SAN FRANCISCO
PLANNING DEPARTMENT

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Executive Summary
Conditional Use Authorization

HEARING DATE: JUNE 4, 2020

Record No.:	2019-017877CUA
Project Address:	2 Geneva Avenue
Zoning:	Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District Oceanview Large Residence SUD (Special Use District) 40-X Height and Bulk District
Block/Lot:	6946 / 057
Project Sponsor:	Derek Turner 1225 Clay Street #5 Emeryville, CA 94608
Property Owner:	Joseph and Mary Uniacke 5693 Diamond Heights San Francisco, CA 94131
Staff Contact:	David Weissglass – 415-575-9177 *David.Weissglass@sfgov.org*
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The Project includes installation of a new AT&T Mobility macro wireless telecommunications facility consisting of twelve (12) panel antennas screened behind FRP enclosures; installation of eighteen (18) remote radio heads, four (4) DC-9 surge suppressors and one (1) GPS antenna; and ancillary equipment on the roof top of the existing building.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 755 and 303 to allow operation of a wireless telecommunication facility within the Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor held a Pre-Application Meeting at the project site at 2 Geneva Avenue on June 20, 2019 at 6:00 p.m. Seven community members attended. The topics of discussion included site selection, areas of service, massing of the antennas, noise concerns, RF exposure, safety standards, FCC guidelines and limits, and permitting requirements. The Department has not received any public correspondence on the project.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

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 facility would be screened from view by virtue of proposed enclosures, and their placement on the rooftop of the Project site an adequate distance from the property line. The proposal would not significantly detract from the architectural quality of the Subject building, nor would it detract from adjacent streetscapes and vistas. 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.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E - Maps and Context Photos
Exhibit F – Radio Frequency Report
Exhibit G – Department of Public Health Approval
Exhibit H – Coverage Maps
Exhibit I – Independent Evaluation
Exhibit J – Alternatives Site Analysis
Exhibit K – Sponsor Brief

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Planning Commission Draft Motion

HEARING DATE: JUNE 4, 2020

Record No.:	2019-017877
Project Address:	2412 Clay Street
Zoning:	Ocean Avenue NCT (Neighborhood Commercial Transit) Zoning District Oceanview Large Residence SUD (Special Use District) 40-X Height and Bulk District
Block/Lot:	6946 / 057
Project Sponsor:	Derek Turner 1225 Clay Street #5 Emeryville, CA 94608
Property Owner:	Joseph and Mary Uniacke 5693 Diamond Heights San Francisco, CA 94131
Staff Contact:	David Weissglass – 415-575-9177 *David.Weissglass@sfgov.org*

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303 AND 755, TO INSTALL A NEW ROOFTOP AT&T MOBILITY MACRO WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TWELVE (12) PANEL ANTENNAS SCREENED BEHIND FRP ENCLOSURES; INSTALLATION OF EIGHTEEN (18) REMOTE RADIO HEADS, FOUR (4) DC-9 SURGE SUPPRESSORS, AND ONE (1) GPS ANTENNA; AND ANCILLARY EQUIPMENT. THE SUBJECT PROPERTY IS LOCATED AT 2 GENEVA AVENUE, LOT 057 IN ASSESSOR'S BLOCK 6946, WITHIN THE OCEAN AVENUE NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT, OCEANVIEW LARGE RESIDENCE SUD (SPECIAL USE DISTRICT), AND 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 17, 2019, Derek Turner of J5 Infrastructure Partners (hereinafter "Project Sponsor") filed Application No. 2019-017877CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new telecommunications facility (hereinafter "Project") at 2 Geneva Avenue, Block 6946, Lot 057 (hereinafter "Project Site").

On May 14, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On June 4, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-010555CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-017877CUA 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. 2019-017877CUA, 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 includes installation of a new AT&T Mobility macro wireless telecommunications facility consisting of twelve (12) panel antennas screened behind FRP enclosures; installation of eighteen (18) remote radio heads, four (4) DC-9 surge suppressors, and one (1) GPS antenna; and ancillary equipment on the roof top of the existing subject building.

3. **Site Description and Present Use.** The Project Site is located on Assessor's Block 6946, Lot 057, on an irregularly shaped parcel located south side of Geneva Avenue near its western intersection with Ocean Avenue. The Project Site features a three-story apartment building, with ground floor garages, developed in 1987. A separate T-Mobile macro wireless telecommunications facility was approved for the roof top of the building on November 16, 2017 per Planning Commission Motion No. 20053. This project is unrelated to the previous approval.

4. **Surrounding Properties and Neighborhood.** The Project Site is situated within the Ocean View neighborhood. Surrounding uses include residential, commercial, and City College of San Francisco across Ocean Avenue. In the blocks surrounding the project site, with east-west street exhibiting an upsloping pattern in the west direction, the buildings generally range from 2-3 stories in height.

5. **Public Outreach and Comments.** The Project Sponsor held a Pre-Application Meeting at the project site at 2 Geneva Avenue on June 20, 2019 at 6:00 p.m. Seven community members attended. The topics of discussion included site selection, areas of service, massing of the antennas, noise concerns, RF exposure, safety standards, FCC guidelines and limits, and permitting requirements. To date, the Department has not received any additional correspondence from the community.

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 were 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 Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Based on the zoning and land use, the proposed WTS facility is at a Location Preference 2 Site (Co-Location Site), which is considered a Preferred Location Site, according to the WTS Facilities Siting Guidelines. This location is designated as such due to the presence of an existing legal wireless telecommunications facility on the rooftop of the building, approved on November 16, 2017 per Planning Commission Motion No. 20053. The Project Sponsor has submitted an analysis of alternative sites, detailing why efforts to locate at such sites were unsuccessful and demonstrating that the Project Site is essential to meet demands in the geographic service area and the Applicant's citywide network.

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 in the WCS, AWS, PCS, Cellular, and 700 Megahertz (MHz) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

9. **Radiofrequency (RF) Emissions.** The Project Sponsor retained Hammett & Edison, Inc, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.

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 AT&T transmitters at any nearby publicly accessible buildings or areas would be 80% of the FCC public exposure limit.

    There are 6 antennas existing operated by T-Mobile installed on the roof top of the building at 2 Geneva Av. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of the site. AT&T Wireless proposes to install 12 new antennas. The antennas are mounted at a height of 38 feet above the ground level and 7 feet above the roof. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.18 mW/sq cm., which is 33% 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 40 feet of the front of the antennas while they are in operation. Measurements shall be taken at the building to the west as noted in the RF report in checklist item #7. Indicative markings shall be installed as noted on the RF report.

11. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T 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.** Per Planning Code Section 755, a Conditional Use Authorization is required for a macro WTS facility (Utility and Infrastructure Use).

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 at 2 Geneva Avenue is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding neighborhood. The overall location, setback from public streets, height and design of the proposed facility, including visible screening elements is situated so as to avoid intrusion into public vistas, and to insure harmony with the existing neighborhood character and promote public safety.

    The Project is necessary in order to achieve sufficient 4G LTE mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the AT&T Mobility Radio Frequency Engineering Team provide that the Project Site is a desirable location, based on factors including quality of coverage and aesthetics.

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

        (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

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

(2) 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 Planning Code does not require parking or loading for a telecommunications wireless 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.

(3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

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

(4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

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

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purposed of the Ocean Avenue NCT (Neighborhood Commercial Transit) District in that the facility will be consistent with the existing scale and character of the area.

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

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 12:
BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.3:
Ensure new housing is sustainable supported by the City's public infrastructure systems.

The Project will improve AT&T Mobility's coverage and capacity within the Ocean View neighborhood.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:
Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:
Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

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

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3:
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

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

OBJECTIVE 4:
IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.1:
Maintain and enhance a favorable business climate in the City.

Policy 4.2:
Promote and attract those economic activities with potential benefit to the City.

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

VISITOR TRADE

OBJECTIVE 8:
ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.3:
Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The Project will ensure that residents and visitors have adequate public service in the form of AT&T Mobility 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 wireless communications network will enhance personal communication services for businesses and customers in the surrounding area.

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

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

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

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

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

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

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

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

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

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

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. 2019-017877CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 10, 2020, 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 June 4, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 4, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a wireless telecommunications facility (d.b.a. **AT&T Mobility**) located at 2 Geneva Avenue, Block 6946, Lot 057 pursuant to Planning Code Section(s) **303 and 755** within the **Ocean Avenue NCT** Zoning District, **Oceanview Large Residence** SUD, and a **40-X** Height and Bulk District; in general conformance with plans, dated **March 10, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-017877CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 4, 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 **June 4, 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. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
   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 insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
   B. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
   C. Emissions. Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, 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

MONITORING - AFTER ENTITLEMENT

10. **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

11. **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

12. **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

13. **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

14. **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

15. **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 .

16. **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

17. **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

18. **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

19. **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

20. **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

21. **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

22. **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

23. **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

24. **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

SITE NUMBER: CCL06173
SITE NAME: GENEVA APARTMENTS
SITE TYPE: ROOFTOP / WIC
ADDRESS: 2 GENEVA AVE.
SAN FRANCISCO, CA 94112

FA #: 13057942
PACE #: MRSFR015906
PT #: 3701772296
USID: 256143

DIGALERT
800-227-2600
Call 2 Full Working Days In Advance

PROJECT TEAM

APPLICANT / LESSEE:

ALYSSA FERRIS
AT&T
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
PHONE: (530) 966-2612

CONSTRUCTION MANAGER:

STEVE KNAPPE
VINCULUMS SERVICES, LLC
MOBILE: (916) 502-5988
E-MAIL: sknappe@vinculums.com

RF ENGINEER:

EDWIN AVILES
E-MAIL: ea5477@att.com
PHONE: (909) 997-9917

PROJECT MANAGER:

J5 INFRASTRUCTURE PARTNERS
CONTACT: MISAKO HILL
EMAIL: mhill@j5ip.com
CELL: (415) 533-2540

ARCHITECT / ENGINEER:

ALL STATES ENGINEERING
CONTACT: DEAN WALKER
EMAIL: dean@zalzali.com
PH: (949) 273-0996 EX 103

SITE ACQUISITION:

J5 INFRASTRUCTURE PARTNERS
CONTACT: EVAN J. WYNNS
EMAIL: ewynns@j5ip.com
PH: (415) 518-1232

VICINITY MAP

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND 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.

1) 2016 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS
2) 2016 CALIFORNIA BUILDING CODE (CBC)
3) 2016 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2012 IRC (PART 2.5)
4) 2016 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)
5) 2016 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2012 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
6) 2016 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2012 UMC (PART 4)
7) 2016 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2012 UPC (PART 5)
8) 2016 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2011 NEC (PART 3)
9) 2016 CALIFORNIA ENERGY CODE (CEC)- PART 6
10) ANSI / EIA-TIA-222-G
11) 2016 NFPA 101, LIFE SAFETY CODE
12) 2016 NFPA 72, NATIONAL FIRE ALARM CODE
13) 2016 NFPA 13, FIRE SPRINKLER CODE

SHEET INDEX

SITE INFORMATION

PROPERTY OWNER: JOSEPH & MARY UNIACKE
5693 DIAMOND HEIGHTS BLVD.
SAN FRANCISCO, CA 94131

JURISDICTION: CITY OF SAN FRANCISCO
A.P.N.: 6946-057
CURRENT ZONING: RH-I OCEAN AVE. NCT / 40-X
EXISTING USE: U, (UNMANNED COMMUNICATIONS FACILITY)
CONSTRUCTION TYPE: V-B
PROPOSED USE: U, (UNMANNED COMMUNICATIONS FACILITY)
LATITUDE (NAD 83): 37.7226140
37° 43' 21.41" N
LONGITUDE (NAD 83): 122.4520000
122° 27' 7.2" W
AMSL : ±303.28'

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2016, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

POWER AGENCY:
PG&E

TELEPHONE AGENCY:
AT&T

RFDS VERSION: 1.0
DATE UPDATED: 03/29/2019

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

1855 GATEWAY BLVD, CONCORD, CA 94520

1. HEAD SOUTHEAST ON GATEWAY BLVD.
2. TURN RIGHT ONTO CLAYTON RD & TAKE THE RAMP ONTO CA-242 S.
3. AFTER MERGING ONTO CA-242 S, MERGE ONTO I-680 S.
4. TAKE EXIT 46 FOR CA-24 TOWARD LAFAYETTE / OAKLAND.
5. KEEP LEFT AT THE FORK & CONTINUE ONTO CA-24 W.
6. TAKE EXIT ONTO 27TH ST TOWARD GRAND AVE & CONTINUE ONTO NORTHGATE AVE.
7. TURN RIGHT ONTO GRAND AVE.
8. TAKE THE I-80 W / I-580 E RAMP TOWARD SAN FRANCISCO / STOCKTON.
9. KEEP RIGHT AT THE FORK & MERGE ONTO I-80 W THEN MERGE ONTO US-101 S.
10. TAKE EXIT 431 & MERGE ONTO I-280 S.
11. EXIT ON GENEVA AVENUE & TURN RIGHT.
12. TURN LEFT ONTO HOWTH STREET.
13. TURN RIGHT ONTO NIAGARA AVENUE THEN TURN RIGHT ONTO EDGAR PLACE.
14. TURN LEFT ONTO BRUCE STREET THEN TURN RIGHT ONTO HAROLD AVENUE.
15. TURN RIGHT ONTO OCEAN AVENUE THEN TAKE A SLIGHT RIGHT ONTO GENEVA AVENUE.

** DESTINATION WILL BE ON THE RIGHT HAND SIDE

2 GENEVA AVENUE, SAN FRANCISCO, CA 94112

PROJECT DESCRIPTION

INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

ANTENNA SOW:

- INSTALLATION OF (1) AT&T FRP SCREEN BOX ON ROOFTOP
- INSTALLATION OF (12) AT&T PANEL ANTENNAS
- INSTALLATION OF (18) AT&T REMOTE RADIO HEADS (RRH's)
- INSTALLATION OF (4) DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (1) GPS ANTENNA
- INSTALLATION OF CABLE TRAY FROM EQUIPMENT AREA TO ANTENNAS

EQUIPMENT SOW:

- INSTALLATION OF (1) AT&T PREFABRICATED WALK-IN CLOSET 'WIC'
- INSTALLATION OF (1) POWER PLANT RACK W/ (8) BATTERIES
- INSTALLATION OF (1) EMERSON BATTERY RACK W/ (8) BATTERIES
- INSTALLATION OF (1) HYBRID EQUIPMENT RACK
- INSTALLATION OF (4) FIBER TRUNKS
- INSTALLATION OF (4) DC CABLES FROM EQUIPMENT AREA TO PROPOSED ANTENNAS
- INSTALLATION OF (1) 200A AC POWER PANEL
- INSTALLATION OF (1) 200A METER
- INSTALLATION OF (1) GEN PLUG
- INSTALLATION OF (1) CIENA AND HOFFMAN BOX

APPLICANT:
at&t mobility corp.
5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:
J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:
ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:
CCL06173
GENEVA APARTMENTS
2 GENEVA AVENUE
SAN FRANCISCO, CA 94112

FA #: 13057942
PACE #: MRSFR015906
PT #: 3701772296
USID #: 256143

DESIGN RECORD:

REV	DATE	DESCRIPTION
3	03/10/20	ZDs FOR SUBMITTAL
2	01/09/20	CLIENT CHANGE
1	08/27/19	ADDED EME
0	08/01/19	FOR SUBMITTAL
B	07/09/19	100% ZD
A	04/25/19	90% ZD

PROFESSIONAL STAMP:
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It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

SHEET NAME:
TITLE SHEET

SHEET TITLE:
T-1

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCL06173) proposed to be located at 2 Geneva Avenue in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

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

Wireless Service 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
BRS (Broadband Radio)	2,490 MHz	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
[most restrictive frequency range]	30–300	0.20	1.0

Checklist

Reference has been made to information provided by AT&T, including zoning drawings by All States Engineering and Surveying, dated April 25, 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.

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

Located on the building are six similar antennas for use by T-Mobile, installed within two view screen enclosures on the southeast portion of the roof. AT&T proposes to install antennas within two similar view screen enclosures near the west side of the roof.

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

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

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

AT&T 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.*

AT&T proposes to install eight CommScope Model NNHH-65A and four CCI Model BSA-M65R-BUU-H4 directional panel antennas within the two view screen enclosures. The twelve antennas would employ up to 16° downtilt, would be mounted at an effective height of about 38 feet above ground, 7 feet above the roof, and would be oriented in groups of four toward 16°T, 150°T, and 245°T. For the limited purpose of this study, T-Mobile is assumed to have installed Ericsson Model AIR32 and RFS Model APXVARR24 antennas at an effective height of 44 feet above ground, employing 2° downtilt.

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.*

It is expected that measured exposure levels near the proposed antenna locations from the existing T-Mobile operation would not exceed the applicable public limit. The maximum calculated exposure level at ground from the existing T-Mobile operation is 0.071 mW/cm^2, which is 8.7% of the applicable public exposure limit.

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

The maximum effective radiated power proposed from each antenna group is shown in the table below:

Band	Maximum Effective Radiated Power 16°T	150°T	245°T
WCS	3,210	900	1,800 watts
AWS	5,280	1,290	2,580
PCS	4,620	5,070	5,070
Cellular	1,800	540	1,080
700 MHz	4,320	4,120	4,370
	19,230	11,920	14,900 watts

For the limited purpose of this study, the maximum effective radiated power by T-Mobile in any direction is assumed to be 15,400 watts, representing simultaneous operation at 4,400 watts for AWS, 4,400 watts for PCS, 3,300 watts for 700 MHz, and 3,300 watts for 600 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 98% of the public limit; this occurs at the roof of the two-story residential building located about 45 feet to the south. The maximum calculated cumulative level at the two-story residential building adjacent to the west is 94% of the public 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 AT&T operation by itself is calculated to be 0.18 mW/cm^2, which is 35% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be below 44% 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 40 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.

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

Due to their mounting locations above the roof (it is assumed that there is no installed roof access), the AT&T 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 employees and contractors of the wireless carriers and of the property owner. No access within 40 feet directly in front of the AT&T antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that "Worker Notification Areas" be marked with yellow paint stripes and

PENDING NEW EME REPORT

that "Prohibited Access Areas" be marked with red paint stripes on the roof of the building, as shown in Figure 1, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively. It is recommended that explanatory signs* be posted at the screens in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance. Similar measures should already be in place for T-Mobile; applicable compliance measures for that carrier have not been determined as part of this study. It is recommended that measurements be conducted at nearby buildings to the south and west when construction is complete, in order to confirm that actual exposure levels there do comply with the FCC public exposure limits.

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 AT&T Mobility at 2 Geneva Avenue in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

REGISTERED PROFESSIONAL ENGINEER WILLIAM F. HAMMETT E-13026 M-20676 Exp. 6-30-2021 ELECTRICAL MECHANICAL STATE OF CALIFORNIA

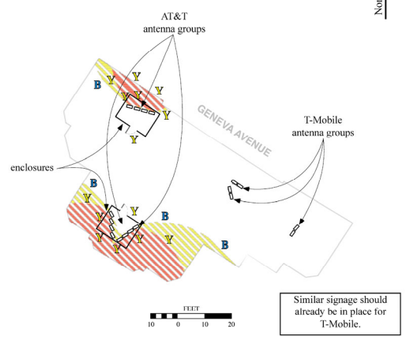
William F. Hammett, P.E.
707/996-5200

August 2, 2019

* 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.

Calculated Cumulative RF Exposure Levels on Roof

Recommended Compliance Measures for AT&T
- Stripe roof areas as shown (no installed roof access)
- Post explanatory signs
- Provide training



Notes: See text.
Base drawing from Allstates Engineering & Surveying, dated April 25, 2019.
Calculations performed according to OET Bulletin 65, August 1997.

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

1 EME REPORT
N.T.S.

APPLICANT:
at&t mobility corp.
5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:
INFRASTRUCTURE SOLUTIONS
AZ - CA - CO - ID - NM - NV - TX - UT
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:
ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
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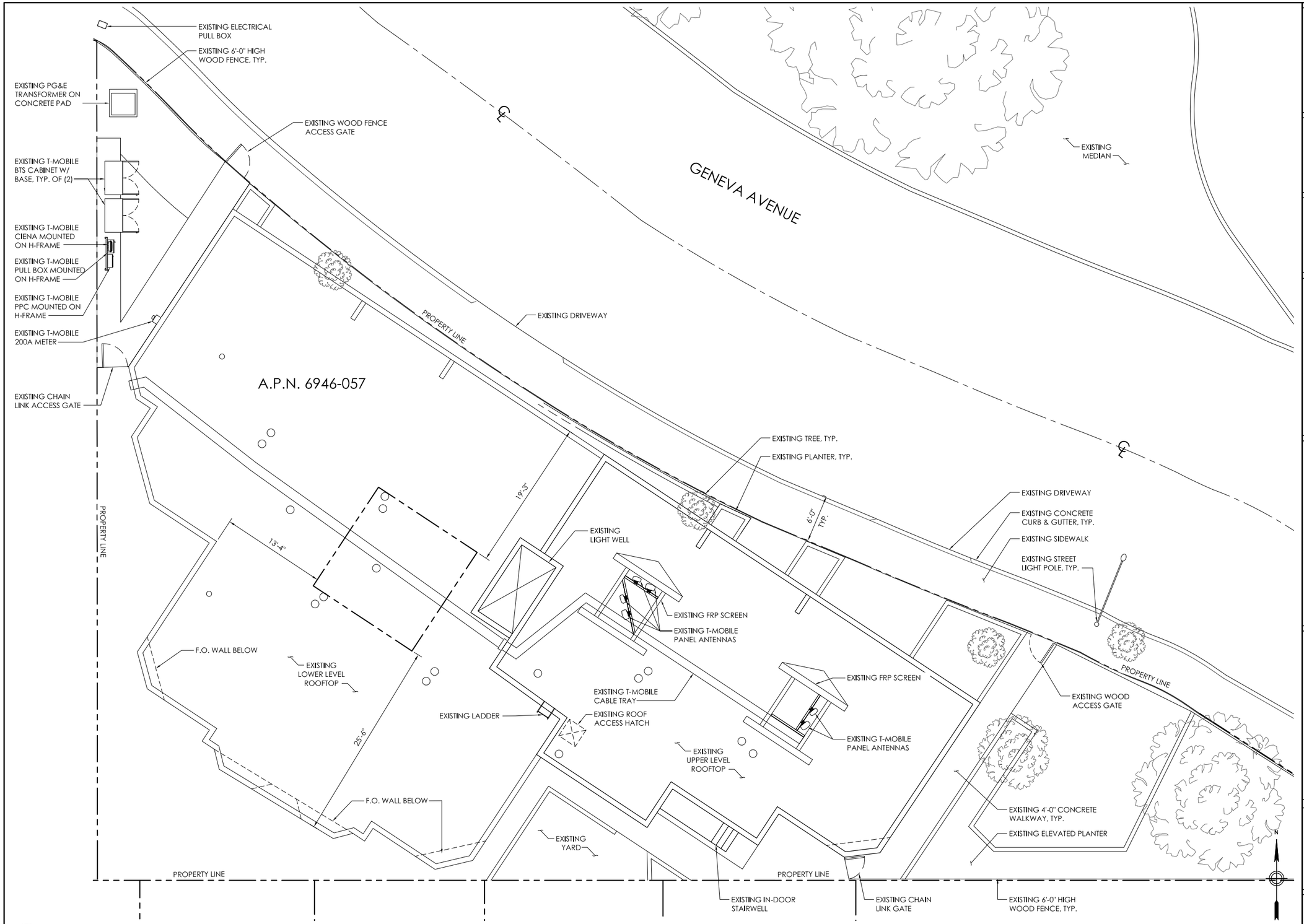
SHEET NAME:
EME REPORT

SHEET TITLE:
T-2



1 OVERALL SITE PLAN (EXISTING)

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

APPLICANT:

at&t mobility corp.
5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:

ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CCL06173
GENEVA APARTMENTS
2 GENEVA AVENUE
SAN FRANCISCO, CA 94112

FA #:	13057942
PACE #:	MRSFR015906
PT #:	3701772296
USID #:	256143

DESIGN RECORD:

REV	DATE	DESCRIPTION
3	03/10/20	ZDs FOR SUBMITTAL
2	01/09/20	CLIENT CHANGE
1	08/27/19	ADDED EME
0	08/01/19	FOR SUBMITTAL
B	07/09/19	100% ZD
A	04/25/19	90% ZD

PROFESSIONAL STAMP:

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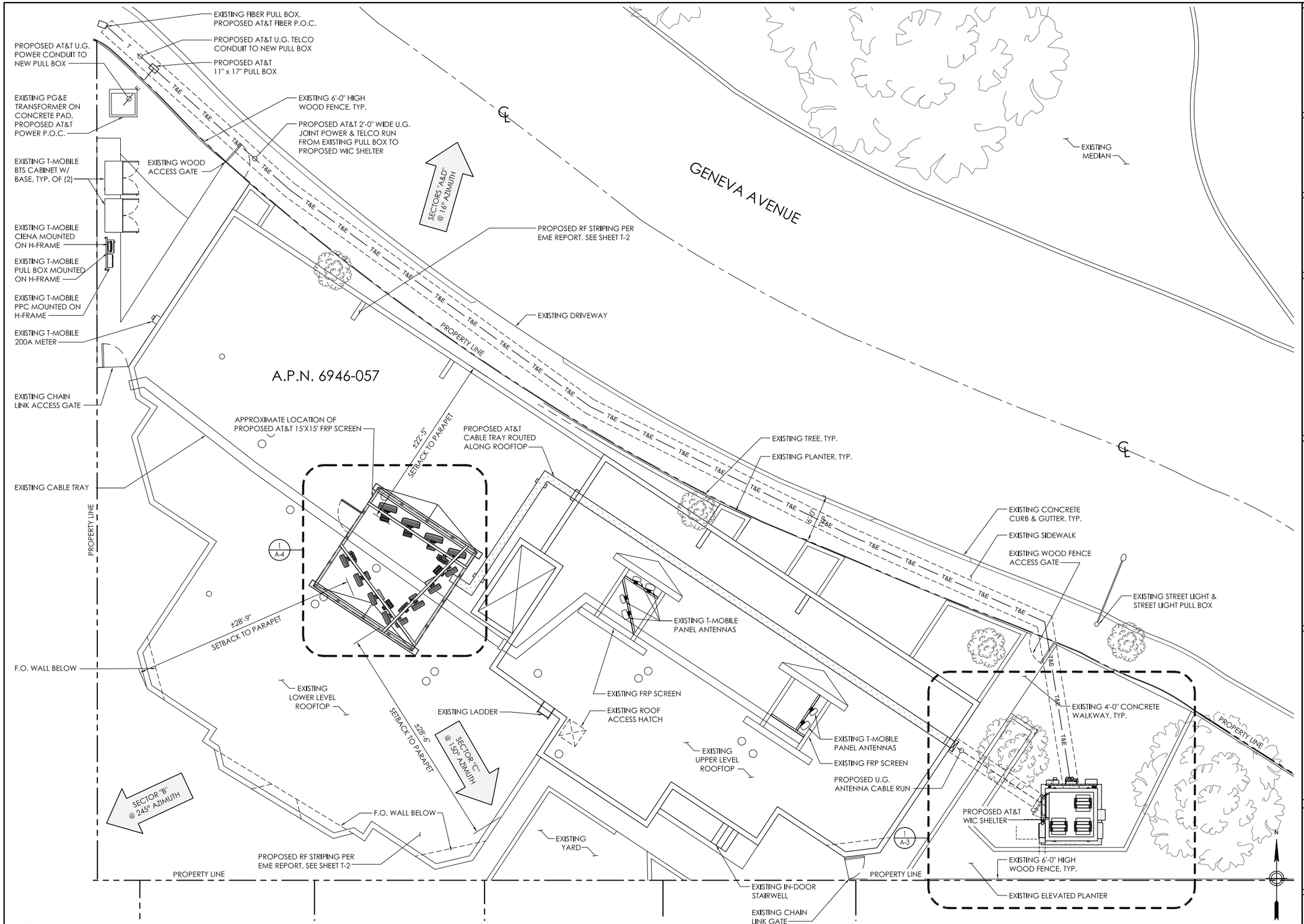
SHEET NAME:

OVERALL SITE PLAN (EXISTING)

SHEET TITLE:

A-1



1 OVERALL SITE PLAN (PROPOSED)

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

APPLICANT:

at&t mobility corp.
5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:

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SHEET NAME:

OVERALL SITE PLAN (PROPOSED)

SHEET TITLE:

A-2

NOTE:
EXISTING AT&T EQUIPMENT ENCLOSURE AND ASSOCIATED EQUIPMENT WITHIN, TO BE DECOMMISSIONED AND REMOVED, UNLESS NOTED TO BE RELOCATED AND RE-USED

GENEVA AVENUE

EXISTING BUILDING

EXISTING CONCRETE WALKWAY

PROPOSED AT&T CABLE TRAY ROUTED ALONG ROOFTOP

EXISTING TREE

EXISTING 6'-0" HIGH WOOD FENCE, TYP.

T&E

PROPOSED AT&T 2'-0" WIDE U.G. JOINT POWER & TELCO RUN FROM P.O.C. TO STUB-UPS @ PROPOSED WIC SHELTER

PROPOSED VERTICAL CABLE TRAY

PROPOSED AT&T U.G. ANTENNA CABLE ROUTE

EXISTING TREE, TO REMAIN

PROPOSED 200A SERVICE METER MOUNTED TO PROPOSED UNISTRUT

PROPOSED POWER/TELCO CONDUIT STUB-UPS, TYP.

PROPOSED TELCO BOX

PROPOSED CIENA MOUNTED TO PROPOSED UNISTRUT

PROPOSED P1000 UNISTRUT H-FRAME MOUNTED TO PROPOSED SHELTER CONCRETE PAD

PROPOSED RAYCAP FC12-PC6-10E

PROPOSED GPS ANTENNA

PROPOSED AT&T TRANSPORT RACK

PROPOSED AT&T 6'-8" x 6'-8" WIC SHELTER

PROPOSED HVAC

PROPOSED DC CB ASSEMBLY

PROPOSED RADIO RACK

PROPOSED SHELTER ACCESS DOOR

PROPOSED WEATHERPROOF LIGHT

PROPOSED 200A 30 CIRCUIT LOAD CENTER / MANUAL TRANSFER SWITCH

PROPOSED CAMLOCK GENERATOR INTERFACE

4 D-2 PROPOSED POWER PLANT RACK W/ (3) STRINGS OF BATTERIES

7'-8" PROPOSED CONCRETE SHELTER FOUNDATION

6'-8" PROPOSED AT&T EQUIPMENT SHELTER

6'-8" PROPOSED AT&T EQUIPMENT SHELTER

7'-8" PROPOSED CONCRETE SHELTER FOUNDATION

5'-0" DIST. FROM PROPERTY LINE

EXISTING ELEVATED PLANNER

EXISTING 6'-0" HIGH WOOD FENCE, TYP.

PROPERTY LINE

N

1 PROPOSED EQUIPMENT LAYOUT PLAN

24"x36" SCALE: 3/4" = 1'-0"
11"x17" SCALE: 3/8" = 1'-0"

1' 6" 0" 1'

APPLICANT:
at&t mobility corp.
5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:
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AZ - CA - CO - ID - NM - NV - TX - UT
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SHEET NAME:
PROPOSED EQUIPMENT LAYOUT PLAN

SHEET TITLE:
A-3

SECTOR		RRU TYPE PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE	BELOW	SIDES
ALPHA/DELTA	A1	B5/B12 4449	UP	±10'-0"	16"	12"	8"
	A1	SHARED W/ANOTHER BAND	UP	±10'-0"	16"	12"	8"
	A1	B2/B66A 8843	UP	±10'-0"	16"	12"	8"
	A2	SHARED W/ANOTHER SECTOR	UP	±10'-0"	16"	12"	8"
	A3	B14 4478	UP	±10'-0"	16"	12"	8"
	A4	RRUS-E2 B29	UP	±10'-0"	16"	12"	8"
	A4	4415 B30	UP	±10'-0"	16"	12"	8"
SECTOR		RRU TYPE PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE	BELOW	SIDES
BETA/EPSILON	B1	B5/B12 4449	UP	±10'-0"	16"	12"	8"
	B1	SHARED W/ANOTHER BAND	UP	±10'-0"	16"	12"	8"
	B1	B2/B66A 8843	UP	±10'-0"	16"	12"	8"
	B2	SHARED W/ANOTHER SECTOR	UP	±10'-0"	16"	12"	8"
	B3	B14 4478	UP	±10'-0"	16"	12"	8"
	B4	RRUS-E2 B29	UP	±10'-0"	16"	12"	8"
	B4	4415 B30	UP	±10'-0"	16"	12"	8"
SECTOR		RRU TYPE PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE	BELOW	SIDES
GAMMA	C1	B5/B12 4449	UP	±10'-0"	16"	12"	8"
	C1	SHARED W/ANOTHER BAND	UP	±10'-0"	16"	12"	8"
	C1	B2/B66A 8843	UP	±10'-0"	16"	12"	8"
	C2	SHARED W/ANOTHER SECTOR	UP	±10'-0"	16"	12"	8"
	C3	B14 4478	UP	±10'-0"	16"	12"	8"
	C4	RRUS-E2 B29	UP	±10'-0"	16"	12"	8"
	C4	4415 B30	UP	±10'-0"	16"	12"	8"

SECTOR		PROPOSED	RRU LOCATION (DISTANCE FROM ANTENNA)		MINIMUM CLEARANCES ABOVE	BELOW	SIDES
DELTA	D1	SHARED W/ANOTHER SECTOR	UP	±10'-0"	16"	12"	8"
	D1	SHARED W/ANOTHER BAND	UP	±10'-0"	16"	12"	8"
	D1	SHARED W/ANOTHER SECTOR	UP	±10'-0"	16"	12"	8"
	D2	B2/B66A 8843	UP	±10'-0"	16"	12"	8"
	D3	SHARED W/ANOTHER SECTOR	UP	±10'-0"	16"	12"	8"
	D4	RRUS-E2 B29	UP	±10'-0"	16"	12"	8"
	D4	4415 B30	UP	±10'-0"	16"	12"	8"

NOTES TO CONTRACTOR:

- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
- CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.

FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR		TECHNOLOGY	ANTENNA MFR./MODEL #	SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-) FIBER LENGTH	FIBER TYPE	FIBER NO.
SECTORS "A" & "D"	A1/D1	LTE 700/LTE 800/LTE 1900	CCI BSA-M65R-BUU-H4-K (SPLIT)	4'	42°/350°	110'	FIBER	6
	A2/D2	LTE AWS	CCI BSA-M65R-BUU-H4-K (SPLIT)	4'	42°/350°	110'	FIBER	4
	A3/D3	LTE 700/ LTW WCS	CCI BSA-M65R-BUU-H4-K (SPLIT)	4'	42°/350°	110'	FIBER	2
	A4/D4	LTE 700	CCI BSA-M65R-BUU-H4-K (SPLIT)	4'	42°/350°	110'	FIBER	6
SECTORS "B"	B1	LTE 700/LTE 850/LTE 1900/5G850	COMMSCOPE NNHH-65A-R4	4'	245°	110'	FIBER	8
	B2	LTE AWS	COMMSCOPE NNHH-65A-R4	4'	245°	110'	FIBER	4
	B3	LTE 700	COMMSCOPE NNHH-65A-R4	4'	245°	110'	FIBER	4
	B4	LTE 700/ LTW WCS	COMMSCOPE NNHH-65A-R4	4'	245°	110'	FIBER	6
SECTOR "C"	C1	LTE 700/LTE 850/LTE 1900/5G850	COMMSCOPE NNHH-65A-R4	4'	150°	110'	FIBER	8
	C2	LTE 700/ LTW WCS	COMMSCOPE NNHH-65A-R4	4'	150°	110'	FIBER	4
	C3	LTE 700	COMMSCOPE NNHH-65A-R4	4'	150°	110'	FIBER	4
	C4	LTE 700/ LTW WCS	COMMSCOPE NNHH-65A-R4	4'	150°	110'	FIBER	6

2 PROPOSED RF SCHEDULE
NTS

24"x36" SCALE: NTS
11"x17" SCALE: NTS

1 PROPOSED ANTENNA PLAN

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

APPLICANT:
at&t mobility corp.
5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:
J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:
ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:
CCL06173
GENEVA APARTMENTS
2 GENEVA AVENUE
SAN FRANCISCO, CA 94112

FA #: 13057942
PACE #: MRSFR015906
PT #: 3701772296
USID #: 256143

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A	04/25/19	90% ZD

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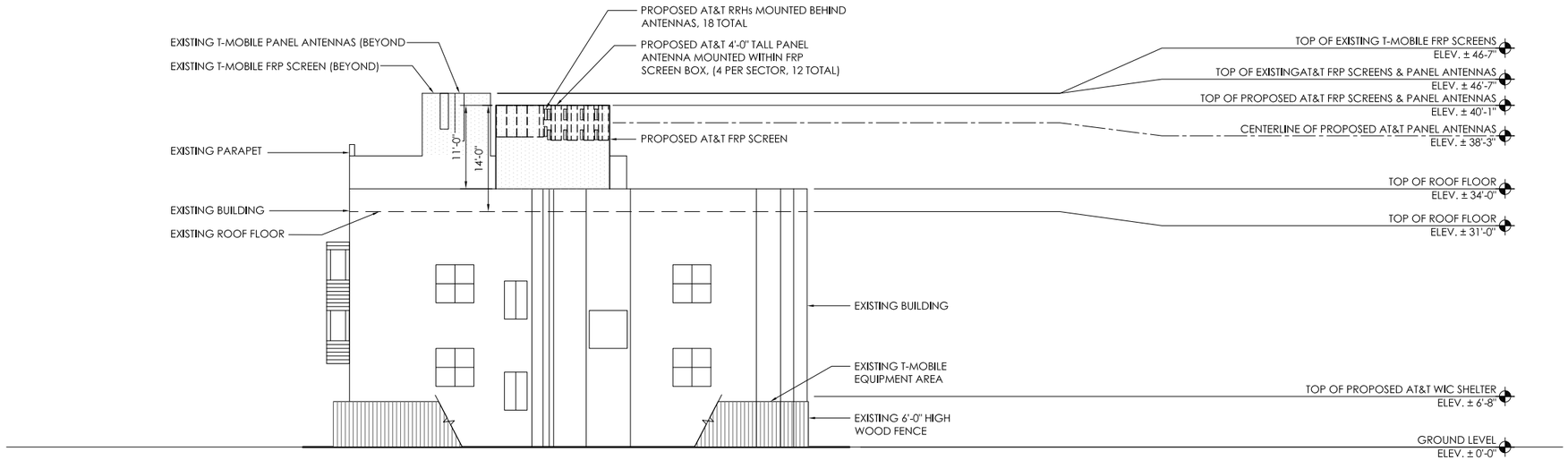
SHEET NAME:
ANTENNA PLAN, RF SCHEDULE, & DETAILS

SHEET TITLE:
A-4

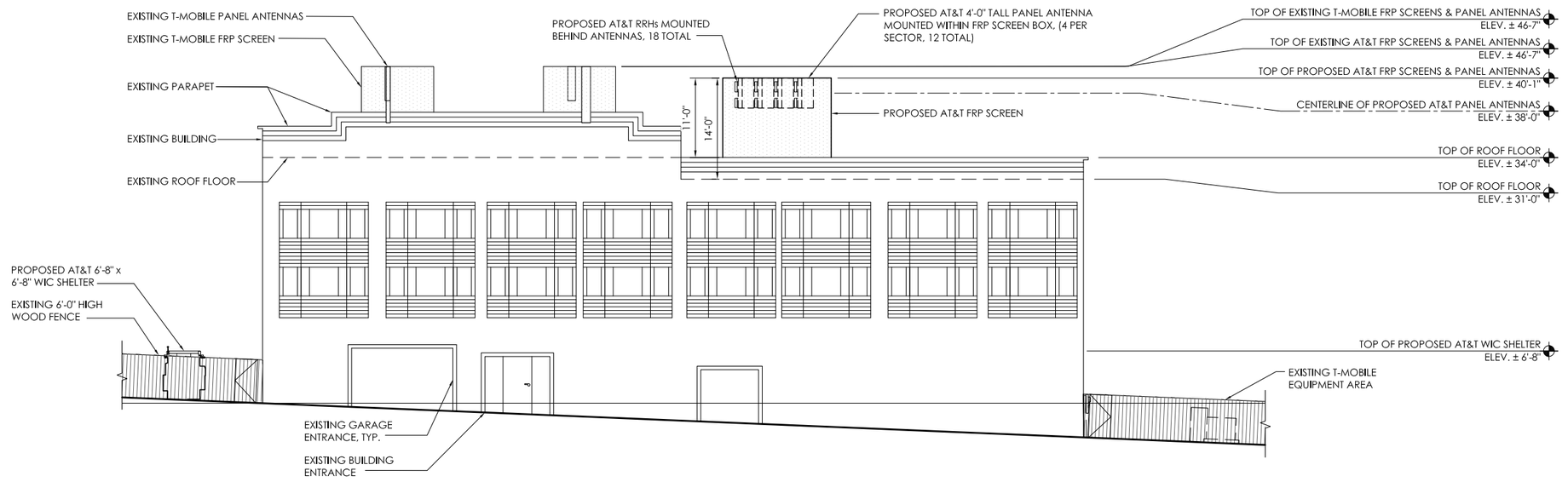
NOTE:
PROPOSED FRP SCREEN TO BE TEXTURED
AND PAINTED TO MATCH EXISTING BUILDING



2 PROPOSED SOUTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0" 8'

NOTE:
PROPOSED FRP SCREEN TO BE TEXTURED
AND PAINTED TO MATCH EXISTING BUILDING



1 PROPOSED NORTHEAST ELEVATION

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0" 8'

APPLICANT:
at&t mobility corp.
5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:
INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT
2030 MAIN STREET, SUITE 200
IRVINE, CALIFORNIA 92614

VENDOR:
ALLSTATES ENGINEERING & SURVEYING
23675 BIRTCHER DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:
CCL06173
GENEVA APARTMENTS
2 GENEVA AVENUE
SAN FRANCISCO, CA 94112

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SHEET NAME:
ELEVATIONS

SHEET TITLE:
A-5

NOTES:

1. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
2. LABEL SERVICE DISCONNECT WITH A RED TAG.
3. SWITCH LEG CONDUCTORS SHALL BE THE SAME COLOR AS CIRCUIT CONDUCTORS.
4. PULL ONE GROUND CONDUCTOR PER FLEXIBLE NONMETALLIC CONDUIT. FOR ALL OTHER CIRCUITS PULL A SEPARATE CONDUCTOR.
5. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
6. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.
7. CONDUIT REQUIREMENTS
   - UNDERGROUND PVC (SCH 40 OR 80)
   - INDOOR: EMT (RGS IN TRAFFIC AREAS)
   - Outdoor (ABOVE GRADE): RGS
8. LIGHTING IS DESIGNED AND INSTALLED BY SHELTER MANUFACTURER.

NOTE:
ALL BREAKERS AND PANELS SHOWN ARE EXISTING UNLESS NOTED AS (N) NEW.

SEE SPECIFICATION FOR CONDUIT TYPE.

LEGEND:
MI = MECHANICAL INTERLOCK
RU = RELAY TO MONITOR UTILITY POWER
RG = RELAY TO MONITOR GENERATOR POWER

ABBREVIATIONS:

BCW	BARE COPPER WIRE
BTS	BASE TRANSCEIVER STATION
C	CONDUIT
(E)	EXISTING
EG	EQUIPMENT GROUND
(F)	FUTURE
FACP	FIRE ALARM CONTROL PANEL
GEN	GENERATOR
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
LFMC	LIQUID TIGHT FLEXIBLE METAL CONDUIT
MCM	MILLION CIRCULAR MILLS
MI	MECHANICAL INTERLOCK
MP&S	SEE MECHANICAL PLANS & SPECIFICATIONS
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NL	NIGHT LIGHT - FIXTURE TO BE UNSWITCHED
PFB	PROVISION FOR FUTURE BREAKER
PVC	POLYVINYL CHLORIDE CONDUIT
(R)	RELOCATE
RG	RELAY TO MONITOR GENERATOR POWER
RU	RELAY TO MONITOR UTILITY POWER
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
WP	WEATHERPROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPTER

NOTE: SYMBOLS INDICATED ABOVE MAY NOT NECESSARILY APPEAR AS PART OF THESE DRAWINGS IF NOT REQUIRED.

VOLTAGE: 120/240V, 1 PHASE, 200A, 42KAIC MAIN LUG
PANEL 'A'
MOUNTING: SURFACE
NEMA: 3R
LOCATION: WIC EXTERIOR WALL

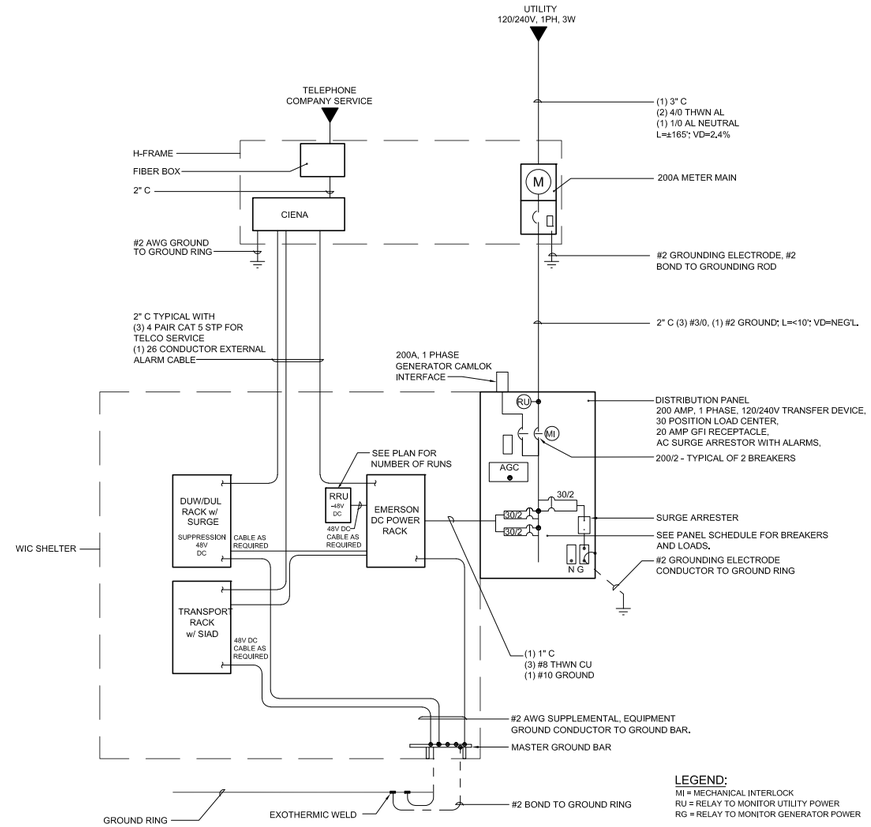
VOLT AMPS PHASE A	VOLT AMPS PHASE B	DESCRIPTION	POLE	BKR	CKT	A	B	CKT	BKR	POLE	DESCRIPTION	VOLT AMPS PHASE A	VOLT AMPS PHASE B
2112		NETSURE RECTIFIERS #1&2	2	30	1			2	30	2	SURGE SUPPRESSOR	-	
	2112	-	-	-	3			4	-	-	-		-
2112		NETSURE RECTIFIERS #3&4	2	30	5			6	50	2	HVAC #1	4116	
	2112	-	-	-	7			8	-	-	-		4116
2112		NETSURE RECTIFIERS #5&6	2	30	9			10	50	2	HVAC #2	(NOTE)	
	2112	-	-	-	11			12	-	-	-		(NOTE)
2112		NETSURE RECTIFIERS #7&8	2	30	13			14	20	1	RECEPTACLE	900	
	2112	-	-	-	15			16	20	1	INTERIOR LIGHT		130
2112		NETSURE RECTIFIERS #9&10	2	30	17			18	20	1	EXTERIOR LIGHT	29	
	2112	-	-	-	19			20	20	1	GFI		180
180		NETSURE GFI	1	20	21			22	20	1	BATTERY CHARGER	360	
		SPACE			23			24	20	1	HEATER		480
					25			26			SPACE		
					27			28					
					29			30					
					31			32					
					33			34					
					35			36					
					37			38					
					39			40					
					41			42					
10740	10560	VA/LINE										5405	4906
PHASE A = 16,145											PHASE B = 15,466		

CONNECTED LOAD = 31,611 VA

CONNECTED AMPS = 131.7 A

NOTE: LEAD LAG CONTROL TO PREVENT BOTH SYSTEMS FROM RUNNING SIMULTANEOUSLY. OMIT FROM LOAD CALCULATION

2 AC PANEL SCHEDULE
N.T.S.



KVA LOAD CALC:

TOTAL DESIGN CURRENT:	±131.7A
SERVICE VOLTAGE:	240V
TOTAL CONNECTED LOAD:	±31.6KVA

1 SINGLE-LINE DIAGRAM (SLD)
N.T.S.

APPLICANT:
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SAN RAMON, CA 94583

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SHEET NAME:
SINGLE-LINE DIAGRAM & PANEL SCHEDULE

SHEET TITLE:
E-1

EXISTING

PROPOSED

PHOTOSIMULATION *INSTALL (12) PANEL ANTENNAS INSIDE (1) PROPOSED FRP SCREEN BOX ON EXISTING ROOFTOP*

EXISTING

PROPOSED

PHOTOSIMULATION *INSTALL (12) PANEL ANTENNAS INSIDE (1) PROPOSED FRP SCREEN BOX ON EXISTING ROOFTOP*

SET 1 - 1/16/20 | **CCL06173** | 2 GENEVA AVE SAN FRANCISCO CA 94112 | **VIEW 2**

at&t

PHOTOSIMULATION *INSTALL (12) PANEL ANTENNAS INSIDE (1) PROPOSED FRP SCREEN BOX ON EXISTING ROOFTOP*

SET 1 - 1/16/20 | **CCL06173** | 2 GENEVA AVE SAN FRANCISCO CA 94112 | **VIEW 3**

at&t


3
1
2
Ocean Ave
Harold Ave
Harold Ave
Bruce Ave
Bruce Ave

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
2 GENEVA AVE		6946057
Case No.		**Permit No.**
2019-017877ENV		
☐ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

2 Geneva Avenue - AT&T Mobility WTS New Site Build: New rooftop cell site. Installs 12 panel antennas; 18 remote radio heads (RRHs); 4 DC-9 surge suppressors, 1 GPS antenna; coax cable trays; equipment cabinets.

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**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.
☐	**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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

☐	**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)*
☐	**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? **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).*
☐	**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?
☐	**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 requried (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**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.
☐	**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.**
☐	**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.**
☐	**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.**

Comments and Planner Signature (*optional*): David Weissglass

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
☐	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
■	**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.	
☐	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
☐	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
☐	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.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
☐	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
☐	9. **Other work** that would not materially impair a historic district (specify or add comments): *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A a. Per HRER or PTR dated b. Other *(specify)*: ☐ Reclassify to Category C *(attach HRER or PTR)*
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.
☐	**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:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

■	**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: Planning Commission Hearing	**Signature:** David Weissglass 05/14/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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.	

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:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	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:**

SAN FRANCISCO
PLANNING DEPARTMENT

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Land Use Information

PROJECT ADDRESS: 2 GENEVA AVENUE
RECORD NO.: 2019-017877CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF	6750	0	6750
Retail/Commercial GSF	407	0	407
Office GSF			
Industrial/PDR GSF *Production, Distribution, & Repair*			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
TOTAL GSF	7157	0	7157
	EXISTING	NET NEW	**TOTALS**
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ( )			

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units			
One Bedroom Units			
Two Bedroom Units			
Three Bedroom (or +) Units			
Group Housing - Rooms			
Group Housing - Beds			
SRO Units			
Micro Units			
Accessory Dwelling Units			

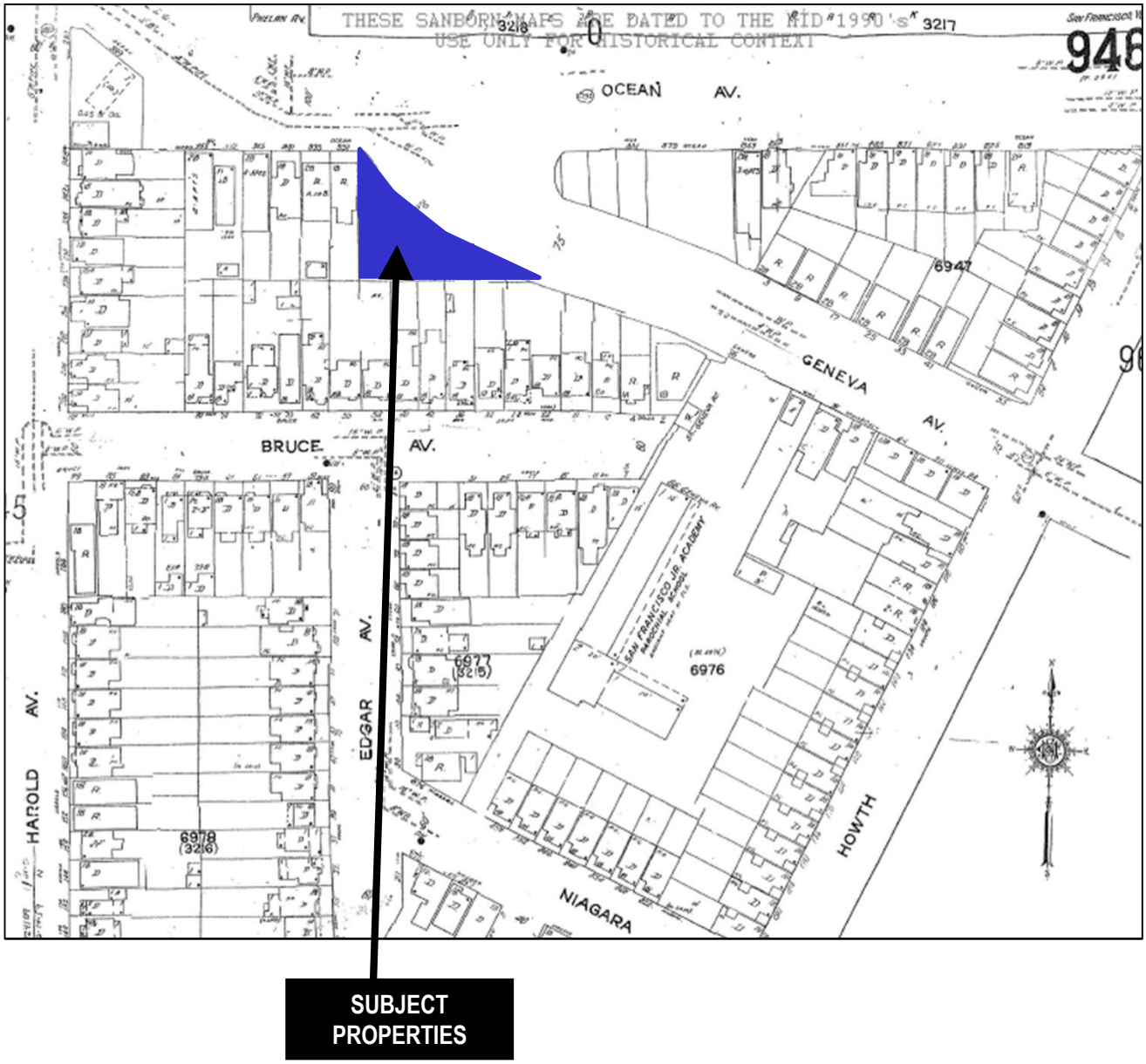
*This Land Use Table includes only information related to the installation of a wireless telecommunications facility use. This table does not include information about the entire building.

Block Book Map

Case Number 2019-017877CUA
AT&T Mobility
Macro WTS Facility
2 Geneva Avenue

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

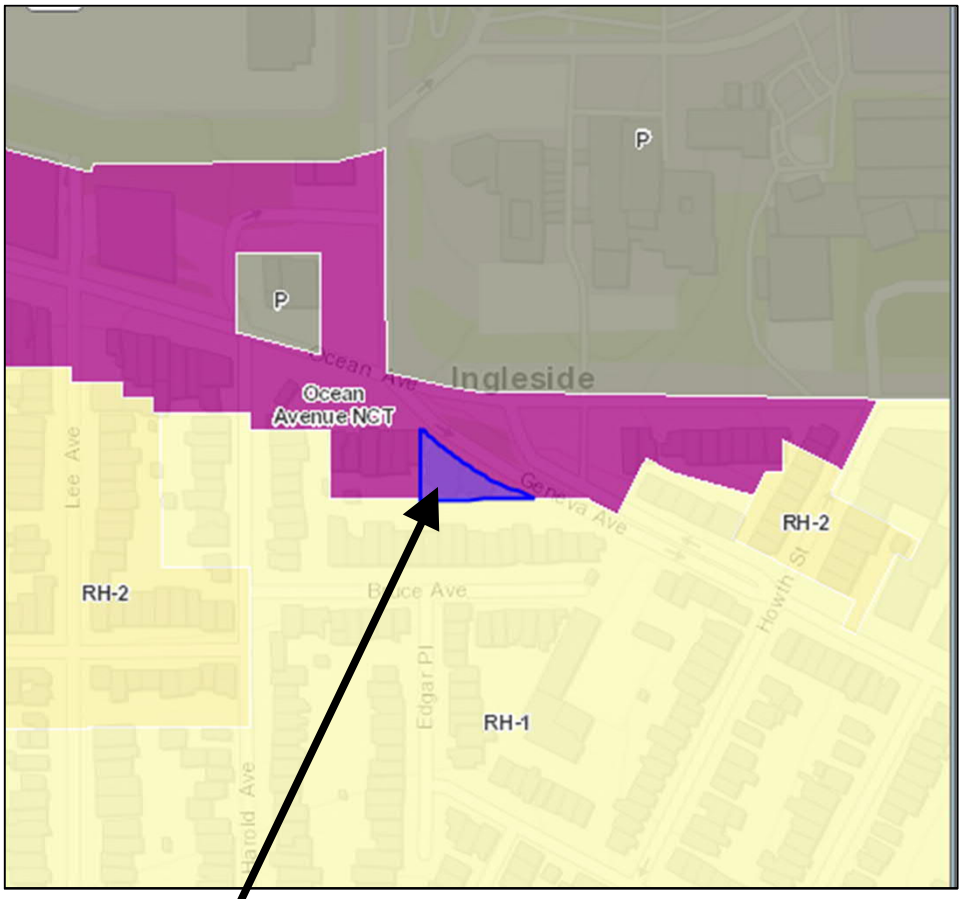


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2019-017877CUA
AT&T Mobility
Macro WTS Facility
2 Geneva Avenue

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2019-017877CUA
AT&T Mobility
Macro WTS Facility
2 Geneva Avenue

Aerial Photo

SUBJECT PROPERTIES

Case Number 2019-017877CUA
AT&T Mobility
Macro WTS Facility
2 Geneva Avenue

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PLANNING DEPARTMENT


RAM
1500


935
941


951
7VWA474


4X4


Harold
STOP


42


32
32


32
TRD SPORT


22
ECHO

AT&T Mobility • Proposed Base Station (Site No. CCL06173)
2 Geneva Avenue • San Francisco, California
FA No. 13057942, USID No. 256143, PA No. 3701772296

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCL06173) proposed to be located at 2 Geneva Avenue in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted an 11-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable 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 AT&T, including construction drawings by All States Engineering and Surveying, dated January 9, 2020. 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").

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

Located on the building are six similar antennas for use by T-Mobile, installed within two view screen enclosures on the southeast portion of the roof. AT&T proposes to install antennas within two similar view screen enclosures near the west side of the roof.

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

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

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

AT&T 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.

AT&T proposes to install eight CommScope Model NNHH-65A and four CCI Model BSA-M65R-BUU-H4 directional panel antennas within a view screen enclosure to be mounted near the center of the roof. The twelve antennas would be mounted at an effective height of about 38 feet above ground, 7 feet above the roof, and would be oriented in groups of four toward 16°T, 150°T, and 245°T. The 16°T and 150°T groups would employ up to 16° downtilt, the 245°T group would employ up to 4° downtilt. For the limited purpose of this study, T-Mobile is assumed to have installed pairs of Ericsson Model AIR32 and RFS Model APXVARR24 antennas at an effective height of 44 feet above ground, 13 feet above the roof, employing 2° downtilt.

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.

The maximum calculated exposure level at ground from the assumed existing T-Mobile operation* by itself is 0.071 mW/cm^2, which is 8.7% of the applicable public exposure limit.

* See Items 4 and 6.

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 from each antenna group is shown in the table below:

	Maximum Effective Radiated Power	
Band	16°T	150°T & 245°T
WCS	3,210	1,800 watts
AWS	5,280	2,580
PCS	4,620	5,070
Cellular	1,800	1,080
700 MHz	4,320	4,370
	19,230	14,900 watts

For the limited purpose of this study, the maximum effective radiated power by T-Mobile in any direction is assumed to be 15,400 watts, representing simultaneous operation at 4,400 watts for AWS, 4,400 watts for PCS, 3,300 watts for 700 MHz, and 3,300 watts for 600 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 80% of the public limit; this occurs at the roof of the two-story residential building located about 15 feet to the west.

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 AT&T operation by itself is calculated to be 0.18 mW/cm^2, which is 33% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be below 44% 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 40 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this does not reach any publicly accessible areas.

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

Due to their mounting locations above the roof (there is reported no installed roof access), the AT&T 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 employees and contractors of the wireless carriers and of the property owner. No access within 40 feet directly in front of the AT&T antennas themselves, such as might occur during certain maintenance activities, should be allowed while the pertinent antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that "Worker Notification Areas" be marked with yellow paint stripes and that "Prohibited Access Areas" be marked with red paint stripes on the roof of the building, as shown in Figure 3, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively. It is recommended that explanatory signs† be posted at the screens in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance. Similar measures should already be in place for T-Mobile; applicable compliance measures for that carrier have not been determined as part of this study.

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.

† 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.

Conclusion

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

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

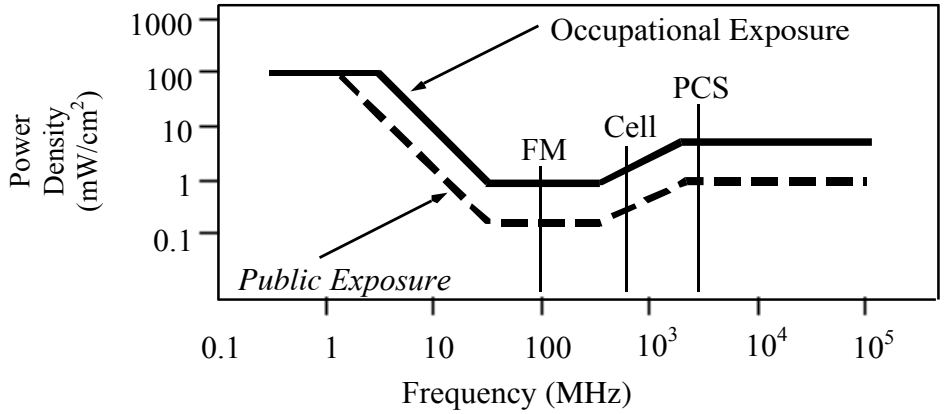
March 24, 2020

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



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/cm^2,

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/cm^2,

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/cm^2,

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.

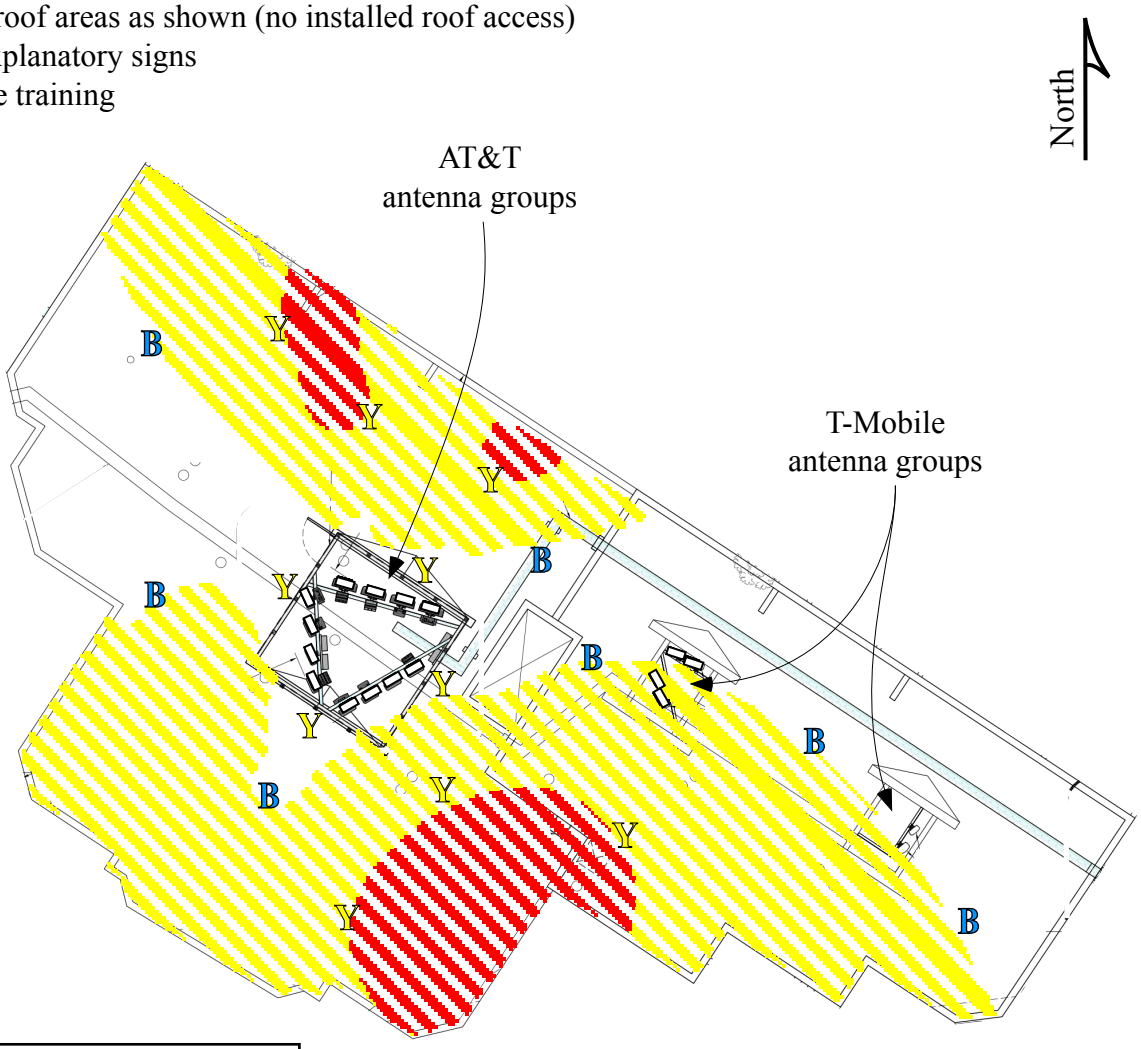
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units 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.

AT&T Mobility • Proposed Base Station (Site No. CCL06173)
2 Geneva Avenue • San Francisco, California
FA No. 13057942, USID No. 256143, PA No. 3701772296

Calculated Cumulative RF Exposure Levels on Roof

Recommended Compliance Measures for AT&T

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



Notes: See text.
Base drawing from Allstates Engineering & Surveying, dated January 9, 2020.
Calculations performed according to OET Bulletin 65, August 1997.

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

San Francisco City and County
Department of Public Health

Environmental Health Branch

London Breed, *Mayor*
Grant Colfax, MD, *Director of Health*

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

Review of Cellular Antenna Site Proposals

Project Sponsor : *AT&T Wireless* **Planner:** *Ashley Lindsay*

RF Engineer Consultant: *Hammett & Edison* **Phone Number:** *(707) 996-5200*

Project Address/Location: *2 Geneva Av*

Site ID: *3390* **SiteNo.:** *CCL06173* **Report Dated:** *3/24/2020*

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 Sitting 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.

X 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: **6**

X 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**

X 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**

X 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**

X 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**

X 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: **19230** Watts

X 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: **80** %

Distance to this nearby building or structure: **15** feet

X 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)

Maximum RF Exposure: **0.18** mW/cm^2 Maximum RF Exposure Percent: **33** %

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: **40**

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 6 antennas existing operated by T-Mobile installed on the roof top of the building at 2 Geneva Av. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas. The antennas are mounted at a height of 38 feet above the ground and 7 feet above the roof. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.18 mW/sq cm., which is 33 % 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 40 feet of the front of the antennas while they are in operation. Measurements shall be taken at the building to the west as noted in the RF report in checklist item #7. Indicitive markings shall be installed as noted on the RF report.

___ **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: 4/3/2020

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

CCL06173 Service Maps

August 26, 2019

Service Improvement Objective (CCL06173)

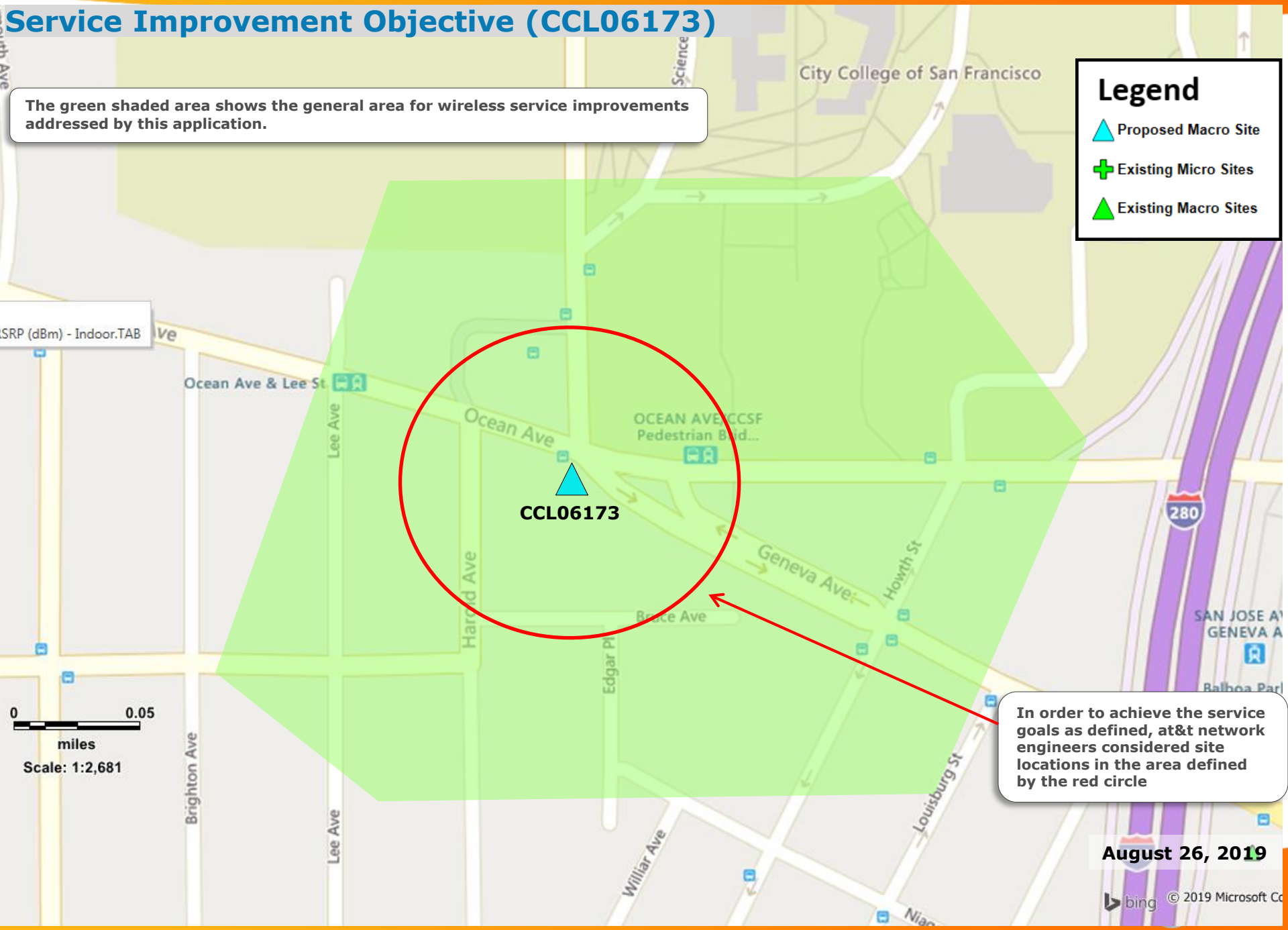


Exhibit 2 - CCL06173 Service Area BEFORE site is constructed

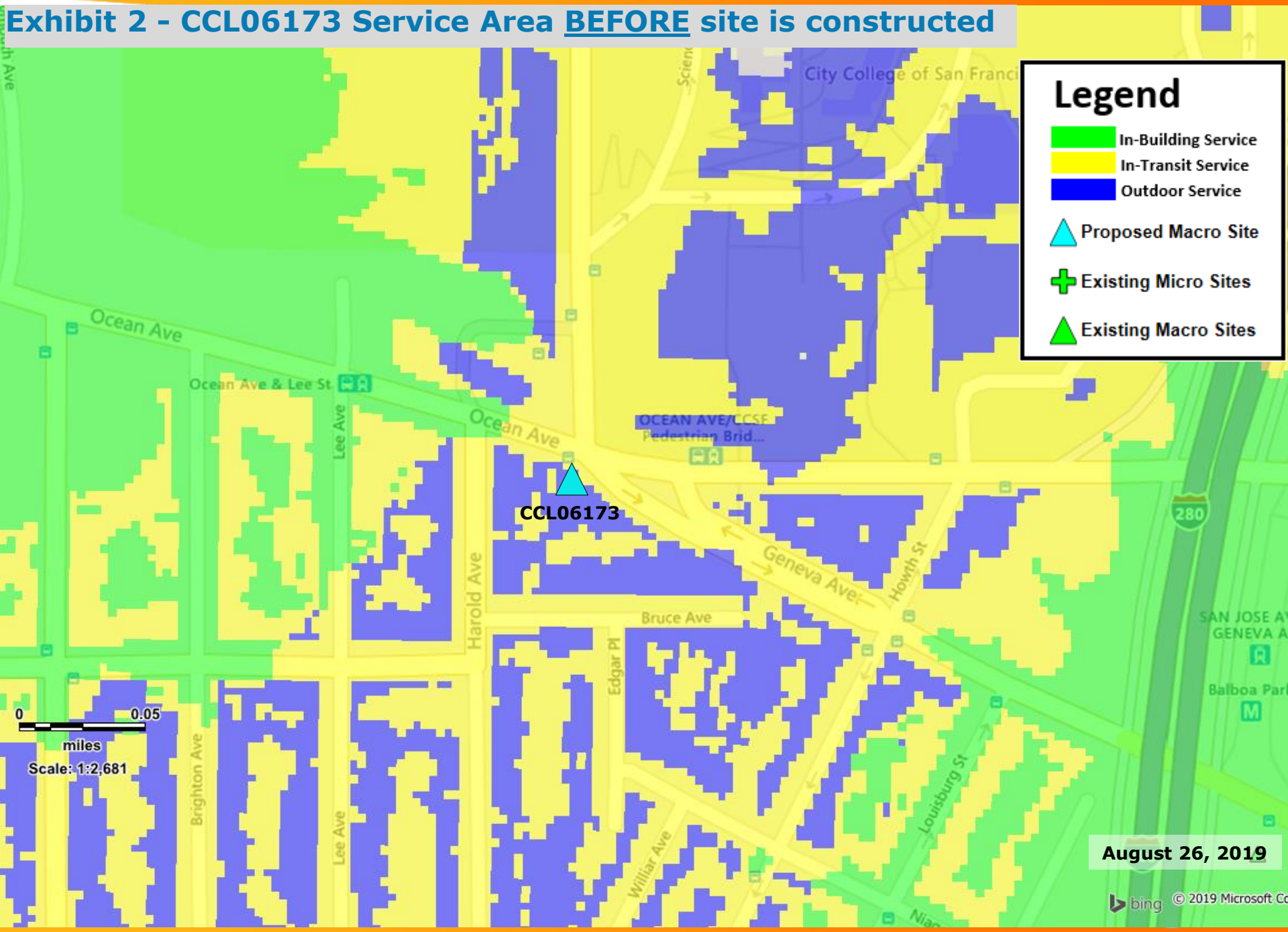
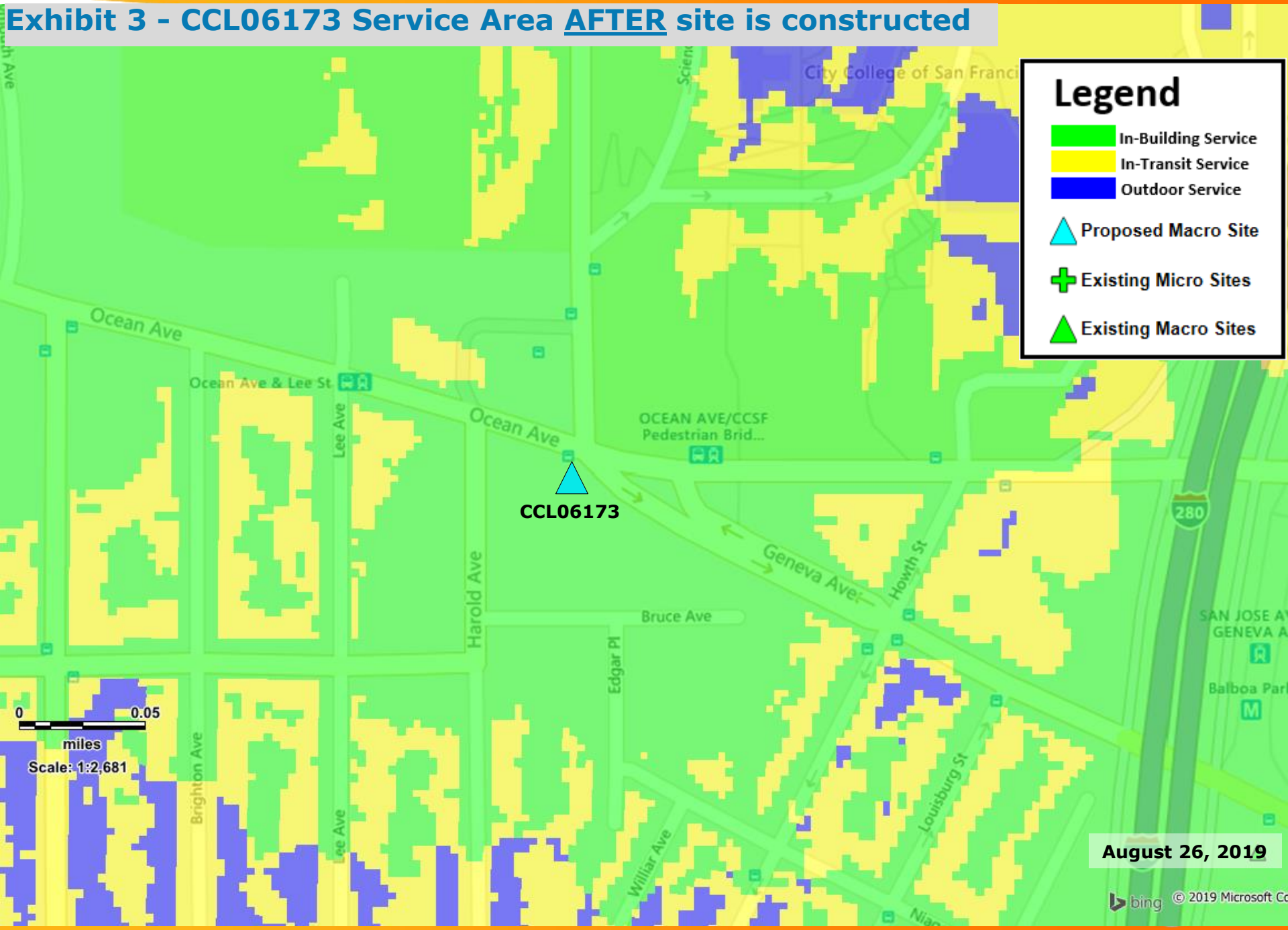
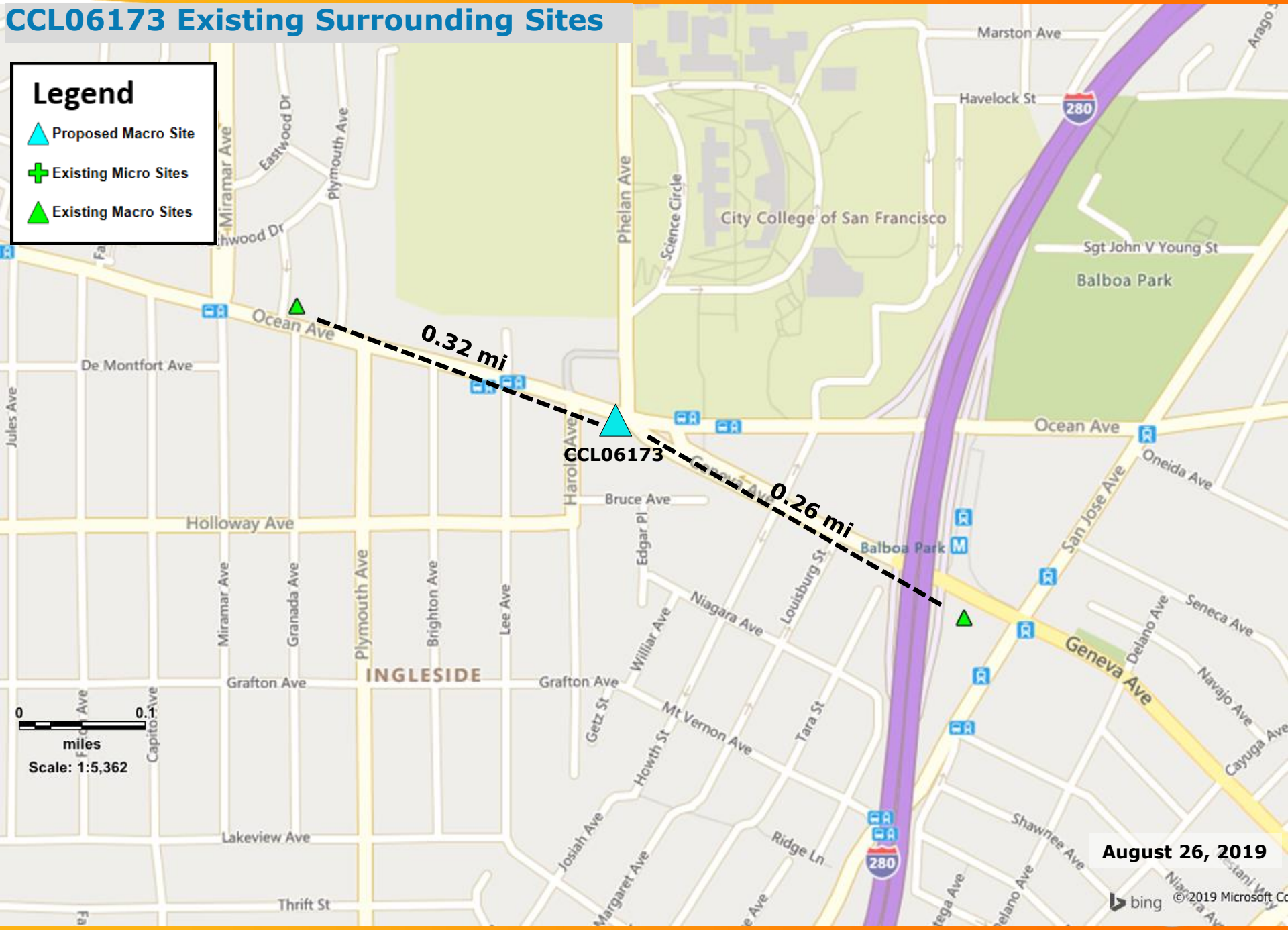


Exhibit 3 - CCL06173 Service Area AFTER site is constructed



CCL06173 Existing Surrounding Sites



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.
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1920-2009

DANE E. ERICKSEN, P.E.
CONSULTANT

BY E-MAIL MHILL@J5IP.COM

September 17, 2019

Ms. Misako Hill
Senior Project Manager/Zoning Specialist
J5 Infrastructure Partners
2030 Main Street, Suite 1300
Irvine, California 92614

Dear Misako:

As requested, we have conducted the review required by the City of San Francisco of the coverage maps that AT&T Mobility will submit as part of its application package for its base station proposed to be located at 2 Geneva Avenue (Site No. CCL06173). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

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

AT&T proposes to install eight CommScope Model NNHH-65A and four CCI Model BSA-M65R-BUU-H4 directional panel antennas within the two view screen enclosures near the west side of the roof of the building located at 2 Geneva Avenue. The twelve antennas would employ up to 16° downtilt, would be mounted at an effective height of about 38 feet above ground, 7 feet above the roof, and would be oriented in groups of four toward 16°T, 150°T, and 245°T. The maximum effective radiated power in any direction would be 19,230 watts, representing simultaneous operation at 3,210 watts for WCS, 5,280 watts for AWS, 4,620 watts for PCS, 1,800 watts for cellular, and 4,320 watts for 700 MHz service.

AT&T provided for review two coverage maps, dated September 10, 2019, attached for reference. The maps show AT&T's 4G LTE 700 MHz coverage in the area before and after the site is operational. Both the before and after maps show three levels of coverage, which AT&T colors and defines as follows:

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

Green	Reliable service indoors / outdoors
Yellow	Reliable coverage in-transit / Indoor coverage less reliable
Blue	Reliable coverage outdoors only / Indoor coverage less reliable

We undertook a two-step process in our review. As a first step, we obtained information from AT&T on the software and the service thresholds that were used to generate its coverage maps. This carrier uses commercially available software to produce the maps. The service thresholds that AT&T uses to are in line with industry standards, similar to the thresholds used by other wireless service providers.

As a second step, we conducted our own drive test, using an Ascom TEMS Pocket network diagnostic tool with built-in GPS, to measure the actual AT&T LTE 4G 700 MHz signal strength in the vicinity of the proposed site. Our fieldwork was conducted on September 16, 2019, between 3:50 PM and 4:45 PM, along a measurement route selected to cover all the streets within the map area that AT&T had indicated would receive improved service.

Based on the measurement data, we conclude that the AT&T 4G LTE 700 MHz 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.

lw

Enclosures

Exhibit 2 – Existing LTE 700 Coverage

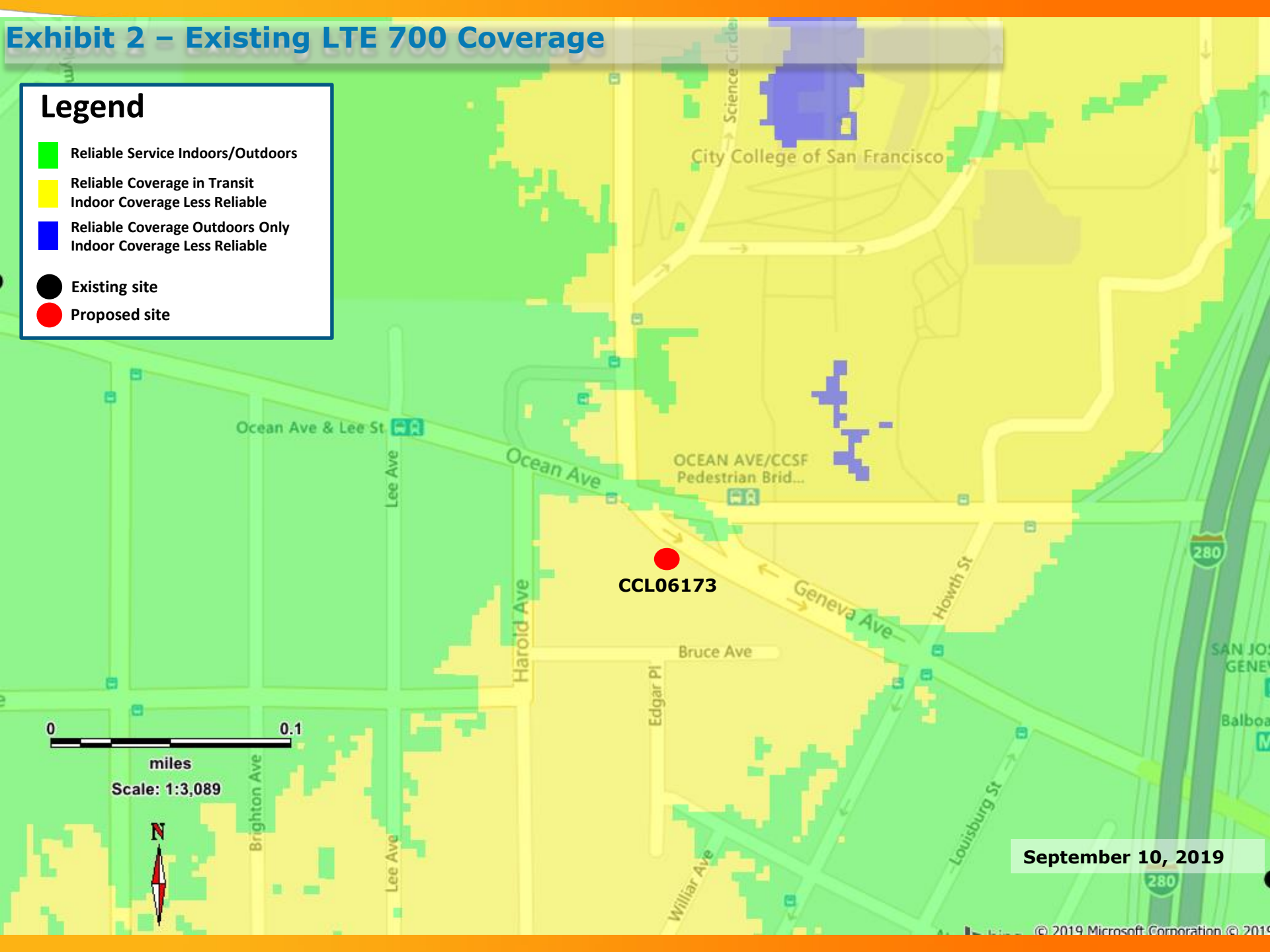
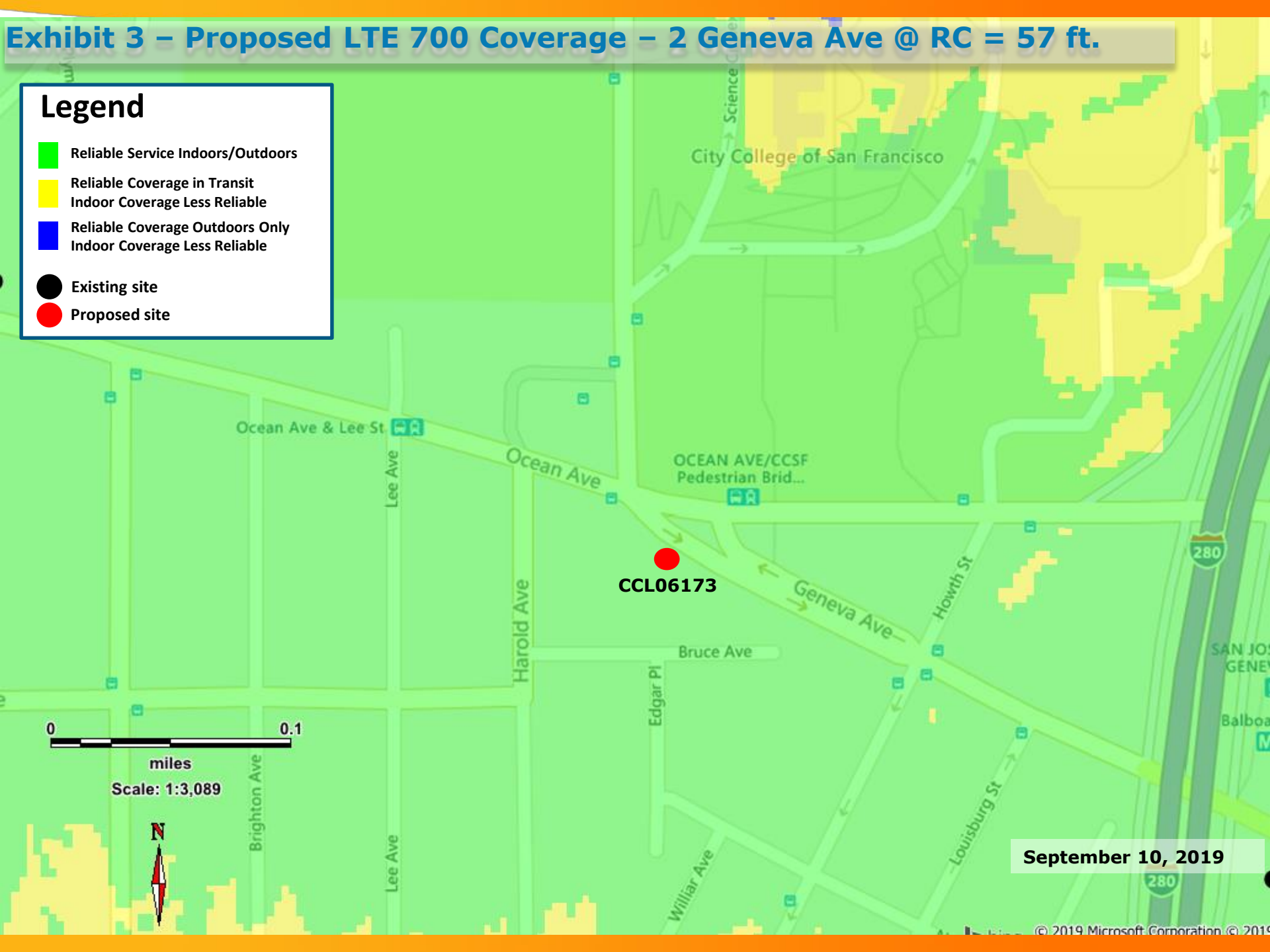


Exhibit 3 – Proposed LTE 700 Coverage – 2 Geneva Ave @ RC = 57 ft.



AT&T MOBILITY
ALTERNATIVE SITE
ANALYSIS CCL06173

Proposed Site Address:
2 Geneva Avenue
San Francisco, CA 94112
Block / Lot: 6946-057

The Location Preference of the proposed facility in Section 8.1 of the WTS facilities Siting Guidelines is Preference 2, Co-Location Site

September 23, 2019


Judson Ave
Paulding St
Nantucket Ave
Santa Rosa Ave
Marston Ave
Circular Ave
Arago St
Santa Ysabel Ave
San Jose Avenue
San Juan Ave
Delano Ave
Science Cir
Cloud Cir
Phelan Ave
Alternate Site 9
Alternate Site 2
Rudden Ave
Otsego Ave
Meda Ave
Phelan Loop
Alternate Site 3
Alternate Site 4
Persia Ave
Ruth St
San Francisco Bicycle Route 84
PROJECT SITE
Valerian Ct
Leo St
Alternate Site 1
Bruce Ave
Alternate Site 6
Alternate Site 5
280
Salmi Ct
Onondaga Ave
Alternate Site 7
Existing AT&T Site to be Decommissioned
Oneida Ave
London St
Edgar Pl
Willard Ave
Niagara Ave
Howth St
Louisburg St
Navajo Ave
Cayuga Ave
Paris St
Brighton Ave
Lee Ave
Grafton Ave
Gertz St
Alternate Site 8
Tara St
Mt Vernon Ave
1110 ft
© 2018 Google
Tierrasee
Alemany Blvd
France Ave
Google Earth

PROJECT SITE	Geneva Apartments, 2 Geneva Avenue, San Francisco, CA 94112 APN 6946-057 The Location Preference of the proposed facility in Section 8.1 of the WTS facilities Siting Guidelines is Preference 2, Co-Location Site.
Existing AT&T Site	Geneva Ave/Balboa Park Bart, San Francisco, CA 94112
Existing AT&T Site	1490 Ocean Ave, San Francisco, CA 94112

CANDIDATE	SITE ADDRESS	ZONING DISTRICT	LOCATION PREFERENCE	REASON FOR REJECTION
Alternate Site 1	James Denman Middle School 241 Oneida Avenue, San Francisco, CA, 94112	P-Public	7	AT&T mailed a Letter of Interest to the property owner regarding installation of a cell site. AT&T also called the property owner and has not received communication expressing interest in a lease agreement.
Alternate Site 2	Ingleside Police Station 1 Sgt John V Young Ln San Francisco, CA 94112	P-Pubic	6	AT&T mailed a Letter of Interest to the property owner regarding installation of a cell site. AT&T also called the property owner and has not received communication expressing interest in a lease agreement.
Alternate Site 3	358 Ocean Ave San Francisco, CA 9411	NCT-1 Neighborhood Commercial Transit	5	AT&T mailed a Letter of Interest to the property owner regarding installation of a rooftop cell site. AT&T also called the property owner and has not received communication expressing interest in a lease agreement.
Alternate Site 4	Daring Faith Celebration Centre 355 Ocean Ave	NCT-2 Neighborhood Commercial Transit	5	Building is too low and does not meet AT&T RF engineers height requirements for network coverage.
Alternate Site 5	San Francisco Municipal Railway – Curtis E. Green Light Rail Center 425 Geneva Ave **San Francisco, CA 94112**	RH-1 Residential House 1 Family	7	AT&T is unable to a negotiate lease agreement with SFMTA.
Alternate Site 6	2257 San Jose Avenue **San Francisco, CA 94112**	NCT-1 Neighborhood Commercial Transit	5	AT&T mailed a Letter of Interest to the property owner regarding installation of a rooftop cell site. AT&T also called the property owner and has not received communication expressing interest in a lease agreement.
Alternate Site 7	Cameron Beach Yard 538 Geneva Ave **San Francisco, CA 94112**	P-Public	6	AT&T is unable to negotiate a lease agreement with SFMTA.
Alternate Site 8	City College of San Francisco 11 Frida Kahlo Way San Francisco, CA 94112	P-Public	6	AT&T is unable to negotiate a lease agreement with City College.

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

CONDITIONAL USE AUTHORIZATION APPLICATION

APPLICATION SUBMITTAL REQUIREMENTS

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding applications for the authorization of Conditional Use.

Please read the Conditional Use Authorization Packet of Information and the instructions in this application carefully before the application form is completed.

WHAT TO SUBMIT:

1. One (1) original of this application signed by owner or agent, with all blanks filled in;
2. One hard copy set of reduced sized (11"x17") plans, including but not limited to plans showing adjacent structures, existing and proposed floor plans, elevations, and sections. Once your project is assigned, your planner may request a full-size (24"x36") set of plans. Please see the Department's Plan Submittal Guidelines http://sf-planning.org/sites/default/files/FileCenter/Documents/8676-Plan_Submittal_Guidelines-042315.pdf for more information;
3. Section 303(c) findings
4. Any project specific findings per Section 303
5. Prop M Findings
6. A Letter of Authorization for Agent from the owner giving you permission to communicate with the Planning Department on their behalf;
7. Current or historic photograph(s) of the subject property;
8. A digital copy of all documents submitted (CD or USB drive), containing all applications, project drawings, photos and letter of authorization; and
9. A check made payable to the "San Francisco Planning Department" for the required intake fee amount. (See Fee Schedule and/or Calculator)

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance), provided that the scope of work is subject to Planning Code Section 311 or 312 Notification:

- Projects subject to 311 or 312 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.

HOW TO SUBMIT:

To file your Conditional Use application, please send an email request along with the intake appointment request form to: CPC.Intake@sfgov.org. Intake request forms are available here: http://sf-planning.org/permit-forms-applications-and-fees.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文：如果您希望獲得使用中文填寫這份申請表的幫助，請致電415-575-9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

PLANNING APPLICATION RECORD NUMBER

San Francisco Planning

CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: Joseph and Mary Uniacke

Address: 5693 Diamond Heights
SF, CA 94131

Email Address:

Telephone:

Applicant Information (if applicable)

Name: Derek Turner, J5 (Agent) Same as above ☐

Company/Organization: AT&T Mobility

Address: 1225 Clay St.
SF, CA 94108

Email Address: dturner@J5IP.com

Telephone: 415-420-4922

Please Select Billing Contact: ☐ Owner ☑ Applicant ☐ Other (see below for details)

Name: Derek Turner Email: dturner@J5IP.com Phone: 415-420-4922

Please Select Primary Project Contact: ☐ Owner ☑ Applicant ☐ Billing

Property Information

Project Address: 2 Geneva Ave. SF, CA 94112 Block/Lot(s): 6946-057

Plan Area:

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. ☐ See Attachment

New AT&T Rooftop cell site consisting of the following SOW.

3 antenna sectors within FRP enclosures. Install 12 panel antennas; 18 remote radio heads (RRHs); 4

DC-6 surge suppressors; 1 GPS antenna; coax cable trays; equipment cabinets.

Project Details:

☐ Change of Use ☑ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements

☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☑ Other CELL SITE

Estimated Construction Cost: _____

Residential: ☐ Special Needs ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization

☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment

☐ Financial Service ☐ Massage Establishment ☑ Other: CELL SITE

Related Building Permits Applications

Building Permit Applications No(s):

PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF	0	0
Residential	6570	0
Retail/Commercial	0	407
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	0	0
CIE (Cultural, Institutional, Educational)	0	0
Useable Open Space	0	0
Public Open Space	0	0

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable		
Hotel Rooms		
Dwelling Units - Market Rate		
Building Number		
Stories Number	3	0
Parking Spaces		
Loading Spaces		
Bicycle Spaces		
Car Share Spaces		
Public Art		
Other		

Land Use - Residential		
	Existing (square footage area)	**Proposed (square footage area)**
Studios		
One Bedroom		
Two Bedroom		
Three Bedroom (and +)		
Group Housing - Rooms		
Group Housing - Beds		
SRO		
Micro		
Accessory Dwelling Unit* *For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ACTION(S) REQUESTED

Action(s) Requested (Including Planning Code Section which authorizes action)

Conditional use authorization pursuant to Sections 303(c) and 711.83 of the Planning Code.

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That 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.

SEE ATTACHED

2. That 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:
   (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

   (b) 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;

   (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

   (d)Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

SEE ATTACHED

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

SEE ATTACHED

PRIORITY GENERAL PLAN POLICIES FINDINGS

PLANNING CODE SECTION 101

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:
1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; SEE ATTACHED
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; SEE ATTACHED
3. That the City's supply of affordable housing be preserved and enhanced; SEE ATTACHED
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; SEE ATTACHED

Please respond to each policy; if it's not applicable explain why:
5. 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; SEE ATTACHED
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; SEE ATTACHED
7. That landmarks and historic buildings be preserved; and SEE ATTACHED
8. That our parks and open space and their access to sunlight and vistas be protected from development. SEE ATTACHED

Conditional Use Findings

Address: 590 2nd Avenue, San Francisco, CA 94118 Block / Lot: 1544 -026

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That 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;

The Federal Communications Commission (FCC) has licensed AT&T Mobility to provide cellular telephone communication services. Through the Federal licensing accord, AT&T Mobility is mandated to serve the counties of the San Francisco Bay Area, including the City of San Francisco. This conditional use authorization is sought so that AT&T Mobility can continue to satisfy that mandate, meet its contractual service obligations to its customers, and provide essential wireless communications services. The proposed facility will provide a development that is both necessary and desirable for, and compatible with, the neighborhood and the community.

The proposed facility is necessary because AT&T Mobility's radio frequency ("RF") engineers have identified that the work associated with this permit request is needed to close a significant service coverage gap in an area roughly bordered by Anza Street to the north, 3rd Avenue to the east, Golden Gate Avenue to the south, and Arguello Boulevard to the west. (the “Significant Gap"). Coverage available from existing AT&T Mobility wireless communication facilities is insufficient to remedy this significant service coverage gap.

AT&T Mobility's RF Engineers have conducted studies and concluded that the proposed facility at 590 2nd Avenue will meet the company's service improvement objective and close the significant service coverage gap in this service area. In doing so, the proposed facility will enhance the area's public safety infrastructure by providing wireless communication services to the surrounding neighborhood and local community. The general public, police, fire fighters, and other emergency personnel rely heavily on wireless communications for fast and dependable communications at all times, but especially during natural disasters or other emergencies, such as earthquakes and fires. The proposed facility is also desirable for the community because it will help AT&T Mobility provide dependable wireless communications that are essential to promote commerce and industry. The FCC has recognized that wireless services are central to the economic, civic, and social lives of millions of Americans, including AT&T Mobility's Bay Area customers.

The proposed facility, at the size and intensity contemplated, and at the proposed location, would be compatible with the surrounding neighborhood. The subject building is a 4-Story Residential Apartment building.

The proposed installation is designed to blend into the existing structure and surrounding neighborhood by utilizing the rooftop and facade architectural features of the subject and adjacent buildings. The project will not conflict with the existing use of the property, and the proposed facility will be located and designed to be compatible with the surrounding commercial uses and nature of the vicinity. The proposed antennas and related equipment will be located, screened, and designed to minimize their visibility from public spaces, avoid intrusion into public vistas, and harmonize with neighborhood characteristics. The ten (10) roof mounted antennas with associated equipment will be installed behind screening that will match existing building design and common to the environment and surrounding neighborhood. The associated radio equipment will be located on the roof of the building and will not be visible to the public.

2. That 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:
The proposed facility must comply with all applicable Federal and State regulations to safeguard health and safety and to ensure that persons residing or working in the vicinity, and personal property will not be adversely affected. Please refer to the report prepared by Hammett & Edison, Inc. for a specific discussion of the proposed facility's compliance with FCC output requirements. The report is attached as Attachment B.

a. The nature of the proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;
The proposal would not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. The ten (10) roof mounted antennas with associated equipment will be installed behind screening that will match existing building design and common to the environment and surrounding neighborhood. The associated radio equipment will be located on the roof of the building and will not be visible to the public.

b. 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;
Unlike typical commercial uses such as office buildings or retail establishments, the proposed facility will continue to be unmanned. A one or two- person maintenance crew would visit the project site once a month for one to four hours to service and maintain the facility. This maintenance visit will not increase traffic congestion, adversely impact public transportation, or place a burden on the existing supply of on- or off-street parking.

c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor;
The proposed facility will not emit glare, dust, or odors. The proposed equipment boxes are self-contained, therefore minimizing any noise emissions.

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

The proposed facility would be located and designed so that the facility is incorporated into the design of the existing building and the antennas and equipment are completely located or screened from view. No additional lighting is proposed as part of this project. Any additional signage would be limited to those signs required by the FCC, the San Francisco Department of Building Inspection, and the San Francisco Fire Department.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

Planning Code Section 711.83 allows the installation of wireless telecommunications facilities in the Pacific Heights neighborhood with conditional use authorization by the Planning Commission. In addition, the project complies with the General Plan Objectives and Policies.

VII. Priority General Plan Policies Findings

Planning Case Number: _____

Address: 590 2nd Avenue, San Francisco, CA 94118

Block & Lot Numbers: 1544 -026

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

I. 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 proposal involves the installation of an upgraded unmanned AT&T Mobility wireless communication facility that will close a significant service coverage gap and increase wireless communication services in the area; therefore enhancing and preserving the existing neighborhood-serving retail uses for residents and owners in the area.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
AT&T proposes to install ten (10) roof mounted antennas with associated equipment behind screening that will match existing building design and common to the environment and surrounding neighborhood. The associated radio equipment will be located on the roof of the building and will not be visible to the public.

The facility is proposed to be located on an existing residential apartment building where the surrounding rooftop and facade features of the subject and adjacent buildings allows integration of the proposed antennas resulting in minimal visual change. As a result, the existing housing and neighborhood character will not be affected. In addition, the proposed facility is designed to close a significant service coverage gap and promote wireless communication in the area, therefore preserving the cultural and economic diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;
The AT&T Mobility facility is proposed on a parcel that is currently occupied by an existing medical office/residential building that would not otherwise be used for housing. The proposed AT&T Mobility facility therefore has no effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed AT&T Mobility facility would be unmanned and, therefore, it does not have a significant volume of traffic associated with the use. The proposed facility would be maintained once a month by one or two technicians for approximately 1-4 hours. Additional visits may be necessary for the operation of the facility if a service-affecting situation should occur.

5. 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 proposed facility is located on an existing structure consisting of residential uses. No industrial or service uses will be displaced as part of this project.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
Construction of the proposed facility requires issuance of a building permit from the San Francisco Department of Building Inspection, which requires that the facility be constructed in a manner consistent with the California Building Code. The applicable building codes would incorporate the appropriate standards for structural safety. In addition, AT&T Mobility's network and service will increase the capability of emergency communications during natural disasters such as earthquakes and fires when existing landline telephone systems become non-functional.

7. That landmarks and historic buildings be preserved;

The proposed facility is not located on a site with a building that has been designated as a landmark or historic building. In addition, all wireless communication facilities are required to comply with all State and federal regulations including Section 106 of the National Historic Preservation Act, for all structures 45 years and older.

8. That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed facility is not located within a park or open space or within the vicinity of a park or open space where access to sunlight and vistas would be affected.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

Signature	Name (Printed)
misako Hill	Misako Hill

Relationship to Project (i.e. Owner, Architect, etc.)	Phone	Email
Project Manager/Agent	415-533-2540	mhill@J5IP.COM

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature	Name (Printed)
misako Hill	Misako Hill

Date
6/11/2019

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____