that time (2003) and for which neighbor complaints have continued throughout the most recent school year until the school closed for the shelter-in-place order. Language from the Executive Summary of the Case Report for Hearing on April 22, 2004 for the practice field lighting project is excerpted below:

Neighborhood/Community Responses:

The Department has received approximately four telephone calls and three letters from neighbors in opposition to the proposal. One letter in support of the proposal has been received. Issues consistently brought up include noise, garbage, and parking problems associated with activities held at the School's larger athletic field located at the rear of the lot along 39th Avenue. Those expressing opposition to the project are typically under the impression that the light fixtures are to be placed at this larger playing field, rather than the smaller practice field on the upper campus. It has been Staff's experience that once the location of the fixtures is clarified, and the hours and time of usage explained, the neighbor's anxieties are eased.

4. Concluding Comments

Thank you for considering this document in which SINA has exposed and detailed the many compelling reasons why the Saint Ignatius Stadium Lighting project should not be approved. We hope you recognize the significant gaps in this project plan - the lack of a complete and through CEQA and permit application process. The school's current reluctance to address alternative plans, many of our questions, and opposing concerns -- has us stymied, despite their repeated claims of being a "good neighbor" which they used to be. Permanent stadium lights will clearly enhance the school's exclusive reputation, recruitment efforts, and benefit its private school students – they will now have the cache of 'Friday Night Lights'.

This project will, in no conceivable way benefit the public, or enhance our neighborhood or its character. After school and after their evening sports activities – the campus is locked up and the school population drives home to their own presumably quiet and peaceful neighborhoods. Evenings are the only quiet time we have in our neighborhood and those quiet evenings will be irrevocably disrupted, significantly affecting the livability of the neighborhood in adverse ways.

**Supplement to
SINA Advance Material Submittal for the Saint Ignatius Neighborhood Association
on CUA application #2018-012648CUA**

5. List of Appendices

APPENDIX 1: COALITION TO SAVE SAN MARIN v. NOVATO UNIFIED SCHOOL DISTRICT APPEALS COURT DECISION, APRIL 23, 2020

APPENDIX 2: RESULTS OF 2020 SINA PETITION OPPOSING STADIUM LIGHTING PROJECT AS OF JUNE 8, 2020

APPENDIX 3: APRIL 29, 2020 PRE-APPLICATION MEETING ZOOM CHAT LOG

APPENDIX 4: SAINT IGNATIUS SUMMARY OF DISCUSSION FROM PRE-APPLICATION MEETING HELD APRIL 29, 2020

APPENDIX 5: JANUARY 2016 SUNSET BEACON ARTICLE

APPENDIX 1

**COALITION TO SAVE SAN MARIN V. NOVATO UNIFIED SCHOOL DISTRICT
APPEALS COURT DECISION, APRIL 23, 2020**

Filed 4/23/2020

NOT TO BE PUBLISHED IN OFFICIAL REPORTS

California Rules of Court, rule 8.1115(a), prohibits courts and parties from citing or relying on opinions not certified for publication or ordered published, except as specified by rule 8.1115(b). This opinion has not been certified for publication or ordered published for purposes of rule 8.1115.

IN THE COURT OF APPEAL OF THE STATE OF CALIFORNIA
FIRST APPELLATE DISTRICT
DIVISION THREE

COALITION TO SAVE SAN
MARIN,

Plaintiff and
Respondent,

v.

NOVATO UNIFIED SCHOOL
DISTRICT,

Defendant and
Appellant.

A156877

(Marin County
Super. Ct. No. CIV1702295

Appellant Novato Unified School District (the District) appeals from a judgment directing it to vacate Resolution No. 31-2016/2017, adopted by its Board of Trustees, which issued an approval and certification of an environmental impact report (EIR)¹ for a project known as the San Marin

¹ “EIR” as used hereinafter refers to the final version of the EIR that was certified by the Novato Unified School District Board of Trustees. The final EIR “includes: (1) the Draft EIR and appendices, and (2) the Final EIR, which includes responses to comments, corrections and revisions to the Draft EIR, and 6 appendices.” In issuing its resolution, the Board of Trustees also considered the staff reports pertaining to

High School Stadium Lights Project. Pursuant to a writ of administrative mandamus, the trial court enjoined the project until the District fully complied with the California Environmental Quality Act (CEQA; Pub. Res. Code,² § 21168). We affirm.

FACTUAL AND PROCEDURAL BACKGROUND³

At issue here is the adequacy of the CEQA review of “The San Marin High School Stadium Lights Project,” consisting of the installation of new stadium lighting, an upgraded public address system for the stadium, and egress lighting at the existing school campus.

I. Environmental Setting

San Marin High School (SMHS) is at the interface of a suburban residential neighborhood comprised of largely one-story, single family homes and open space preserves, grasslands, and hillsides. Bordering the school are San Marin Drive to the east and Novato Boulevard to the south. Across Novato Boulevard is a 98-acre park which is unlit at night; it contains open space trails and Novato Creek which runs through the park approximately

the final EIR, the minutes and reports for all public hearings, and all evidence received by the District at those hearings.

² All further unspecified statutory references are to the Public Resources Code and the CEQA guidelines are referred to as “Guidelines section” “Whether the Guidelines are binding regulations is not an issue in this case, and we therefore need not and do not decide that question. At a minimum, however, courts . . . afford great weight to the Guidelines except when a provision is clearly unauthorized or erroneous under CEQA. [Citation.]” (*Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 391, fn. 2 (*Laurel Heights I*)).

³ The factual and procedural background is taken, in part, from the trial court’s comprehensive 69-page opinion.

one quarter-mile south of the stadium. SMHS is also surrounded by (1) trails and single-family homes to the west; (2) single-family homes to the north; (3) multi-family residences to the northeast; and (4) open hillsides with grassland and scattered oak trees rise to the north and west.

The nearest residences are about 120 feet north and northeast of the stadium track. Because of a grassy berm, the northeastern end of the stadium is below the level of the multi-family residences. Scenic views from the stadium and surrounding residences include undeveloped ridgelines and hillsides which are dark at night. San Marin Drive to the east of the school is a four-lane street, landscaped with trees which obstruct views of the stadium from the houses to the east. The road is lightly illuminated by well-spaced street lights, but there are no lighted signs until a medium-sized shopping center approximately one-half mile north. Novato Boulevard to the south of the school is very dark in the evening. In sum, the roads and neighborhoods adjacent to the school have low brightness against a dark background of undeveloped hills and open space.

II. Project Objectives and Description

The District had several objectives in pursuing the project: (1) improved stadium availability for evening/nighttime athletic fields, which would improve academic performance by minimizing early class dismissal and missed instruction time for student athletes; permit greater attendance by parents, students, and fans, which would build community spirit and increase ticket revenues; offer a safe outlet for student socializing; and reduce conflicting uses of the same field by different teams, thereby reducing accidental injuries to student athletes; (2) better lighting conditions during evening practices and games would improve safety for student athletes; and

(3) an improved public address system to better focus sound inside the stadium.

The stadium has a bleacher capacity of 2,400 persons with standing room for an additional approximately 1,600 persons. The project would involve installation of 26 athletic field lights and an upgraded public address system. The final EIR set forth the schedule for when the lights would be used: the main stadium lights would be turned off by 8:00 P.M. for practices Monday through Thursday, by 8:30 P.M. for games Monday through Thursday, and by 9:45 P.M. for Friday football games. The stadium lights would not be used on Saturdays or Sundays, with the possible exception of Saturday light usage until 8:30 P.M. for two to four Saturdays in February and two Saturdays in May for soccer and lacrosse playoff games.

The installation of new lights on existing and new poles throughout the stadium would use state-of-the-art LED lights with narrow beams to reduce light trespass and emit less light visible to the neighboring residences. Eight new 80-foot tall light poles, equipped with downward-facing 72 LED light fixtures (also known as luminaires), would be evenly spaced with four poles along each of the sidelines. Additional downward facing LED luminaires would be mounted at 70 feet on some of the 80-foot tall poles and upward-facing low-output lights would be mounted at 20 feet on the 80-foot tall poles, with the upward-facing lights turned on during the entirety of games. A second set of lower-output lights would be installed on up to 18 new and existing 30-foot tall light poles. The lights would be used approximately 152 nights per year for various sport practices and games, and on a few other occasions primarily during the fall and winter evening hours between October and March. To provide focused, distributed sound throughout the

stadium, up to 18 additional 30-foot tall public address speaker poles would be installed on the project site. The new public address system would not be used for practices or for soccer and lacrosse games.

III. EIR Proceedings

On December 20, 2016, the District issued its draft EIR, and extended the public comment period to March 3, 2017. The Coalition, its members and other concerned citizens submitted written and oral comments asserting deficiencies in the project and draft EIR. On May 10, 2017, the District issued its final EIR with responses to the public comments, as well as corrections and revisions to the draft EIR, and six appendices. On May 16, 2017, the District's Board of Trustees voted to certify and approve the EIR. Two weeks later, the Board of Trustees adopted Resolution 31-2016/2017 approving the project, a statement of overriding considerations, and a mitigation and monitoring program identifying the timing and responsibility for monitoring each mitigation measure.

IV. Trial Court Proceedings

On June 23, 2017, the Coalition filed a petition for writ of administrative mandate (Code Civ. Proc., § 1094.5), seeking to enjoin the project until the District complied with CEQA, on the ground the EIR did not adequately examine certain significant environmental impacts; did not adequately identify and discuss mitigation measures and project alternatives; and did not examine the cumulative impacts of the project together with foreseeable future projects at the high school. The Coalition also alleged the District was required to recirculate the EIR because, after the close of the public comment period, the final EIR included new and significant information on certain environmental impacts.

Based upon “numerous instances” of noncompliance with CEQA, the trial court found the EIR inadequate as an informative document. Specifically, the court found: (1) the District “erred in adopting the CIE’s E-3 lighting zone benchmark to describe the project’s environmental setting for evaluating” the impact of the lights and corresponding mitigation measures; (2) the EIR contained insufficient information subject to public comment concerning how the District analyzed the impact of projected light and glare on surrounding communities during nighttime operations of the stadium to support the conclusion that the proposed mitigation measures would result in the impacts being less than significant; and (3) the District’s “decision not to prepare the relevant photometric studies until after approval of the project constitute[d] a prejudicial abuse of discretion because it ‘preclude[d] informed decision[-]making and informed public participation, thereby thwarting the statutory goals of the EIR process.”

The court entered judgment in favor of the Coalition, directing the District to set aside its approval of the project and enjoining it from proceeding with the project until it had fully complied with CEQA as discussed in the court’s opinion. The court’s injunction did not bar the District from conducting certain necessary photometric studies to test, calibrate, or modify the equipment to be installed for the project to comply with mitigation measures set out in the final EIR and approved by the District.

The District timely appealed.

DISCUSSION

I. Standard of Review

In *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502 (*Sierra Club*), our Supreme Court clarified the appropriate standard of review: Generally, “[t]he standard of review in a CEQA case, as provided in sections 21168.5 and 21005, is abuse of discretion. Section 21168.5 states in part: ‘In any action or proceeding . . . to attack, review, set aside, void or annul a determination, finding, or decision of a public agency on the grounds of noncompliance with this division, the inquiry shall extend only to whether there was a prejudicial abuse of discretion.’ [Citation.] [The court’s] decisions have thus articulated a procedural issues/factual issues dichotomy. ‘[A]n agency may abuse its discretion under CEQA either by failing to proceed in the manner CEQA provides or by reaching factual conclusions unsupported by substantial evidence. (§ 21168.5.) Judicial review of these two types of error differs significantly: While we determine de novo whether the agency has employed the correct procedures, “scrupulously enforc[ing] all legislatively mandated CEQA requirements” [citation], we accord greater deference to the agency’s substantive factual conclusions. In reviewing for substantial evidence, the reviewing court “may not set aside an agency’s approval of an EIR on the ground that an opposite conclusion would have been equally or more reasonable,” for, on factual questions, our task “is not to weigh conflicting evidence and determine who has the better argument.” ’ [Citations.]” (*Sierra Club, supra*, 6 Cal.5th at p. 512.)

However, “when the issue is whether an EIR’s discussion of environmental impacts is adequate, that is, whether the decision sufficiently performs the function of facilitating ‘informed agency decision[-]making and

informed public participation,’ [t]he review of such [a] claim[] does not fit neatly within the procedural/factual paradigm.” (*Sierra Club, supra*, 6 Cal.5th at p. 513.) After describing several of its own decisions and those of the Court of Appeal, the court concluded “[t]hree basic principles emerge . . . : (1) An agency has considerable discretion to decide the manner of the discussion of potentially significant effects in an EIR. (2) However, a reviewing court must determine whether the discussion of a potentially significant effect is sufficient or insufficient, i.e., whether the EIR comports with its intended function of including ‘ “detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project.’ ” ’ [Citation.] (3) The determination whether a discussion is sufficient is not solely a matter of discerning whether there is substantial evidence to support the agency’s factual conclusions.” (*Id.* at pp. 515–516.)

“The ultimate inquiry, as case law and the CEQA guidelines make clear, is whether the EIR includes enough detail ‘to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project.’ [Citations.] The inquiry presents a mixed question of law and fact. As such, it is generally subject to independent review. However, underlying factual determinations—including, for example, an agency’s decision as to which methodologies to employ for analyzing an environment effect—may warrant deference. [Citations.] Thus, to the extent a mixed question requires a determination whether statutory criteria were satisfied, *de novo* review is appropriate; but to the extent factual questions predominate, a more deferential standard is warranted. [Citation.]” (*Sierra Club, supra*, 6 Cal.5th at p. 516.) “For

example, a decision to use a particular methodology and reject another is amenable to substantial evidence review But whether a description of an environmental impact is insufficient because it lacks analysis or omits the magnitude of the impact is not a substantial evidence question. A conclusory discussion of an environmental impact that an EIR deems significant can be determined by the court to be inadequate as an informational document without reference to substantial evidence.” (*Id.* at p. 514.)

“ ‘An appellate court’s review of the administrative record for legal error and substantial evidence in a CEQA case . . . is the same as the trial court’s: The appellate court reviews the agency’s action, not the trial court’s decision; in that sense appellate judicial review under CEQA is de novo.’ [Citation.] Further, ‘ “the reviewing court must resolve reasonable doubts in favor of the administrative finding and decision.” ’ [Citation.]” (*California Oak Foundation v. Regents of University of California* (2010) 188 Cal.App.4th 227, 262.)

Based on the above described standard of review, and based on our independent review of the record, we agree with the trial court and conclude that the EIR did not include “sufficient detail to enable those who did not participate in its preparation to understand and to consider meaningfully” certain environmental impacts of the proposed project. (*Sierra Club, supra*, 6 Cal.5th at p. 510, citing to *Laurel Heights I, supra*, 47 Cal.3d at p. 405.)

II. EIR'S Analysis of Aesthetics⁴

A. EIR Findings

The EIR analyzed, against a baseline for lighting, the project's potential aesthetic adverse environment impacts from light illumination (light trespass/spillover)⁵, glare intensity⁶, and sky glow⁷.

1. Baseline Thresholds

The EIR used significance thresholds for the illuminance and glare generated by the proposed new lighting fixtures based on the standards adopted by the International Commission on Illumination (CIE), which is an industry group that sets limits for outdoor lighting installations depending on which of four CIE lighting zones the surrounding area falls within, i.e., E-1 to E-4.

“The CIE describes the E-3 lighting zone to include ‘urban residential areas’ of ‘medium ambient brightness.’ Several public commentators indicated that the project area is much less bright than the example areas identified in the E-3 lighting zone. These commentators argued that the designation does not correspond to the low street lighting along San Marin Dr[ive] and the surrounding residences, and that this designation flat out

⁴ The description is taken, in part, from quoted portions of the trial court's decision, omitting citations to the administrative record.

⁵ “Illumination is defined as ‘the amount of light that strikes an object, including light cast by sources that are not directly seen by the viewer.’”

⁶ “Glare ‘refers to the discomfort or impairment of vision experienced when a person is exposed to a direct or reflected view of a light source, causing objectionable brightness that is greater than that to which the eyes are adapted.’ Glare intensity ranges from the wors[t] case – ‘disability glare’ where visibility is lost, to ‘discomfort glare’ where the light is distracting and uncomfortable.”

⁷ “Sky glow refers to illumination from upward light which increases the brightness of the nighttime sky.”

ignores the dark, unlit hills and open spaces abutting the south, west and northwest boundaries of the school. These commentators advocated for the use of the E-2 zoning rating which the CIE defines as ‘a lighting environment with low district brightness and provides as an example “sparsely-inhabited rural areas” (CIE, 2003).’ ”

In particular, “[o]ne commentator, Marc Papineau, an environmental scientist, challenged the District’s use of the E-3 standard by arguing this rating did not give sufficient deference to the dark, undeveloped open space on the edges of the project site. Papineau explained that the ambient nighttime brightness thresholds as reflected in the four lighting zones ratings (E-1 to E-4) are intended to be ‘progressive, in order to be suitably protective of the environment’ Thus, he reasoned that when a suburban area is adjacent to an unlit, or dimly lit open space the ‘prudent planning practice’ is to accommodate the contiguous, more light-sensitive area by applying the lighting standards ‘that are more sensitive to cumulative change in ambient brightness. . . .’ . . . In this scenario, that would require adopting the more light sensitive and environmentally-protective E-2 rating, for light spillover, glare and sky glow than the E-3 rating.”

“In response to these public comments,” the District explained its decision to rely on the E-3 zone standard:

“Although the project site is located near the interface of suburban development and open space, the site itself is best characterized as being located in environmental lights zone E3. Support of this classification includes the presence of San Marin Drive, a four-lane arterial roadway with streetlamps, directly to the east of the project site, suburban-density single-family housing to the east and northwest of the project site, and multi-family housing to the northeast of the site. In addition, a commercial center that includes medical offices, an animal hospital, and various retail outlets (including a Starbucks and a

Subway) is located approximately 0.25-mile east of the project site. Environmental lighting zone E2, which is defined by the example of ‘sparsely-inhabited rural areas,’ is not an appropriate classification of the project site and surrounding neighborhood. Therefore, the characterization of the Draft EIR of the project site being located in environmental lighting zone E3, which is defined by the example of ‘well-inhabited rural and urban areas,’ is appropriate. As discussed in Section 4.1, Aesthetics, of the Draft EIR, impacts related to night lighting would be less than significant with the identified mitigation measures. No changes to the Draft EIR are warranted as a result of comments pertaining to the existing ambient lighting at the project site.”

2. Light Trespass/Spillover

“The [EIR] determined that the effect of light trespass/spillover on the nearest residences from illuminating the field would be significant if illumination produced by the project exceeded 2.0 foot-candles (f.c.) when measured at the vertical and horizontal planes at the high school property lines nearest the residences. This measurement was derived from an earlier project of the District, and from standards used by other California school districts i.e., light trespass is not significant if the foot candles measured at the school property lines fall in the range from 0.8 f.c. to 2.5 f.c.”

“Without first performing a photometric study to estimate the brightness of light generated by the specific fixtures, the [EIR] found that the proposed stadium lighting system may produce illumination in and around the stadium in excess of the 2 foot-candle significance threshold at the boundaries of the stadium, and would constitute a potentially significant impact. [¶] As a mitigation measure, the [EIR] proposed the District hire a qualified lighting consultant to prepare a photometric study consistent with industry standards ‘that estimates the vertical and horizontal foot-candles generated by the proposed stadium lighting on the football field and at the

boundaries of the stadium site,’ and as part of the final design of the light system, to position and shield the fixtures along the football field until they generate no greater than 2 foot-candles at the site boundaries. The [EIR] concluded that implementation of this mitigation measure would not ‘generate excessive significant light trespass at nearby residences’ and the impacts would be less [than] significant after mitigation.”

3. Glare Intensity

“The [EIR] also evaluated the effect of glare on residents and on adjacent public street and sidewalks by units of intensity called ‘candelas.’ . . . The [EIR] assumed that light intensity of 500 candelas or less when measured at the school’s property lines would result in no ‘discomfort glare’ at those residences which faced the school. . . . [¶] The District used significance thresholds for glare[set by the CIE] . . . [¶] Applying the CIE designations, the [EIR] identified the project area as falling into lighting zone E-3 – which denotes ‘areas of medium ambient light, such as urban residential areas.’ For the E-3 zone, the CIE establishes a threshold of significance for pre-curfew hours (i.e., before 10 p.m.) of 10,000 candelas, and 1,000 candelas for post-curfew hours.”

“The [EIR] found that the lighting system could generate painful ‘discomfort glare’ or more serious ‘disability glare’ in excess of the CIE standard adopted for areas in the E-3 zone at residential property lines facing the stadium and on adjacent public streets and sidewalks, and these impacts are significant but mitigatable.” As a mitigation measure, “[t]he [EIR] proposed . . . the District prepare a photometric study to ensure that ‘discomfort glare’ does not exceed the 10,000 candelas limit (i.e., before 10 p.m.) at residential property lines facing the stadium, and if needed, to adjust

the position of the light fixtures illuminating the football field to meet this standard for glare, and to minimize the ‘disability glare’ experienced by pedestrians and motorists on San Marin Drive. With these mitigation measures, the [EIR] concluded that impacts would be less than significant.”

4. Sky Glow

The EIR recognized that “impacts from ‘sky glow’ would be significant ‘if the proposed lighting emits a substantial amount of upward light, significantly increasing the brightness of the sky during nighttime hours.’” However, “[t]he [EIR] states that sky glow will not be significant because the state-of-the-art downward-focusing luminaries on the 80’ poles will be using a narrow beam angle, and will be fitted with reflectors and visors to block upward light. [¶] As to the 20’ lower brightness, upward-facing luminaries, the [final] [EIR] note[d] they would be designed to provide only the minimum amount of illumination necessary to see airborne objects in the stadium [but acknowledged that the use of upward-facing lights ‘would incrementally increase sky glow when in use by reflecting light off clouds and aerosols’]. In a change from the [draft EIR] which planned for intermittent use only during kick-offs and punts, the upward lights would . . . remain on for [an] entire game; i.e., 2-4 hours.” Nonetheless, the EIR “concludes that [the] amount of sky glow will be ‘minimal’ because it will be limited to the early evening hours (before 8:30 p.m.) and ‘would occur in a location with existing nighttime lighting (including street lamps along the adjacent roadway and security lighting on the adjacent campus). Therefore, [the lighting system] would not substantially contribute to sky glow during sensitive nighttime hours. The City of Novato, being located in the greater San Francisco Bay Area, also has nighttime skies that are subject to substantial existing light

pollution, largely from sources in the U.S. 101 corridor, and that are not sensitive to additional artificial light. Therefore, the proposed stadium lights would not substantially contribute to sky glow near the school site, and impacts would be less than significant [with no need for mitigation measures].’ ”

B. District’s Contentions

1. Project Baseline for Lighting

The District argues that its choice for the project baseline for lighting in the draft EIR as the CIE’s E-3 lighting zone, defined by the example of “ ‘well-inhabited rural and urban areas,’ ” was within its discretion and supported by the evidence. We disagree.

The District’s chosen methodology must be supported by reasoned analysis and evidence in the record. (*Save Our Peninsula Committee v. Monterey County Board of Supervisors* (2001) 87 Cal.App.4th 99, 119-120.) Even applying the deferential substantial evidence test, we agree with the trial court that there was insufficient evidence to support the District’s adoption of the CIE’s E-3 lighting zone to describe the project’s environmental setting for evaluating the light and glare impacts and the corresponding mitigation measures and a restrictive light alternative for the project. Based on an environmental scientist’s comments concerning the appropriate way to apply the CIE’s four possible lighting zones, the trial court properly found the District, by applying the E-3 lighting zone, had “virtually ignore[d] the extensive open spaces and unlit hillsides that form a substantial boundary along the south, west and northwest edges of the project site.” The District ma[de] no effort to distinguish the unique physical features of this environmental setting from the typical, suburban

neighborhood that falls within the E-3 rating.” Because the District’s “duty under CEQA . . . [was] not served by taking a ‘one size fits all’ approach when describing the environmental setting,” the EIR was inadequate because it did “not illustrate the types of uses and infrastructure that would aid decision-makers and the public to understand the types of suburban neighborhoods that would qualify as ‘well-inhabited rural and urban areas’ under the E-3 rating[; or] contain information showing the population size of such areas, the mix of commercial, recreational or residential uses, or the number of major thoroughfares that crisscross a typical E-3 suburban neighborhood.”

We also conclude, as did the trial court, that “the District’s conclusion the project area was characterized at nighttime by ‘medium ambient brightness,’ ” was refuted by the evidence in the administrative record. “It is uncontradicted that the project area is served by only two main thoroughfares, San Marin Dr[ive] and Novato [Boulevard], with Novato [Boulevard] being dark or having very low illumination, and San Marin Dr[ive] adjacent to the stadium being dimly lit. The amount of ambient light affecting the project area is significantly reduced when one considers the dark, undeveloped hillsides and open spaces abutting several sides of the project area. These features distinguish the project’s setting from the typical ‘well-inhabited rural and urban areas’ in the E-3 zone that may be traversed by many blocks of well-lighted streets.”

We see no basis for the District’s reliance on the presence of commercial establishments to support the E-3 rating; as the trial court noted, the EIR did not contain a discussion of the following issues: (1) whether any of the professional medical offices north of the school were open during the relevant evening hours; (2) the number of stores in the adjacent shopping center that

were open at night; (3) the intensity of ambient nighttime light from any store windows and parking lots; and (4) the spacing of street lamps and “whether the light intensity was low, medium or high brightness.”

Because the administrative record did not support the classification of the environment as falling within the E-3 lighting zone, there was no proper baseline and hence no way to undertake accurate assessments of the impacts, mitigation measures, or project alternatives. Accordingly, the trial court properly found that a recirculation of the EIR was warranted on this basis. However, our decision should not be read as a determination that the E-3 lighting zone is an inappropriate baseline for the project. We hold only that the District’s choice of the E-3 lighting zone must be preceded by an adequate analysis of the trial court’s concerns with which we concur.

2. Light Trespass/Spillover and Glare Impact

a. Photometric Study

The District’s overarching contention is that the Guidelines do not mandate that a photometric study of the new lighting installation be included as part of the EIR. To the extent there was such a requirement, the District argues it met its obligation by including, after publication of the draft EIR, a preliminary photometric study for the project “that was conducted as part of a proposed mitigation measure (AES-3) identified in” the draft EIR, albeit conceding “[i]t is apparent” the preliminary photometric study “was never intended to be a part of the EIR itself, but rather was provided for informational purposes in anticipation of the approval of said mitigation measure.” According to the District, a photometric study does not actually measure illumination impact, but rather “projections of impacts that can, would be, and have been, controlled in producing a final design conforming to

that final photometric study. That is, the discussions of photometric studies described what the project would be, within the control of the District. Therefore, the failure to include more, or further or final studies was not necessary to an informed discussion: the public was clearly apprised that the [p]roject would perform within the parameters discussed for a final photometric study, and other studies projecting different constraints would have been misleading.” We see no merit to the District’s arguments.

We conclude, as did the trial court, that “[t]he need for detailed photometric studies to analyze the impacts from light and glare and to devise mitigation and avoidances measures to ensure the impacts will be reduced to less than significant levels, cannot be doubted. The District conceded as much in the [final EIR’s] discussion of the Aesthetics impact analysis: ‘Because a photometric study that estimates the brightness of light generated by a specific lamp, fixture, or group of fixtures at the stadium has not been prepared, it is not possible to determine whether the proposed lighting system would result in light trespass in excess of the quantitative threshold of two foot-candles at the boundaries of the stadium site. Nearby residences could be subject to excessive illuminance when stadium lights are in use. Therefore, lighting impacts are potentially significant.’” Thus, as recognized by the District’s own comments in the record, preparation of a photometric study is essential to determine whether the light/glare impacts from the project could be mitigated to less than significant levels.

We further conclude that a photometric study “was not only necessary,” but could have been included and summarized in the draft EIR and before the closure of the public comment period. The Coalition submitted, as part of its writ petition, two existing photometric studies of projects for new stadium

lighting by the District’s lighting contractor Musco Sports Lighting, LLC (dated October and November 2015) which had been completed over one year” before the draft EIR. The earlier photometric studies “included equipment specifications, illumination summaries and project summaries, . . . and . . . scale site drawings of the stadium that show the eight light pole placements on the two long-sides of the field, and . . . calculated the amount of light trespass and glare intensity at the stadium site, and also at the north and east residential property lines.” In an email accompanying the earlier photometric studies, the project engineer stated “he used these photometric studies to place the eight, field-light poles on the electrical plans, and requested the architect to identify the location of the egress lights so he could ‘run the photometric study to install the security lights.’” The email also had attached “scale drawings showing the equipment layout and the angle of the luminaires and a project summary containing light and glare analyses in table form.”

“For reasons not explained by [the] District, these studies were not included or summarized in the [draft EIR] or the [final EIR]. Nor has the District identified if the photometric study of the egress lights had been prepared, and if so, why that study was not also included in the EIRs.” After publication of the draft EIR and in response to public comments, the District had the lighting contractor prepare *preliminary photometric studies* for the project that modeled both illumination and glare in and around the project site, and the District inserted these graphics into the final EIR. However, the preliminary photometric studies were not similar to October and November 2015 documents, but were “isolated illustrations, presented without a description of the District’s assumptions, methodology or data.” “The

accompanying text states the preliminary modeling shows that ‘neither horizontal nor vertical foot–candles are expected to exceed the 2.0 foot-candle threshold at District property lines nearest to neighboring residence’ and ‘the discomfort glare produced during operation of the proposed project should be below the 10,000-candela threshold at residential property lines facing the stadium’ and discomfort glare will be low for pedestrians and motorists (3,500 candelas or less).” “These limited preliminary modeling studies were not thereafter subject to public comment.” “Even after giving due deference to the evidentiary value” of the preliminary photometric analyses, we must agree with the trial court that those studies did not “supply substantial evidence to support the District’s conclusions that light and glare impacts will be reduced to less than significant levels,” because they constituted “unsubstantial opinion,” and failed to provide enough details or explanation for the public “to discern from the [EIR] the analytic route . . . the [District] traveled from evidence to action.’” (*California Oak Foundation v. Regents of University of California, supra*, 188 Cal.App.4th at p. 262.)

In sum, while the Guidelines do not mandate an agency perform any specific type of studies in determining potentially significant environmental impacts, we conclude the District’s failure to provide a photometric study of the new lighting installation as part of the draft EIR did not meet the CEQA requirement of an informative document subject to public comment. (See, e.g., *Taxpayers for Accountable School Bond Spending v. San Diego Unified School Dist.* (2013) 215 Cal.App.4th 1013, 1038, 1039, 1041 [appellate court upheld school district’s conclusion that the project (which included new lighting at school football stadium) would not have a significant effect on the environment by means of significant light trespass (or glare or sky glow)

where initial study described the impact of the new field lighting installation “based on a photometric analysis conducted by Musco Lighting, the Project’s lighting system designer”].) As the trial court here explained: “Preparation and review of a photometric study at the time the [draft] EIR circulated . . . would have provided the decision makers and the public [with] information all participants needed to intelligently assess the scope of the potential impacts and the feasibility of possible mitigation measures,” as well as consideration of a reduced lighting alternative, “thereby fulfilling CEQA’s principle purpose, i.e., to ‘alert the public and its responsible officials to environmental changes before they have reached ecological points of no return.’ ” (*Laurel Heights I, supra*, 47 Cal.3d at p. 392.)

b. Deferral of Photometric Study

We also see no merit to the District’s arguments that it did not violate CEQA by failing to provide a photometric study of the new lighting installation in the draft EIR because it deferred preparation of such a study until after the project approval and installation of the light poles as part of a mitigation measure. According to the District, the photometric study is a “design tool” that constrains how the final design is prepared and the project is built, and is “akin to a final structural design,” according to which a building would be constructed to comply with building codes, in that “the very nature” of the final photometric study requirement was to produce a study, on which design and construction would be based, that would necessarily constrain lighting impacts to those discussed in the EIR. The District’s argument is unavailing.

The record demonstrates, “[a]s reflected by the District’s own comments in the record,” that the “preparation of a photometric study is essential to

determine whether the light/glare impacts from the project could be mitigated to less than significant levels. Also, the record shows it was not only necessary but feasible, to prepare and circulate a photometric study with the [draft EIR], as illustrated by the reliance of the District and the project's principals on the two photometric studies prepared by Musco in October and December 2015, one year before the preparation of the [draft EIR].” “[T]he San Marin high school stadium and the surrounding structures already exist, the decision to illuminate the entire football field has been made, and the evenly spaced placement of the light poles along the sidelines has been illustrated in the October and November 2015 photometric studies and in the preliminary photometric study inserted in the [final EIR]. [¶] The record demonstrates that there was no reason to wait until after project approval to conduct such studies and, in fact, two photometric studies had been prepared by the District's light consultant.”

While there is no presumption that an error in failing to include information is prejudicial (§ 21005), we conclude that in this case the District's decision not to prepare a photometric study of the new lighting installation until after approval of the project and as a mitigation measure constituted a prejudicial abuse of discretion because it precluded “ “informed decision[-]making and informed public participation, thereby thwarting the statutory goals of the EIR process.” ’ ’ (*Planning & Conservation League v. Castaic Lake Water Agency* (2009) 180 Cal.App.4th 210, 242.)

3. Sky Glow Impact

The District challenges the trial court's finding that the factual basis for the EIR's analysis of the issue of sky glow and potential glare on dark skies during nighttime hours was inadequate. Because reconsideration of the

environmental impact of light and glare will necessitate a reconsideration of the environmental impact of the sky glow generated by the installation of the new lighting system, we need not address the District's contention that its discussion of the impact of sky glow was adequate.

In any event, we see no basis to disturb the trial court's finding that the EIR's factual basis for its analysis of the impact of sky glow on nighttime scenic views was "faulty. The project is not located near the City of Novato's commercial district where sky glow is expected, nor is there evidence that sky glow from the 101 freeway several miles to the east or from the lights of San Francisco Bay Area presently affects *the scenic views of the ridgelines* around the stadium." In finding that the EIR "omit[ted] material necessary to informed decision[-]making and informed public participation," the trial court did not find the District had to reach any particular conclusion when reconsidering the matter.

III. EIR's Analysis of Biological Resources

As part of the final EIR, the District included Appendix A, a "new biological resource review" presented, for the first time, acknowledging that "several species of native bats may be present in the project area that are of 'special concern' to the California DWF [Department of Wildlife and Forestry]. That review concludes the 'potential impacts to incidental foraging bats would be less than significant' because: the project will not remove bats roosting habitats near the project site, e.g., trees, buildings; bats are not likely to roost near the project site since more suitable unlit roosting and foraging habitats exist ¼ mile south at Novato Creek; and while evening illumination 'may have some effect on bat foraging behavior' [given] the lack of light trespass beyond 100 feet from the stadium and the brief operation of

the lights (2-4 hours) the project would not present a ‘negative impact on the population.’”

The District contends the final EIR’s new discussion of the biological impact of the project on the habitats and behavior of a bat species was not adequate to trigger recirculation. According to the District, the information concerning the bat habitats and behavior added nothing new of substance, and it is entirely unclear how recirculation of the EIR would add to or clarify what has already been thoroughly discussed and vetted. However, as the trial court explained, the “new information” concerning bat habitats and behavior was “ ‘significant’ ” for two reasons: (1) “the [final EIR] identified the potential for stadium lighting to alter the roosting and foraging behavior of these nocturnal species by driving them to other areas surrounding the project site, which matters were not discussed in the [draft EIR];” and (2) the biological resource analysis again relied “on the District’s preparation and discussion of a preliminary photometric study, presented for the first time in the [final EIR], to support the District’s conclusion that light trespass will not affect habitat beyond 100 feet from the stadium and any lighting impacts will be mitigated to less than significant levels. The preparation of a comprehensive photometric study is central to the District’s position that the significant impacts from light trespass and glare can be substantially mitigated, and the District has not satisfactorily explained its decision not to prepare a photometric study to be circulated with the [draft EIR].”

We therefore conclude, as did the trial court, that before certifying the final EIR the District should have recirculated the section concerning the project’s impacts on bat habitats and behavior because “[n]either the public nor any other trustee agency had a prior opportunity to evaluate” the new

information or to test the validity of the District's conclusions. In so concluding, we reject the District's contention that the new information merely clarified or amplified the otherwise adequate discussion of biological impacts in the draft EIR.

IV. EIR's Analysis of Cumulative Impact

While the EIR discussed the project's cumulative impact from illumination in connection with a list of current and future non-residential and residential projects throughout the City of Novato, with none being closer than 1.2 miles to the project site, the final EIR "contains no discussion of the cumulative impacts on Aesthetics from the project, together with the related impacts of a new lighted soccer and lacrosse field already approved by the District. The installation of additional lights on 15-foot poles, when the school never hosted nighttime activities, could conceivably increase the significant environmental impacts from illumination, glare and/or sky glow on the surrounding residences and open spaces, and it was 'reasonable and practical to include the project' in the discussion."

The District contends it had no obligation to analyze the cumulative impact of the football stadium lighting project with the District's recently approved plans to convert the high school's upper baseball field into soccer and lacrosse fields ("planned conversion project") with sixteen 15-foot tall light poles because the planned conversion project was an independent project, which was neither an "integral part" nor a "future" expansion of the football stadium lighting project. However, "CEQA requires an EIR to discuss the cumulative effect on the environment of the subject project in conjunction with other closely related, past present and *reasonably foreseeable probable future projects.*" (§ 21083, subd. (b); Guidelines,

§§ 15130, 15355, italics added.) The term “[c]umulative impacts’ refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” (Guidelines, § 15355.) “If an identified cumulative impact is not determined to be significant, an EIR is “required to at least briefly state and explain such conclusion.” ’”(San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus (1994) 27 Cal.App.4th 713, 739–740, quoting from *Citizens to Preserve the Ojai v. County of Ventura* (1985) 176 Cal.App.3d 421, 432, citing Guidelines, § 15065, subd. (a)(3) [defining “Cumulatively Considerable”].)

We also see no merit to the District’s argument that the EIR did not need to evaluate the planned conversion project because it “would not include lighting . . . [and] [n]o nighttime use is planned for” that project. The record demonstrates that in response to a public comment that the planned conversion project “would have a significant number of lights, in addition to the lights included in the solar panel structures that allegedly stay on all night,” the District asserted that although no nighttime use was planned for the additional turf field, “[l]ights associated with on-site solar panels are motion-activated LED lights with dual-dimming controls,” the lights were designed to have minimal horizontal light trespass and are turned off at 10:00 P.M.,” with the draft EIR, on the stadium lights project, being revised in the final EIR to include, both “[e]xterior security light fixtures located at on-site school buildings” and located “*at on-site solar panels.*” (Italics in original.) Thus, the District’s contentions that the planned conversion project did not need to be evaluated in conjunction with the new lighting for the football stadium is unavailing.

V. Need for Recirculation of EIR

Because we have addressed the need for recirculation in the context of discussing the District's other arguments, we do not separately address the issue.

DISPOSITION

The judgment is modified by adding the following provision: The District shall prepare a new draft EIR that articulates the appropriate baseline for the project's evaluation, analyzes the project in light of its cumulative impact that takes into account the planned conversion of its baseball fields into lighted fields for lacrosse and soccer, assesses the project's impacts on biological resources and light spillover, glare and skyglow on the bases of photometric analysis. As so modified, the judgment is affirmed.

Respondent Coalition to Save San Marin is awarded costs on appeal.

Petrou, J.

WE CONCUR:

Siggins, P.J.

Jackson, J.

APPENDIX 2

**RESULTS OF 2020 SINA PETITION OPPOSING STADIUM LIGHTING PROJECT
AS OF JUNE 8, 2020**



This petition has collected
201 signatures
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2020-06-08

NO To Saint Ignatius Permanent Stadium Lights

About this petition

We the neighbors of Saint Ignatius College Preparatory, strongly oppose the installation of four permanent, 90ft tall, football field stadium lights. These lights are proposed to be in use potentially 150 nights a year and often until 9-10 pm. They will be used to host night time games, practices, and a number of other sports activities. In addition, one of the light poles will hold 5G Verizon wireless equipment.

These permanent lights will bring unprecedented nighttime noise, traffic, parking congestion, litter, and pre-post game celebrations to our quiet residential neighborhood ~~ bringing an end to quiet evenings in our own homes. No more quiet family dinners, watching TV in our own living rooms, or being able to put our children to bed early. Not to mention, the eyesore of 90ft poles towering over our neighborhood 24/7.

We urge the SF Planning Commission to deny this permit and insist Saint Ignatius (like other SF High Schools) continue their sports programs during daylight hours.

To join our the Saint Ignatius Neighborhood Association -- send an email to sisunsetneighbors@hotmail.com

Signatures

1. Name: Deborah Brown on 2020-05-27 21:09:16
Comments:

2. Name: Ray Brown on 2020-05-27 21:28:25
Comments:

3. Name: Una FitzSimons on 2020-05-27 21:36:39
Comments:

4. Name: Joanne on 2020-05-27 21:38:53
Comments:

5. Name: Christine Crosby on 2020-05-27 21:41:32
Comments:

6. Name: Josette Goedert on 2020-05-27 21:49:47
Comments:

7. Name: James R Clark on 2020-05-27 21:55:32
Comments: I think it is a travesty of Justice that S. I. intends to "sneak" through a building project during this pandemic crisis. This speaks volumes to S I 's Character. Sincerely, James R. Clark 2194 40th Avenue, S. F. CA 94116.

8. Name: SEIKO GRANT on 2020-05-27 21:57:43
Comments:

9. Name: Allison Harrington on 2020-05-27 22:01:09
Comments: I would like to add that my family is not able to park in our neighborhood on Saturdays and Sundays, as it is. We don't want the towers because we won't have a place to park after a long day during the week. That is not fair. I am a teacher who knows that extra-curricular events are a part of growing up, but to the expense of a whole neighborhood is not a way to be a good neighbor.

10. Name: Matthew on 2020-05-27 22:05:24
Comments:

11. Name: Matthew G on 2020-05-27 22:06:26
Comments:

12. Name: Maria OBrien on 2020-05-27 22:16:14
Comments:

-
13. Name: Coral Ho on 2020-05-27 22:18:48
Comments:
-
14. Name: Glenn Anderson on 2020-05-27 22:20:53
Comments:
-
15. Name: Priscilla Fong on 2020-05-27 22:28:28
Comments: We live across the street on 41st and Quintara. When there are games, there is excessive congestion and noise in the neighborhood. Cars are already blocking part of my driveway! For this reason, I am against installing permanent stadium lights at the school.
-Priscilla Fong
-
16. Name: Matt Ciganek on 2020-05-27 23:15:25
Comments: This project is clearly against the wishes of the surrounding neighborhood.
-
17. Name: Sun Kim on 2020-05-27 23:39:39
Comments:
-
18. Name: Tiffany Pavon on 2020-05-28 00:05:27
Comments:
-
19. Name: Paula Katz on 2020-05-28 00:07:31
Comments:
-
20. Name: Debbie Montarano on 2020-05-28 00:15:38
Comments:
-
21. Name: Barbra Paul-Elzer on 2020-05-28 00:17:44
Comments:
-
22. Name: Kristopher OBrien on 2020-05-28 00:19:16
Comments:
-
23. Name: Denise Malmquist-Little on 2020-05-28 02:22:08
Comments: This is not an area like Beach Chalet or Kezar Stadium. St Ignatius chose to build their campus in the middle of a vast, well established residential area. This is a family neighborhood with residents including new borns through 90+ year olds. Family homes are passed generation to generation. The residents of our neighborhood deserve quiet evenings, parking availability, safe streets, and clean sidewalks. The night use of the SI field will destroy all of those aspects of our homes – that has been proven by the nights SI has held events under rental lights on their field. Other schools manage their sports programs for both boys and girls in daylight hours after school and on weekends.

As home owners within about 200 feet of the SI field, we strongly oppose the installation of lights and excessive night use of that field.

24. Name: James Yee on 2020-05-28 02:31:48
Comments: We also have concerns about SI setting school hours later with school ending at 9:00PM and 400+ cars not leaving our neighborhood. Where are we to park?
-
25. Name: Susan Lin on 2020-05-28 02:35:23
Comments:
-
26. Name: Randall Hung on 2020-05-28 02:38:33
Comments:
-
27. Name: Alan OBrien on 2020-05-28 02:41:06
Comments:
-
28. Name: Anita Malmquist on 2020-05-28 02:57:10
Comments: As an older senior who is a 64 year-resident home-owner near the perimeter of the St Ignatius football field, I am strongly opposed to the installation & use of field lighting. Our family home will go to my adult children upon my passing; I want their inheritance to be similar to the environment and atmosphere they experienced growing up. As it is now, my family cannot park near our home from around 7:30AM – near 6PM every day that SI is in session because students take up all the neighborhood parking. The same is true for weekend field use times, various evening & weekend SI events, and extends until after 10pm when the field has been used at night with temporary lighting. From experience with SI use of their facilities at night, sound from the games & field disrupts conversations, TV watching, and more not only inside our home, but into our backyard. Litter (including beer cans, tobacco products, food & wrappers, and even urine) is left on our street and in our doorway by field activity participants. Even with shades plus curtains, light from the field and cars illuminates the interior of my home. Please: NO LIGHTS or night use of the SI field. Thank you.
-
29. Name: Timothy Brey on 2020-05-28 03:50:26
Comments: This project would be extremely disruptive to the character of the neighborhood with lights on until 10 pm, increased parking and noise. All of this would only benefit a small minority for private use at the expense of the public. Not a public benefit!
-
30. Name: Adelle-Akiko Kearns on 2020-05-28 03:50:27
Comments:
-
31. Name: David K Little on 2020-05-28 04:29:25
Comments: I am opposed to the installation of lighting on the SI field. In case of a major seismic event, 90' poles may fall, easily spanning the street, and cause damage to private homes & vehicles, and/or physical harm to residents.

Where is the environmental report? 30 foot deep foundation construction for the poles can cause ground shifting that undermines home foundations, disrupts ground water flow (there is a well at 40th/Quintara), and interferes with underground water pipes, gas lines, and phone and electrical wiring. Increased noise and light will disrupt home life and increased traffic will add to pollution both in the air and in water runoff on the streets. There is no educational value to this project. It only serves the financial wants of the school. There are no benefits or considerations for the residents and neighborhood. Please stop the light project.

32. Name: Edmund Lim and Nellie Lew-Lim on 2020-05-28 06:06:38
Comments: These PERMANENT STADIUM LIGHTS is going to ruin the QUIET SUNSET NEIGHBORHOOD! The Noises, Traffics, Parking, Litters, Urine, the Bright Glaring Lights! The peoples hanging out after and before the Games! S.I. doesn't care about the Sunset Neighborhood! All they care about is S.I. making money in renting out the Football Field!!! Now they're using the Verizon Cell Tower excuse to get the Permanent Lightnings! BOTTOM LINE IS "WE DO NOT WANT THE PERMANENT STADIUM LIGHTS"!!!!

33. Name: Ernest Lim and Barbara Lim on 2020-05-28 06:13:34
Comments: "WE DO NOT WANT THE PERMANENT STADIUM LIGHTS, PERIOD"!!!!

34. Name: Linda Delucchi on 2020-05-28 08:37:20
Comments:

35. Name: Dorothea OBrien on 2020-05-28 13:52:53
Comments:

36. Name: Mafias gruffis on 2020-05-28 15:59:09
Comments: Not only they poison us with the staunch chemical smell from their artificial turf, but now they want to disturb us more with light pollution and noise pollution

37. Name: Michelle Ser on 2020-05-28 16:01:00
Comments:

38. Name: Allen Malmquist on 2020-05-28 18:27:56
Comments: Saint Ignatius College Preparatory, in trying to push through their long-objected-to nighttime field use plans at a time when people are struggling with the deadly Covid-19 pandemic and its upheaval of our society and way of life, reveals more than ever the selfishness and callousness of this supposedly Christian organization, and their total disregard for people outside their realm of fiscal endeavors, their total lack of concern and care for their neighbors with whom they share one quiet corner of the Sunset District.

My family lived here long before the Jesuits built their school, in this suburb-within-the-city, this simple residential neighborhood, a peaceful place for family life. We've adapted over the years to having this high school less than a block away, with the associated issues of such, from students smoking in doorways to an exasperated parking problem,

since many of SI's students drive themselves to school. Change happens. But giant lights and nighttime activities more than every other day of the year is a step too far. Giant poles towering over anything else as far as the eye can see, light pollution glaring right into living- and bedrooms. The congestion, noise, traffic, litter, at an evening time when people are trying to gather for a family dinner, relax, read, watch tv, when they are trying to go to sleep, this is not neighborly, this is not right. There is no buffer to SI's field, like there is with other night-use spaces in the city, such as in Golden Gate Park. SI's football field is literally right across the street from people's homes. Such is not the place for massive illumination and late-night outdoor events. Like we have, SI must learn to adapt, to live within the scope of its environment. To Love Thy Neighbor.

39. Name: Suzie Larsen on 2020-05-28 21:27:10
Comments:

40. Name: Jensen Wong on 2020-05-28 22:54:43
Comments: NO To Saint Ignatius Permanent Stadium Lights

41. Name: Erin Tyson Poh on 2020-05-28 23:19:45
Comments: Do not allow this action to be rammed through without community input!
Using the SIP to push through an unpopular project is unconscionable.

42. Name: Garrick Wong on 2020-05-29 00:05:22
Comments: They have not and do not have any control over the their students.

43. Name: Julie Coghlan on 2020-05-29 00:06:04
Comments:

44. Name: Joann Kujaski on 2020-05-29 17:07:47
Comments:

45. Name: Shirley Xu on 2020-05-29 21:16:21
Comments: NO To Saint Ignatius Permanent Stadium Lights !
Each day after I come home from a day's work, we need a clean, quite and peaceful neighborhood! I need parking spot too!

46. Name: Jan Young on 2020-05-30 00:42:34
Comments:

47. Name: Katherine Howard on 2020-05-30 01:01:44
Comments: There is already too much night-time lighting in SF. Night-time lighting is damaging to both people and wildlife.

48. Name: Winifred Bamberg on 2020-05-30 01:13:22

Comments: This change will have a huge effect on the neighborhood and needs to have community input and negotiation. The games must wait until SIP is over and so must this permit.

49. Name: Rossana chan on 2020-05-30 01:30:29
Comments:

50. Name: Johnson Young on 2020-05-30 02:37:50
Comments:

51. Name: Mary Shea on 2020-05-30 03:22:01
Comments: SI knew this is a residential neighborhood when they bought the property & built the new school.

52. Name: Gregg Montarano on 2020-05-30 07:13:00
Comments:

53. Name: Patricia Montarano on 2020-05-30 07:15:32
Comments:

54. Name: Kristina Scolari on 2020-05-30 07:17:06
Comments:

55. Name: Elaine Lau on 2020-05-30 13:31:56
Comments:

56. Name: Carole Gilbert on 2020-05-31 20:51:40
Comments: We don't want or need these 90" high lights. The games only cause disruption to our neighborhood. Cars double parked, blocking driveways, loud speaker announcing and crowds making a lot of noise and leaving garbage around our neighborhood. St Ignatius high school says they are good neighbors but this shows no consideration of us at all.

57. Name: Anne Marie Benfatto on 2020-05-31 20:52:01
Comments: The obvious lack of regard for the residents of our neighborhood by SI is shameful.

58. Name: Halley on 2020-05-31 21:15:10
Comments:

59. Name: Janny Lee on 2020-06-01 05:46:23
Comments: Unwanted disruption. Many non-speaking English long time residents are opposed to these lights as well and do not know how to voice their concerns. Don't interfere with the residents who actually live here.

60. Name: Maryanne C on 2020-06-01 05:55:41
Comments:

61. Name: Matthew Harrison on 2020-06-01 06:10:23
Comments:

62. Name: Chrisy on 2020-06-01 06:15:37
Comments:

63. Name: Regina on 2020-06-01 06:33:50
Comments:

64. Name: Nina Manzo on 2020-06-01 17:37:25
Comments: There is nothing about the S.I. project that benefits the residents of our neighborhood. But so much about the project has a negative impact on our quality of life in our homes. I am opposed to the use of these lights which will bring more noise, congestion, and light pollution to the neighborhood in the evenings, which is the one remaining window of time there is a respite here, near the school and public fields. Planning Commissioners, please do not allow this intensified use and these huge structures which are both out-of-scale for our residential neighborhood! Thank you

65. Name: Ashley on 2020-06-01 19:24:49
Comments:

66. Name: Nichole on 2020-06-01 19:29:38
Comments:

67. Name: Colin Pierce on 2020-06-02 00:22:13
Comments:

68. Name: Gautam Shah on 2020-06-02 01:38:28
Comments: This effort is fraudulent, disingenuous, and not cognizant of impact to residents adjacent to and in the vicinity of the SI property. Calling the installation of these 90 foot lights, which would be disruptive to all the neighbors around for a significant radius, calling them "essential infrastructure" is simply a ploy to get these lights installed without the consent of the neighbors. I strongly urge the SF planning commission to deny this permit until the proper environmental impact report and voices of the community are heard.

69. Name: David Crosby on 2020-06-02 05:26:19
Comments:

70. Name: Sandra Henderson Koch on 2020-06-02 14:23:16

Comments:

71. Name: Dolores Joblon on 2020-06-02 18:25:22
Comments: This will further disrupt a quiet neighborhood and change its character to to an ongoing carnival! Please prevent this from happening!
-
72. Name: Lance Mellon on 2020-06-02 18:46:25
Comments: This is harmful to the environment. The fields have operated fine without artificial lights for years and can do so going forward without this.
-
73. Name: Lori Ziemba on 2020-06-02 19:12:52
Comments: NO 5G, NO lights!
-
74. Name: Donald Ciccone on 2020-06-02 19:32:42
Comments:
-
75. Name: Tina zhu on 2020-06-02 20:14:43
Comments:
-
76. Name: Tracy Ashton on 2020-06-02 21:19:07
Comments:
-
77. Name: Kelsey Koch on 2020-06-02 22:19:17
Comments:
-
78. Name: Susan rivadeneyra on 2020-06-02 23:05:05
Comments:
-
79. Name: Jim Kurpius on 2020-06-02 23:10:00
Comments: 90ft light towers in the neighborhood, 150+ nights a year, til 10pm? S.I. has no respect for the community.
-
80. Name: Shirley Yee on 2020-06-02 23:49:13
Comments: The addition of the stadium lights will be a disruption to our home life. Extending practice into the night is an expansion of the use of the field. The noise at night will be a distraction for our family. This project only benefits SI.
-
81. Name: Kellyx Nelson on 2020-06-03 00:06:06
Comments: Planning Commissioners, please authentically hear our concerns. I have never opposed a project in this neighborhood until now. We are deeply concerned about the impacts of these lights to our community. Please do not allow this intensified use and these structures that are obscenely out of scale for our residential neighborhood. Thank you.

-
82. Name: Peter A Koch on 2020-06-03 00:28:08
Comments: Thanks
-
83. Name: Michele Willson on 2020-06-03 00:34:22
Comments: The negative impact on our family oriented neighborhood would be too great!
NO 5G. No Lights.
-
84. Name: Meredith Kurpius on 2020-06-03 00:59:01
Comments: SI has continues to increase its negative impact on the community and at the same time contends it provides a benefit. We used to use the pool, which was allowed based on community benefit but SI has revoked almost all access. The Planning Commission should specifically ask SI to articulate what the benefit to the community would be, especially given such a big impact.
-
85. Name: Alice Chan on 2020-06-03 02:50:13
Comments:
-
86. Name: Michael Yuan on 2020-06-03 02:51:21
Comments:
-
87. Name: Lisa Struck on 2020-06-03 04:57:04
Comments:
-
88. Name: Melissa Choy on 2020-06-03 05:05:16
Comments:
-
89. Name: Sandra Shew on 2020-06-03 05:15:04
Comments:
-
90. Name: Daniel Luangthaingarm on 2020-06-03 05:38:46
Comments:
-
91. Name: Serena Llamera on 2020-06-03 06:02:58
Comments:
-
92. Name: Brian McBride on 2020-06-03 06:40:32
Comments: The light are much too tall, lights are too bright st night, and cell signals are .uch too l intrusive to the neighborhood. Also, neighbors should be allowed use of the field. Parking on the surrounding streets will be impacted l to evening hours,as well.

No thank you

-
93. Name: Steve Wang on 2020-06-03 14:09:22
Comments: I strongly oppose the installation of four permanent stadium lights!!
-
94. Name: Virginia Sturken on 2020-06-03 16:30:52
Comments:
-
95. Name: Shirley Recipon on 2020-06-03 17:03:30
Comments: I ask SI to consider the example of citizenship, compromise and community they are setting for their students as they fail to consider the impact of their actions on the neighborhood community at large.
-
96. Name: Steven Struck on 2020-06-03 17:07:32
Comments: The addition of the stadium lights will be a disruption families along with unwanted noises. This only benefits SI, not families in the community.
-
97. Name: Joanne Lee on 2020-06-03 17:10:37
Comments:
-
98. Name: David Davies on 2020-06-03 17:47:36
Comments:
-
99. Name: Adlai Manzo on 2020-06-03 17:58:52
Comments: I think the lights should not be put on SI. I think this because the lights poles would be visible at almost everywhere. One piece of evidence is that my mom showed me drawing of where the lights poles would be. The shining area is just about everywhere. This is important because people trying to sleep would have light in their rooms, even at night, which would be very annoying to old people and when i'm on my roof deck looking thru our telescopes the light would be very annoying. Another piece of evidence is there is also going to be a 5g tower, too. This is important because 5g is might not be safe and may cause various diseases. Therefore my caim is correct because the lights would be just about everywhere and the 5g tower could pose a possible risk to cancer.
- This comment was written by APG student Adlai Manzo.
If you wish to reply, go to Admanzo@s.sfusd.edu
-
100. Name: Derek Tan on 2020-06-03 18:01:14
Comments:
-
101. Name: Yuriko Kearns on 2020-06-03 18:06:26
Comments:
-
102. Name: laura treinen on 2020-06-03 18:07:50

Comments:

103. Name: Philip Hung on 2020-06-03 18:13:29
Comments:

104. Name: Damian A Nunez on 2020-06-03 19:08:38
Comments: No Lights Please!!! Share....

105. Name: John Rueppel on 2020-06-03 19:09:56
Comments: I support keeping this neighborhood in its current state, without giant towers blocking everyone's view and drowning out the stars at night.

106. Name: Natalie Tam on 2020-06-03 19:42:32
Comments: We should respect the neighbors

107. Name: Duncan Lee on 2020-06-03 19:45:24
Comments:

108. Name: Isabelle Hurtubise on 2020-06-03 20:00:13
Comments: One of these 90 foot light poles will be directly in front of my bedroom window. The light will be a huge disruption to our evenings - dinnertime, homework and bedtime. I am even more concerned about the additional noise, traffic and litter from nighttime crowds in our quiet residential neighborhood. It is challenging enough getting little ones to bed on time. In addition, our four year old often plays ball or rides his bike across the street before bedtime, and he could not do this with the evening crowds. These enormous lights would significantly reduce our everyday quality of life. Please deny the permit or, at a minimum, order SI to publish a sufficiently detailed plan so we can ensure mitigation of the detrimental impact on our quiet residential neighborhood.

109. Name: Jerry Woo on 2020-06-03 20:37:35
Comments: No stadium lights in residential area.

110. Name: Harry on 2020-06-03 20:42:31
Comments:

111. Name: Marykathleen stock on 2020-06-03 20:45:13
Comments:

112. Name: Patrick Schlemmer on 2020-06-03 21:10:44
Comments: I do not want these bright lights in my neighborhood.

113. Name: Georgiann Cota on 2020-06-03 21:25:35
Comments:

-
114. Name: Karen DeMartini on 2020-06-03 22:09:19
Comments:
-
115. Name: Cecily Ina-Lee on 2020-06-03 22:43:24
Comments: NO STADIUM LIGHTS!!!
-
116. Name: Carol Lawson on 2020-06-03 22:44:27
Comments:
-
117. Name: Jan Rhoades on 2020-06-03 22:48:58
Comments: No to stadium lights.
-
118. Name: Jonathan Maguire on 2020-06-03 22:54:04
Comments:
-
119. Name: Tracy Ingersoll on 2020-06-03 23:05:01
Comments:
-
120. Name: Katherine Cantwell on 2020-06-03 23:42:33
Comments:
-
121. Name: David Ferguson on 2020-06-03 23:51:17
Comments: These light will infringe on people's peace and enjoyment.
-
122. Name: Roger Wong on 2020-06-04 00:38:13
Comments: Nightly disruption of the residential neighborhood families and sleeping patterns is not worth playing ball that late.
-
123. Name: Kerrie Marshall on 2020-06-04 01:15:45
Comments:
-
124. Name: Diane on 2020-06-04 01:22:26
Comments:
-
125. Name: Fiona Lee on 2020-06-04 01:29:49
Comments:
-
126. Name: Jennifer Irvine on 2020-06-04 02:36:02
Comments:
-
127. Name: Donna Bruno on 2020-06-04 02:38:23

Comments: These light stands are MUCH too tall. The number of proposed nighttime events is far too many. No to this project!!

128. Name: Grace tsai on 2020-06-04 03:26:41
Comments:

129. Name: Mike Foti on 2020-06-04 03:50:05
Comments: NO lights please.

130. Name: Brendan Kenneally on 2020-06-04 03:53:25
Comments: The number of nights of proposed use is 150 and the use of the lights is being requested until 10 pm. Please ask yourself if you would want this across the street from your home. No permanent lighting should be approved.

131. Name: Marian Ritchie on 2020-06-04 04:12:20
Comments: No 5G in this neighborhood please!
Certainly this magnitude of lighting is not necessary!
Please reconsider! THANK YOU@

132. Name: Jacob Wang on 2020-06-04 04:12:26
Comments:

133. Name: Teo Manzo on 2020-06-04 04:12:45
Comments: I don't want Any Lights and having to deal with night games

134. Name: Stanley Chan on 2020-06-04 04:21:15
Comments: No lights = minimal night games = peaceful and quiet neighborhood. There is no misconception of the project, there should be a new traffic and parking studies. The additional lights shifts the use of main field to later times in the day/week, so how does it not affect parking/traffic? Do not get deceived by SI's letter.

135. Name: Anonymous on 2020-06-04 04:37:21
Comments:

136. Name: Emily Osterstock on 2020-06-04 06:08:51
Comments:

137. Name: Mari Ho on 2020-06-04 06:17:16
Comments: I am a regular at this spot for the last 12 yrs and deeply concern about these bright lights, not eco friendly to the animals, ie: birds, people, pets. I know noise, traffic and light are polutions that we don't need in a residential neighborhood. I'm a gardener and I think those lights will throw off the life-cycles of my plants. If my flowers don't flower and my fruits don't fruit what will I do????

138. Name: Joy Chan on 2020-06-04 07:57:29
Comments: We object the lights and cell tower. Several comments on SI's May 27 letter - they stated "night games/practices are not intended to intensify the use of the lower field." How can they guarantee they will not use the field more? When they have the lighted field, they will plan even more games, events, and allow use by their affiliates. Also SI stated " the addition of lights is not to expand the use of the main field but shift the existing uses to later times, meaning night times. Isn't that even worse? We do not want lights brighten up the skyline and noise disrupting our neighborhood at night. In additional, SI stated " it will benefit the neighborhood by holding games on Friday nights instead of Saturday afternoon. We cannot understand how this can be a benefit, we do not want to come home after a long day of work and still need to find parking, hear all the noise and experience the light pollution disrupting our restful night. Moreover, SI stated "there will not be an expansion of any noise associated with practices and games", we do not see that possible, with night time games, noise will be more apparent than during the day, and they are going to have a new sound system too!. Lastly, SI tried to compare the game capacity with the number of people on campus for a typical school day, that is totally two different points. Not all students drive to school and during games, families, friends and relatives, mostly will drive, even if carpool, imagine 2000 attendees equal to 500+ cars in this quiet residential neighborhood, will it be quiet and peaceful as it should be? We doubt. With all of these comments, we continue to strongly oppose this project!

139. Name: lei zhu on 2020-06-04 07:57:48
Comments:

140. Name: Mimi Leung on 2020-06-04 13:37:20
Comments:

141. Name: Taslim Rashid on 2020-06-04 13:47:55
Comments:

142. Name: Minerva Tico on 2020-06-04 14:17:14
Comments:

143. Name: Vicki Tomola on 2020-06-04 16:27:48
Comments: Please listen & truly consider what the people living in this neighborhood are saying, their concerns, how their lives, homelife, their health and childrens health from esposure to electromagnetic waves, will be affected by this SELFISH SI institution that has never shown any form of respect for the the people living in this community, past and present.
I remember a sand lot,
I remember when the students didn't take over all the parking (& why hasn't the city made the school supply a parking lot)
This institution has been poisoning the neighborhood for 30+ years
If this is truly a democratic city than the people living in this community have a powerful say in what is best for thier neighborhood.

144. Name: Daniel Dooling on 2020-06-04 16:35:54
Comments: Pleas listen, consider and join with the people of the neighborhood and do what is right for the residents of this community.
-
145. Name: Millie Fish on 2020-06-04 16:59:20
Comments:
-
146. Name: Nicole on 2020-06-04 17:12:14
Comments:
-
147. Name: Benja kew on 2020-06-04 17:44:28
Comments:
-
148. Name: Lauraine Edir on 2020-06-04 18:05:32
Comments:
-
149. Name: Ellen Scanlan on 2020-06-04 18:16:21
Comments: Light pollution is a global problem.
-
150. Name: Dianne Alvarado on 2020-06-04 18:26:22
Comments:
-
151. Name: Janine Wilburn on 2020-06-04 18:39:13
Comments: NO Thank you! I am extremely surprised and disappointed that St. Ignatius would be so dismissive of the community the school resides within. I can not understand how a Catholic school can be so uncaring. It The extra pollutants from the noise, bright lights and traffic are the opposite of Cura Personalis, care for the whole person. How does this action teach the young people attending the school the important Jesuit Values?
-
152. Name: Albert Ma on 2020-06-04 20:29:10
Comments:
-
153. Name: Garlen Chan on 2020-06-04 20:33:59
Comments:
-
154. Name: Agnes V on 2020-06-04 20:40:17
Comments:
-
155. Name: Vincent T on 2020-06-04 20:40:59
Comments:
-
156. Name: Maria Vengerova on 2020-06-04 20:45:07

Comments: Bright light, 5G, mass sport events, and disturbing noise are incompatible with the uniqueness of our residential neighborhood that is so close to the nature and wildlife, and is a home to the hard-working people, hard-working homeowners and renters. We deserve peace and respect.

157. Name: Lauren Carara on 2020-06-04 21:13:13
Comments: Not necessary!

158. Name: Larry Yee on 2020-06-04 22:29:57
Comments: I feel that the lights being up until 10pm for "practices" only encourages the students to stay up later, when they should be at home doing homework.

159. Name: Jake Koch on 2020-06-05 00:55:29
Comments: No to lights at SI

160. Name: Karen on 2020-06-05 01:05:31
Comments:

161. Name: M O'Sullivan on 2020-06-05 01:53:54
Comments:

162. Name: Jodie Young on 2020-06-05 01:56:54
Comments:

163. Name: Jonathan Vitug on 2020-06-05 02:02:09
Comments:

164. Name: Bunny Bedell on 2020-06-05 02:37:26
Comments:

165. Name: Nancy Murphy on 2020-06-05 02:48:19
Comments:

166. Name: Danielle on 2020-06-05 03:52:04
Comments:

167. Name: Gilbert Lam on 2020-06-05 03:56:46
Comments:

168. Name: Amy Mc Manus on 2020-06-05 04:00:13
Comments: We don't want anymore light pollution. The lights at the soccer fields in GG Park are bad enough. Doesn't anybody like to look at the stars anymore?

169. Name: Mary Jones on 2020-06-05 05:05:51
Comments: Too tall!!! Too bright!!!
-
170. Name: Erin Aulner on 2020-06-05 07:28:09
Comments:
-
171. Name: Erin Armstrong on 2020-06-05 07:37:27
Comments:
-
172. Name: Rosalie Friedman on 2020-06-05 17:16:43
Comments:
-
173. Name: Louise Jonas on 2020-06-05 17:19:08
Comments: I oppose thinking the demands on high school students are high enough already. More light pollution is also undesirable.
-
174. Name: Jack Allen on 2020-06-05 23:43:16
Comments: No lights at SI please
-
175. Name: Michael Ma on 2020-06-06 00:41:47
Comments:
-
176. Name: Robert Lagomarsino on 2020-06-06 00:44:59
Comments: My family has owned our 39th Ave home since 1948. We live literally across the street from the football field & one of the proposed 90' light towers. Growing up, this residential neighborhood was so quiet & peaceful (with a sandlot across the street). Then SI opened up in 1969. For over 50 years my neighborhood has tried to coexist with the school. Parking has always been an issue when school is in session. Congestion, noise & trash from time to time. These issues will only be magnified with evening usage of the football field & the massive light towers. SI sent a postcard to the neighbors showing that the proposed lights will be used 200 nights per school year. This would be a major disruption to the peace & quiet of our family oriented Sunset neighborhood. Another issue that no one I think has brought up is our property values. Will they be adversely affected by these issues of increased noise, no parking, more congestion, light pollution? Home buyers might reconsider in our neighborhood thus driving down market values. It's something to think about. Bottom line is that I'm opposed to this project.
-
177. Name: Michele Gachowski on 2020-06-06 05:47:21
Comments:
-
178. Name: Cynthia Skinner on 2020-06-06 09:35:09
Comments:

-
179. Name: Alex on 2020-06-06 16:38:30
Comments: I agree not to put up the lights, at the school normal days sometimes the students car block my drive way and at game days even worse, people from outside leave trash, drive by make loud noise, terrifies our quiet neighbors
-
180. Name: Roger Roldan on 2020-06-06 18:48:47
Comments: I can't believe the level of corruption we have in the city to allow such a project that only hurt the community. I am so upset that our representatives and the people who is in charge of the planificación is the city, have gone ahead with this project. In addition to hurt enormously our environment that include light contamination, birds migration and local wildlife, this project will bring only problems to our neighborhood. We don't need more games, more people arriving in big quantities to fill up our streets, more noise, more cars, more violence. Our children are able to walk to the park safely ow and that will be imposible with this project.
-
181. Name: Michelle Tam on 2020-06-06 21:21:18
Comments:
-
182. Name: Elaine Mina on 2020-06-06 23:37:37
Comments:
-
183. Name: Yvonne Daubin on 2020-06-06 23:55:35
Comments: I strongly oppose this.
-
184. Name: Sadaf Mir on 2020-06-06 23:57:31
Comments:
-
185. Name: Andrew Sohn on 2020-06-07 02:01:48
Comments:
-
186. Name: Michael Murphy on 2020-06-07 02:44:13
Comments: This project is of no benefit to the community.
-
187. Name: Crystal Stermer on 2020-06-07 05:13:15
Comments:
-
188. Name: Michael Bourne on 2020-06-07 05:18:16
Comments: No lights! No cell tower!
-
189. Name: Kelly Le on 2020-06-07 05:28:02
Comments:
-

190. Name: Melinda on 2020-06-07 07:29:16
Comments: No to this lighting and NO to 5g. This is going to change the neighborhood in ways that are detrimental to the bird and animal populations and to the humans too. 5g is proven to be a very bad idea and will harm for generations to come

191. Name: Kevin Sun on 2020-06-07 16:28:21
Comments:

192. Name: Lindsay Johnson on 2020-06-08 04:24:05
Comments: I oppose

193. Name: Kevin Johnson on 2020-06-08 04:25:00
Comments: I live on 35th Ave and I am in opposition of this project

194. Name: anonymous on 2020-06-08 06:57:21
Comments:

195. Name: Jay Manzo on 2020-06-08 06:58:04
Comments: I strongly oppose this project:
1) Speaking as an architect, this project is completely out of scale with the surrounding residential neighborhood and will be an eyesore. It does a disservice to the community and city by imposing such out of scale and inappropriate structures. 2) It does not serve the community or neighborhood. SI is a private school and the lights will be on to 10pm degrading the public environment with light pollution 200 nights a week. 3) Night games will only bring more traffic and noise and pollution to a residential area seriously degrading our neighborhood peace and health. 4) Light pollution will further degrade our ability to see and appreciate the stars in this area of the city which is known for having darker skies.

196. Name: Jane Doe on 2020-06-08 06:58:23
Comments:

197. Name: anonymous on 2020-06-08 07:01:39
Comments:

198. Name: Yolanda Lee on 2020-06-08 16:36:48
Comments:

199. Name: Vicky lee on 2020-06-08 16:38:41
Comments:

200. Name: Anita Lee on 2020-06-08 16:39:10
Comments:

201. Name: William Huang on 2020-06-08 16:40:59
Comments:

APPENDIX 3

APRIL 29, 2020 PRE-APPLICATION MEETING ZOOM CHAT LOG

This document is a direct copy/paste of chats recorded on Zoom at the 04/29/2020 Saint Ignatius Neighborhood Meeting to discuss the proposed stadium lighting project.

Some minor editing has been done where edits were obvious (spelling, etc.). A few clarifications have been added in this format: [text]

Names have been deleted to protect the privacy of individuals, and have been replaced with xxxxxxxx

From xxxxxxxx to Everyone: 06:06 PM

will the microphones be unmuted at any point to hear what neighbors would like to say?

From xxxxxxxx to Everyone: 06:06 PM

The PUC's Sunset Boulevard Greenway Project highlighted the Blvd. as a pollinator migratory path. What will the impact be on this investment?

From xxxxxxxx to Everyone: 06:06 PM

I guess we have to sit through the public relations and all the spin, even though the majority of neighbors are against "Change in Use" and private benefit with all cost to public and neighborhood.

From xxxxxxxx to Everyone: 06:10 PM

Is it possible later to get the location of this type of lighting in the city for the community to review: night lighting, fog, wet surfaces etc thx

From xxxxxxxx to Everyone: 06:11 PM

I live right across the street. The view is going to be bad!!!

From xxxxxxxx to Everyone: 06:11 PM

MAYBE Beach Chalet in Golden Gate Park but I'm not so sure.

From xxxxxxxx to Everyone: 06:13 PM

No matter the technology, it still doesn't make this a public benefit. If this were a public field I would not object. It's not public. Still have increased parking, traffic, and noise - period, more use, change in use.

From xxxxxxxx to Everyone: 06:13 PM

This is not a public field!!! Only will be used by SI and those connected with their sports/extracurricular programs!

From xxxxxxxx to Everyone: 06:14 PM

Will those lights at Margaret Hayward be operating in this pandemic?
for us to view them in action

From xxxxxxxx to Everyone: 06:14 PM

The Arizona project had neighbors further away than this project. Like across the a very big street.

From xxxxxxxx to Everyone: 06:14 PM

Keep spinning it, SI. How much time will be dedicated to actual public feedback in this meeting?

From xxxxxxxx to Everyone: 06:14 PM
we heard all this at past meetings. our point is not the equipment . We do not want our residential neighborhood disrupted

From xxxxxxxx to Everyone: 06:15 PM
tom, regardless of the technology, what neighbors are most concerned about is the fact that the permit is for 150 days and until 10 pm, please address this issue

From xxxxxxxx to Everyone: 06:15 PM
please make sure there is enough time to allow Q&A. That is the main purpose of the meeting.

From xxxxxxxx to Everyone: 06:15 PM
that's just a drawing - not actual

From xxxxxxxx to Everyone: 06:16 PM
How about an existing aerial view from the other installation in the filmier [Filmore?]

From xxxxxxxx to Everyone: 06:16 PM
Can you post the link to the lighting examples and planning commission submission?

From xxxxxxxx to Everyone: 06:16 PM
Filmore Park area

From xxxxxxxx to Everyone: 06:16 PM
Just go to the fields where your lights are being used. Way more bleed.

From xxxxxxxx to Everyone: 06:16 PM
15 mins on just light fixtures

From xxxxxxxx to Everyone: 06:16 PM
it really seems like we're not having a choice in this

From xxxxxxxx to Everyone: 06:17 PM
did they have an agenda?

From xxxxxxxx to Everyone: 06:17 PM
It doesn't seem like they want to answer questions.

From xxxxxxxx to Everyone: 06:17 PM
with the revenue SI is going to receive every month through the 5G tower, how much of that revenue will be provided to local community benefits?

From xxxxxxxx to Everyone: 06:18 PM
this is more a presentation than a chance for discussion!

From xxxxxxxx to Everyone: 06:18 PM

tom, will this recording be shared to the association?

From xxxxxxxx to Everyone: 06:18 PM

This is SI's "field" here for sure - It's a pretend we're concerned about the Sunset folks

From xxxxxxxx to Everyone: 06:18 PM

Is the moderator for this meeting from planning or from SI?

From xxxxxxxx to Everyone: 06:16 PM

we should screen shot all these chat messages, see how much they will address, should show SF planning this meeting did not meet its intent.

From xxxxxxxx to Everyone: 06:16 PM

It would be great to have this presentation recorded and shared.

From xxxxxxxx to Everyone: 06:16 PM

It's being recorded

From xxxxxxxx to Everyone: 06:16 PM

I am not very interested to the technology. I just want to discuss the unhappiness of the community.

From xxxxxxxx to Everyone: 06:16 PM

Why can't Verizon put their cell tower on SI's roof with the other cell tower they have?

From xxxxxxxx to Everyone: 06:20 PM

As they said, this meeting is mandated by the City as part of their proposal. It is being recorded and I hope will be shared in full with the City

From xxxxxxxx to Everyone: 06:20 PM

How about open access to fields? Pool and free data plans for the community. ;0)~

From xxxxxxxx to Everyone: 06:20 PM

Is meeting being recorded and will transcription be available?

From xxxxxxxx to Everyone: 06:20 PM

This installation has no benefit except for SI

From xxxxxxxx to Everyone: 06:20 PM

<https://www.google.com/maps/@33.6386422,-111.8718035,766m/data=!3m1!1e3>

[Notre Dame Preparatory High School in Arizona]

From xxxxxxxx to Everyone: 06:21 PM

the recording light is on the upper left so this is being recorded - whether they will share is the question

From xxxxxxxx to Everyone: 06:21 PM

It has no benefit for the community. Are they spinning Verizon is the real reason? There are telephone poles all around that can be leveraged.

From xxxxxxxx to Everyone: 06:21 PM

The purpose of attending the meeting is to have a discussion and hear all voices from the neighbors!

From xxxxxxxx to Everyone: 06:22 PM
Are these cellular signals bad for our health?

From xxxxxxxx to Everyone: 06:22 PM
A link to the Arizona school [see link above]

From xxxxxxxx to Everyone: 06:22 PM
Verizon could use public field poles or SI roof. They don't need these specific poles nor light poles nor night lights

From xxxxxxxx to Everyone: 06:22 PM
sorry, SI is a private entity, not having cellular reception can be resolved by other means

From xxxxxxxx to Everyone: 06:22 PM
It looks like the only benefit of the tower is for the baseball [football] field

From xxxxxxxx to Everyone: 06:22 PM
i.e. femotocell
voice over wifi

From xxxxxxxx to Everyone: 06:22 PM
The grey holes are Sunset Blvd! [referring to one of Verizon's color maps of cell coverage]

From xxxxxxxx to Everyone: 06:22 PM
what about AT&T, T-Mobile?

From xxxxxxxx to Everyone: 06:22 PM
The light poles will be a big light pollution problem for us in the future.

From xxxxxxxx to Everyone: 06:23 PM
the "hole" is sunset blvd and fields [referring to one of Verizon's color maps of cell coverage]

From xxxxxxxx to Everyone: 06:23 PM
I live in a "grey" house and have wonderful reception. Perhaps this is device dependent?

From xxxxxxxx to Everyone: 06:23 PM
you mean the baseball field?

From xxxxxxxx to Everyone: 06:23 PM
if I have coverage problem at home, does it mean Verizon will erect a cell tower in my house?

From xxxxxxxx to Everyone: 06:23 PM
Does ATT and other carriers get to use SI poles?

From xxxxxxxx to Everyone: 06:23 PM
again, it just basically covers the baseball [football] field

From xxxxxxxx to Everyone: 06:23 PM
ATT works there

From xxxxxxxx to Everyone: 06:24 PM
Fine - that's a separate issue from change in use with lights added to the field for a private benefit, accountable to the Ignatian Corporation board of directors

From xxxxxxxx to Everyone: 06:25 PM
cell reception issue?

From xxxxxxxx to Everyone: 06:25 PM
there will be 4 of these. Note scale

From xxxxxxxx to Everyone: 06:26 PM
We need to move forward with requiring neighborhood parking permits.

From xxxxxxxx a to Everyone: 06:26 PM
what an eyesore!

From xxxxxxxx to Everyone: 06:26 PM
We have a 6 month baby directly across from SI - we DO NOT want 5G this close to our home. What are the health issues related to 5G?

From xxxxxxxx to Everyone: 06:26 PM
So can't Verizon just erect 1 pole for antennas?

From xxxxxxxx to Everyone: 06:27 PM

directly in front of my house

From xxxxxxxx to Everyone: 06:27 PM
What affiliation does Jeffrey Horn have with SI?

From xxxxxxxx to Everyone: 06:27 PM
there is already a AT&T Tower on the back of the SI school building for those with AT&T as a carrier.

From xxxxxxxx to Everyone: 06:27 PM
disclosures for all those involved in organizing should be provided

From xxxxxxxx to Everyone: 06:26 PM
Why not upgrade the existing equipment rather than adding more?

From xxxxxxxx to Everyone: 06:26 PM
Why would the equipment not be installed in the middle of SI property, not adjacent to the neighborhood?

From xxxxxxxx to Everyone: 06:26 PM
Please read SI's answer

From xxxxxxxx to Everyone: 06:26 PM
Isn't there a recommendation on how far these antennas should be away from school/children?

From xxxxxxxx to Everyone: 06:30 PM
how and what disruptions are caused.

From xxxxxxxx to Everyone: 06:30 PM
So, the answer is yes. They could place them on the buildings

From xxxxxxxx to Everyone: 06:30 PM
That equipment will have cooling elements (likely fans) that keep equipment at temp. An assumption, but something else to consider moving the equipment into the middle of SI.

From xxxxxxxx to Everyone: 06:31 PM
tom/SI can you please disclose what the \$ benefit to SI is in partnering with Verizon in terms of either leasing the space for the attend [antenna], or what they are contributing to the cost of your stadium line project?

From xxxxxxxx to Everyone: 06:31 PM
Can you move cell tower to closer to the SI?

From xxxxxxxx to Everyone: 06:31 PM
Seems like they're more concerned with their own disruptions on campus rather than their disruption to the neighborhood.

From xxxxxxxx to Everyone: 06:31 PM
light project. Also could the attend [antenna] be placed on the schools side as opposed to the street side closer to neighbors?

From xxxxxxxx to Everyone: 06:31 PM
SI doesn't care about coverage. This is about money that they get from the carriers. Still isn't addressing the change of use and how it affects the neighborhood: parking, traffic and light pollution.

From xxxxxxxx to Everyone: 06:31 PM
Reduces. They show no light

From xxxxxxxx to Everyone: 06:32 PM
In the City's Master plan of 8 points, two of them absolutely do not demonstrate compliance or benefit:
(b) The following Priority Policies are hereby established. They shall be included in the preamble to the General Plan and shall be the basis upon which inconsistencies in the General Plan are resolved: (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; Lighting on the field and the increased use of the field, including increases in parking, traffic, noise and light pollution will no doubt change the character of our neighborhood. (8) That our parks and open space and their access to sunlight and vistas be protected from development.

From xxxxxxxx to Everyone: 06:32 PM
Has there been a lighting pollution study regarding the lights in all types of weather?

From xxxxxxxx to Everyone: 06:32 PM
How about drone footage of their new install, not a simulation.

From xxxxxxxx to Everyone: 06:33 PM
Why should SI have the only lighted high school football?

From xxxxxxxx to Everyone: 06:33 PM
after school will go til 10pm?

From xxxxxxxx to Everyone: 06:33 PM
So, does that mean your sporting practices won't start blowing their whistles at 7 AM M-F?

From xxxxxxxx to Everyone: 06:33 PM
Students don't go school on Saturday

From xxxxxxxx to Everyone: 06:33 PM
Pushes the noise level for neighbors later.

From xxxxxxxx to Everyone: 06:33 PM
we live with almost 500 cars parked in the neighborhood because of SI.

From xxxxxxxx to Everyone: 06:33 PM
You said this many times before, we don't need to hear it again [referring to something Tom Murphy said]

From xxxxxxxx to Everyone: 06:33 PM
So, it means to make noise until late night.

From xxxxxxxx to Everyone: 06:33 PM
but won't that the field be leased out to other non-SI schools, events and programs?

From xxxxxxxx to Everyone: 06:34 PM
You rent out the field every weekend.

From xxxxxxxx to Everyone: 06:34 PM
I don't want that Big Ugly Pole on my 36th Ave. Block.

From xxxxxxxx to Everyone: 06:34 PM
What is the benefit of starting school later if the children will be awake even later? What guidelines have the American Academy of Pediatrics released in support of this late evening?

From xxxxxxxx to Everyone: 06:34 PM
and all the other schools in the city? what about weekends for evenings and neighbors.

From xxxxxxxx to Everyone: 06:34 PM
then you don't care about your neighbors resting hour. just concerned about your students

From xxxxxxxx to Everyone: 06:34 PM
Forced = \$

From xxxxxxxx to Everyone: 06:34 PM
Remember when they offered us tickets to their games? What a joke

From xxxxxxxx to Everyone: 06:35 PM
10 out of 15 sports have no need for the JB Murphy field - basketball, volleyball, golf, cross country, tennis, waterpolo, rowing, softball, swim & diving, baseball

From J xxxxxxxx to Everyone: 06:35 PM
The double parking will be a major problem for us soon.

From xxxxxxxx to Everyone: 06:35 PM
other high schools are coed and not lighting their fields

From xxxxxxxx to Everyone: 06:35 PM
sports is extracurricular

From xxxxxxxx to Everyone: 06:35 PM

This only benefits SI students. Sorry, this has nothing to do with how this benefits the neighborhood because it doesn't!

yes, it seems neighbors will get disruptions not SI but SI gets paid

From xxxxxxxx to Everyone: 06:35 PM

Why do I care about your school students?

From xxxxxxxx to Everyone: 06:35 PM

The rest of us fit in sports programs before it is dark.

From xxxxxxxx to Everyone: 06:35 PM

SI doesn't care about us Sunset Parkside neighborhood.

From xxxxxxxx to Everyone: 06:35 PM

what fraction of the student body lives in the adjacent community?

From xxxxxxxx to Everyone: 06:35 PM

maybe it's time to end the football program out of safety for the students as student safety is the school's highest priority. Then there's no need for the lights.

From xxxxxxxx to Everyone: 06:35 PM

You get the benefit, but we are suffering???

From xxxxxxxx to Everyone: 06:35 PM

Our neighborhood all around what I call the "Big Block," composed of SI, West Sunset Fields, Ortega Park, and AP Gianni, is unique in that all the power lines, phone and cable lines are buried, leaving a very unique and clean appearance. The vistas looking out from various points in the neighborhood towards the Pacific and up towards Mt. Tamalpais are marvelous. Having 60 foot light poles will degrade these views. Point 8 mentions "sunlight" but it should also include "night sky" as the light would only degrade the area with additional light pollution. [note, poles will be 90-foot].

From xxxxxxxx to Everyone: 06:35 PM

perhaps they should use shuttles and not park in our spaces

From xxxxxxxx to Everyone: 06:36 PM

Our block will be petitioning to have restricted lettered parking.

From xxxxxxxx to Everyone: 06:36 PM

Fit in more hours of sports and further disrupt the neighborhood.

From xxxxxxxx to Everyone: 06:36 PM

not important enough to disrupt lives of people who live here and invested in the neighborhood

From xxxxxxxx to Everyone: 06:36 PM

You obtained a permit with limited sports. Why should we give up our parking to support your programs.

From xxxxxxxx to Everyone: 06:36 PM

having permitted parking doesn't help

From xxxxxxxx to Everyone: 06:36 PM

They are using VERIZON for leverage!!!

From xxxxxxxx to Everyone: 06:36 PM

What makes you a good neighbor?

From xxxxxxxx to Everyone: 06:37 PM

SI is just burning up time to avoid questions

From xxxxxxxx to Everyone: 06:37 PM

someone please post information to join neighborhood association

From xxxxxxxx to Everyone: 06:37 PM

Seems like you can answer questions now

From xxxxxxxx to Everyone: 06:37 PM

Saint Ignatius has regularly been renting out use of the JB Murphy field over the 12 years I have lived here to SF Elite Academy Soccer Club, pee-wee football, Adult league Ultimate frisbee teams, etc. The fact is that this proposal is only a benefit to a private entity, the Ignatian Corporation, where the public is being asked to carry the burden of the costs.

From xxxxxxxx to Everyone: 06:37 PM

When will there be time for a Q and A for the community? Can that be scheduled for after the pandemic when face to face communication allows for that?

From xxxxxxxx to Everyone: 06:37 PM

This should be postponed until a proper in person public hearing.

From xxxxxxxx to Everyone: 06:37 PM

Thanks Tom for a really good presentation

From xxxxxxxx to Everyone: 06:38 PM

this is not a true meeting then if there is no Q&A from the neighbors, if there is no actual dialogue

From xxxxxxxx to Everyone: 06:38 PM

SI ignores the neighbors and only concern their students and force the neighbors to accept their idea.

From xxxxxxxx to Everyone: 06:38 PM
these questions we asked are issues that will arise after the lights are installed. So they should be addressed by the project.

From xxxxxxxx to Everyone: 06:38 PM
Not questions, unhappy sunset residents

From xxxxxxxx to Everyone: 06:38 PM
We have 22 minutes

From xxxxxxxx to Everyone: 06:38 PM
the school has been there for 50 years. did you not notice it when you bought your home?

From xxxxxxxx to Everyone: 06:38 PM
If you have so many sports programs that you can't fit in during daytime hours, the neighbors shouldn't have to pay the price in noise, parking, and light pollution!!

From xxxxxxxx to Everyone: 06:38 PM
WE DON'T WANT THE LIGHTS PERIOD!!!!

From xxxxxxxx to Everyone: 06:38 PM
No photometric study presented. No scale site context drawing of poles with houses. Please present those to the community.

From xxxxxxxx to Everyone: 06:38 PM
How does this benefit all the resident around SI?

From xxxxxxxx to Everyone: 06:38 PM
you haven't answered any of the questions in the chat!!

From xxxxxxxx to Everyone: 06:36 PM
thanks! email sisunsetneighbors@hotmail.com to stay informed

From xxxxxxxx to Everyone: 06:36 PM
define afflicted

From xxxxxxxx to Everyone: 06:36 PM
You're saying don't buy houses near a school....?

From xxxxxxxx to Everyone: 06:36 PM
Anticipating 150 days usage up to 10pm. Does that mean 3 week nights a week?

From xxxxxxxx to Everyone: 06:36 PM
lived here 64 years = before SI here

From xxxxxxxx to Everyone: 06:36 PM
you should provide written answers to the questions on the chat on your "good neighbor" site

From xxxxxxxx to Everyone: 06:36 PM
We need to move forward with neighbor parking permits

From xxxxxxxx to Everyone: 06:36 PM
how many nights will be lighted to 10 pm?

From xxxxxxxx to Everyone: 06:36 PM
How many days a year will the light be on?

From xxxxxxxx to Everyone: 06:36 PM
traffic mitigation plan?

From xxxxxxxx to Everyone: 06:36 PM
it's not only about the light, it's about it is affecting everyone who lives around.

From xxxxxxxx to Everyone: 06:36 PM
154 nights out of each year = about every other night

From xxxxxxxx to Everyone: 06:36 PM
It could be postponed should you choose

From xxxxxxxx to Everyone: 06:36 PM
environmental impact study?

From xxxxxxxx to Everyone: 06:40 PM
20 minutes and not fielding questions?

From xxxxxxxx to Everyone: 06:40 PM
Wow!

From xxxxxxxx to Everyone: 06:40 PM
Disclosures

From xxxxxxxx to Everyone: 06:40 PM
You said the meeting is for an hour, sounds like you are ending it now

From xxxxxxxx to Everyone: 06:40 PM
They are wasting the times. All they talk about is the LIGHTING!!!!

From xxxxxxxx to Everyone: 06:40 PM
wow... that's it....? steamrolled

From xxxxxxxx to Everyone: 06:40 PM
The Next-door post titled "PLEASE READ - St. Ignatius Field Lighting Proposed Project" did not mention the ability to submit questions.

From xxxxxxxx to Everyone: 06:40 PM
horrible project for the neighbors at all

From xxxxxxxx to Everyone: 06:40 PM
you still have 20 minutes to address the neighborhood's concerns

From xxxxxxxx to Everyone: 06:40 PM
please set another meeting for addressing all neighborhood questions and concerns

From xxxxxxxx to Everyone: 06:40 PM
Noise impacts?

From xxxxxxxx to Everyone: 06:40 PM
All things you have to pay for

From xxxxxxxx to Everyone: 06:40 PM
The school was originally a boy's school, then their enrollment dropped. They pushed for the #48 muni line to come all the way from the east side of the city so they can recruit the students from the large number of catholic families there. Then, still not enough \$\$\$, changed to co-ed. Now, want to light up the field to rent out for more \$\$\$.

From xxxxxxxx to Everyone: 06:40 PM
join sisunsetneighbors@hotmail.com to stay informed

[There may have been more chats not included here that may have been posted between 06:40 and when they abruptly shut down the call a few moments later]

APPENDIX 4

**SAINT IGNATIUS SUMMARY OF DISCUSSION
FROM PRE-APPLICATION MEETING HELD APRIL 29, 2020**

Summary of Discussion from Pre-Application Meeting

Meeting Date: April 29, 2020

Meeting Time: 6 p.m.

Meeting Address: the meeting was held online using the Zoom meeting application with questions submitted in advance by meeting attendees.

Project Address: 2001 37th Avenue, SF, CA 94116

Project Owner: The Ignatian Corporation / St. Ignatius College Preparatory

Project Sponsor: Ken Stupi

The Zoom attendees, agenda of the meeting and related slides are attached. Presentations were made by Chad Christie representing Verizon wireless, Jasen Diez of Musco Lighting and Tom Murphy of St. Ignatius. Questions submitted by the attendees in advance of the meeting are listed below along with associated responses either from the meeting or as supplied after the meeting.

Summary: the project has not been modified as a result of any of these questions. SI has embarked on providing further clarification about the project including the nature of the planned use of the field when lights are in use and why the light poles have to be 90 feet tall.

Meeting Agenda:

- Quick welcome - Why are we here
- Verizon reviews cell tower details
- Musco reviews technology
- Address questions specifically about the project
- Meeting closes

Questions Directed to Verizon / Musco

1. Question /Concern:

Why is the Verizon Wireless facility not considered a separate SF Planning action from S.I. Stadium Lights?

Response:

We asked our planner, Jeff Horn, for the answer to this question. We cut and pasted his response and provided it to the SI Neighborhood Association (SINA). Mr. Horn's response was as follows:

This is a bit of a nuanced answer, so I hope this response is clear and can be conveyed to the neighbors.

The Project is being noticed and presented to the Commission as one project, since the features are related in regards to construction, and on the same subject property, and require the same approval (Conditional Use per PC Section 303(c)). The WTS will also have to meet additional

Findings for Conditional Use Authorization under PC Section 303(s).

The Planning Commission has discretion to make a decision on each of the individual CUA requests (The modification to a School in the RH-1 Zone (Light Standards) or the WTS with a RH-1 Zone) separately or on the project as a whole in one Motion.

2. Question /Concern:

It appears to us that S.I. is using this Verizon installation to push through a much larger impact project -- Permanent night time stadium lights.

Response:

SI has been working on this project for over 5 years, the Verizon cellular antennas have always been a part of the project.

3. Question /Concern:

Please explain why this specific new Verizon panel antenna(s) is considered essential under the current Covid19 restrictions?

Response:

Both the City of San Francisco and the Department of Homeland Security have deemed wireless communications an essential function during this time. In addition, the neighbors were told that the process for a CUP was begun prior to the shelter in place / Covid-19 pandemic and that we were following the new guidelines provided to us by the planning department. The neighbors requested further clarity from the planning department and were given this response on May 4, 2020:

The remote pre-application meeting is a new process alternative created in response to the current health crisis and the City's Shelter-in-Place Order which initially began on March 17, 2020. Prior to the health crisis, the Sponsor had noticed and was preparing to present an in-person Pre-Application meeting per (what had been) the established protocols.

The remote pre-application meeting is a new process alternative created in response to the current health crisis and the City's Shelter-in-Place Order which initially began on March 17, 2020. Prior to the health crisis, the Sponsor had noticed and was preparing to present an in-person Pre-Application meeting per (what had been) the established protocols.

4. Question /Concern:

Saint Ignatius already has a large number of cell towers installations on their existing campus buildings, are they functioning?

Response:

Verizon could not answer this question so SI responded. Yes, there are other cell sites on the SI buildings and they are functioning. There is no further room on the SI Academic Building and long term plans are for McGucken Hall to be demolished. Verizon did mention that the proposed location is optimal for their coverage needs.

5. Question /Concern:

If Verizon needs to upgrade cell coverage in our area, why can't these new antennas be installed on an existing building at SI – where the other ones are located?

Response:

See response to question #4.

6. Question /Concern:

Has Verizon looked at the existing lighting installed two fields over which are owned and managed by SF Park and Rec?

Response:

The poles located on the Park & Rec property have been looked at and are too short for Verizon's needs and the location does not provide as much coverage as the SI location.

7. Question /Concern:

Why does Verizon need the 90 ft stadium lights/poles for this wireless communication facility?

Response:

The Verizon antennas are located 60 feet above the ground on the 90 foot poles. The height of the poles is dictated by SI. SI responded with the need for the 90 foot poles is to place the light fixtures at a height that would generate the least amount of light spillage onto the surrounding neighborhood.

8. Question /Concern:

How do you plan to get around the planning code's explicit 40-ft height restriction for this area with the proposed 90-ft tall light poles?

Response:

We have been informed by SF Planning that there is an exemption to this rule in the planning code.

Questions Directed to St. Ignatius

9. Question /Concern:

We aren't aware of any other San Francisco high school (public or private) that has night time lighting, and yet they have thriving sports programs and are able schedule their sporting events during natural day time light. Why is it necessary for Saint Ignatius to have stadium lighting for night time sports?

Response:

At the meeting, SI explained that the lights are needed due to expansion of our sports program over the past several years and the lack of and competition for available practice field space in San Francisco. Post meeting, SI informed the neighbors that SF Public Schools and other entities use Kezar Stadium for their lighted games.

10. Question /Concern:

Why are you pushing this project ahead during the Covid19 virus crisis? You will not be able to have any organized sports for the foreseeable future.

Response:

See answers to questions 2 & 3 above. At the meeting SI informed the neighbors that the CUP process was started prior to the Covid19 pandemic and that we were following guidelines provided by SF Planning Department. The neighbors requested further clarity from the planning department and were given this response on May 4, 2020:

The remote pre-application meeting is a new process alternative created in response to the current health crisis and the City's Shelter-in-Place Order which initially began on March 17, 2020. Prior to the health crisis, the Sponsor had noticed and was preparing to present an in-person Pre-Application meeting per (what had been) the established protocols.

The remote pre-application meeting is a new process alternative created in response to the current health crisis and the City's Shelter-in-Place Order which initially began on March 17, 2020. Prior to the health crisis, the Sponsor had noticed and was preparing to present an in-person Pre-Application meeting per (what had been) the established protocols.

11. Question /Concern:

How many nights a year will the lighted field be in use? Your 2018 proposal said 154 nights a year. What is the current number?

Response:

At the meeting we answered as follows: we are requesting to have the lights on until 10 p.m. on weeknights and 8 p.m. on weekends as we are unsure of future needs. At this time, in the short term, we foresee the lights being used primarily for low attendance practices. Since the meeting we have communicated greater detail about the amount and nature of field use. Specifically, that use will be almost entirely for low attendance practices and small games with no use of the sound system and approximately 3% of the use will be for games with large attendance and use of the sound system.

12. Question /Concern:

When you had night games with temporary lights in the past -- we experienced extreme noise levels: sports announcers shouting over loudspeakers, cheering, and recorded music blaring over loudspeakers. How do you plan to control SI noise levels?

Response:

We will have to work together with neighbors on this issue. Please keep in mind that large attendance / noisy events will not occur very often (see answer to question 11).

13. Question /Concern:

We also experienced pre & post game partying/drinking, litter in our yards, and double parking. How will you ensure this is not a regular occurrence when there are night events?

Response:

We do not envision having more than 4 or 5 large attendance night games (see question 11). The school has started its Good Neighbor section of its website and has hired a security director and uses security guards since the last games were held. Discussions with neighbors have increased in the period after the last lighted games. Lastly, the past games were one off, very special events with heightened attendance. We do not foresee this being the case in the long term with the new lights.

14. Question /Concern:

Please provide the number of total S.I. students -- and a breakdown on where your students originate from. Specifically how many of your students are from the Sunset District, Richmond District, elsewhere in San Francisco, and from other counties in the Bay area --Marin, etc.

Response:

SI did not answer this question as we believe it is not pertinent to the project.

15. Question /Concern:

In your response to comments at the 2016 neighborhood meeting, you said you would involve an acoustical engineer if you move forward with the stadium light project. This study would address sound concerns related to amplified announcements, music, etc. Has this study been done? If not, why not? If so please share results of these acoustical studies conducted to the association address: sisunsetneighbors@hotmail.com

Response:

We do not recall such a promise. The sound system is state of the art which we believe will be far better for all involved. Sound will only be used for large attendance games and not for practices. The number of noise events will remain the same with the lights, however, the time will be shifted from Saturdays to Friday afternoons and evenings.

16. Question /Concern:

Did S.I. ever conduct the transportation/parking study mentioned in your Planning application? If so, could you provide a copy to sisunsetneighbors@hotmail.com

Response:

SI engaged a traffic engineer, however, after review with the SF Planning Department, it was determined that field usage would shift high traffic events from Saturdays to Friday evenings. Saturday events coincided with West Sunset soccer events while Friday events alleviate this issue. Lighted field use is primarily for practices with attendance typically well under 200 people.

17. Question /Concern:

Has a CEQA Environmental Impact Report ever been prepared for the school property? If not, why?

Response:

The San Francisco Planning Department makes the determination as to whether an Environmental Impact Report is required. The neighbors have since approached SF Planning and they have responded to this question.

18. Question /Concern:

Our association's architectural/engineering consultants would like to see the pole foundation design drawings and associated geotechnical report. sisunsetneighbors@hotmail.com
If a geotechnical report is, or was not prepared, please explain why not.

Response:

SI sent the plans to SINA as requested.

19. Question /Concern:

How many students are issued parking permits? How is it enforced? Is there a cost to the students?

Response:

SI did not answer this question as we believe it is not pertinent to the project. Parking during evening hours for student attended practices is far less than during daylight hours when school is in session. Based on Zoom chats made during the presentation, we believe this question is related to the neighborhood requesting parking stickers for restricted parking.

20. Question /Concern:

Questions for 4/29 Neighborhood Meeting concerning SI Field Light Proposal.

1. Can a proper lighting study with photometric calculations showing field light levels be prepared and given to the community?
2. Can a context site section drawing be prepared showing scale of 90' stadium lights with reference to surrounding residential buildings be shared with the community?
3. Can a daytime view of stadium lights prepared and shared with the community? If all of these have already been done please present at tonight's meeting. Thank you, Jay Manzo/neighbor

Response:

These items were sent to the SINA for distribution to the neighbors.

21. Question /Concern:

Regarding the planned football field lights,

- what is the planned scheduled frequency of usage vs the existing usage of the field currently (Days, hours, organizations using it)?
- Has there been any traffic, wildlife, parking, noise, and lighting pollution (environmental) studies completed (Even if CEQA exempt, would help alleviate neighborhood concerns)?
- Will there be any physical lighting mockup to demonstrate impacts (or no impacts) to the neighborhood?
- What would be an example of similar specified lighting design that we can go

Response:

SI is requesting usage until 10 pm so as not restrict future unplanned and/ or changed use of the field due to schedule and league changes. The traffic, parking, and light pollution question was answered previously. There is no plan to do a mock up as the light study was done by the same firm that did the study for Beach Chalet Soccer Fields. Similar lights are in use at Margaret Hayward Park Playground in San Francisco and at Hillsdale High School in San Mateo.

APPENDIX 5

JANUARY 2016 SUNSET BEACON ARTICLE

Night-time Lighting for S.I. Field Draws Fire from Neighbors

By Thomas K. Pendergast

Neighbors living around Saint Ignatius College Preparatory School are taking a dim view of the high school's plan to install permanent stadium lighting around J.B. Murphy Field so it can host football games on Friday nights, and other events during the week.

In the recent past, the school has rented lights periodically for *night games* but most of the school's games are played on Saturdays. Now, the administration is considering regularly moving some athletic contests to Friday nights.

"During the winter months the sun sets pretty early and we just would like extended time for our kids to play," said Paul Totah, the school's director of communications. "Right now our theater program and our performing arts program can perform well into the evening. Our parents can come for evening meetings here at school. Our ministry program can do things well into the evening but it's our athletic program that's limited by daylight hours."

The school's desire to illuminate the gridiron, however, has sparked resistance among some locals looking to pull the plug on the proposal.

"The largest concern for most everyone is indeed the proposed stadium lights and the fact that that will bring night games and night activities to the school," said Deborah Fischer-Brown,

Continued on page 8

Night-time Lighting a Concern at St. Ignatius

Continued from page 1

who lives directly across the street from the field, which is located at 39th Avenue and Quintara Street. "I think everyone in the neighborhood recognizes that when we bought our houses the school was there and so we knew what we were getting into in having games and activities during the day, but none of us signed up for night-time.

"The bands will be playing. There will be screeching cars. There will be drinking. They say they can control that but it's a high school and I'm sure there will be some rowdiness," Fischer-Brown said.

Total said the school is aware that the neighbors are worried about the installation of permanent lights for night games.

"We're working with them to make this as low-impact as possible," Total said. "We've already instituted some changes. We met with our neighbors for the first time in May and then we met with them again back in September. ... We have four (public address) speakers; we've turned off two of them. We've done sound studies to indicate the decibel readings when the loudspeakers are on and we have adjusted the time of practice start-times in the morning. We're going to put a firm limit on the end-times of games and practices for evening games and evening practices."

According to Total, the school is planning on "five or six" night-time football games during the football season on Friday nights, which would end at 10 p.m. It is also planning on other games for different sports, like lacrosse, which would end at 8 or 9 p.m.

The neighbors, meanwhile, have had a couple of meetings on their own about the



Photo: Paul Kozakiewicz

The St. Ignatius School football field and track could be getting permanent night-time lighting for sporting events.

issue and are circulating a petition against the proposal. The petition is being circulated by Jack Allen, who is a neighbor of the school. He estimates that he has spoken to about 100 neighbors regarding the issue and also hosted a meeting last summer.

"I have 60 signatures. We could get a lot more. ... We could get another 40 or 50, I'm sure," Allen said.

Allen said the petition lists the problems that the neighbors expect will come from installing new lights for sports activities, including excess noise, congestion and vehicles blocking driveways.

"A lot of people are very angry. I'm not angry," he said.

The petition says: "There have been many instances where vehicles during day games have blocked half our driveways, barring us from entering and exiting our garages. Nighttime is an important time for many of us to unwind after a full day of work, prepare children for the next day's activities and enjoy the peace and

quiet of our neighborhood.

"This is a residential neighborhood with very little noise after 6 p.m. This proposal would drastically change that. We urge the school to be a good neighbor and remember that we are already dealing with the inconveniences of the day games. We, the undersigned, are concerned residents, neighbors who urge St. Ignatius College Preparatory to cease their plans to put lights on the football field."

Both sides seem to agree that the lights themselves are not really going to be a big problem because they will be LED lights using the latest technology, designed to prevent light from spilling over into the surrounding area.

"There's almost no spillover," Total said. "It's phenomenal how focused these lights are. We are very pleased that we were able to get brand new technology for these lights that will just make the impact on our neighbors nothing."

Total said they are expecting the lights to be installed during the summer, although it is too early to say exactly when.

"A lot of that is contingent upon the SF Planning Department and the SF Planning Commission, so we're in process with them," Total said.

The school has not yet filed a request for a permit.

"We went to the Planning Department and they told us they wanted two things before we proceed," he said. "They wanted a light study similar to what was done at the Beach Chalet and they also wanted a schedule of when the lights would be used; when the lights would be on, so we're working on those two things right now."

A related issue is the fear that having permanent lights will attract other schools and organizations to rent out the field for night games, increasing the amount of parking problems and noise concerns.

"In the past we have rented it out. In the future we're going to be renting it out a lot less and it has to do with the fact that we met with our neighbors. We've heard their complaints, and we really are attentive to them," Total said.

"Even though there is money generated, it's frankly not worth it to us if we inconvenience our neighbors that much. We'd rather be good neighbors than otherwise."

But Fischer-Brown is worried.

"They have a backlog of other facilities and other schools that rent out their field as it is now," she said. "You can imagine we would probably have night activities five to six nights a week. ... They're going to have night activities as often as they can. They have no reason to promise us otherwise. Once they get the lights in, all bets are off."

"We think that the current administration is probably speaking honestly and will do their best, but every two years it seems like they change administrations over there. And that's when things start changing.

"We've been in our house for 30-odd years and promises have been made and things have been proposed and then the principal changes and then all his staff changes, and then everything changes," Fischer-Brown said.

Total said moving games to Friday nights will help alleviate parking problems on Saturdays.

"It's not a good argument for them," Allen responded. "The parking is going to be a problem during the day because of the (nearby) West Sunset Playground."