



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: DECEMBER 9, 2021

CONTINUED FROM: NOVEMBER 4, 2021

Record No.: 2021-000215CUA
Project Address: 400 Hyde Street
Zoning: RC-4 (Residential-Commercial, High Density) Zoning District
80-T Height and Bulk District
North of Market Residential Special Use District
Block/Lot: 0322/006A
Project Sponsor: Verizon Wireless Represented by Ridge Communities
12919 Alcosta Blvd., Suite 1
San Ramon, CA 94583
Property Owner: Thomas B. Garber
San Rafael, CA 94901
Staff Contact: Linda Ajello Hoagland – (628) 652-7320
linda.ajellohoagland@sfgov.org
Recommendation: Approval with Conditions

Project Description

The Project includes a new rooftop Macro Wireless Telecommunications Services Facility consisting of the installation of twelve (12) antennas and ancillary equipment as part of the Verizon Wireless Telecommunications Network. The antennas will be screened within 30” diameter FRP vent pipes and the ancillary equipment will be screened behind an 8’ screen wall.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.3 and 303 to allow a macro WTS facility (Utility and Infrastructure Use) in the RC-4 Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.** The Department has received one comment in opposition to the Project, citing concern about loss of private views and personal displeasure with Verizon.

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 North of Market Residential SUD and the Objectives and Policies of the General Plan. 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. 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 with Conditions of Approval (Exhibit A)
- 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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303(c) AND 209.3, TO INSTALL A NEW ROOFTOP VERIZON MACRO WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF (12) NEW ANTENNAS AND ANCILLARY EQUIPMENT AS PART OF THE VERIZON WIRELESS TELECOMMUNICATIONS NETWORK. ANTENNAS WILL BE SCREENED WITHIN 30" FRP VENT PIPES AND ANCILLARY EQUIPMENT BEHIND AN 8' SCREENWALL. THE SUBJECT PROPERTY IS LOCATED AT 400 HYDE STREET, LOT 006A IN ASSESSOR'S BLOCK 0322, WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND 80-T HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 5, 2021, Chad Christie on behalf of Verizon Wireless (hereinafter "Project Sponsor") filed Application No. 2021-000215PRJ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new macro wireless telecommunications facility (hereinafter "Project") at 400 Hyde Street, Block 0322 Lot 006A (hereinafter "Project Site").

On November 4, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000215CUA and continued it to the hearing on December 9, 2021.

On December 9, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000215CUA.

On October 18, 2021, 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.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2021-000215CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2021-000215CUA, 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 a new rooftop Macro Wireless Telecommunications Services Facility consisting of the installation of twelve (12) antennas and ancillary equipment as part of the Verizon Wireless Telecommunications Network. The antennas will be screened within 30" diameter FRP vent pipes and the ancillary equipment will be screened behind an 8' screen wall.
- 3. Site Description and Present Use.** The Project is located on one lot which has approximately 100 feet of frontage along Hyde Street and 82.5 feet of frontage on Ellis Street. The Project Site contains one existing 7-story residential building.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 Zoning District. The immediate context is mixed in character with multi-family residential buildings and mixed-use residential buildings with ground floor commercial. The immediate neighborhood includes two-to-twelve-story residential and residential mixed-use buildings. The Tenderloin Recreation Center is located east of the Project Site.
- 5. Public Outreach and Comments.** The Department has not received any comments related to the Project.
- 6. Past History and Actions.** The Planning Commission adopted the *Wireless Telecommunications Services (WTS) Facilities Siting Guidelines* ("Guidelines") for the installation of wireless telecommunications facilities in 1996. These Guidelines set forth the land use policies and practices that guide the installation and approval of wireless facilities throughout San Francisco. A large portion of the Guidelines was dedicated to establishing location preferences for these installations. The Board of Supervisors, in Resolution No. 635-96, provided input as to where wireless facilities should be located within San Francisco. The Guidelines were updated by the Commission in 2003 and again in 2012, requiring community outreach, notification, and detailed information about the facilities to be installed.

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

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

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

Before the Planning Commission can review an application to install a wireless facility, the Project Sponsor must submit a five-year facilities plan, which must be updated biannually, an emissions report and approval by the Department of Public Health, Section 106 Declaration of Intent, an independent evaluation verifying coverage and capacity, a submittal checklist and details about the facilities to be installed.

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

7. **Location Preference.** The *WTS 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 5 Site (Mixed Use Buildings in High Density Districts) according to the WTS Facilities Siting Guidelines, making it a desired location.
8. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate in the 746, 880, 1965, and 2120 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 Dtech Communications, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the Guidelines, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
10. **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed Verizon transmitters at any nearby publicly accessible building or area would 1 % of the FCC public exposure limit.

There are zero antennas existing operated by Verizon installed on the roof top of the building at 400 Hyde St. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. Verizon proposes to install 12 new antennas. The antennas are mounted at a height of 82.3 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.003 mW/sq cm., which is 0.3 % of the FCC public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit extends 60 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 21 feet of the front of the antennas while they are in operation. Install barriers and signage according to the recommendation diagram.

- 11. Coverage and Capacity Verification.** The maps, data, and conclusion provided by Verizon to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett & Edison, Inc., an engineering consultant and independent third party, to accurately represent the carrier's present and post-installation conclusions.
- 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 209.3 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 400 Hyde Street 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 ensure harmony with the existing neighborhood character and promote public safety.

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

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

- (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 telecommunication 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 purposes of NCT Districts 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 Verizon's coverage and capacity within the Downtown/Civic Center 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 Verizon 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.

The facility will be screened from view by virtue of equipment placement on the rooftop. While the proposed FRP radomes are minimally visible from surrounding public rights-of-way (e.g. sidewalks along surrounding streets), the size, height, and setback of the screening structures will not significantly detract from views of the subject building.

Furthermore, the proposed WTS facility has been found to be consistent with the intent and requirements outlined in Historic Preservation Commission Motion No. 0289 and Resolution No. 764, and the project was determined to be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- 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. 2021-000215CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 24, 2021, 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 November 4, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: December 9, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a new rooftop Wireless Macro Wireless Telecommunications Services Facility (Verizon Wireless) located at 400 Hyde Street, Block 0322, and Lot 006A pursuant to Planning Code Section(s) 303 within the RC-4 (Residential-Commercial, High Density) Zoning District and a 80-T Height and Bulk District; in general conformance with plans, dated August 24, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2021-000215CUA and subject to conditions of approval reviewed and approved by the Commission on November 4, 2021 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 November 4, 2021 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.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 628.652.7XXX, www.sfplanning.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.sfplanning.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 628.652.7XXX, www.sfplanning.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 628.652.7XXX, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7XXX, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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>

**EXHIBIT
B**



GEARY & LEAVENWORTH
400 HYDE STREET, SAN FRANCISCO, CA 94109
LOCATION NUMBER: 280718

GEARY & LEAVENWORTH
280718
400 HYDE STREET
SAN FRANCISCO, CA 94109

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



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

PROJECT DESCRIPTION

- A (P) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:
- (8) (P) VERIZON WIRELESS ANTENNAS INSIDE Ø30" FRP VENTS
 - (12) (P) RADIO UNITS
 - (8) (P) SURGE SUPPRESSORS, (4) @ EQUIPMENT & (4) @ ANTENNAS
 - (P) VERIZON WIRELESS 392 SQ FT EQUIPMENT LEASE AREA LOCATED ON ROOF
 - (4) (P) ANTENNA LEASE AREAS LOCATED ON ROOF
 - (4) (P) 12X24 HYBRID CABLES INSIDE (P) 6" CABLE TRAY
 - (P) GPS ANTENNA
 - (P) UTILITIES FROM INSIDE BUILDING TO EQUIPMENT LEASE AREA LOCATED ON ROOF

PROJECT INFORMATION

SITE NAME:	GEARY & LEAVENWORTH	SITE #:	280718
COUNTY:	SAN FRANCISCO	JURISDICTION:	CITY OF SAN FRANCISCO
BLOCK/LOT:	0322-006A	POWER:	PG&E
SITE ADDRESS:	400 HYDE STREET SAN FRANCISCO, CA 94109	FIBER:	T.B.D.
CURRENT ZONING:	RC-4-RESIDENTIAL-COMMERCIAL, HIGH DENSITY		
CONSTRUCTION TYPE:	I-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
HEIGHT/BULK:	80-T		
PROPERTY OWNER:	BEN HUR APARTMENTS 400 HYDE STREET SAN FRANCISCO, CA 94109 ATTN: TOM GARBER (415) 710-6006		
APPLICANT:	VERIZON WIRELESS 2785 MITCHELL DRIVE, BLDG 9 WALNUT CREEK, CA 94598		
SITE ACQUISITION COMPANY:	RIDGE COMMUNICATIONS INC 12919 ALCOSTA BLVD, SUITE #1 SAN RAMON, CA 94583		
LEASING CONTACT:	ATTN: IVETTE BOLORIN (510) 301-6955 IVETTE.BOLORIN@RIDGECOMMUNICATE.COM		
ZONING CONTACT:	ATTN: IVETTE BOLORIN (510) 301-6955 IVETTE.BOLORIN@RIDGECOMMUNICATE.COM		
CONSTRUCTION CONTACT:	ATTN: CARL CABICO (650) 996-8115 CARL.CABICO@RIDGECOMMUNICATE.COM		

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2785 MITCHELL DRIVE, BLDG 9, WALNUT CREEK, CA 94598
TO: 400 HYDE STREET, SAN FRANCISCO, CA 94109

1. HEAD SOUTHWEST ON MITCHELL DR 0.3 MI
2. TURN LEFT ONTO N WIGET LN 0.3 MI
3. TURN RIGHT ONTO YGNACIO VALLEY RD 2.9 MI
4. YGNACIO VALLEY RD TURNS RIGHT AND BECOMES HILLSIDE AVE 0.2 MI
5. TURN RIGHT ONTO THE 24 W RAMP TO OAKLAND 1.2 MI
6. CONTINUE ONTO CA-24 W 8.1 MI
7. KEEP LEFT AT THE FORK TO STAY ON CA-24 W 4.3 MI
8. USE THE RIGHT 2 LANES TO TAKE EXIT 2B FOR INTERSTATE 580 W 1.0 MI
9. USE THE LEFT LANE TO MERGE ONTO I-580 W 0.6 MI
10. USE THE LEFT 3 LANES TO TAKE EXIT 19A TO MERGE ONTO I-80 W TOWARD SAN FRANCISCO (TOLL ROAD) 1.4 MI
11. KEEP RIGHT AT THE FORK TO STAY ON I-80 W (TOLL ROAD) 6.5 MI
12. USE THE RIGHT LANE TO TAKE THE EXIT TOWARD CIVIC CENTER 0.2 MI
13. USE THE RIGHT LANE TO MERGE ONTO HARRISON ST 0.1 MI
14. TURN RIGHT ONTO 9TH ST 0.5 MI
15. KEEP RIGHT TO CONTINUE ON LARKIN ST 0.5 MI
16. TURN RIGHT ONTO O'FARRELL ST 479 FT
17. TURN RIGHT AT THE 1ST CROSS STREET ONTO HYDE ST 276 FT

END AT: 400 HYDE STREET, SAN FRANCISCO, CA 94109
ESTIMATED TIME: 55 MINUTES ESTIMATED DISTANCE: 28.1 MILES

CODE COMPLIANCE

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

2019 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUMES 1&2, TITLE 24 C.C.R. (2018 INTERNATIONAL BUILDING CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2019 CITY OF SAN FRANCISCO FIRE CODE (2018 INTERNATIONAL FIRE CODE AND 2019 CALIFORNIA AMENDMENTS)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

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

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	-
C-1	TOPOGRAPHIC SURVEY	-
A-1	OVERALL SITE PLAN	-
A-2	SITE PLAN	-
A-3	EQUIPMENT PLAN & DETAILS	-
A-4	ANTENNA PLANS	-
A-5	ANTENNA PLANS	-
A-6	ELEVATION	-
A-7	ELEVATION	-
A-8	ELEVATION	-
A-9	ELEVATION	-
A-10	DETAILS	-

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-275-4190
E-Mail: larry@streamlineeng.com Fax: 916-600-1941

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**PRELIMINARY:
NOT FOR
CONSTRUCTION**

KEVIN R. SORENSEN
S4469

ISSUE STATUS

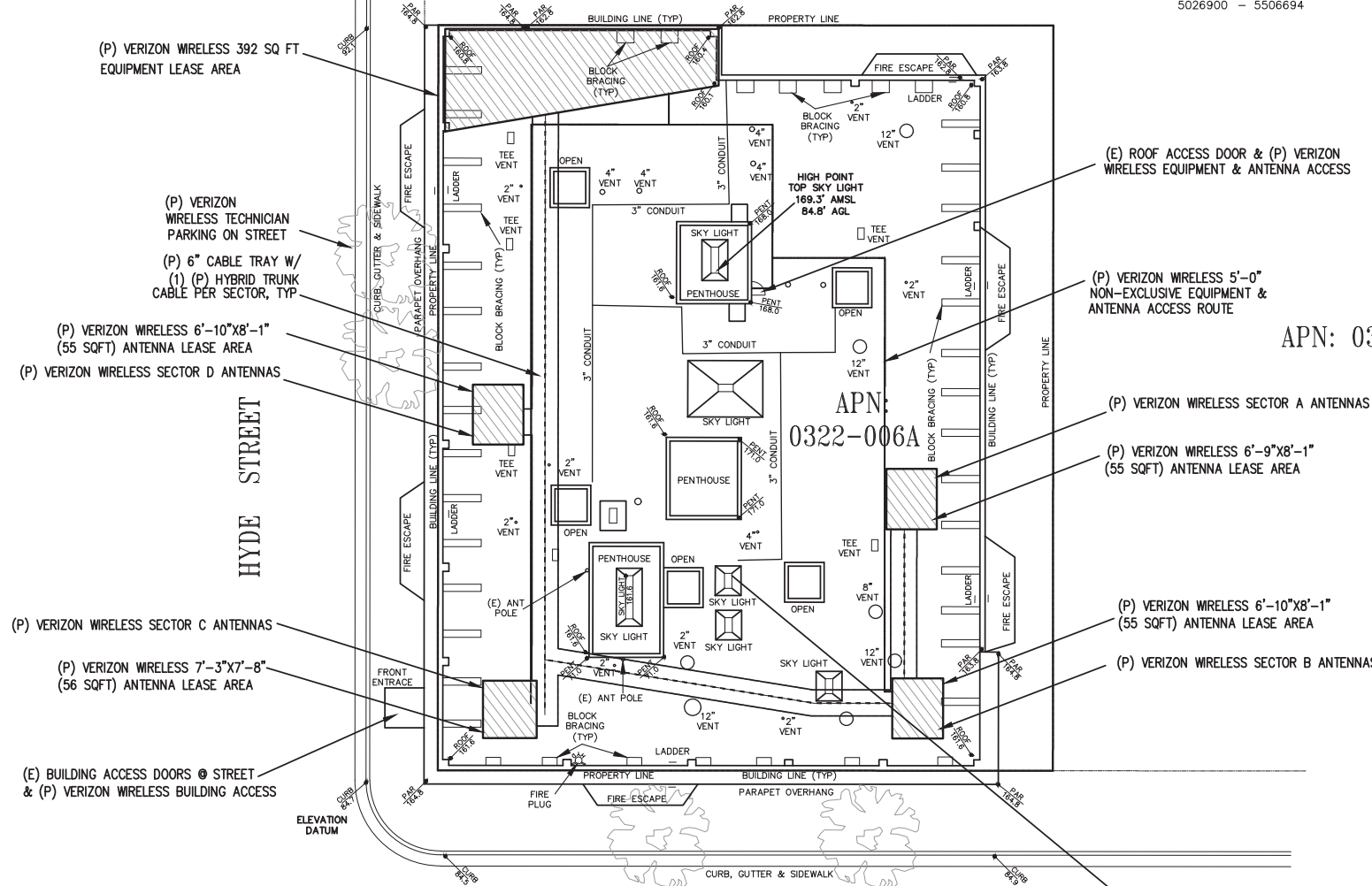
Δ	DATE	DESCRIPTION	REV.
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	01/29/20	CLIENT REV	J.S.
	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 08/24/21

SHEET TITLE:
TITLE SHEET
SHEET NUMBER:
T-1

APN: 0322-007

GUARANTEE NUMBER
5026900 - 5506694



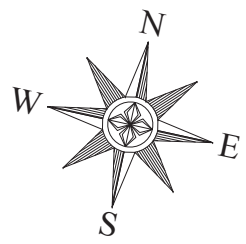
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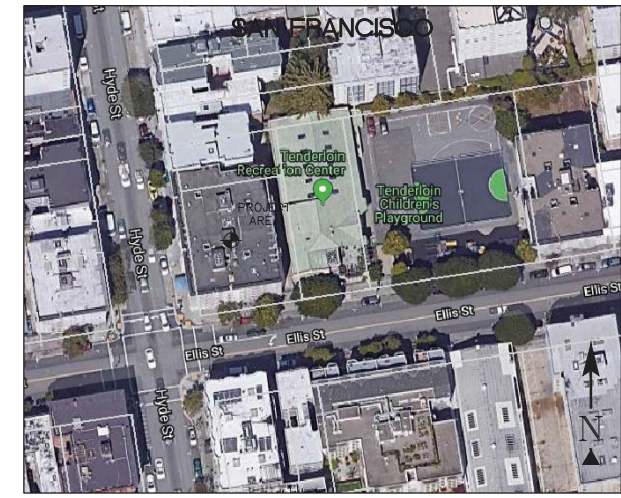
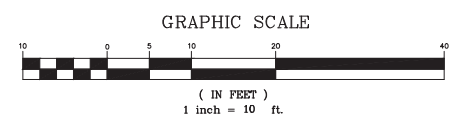
- (P) VERIZON WIRELESS 392 SQ FT EQUIPMENT LEASE AREA
- (P) VERIZON WIRELESS TECHNICIAN PARKING ON STREET
- (P) 6" CABLE TRAY W/ (1) (P) HYBRID TRUNK CABLE PER SECTOR, TYP
- (P) VERIZON WIRELESS 6'-10"x8'-1" (55 SQFT) ANTENNA LEASE AREA
- (P) VERIZON WIRELESS SECTOR D ANTENNAS
- HYDE STREET
- (P) VERIZON WIRELESS SECTOR C ANTENNAS
- (P) VERIZON WIRELESS 7'-3"x7'-8" (56 SQFT) ANTENNA LEASE AREA
- (E) BUILDING ACCESS DOORS @ STREET & (P) VERIZON WIRELESS BUILDING ACCESS

- (E) ROOF ACCESS DOOR & (P) VERIZON WIRELESS EQUIPMENT & ANTENNA ACCESS
- (P) VERIZON WIRELESS 5'-0" NON-EXCLUSIVE EQUIPMENT & ANTENNA ACCESS ROUTE
- (P) VERIZON WIRELESS SECTOR A ANTENNAS
- (P) VERIZON WIRELESS 6'-9"x8'-1" (55 SQFT) ANTENNA LEASE AREA
- (P) VERIZON WIRELESS 6'-10"x8'-1" (55 SQFT) ANTENNA LEASE AREA
- (P) VERIZON WIRELESS SECTOR B ANTENNAS

GEODETC COORDINATES TAKEN HERE AT CENTER OF SECTOR
(NAD 83) 37° 47' 04.92"
122° 24' 57.19"
EXISTING GROUND ELEVATION:
SW ENTRANCE=84.7' AMSL
EXISTING OVERALL HIGH POINT:
TOP SKY LIGHT=169.3' AMSL
TOP SKY LIGHT=84.8' AGL



PROJECT AREA 10 SCALE



VICINITY MAP

PROPERTY INFORMATION

OWNER: THOMAS B GARRER DECLARATION OF
ADDRESS: 400 HYDE STREET
SAN FRANCISCO, CA 94109
SITE: GEARY & LEAVENWORTH
400 HYDE STREET
SAN FRANCISCO, CA 94109
ASSESSOR'S PARCEL NUMBER: APN: 0322-006A
EXISTING GROUND ELEVATION: SW ENTRANCE=84.7' AMSL

SURVEYOR'S NOTES

ALL EASEMENTS CONTAINED IN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

SURVEY DATE

10/15/19

TITLE REPORT

TITLE REPORT WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE No: 5026900-5506694, DATED: FEBRUARY 24, 2020.

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT U.S.A. AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM STATE PLANE COORDINATE ZONE 3, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

ELEVATION ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 99 SEPARATIONS, CONSTRAINING TO NGS CONTROL STATION 'LUTZ' ELEVATION=450.0' (NAVD88)

LESSOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA,

NO EASEMENTS DESCRIBED ON SAID DOCUMENT CONFLICT WITH THE PROPOSED PROJECT AREA.

LEGEND

- P.O.B. POINT OF BEGINNING
- TFC TOP FACE OF CURB
- R/W RIGHT OF WAY
- EP EDGE OF PAVEMENT
- D/W ACCESS DRIVEWAY
- PS PARKING SPACE
- SW SIDEWALK
- PAR TOP OF PARAPET
- ROOF TOP OF ROOF
- COL COLUMN
- WATER CONTROL VALVE
- FIRE HYDRANT
- GUY CONDUCTOR
- FOUND AS NOTED
- POWER POLE
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- AIR CONDITIONING UNIT
- TELEPHONE PEDESTAL
- TELEPHONE VAULT
- TELEPHONE MANHOLE
- GAS VALVE
- GAS METER
- GEODETC COORDINATES
- SPOT ELEVATION
- DISH ANTENNA
- PROPERTY LINE
- CHAIN LINK FENCE

DATE	DESCRIPTION	REV.
10/15/2019	SITE PLAN	
3/20/2020	AE DESIGN	

HAYES
Land Surveying
And Mapping
2830 MADRIGAN COURT
CONCORD, CA 94518

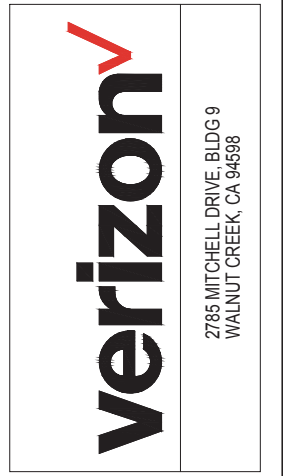


verizon
2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
OFFICE: 925-279-6000
(925) 279-6333

TOPOGRAPHIC SURVEY
EXISTING CONDITIONS

280718
GEARY & LEAVENWORTH
400 HYDE STREET
SAN FRANCISCO, CA 94109

C-1
SHEET 1 of 1



2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

Streamline Engineering
and Design, Inc.

8445 Sierra College Blvd, Suite E, Granite Bay, CA 95661
Contact: Larry Houghtby Phone: 916-275-1130
E-Mail: larry@streamlineengineering.com Fax: 916-660-1941

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NOT FOR
CONSTRUCTION**

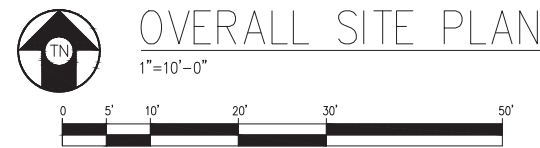
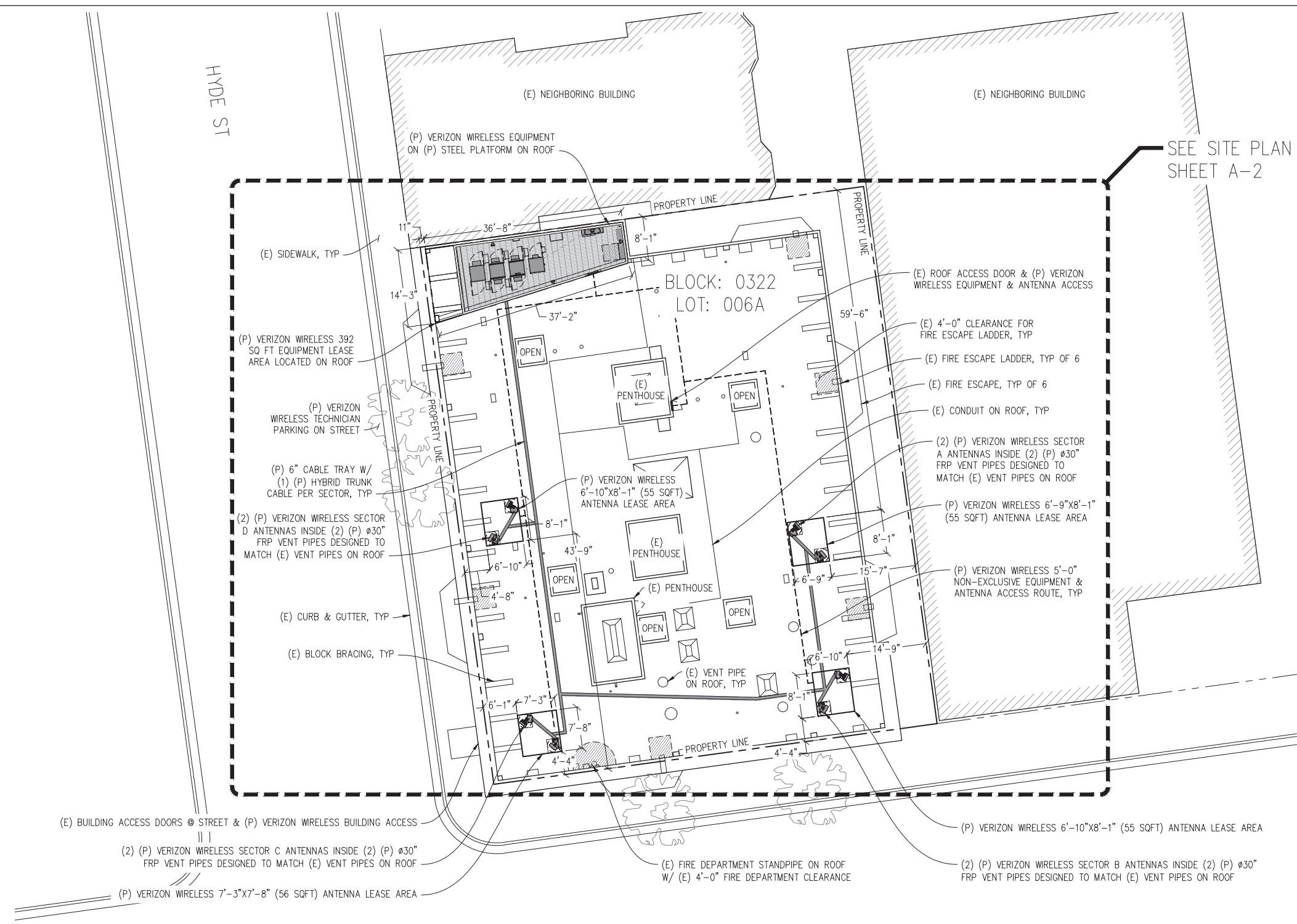
KEVIN R. SORENSEN
S4469

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
	10/22/19	ZD 90%	C.C.
	01/29/20	CLIENT REV	J.S.
	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 08/24/21

SHEET TITLE:
OVERALL
SITE PLAN
SHEET NUMBER:
A-1



SEE EQUIPMENT PLAN SHEET A-3

(E) NEIGHBORING BUILDING

(E) NEIGHBORING BUILDING

(P) VERIZON WIRELESS 392 SQ FT EQUIPMENT LEASE AREA LOCATED ON ROOF

(P) VERIZON WIRELESS EQUIPMENT ON (P) STEEL PLATFORM ON ROOF

(P) VERIZON WIRELESS GPS ANTENNA

BLOCK: 0322 LOT: 006A

HYDE STREET

(E) SIDEWALK, TYP

(E) CURB & CUTTER, TYP

SEE SECTOR D ANTENNA PLAN SHEET A-5

(P) VERIZON WIRELESS TECHNICIAN PARKING ON STREET

(P) VERIZON WIRELESS 6'-10"x8'-1" (55 SQFT) ANTENNA LEASE AREA

(2) (P) VERIZON WIRELESS SECTOR D ANTENNAS INSIDE (2) (P) Ø30" FRP VENT PIPES DESIGNED TO MATCH (E) VENT PIPES ON ROOF

SEE SECTOR C ANTENNA PLAN SHEET A-5

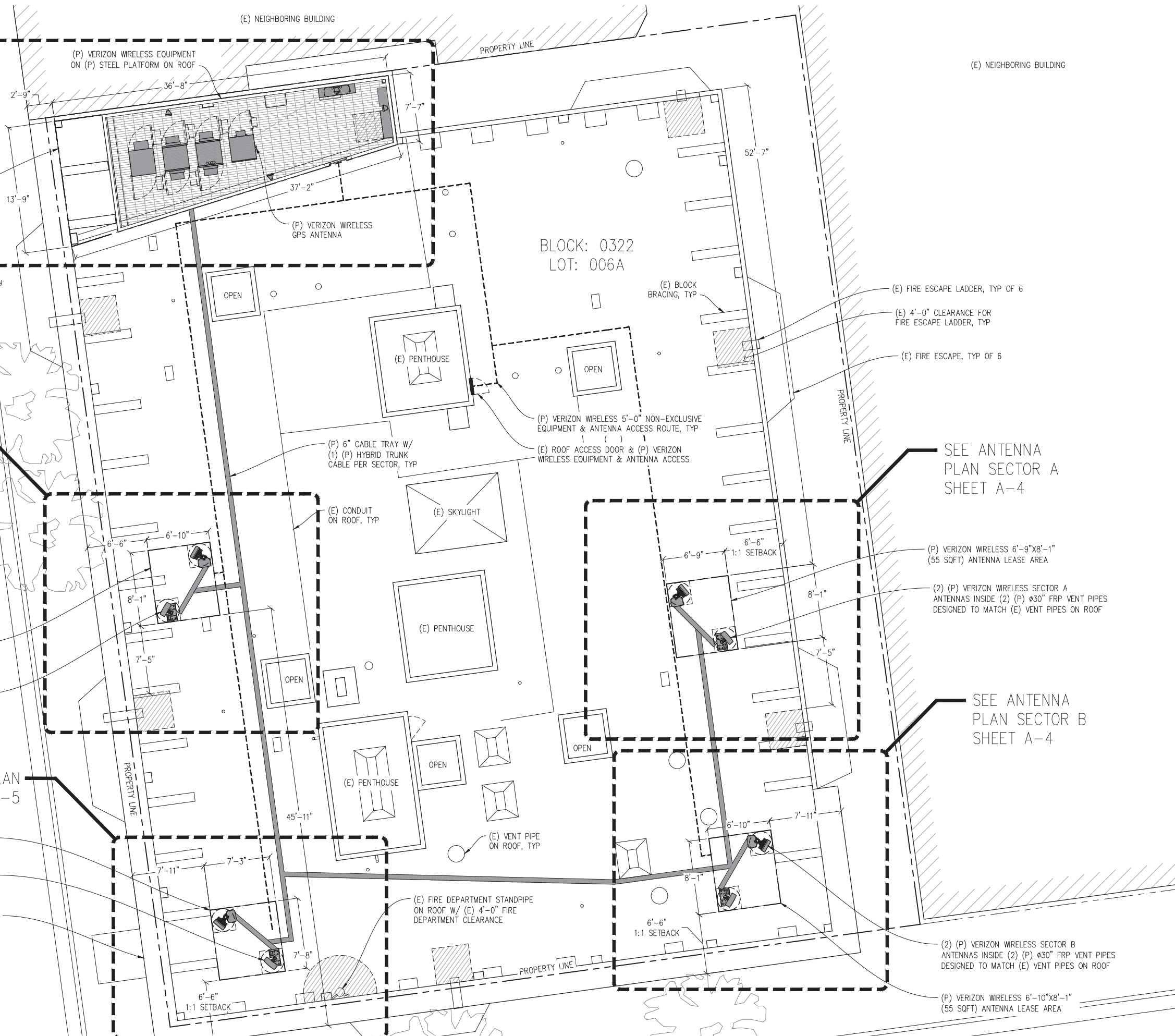
(P) VERIZON WIRELESS 7'-3"x7'-8" (56 SQFT) ANTENNA LEASE AREA

(2) (P) VERIZON WIRELESS SECTOR C ANTENNAS INSIDE (2) (P) Ø30" FRP VENT PIPES DESIGNED TO MATCH (E) VENT PIPES ON ROOF

(E) BUILDING ACCESS DOORS @ STREET & (P) VERIZON WIRELESS BUILDING ACCESS

SITE PLAN

1"=5'-0"



SEE ANTENNA PLAN SECTOR A SHEET A-4

SEE ANTENNA PLAN SECTOR B SHEET A-4

(2) (P) VERIZON WIRELESS SECTOR B ANTENNAS INSIDE (2) (P) Ø30" FRP VENT PIPES DESIGNED TO MATCH (E) VENT PIPES ON ROOF

(P) VERIZON WIRELESS 6'-10"x8'-1" (55 SQFT) ANTENNA LEASE AREA

GEARY & LEAVENWORTH

280718
400 HYDE STREET
SAN FRANCISCO, CA 94109

verizon

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

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Contact: Larry Houghtby Phone: 916-275-1130
E-Mail: larry@streamlineengineering.com Fax: 916-660-1941

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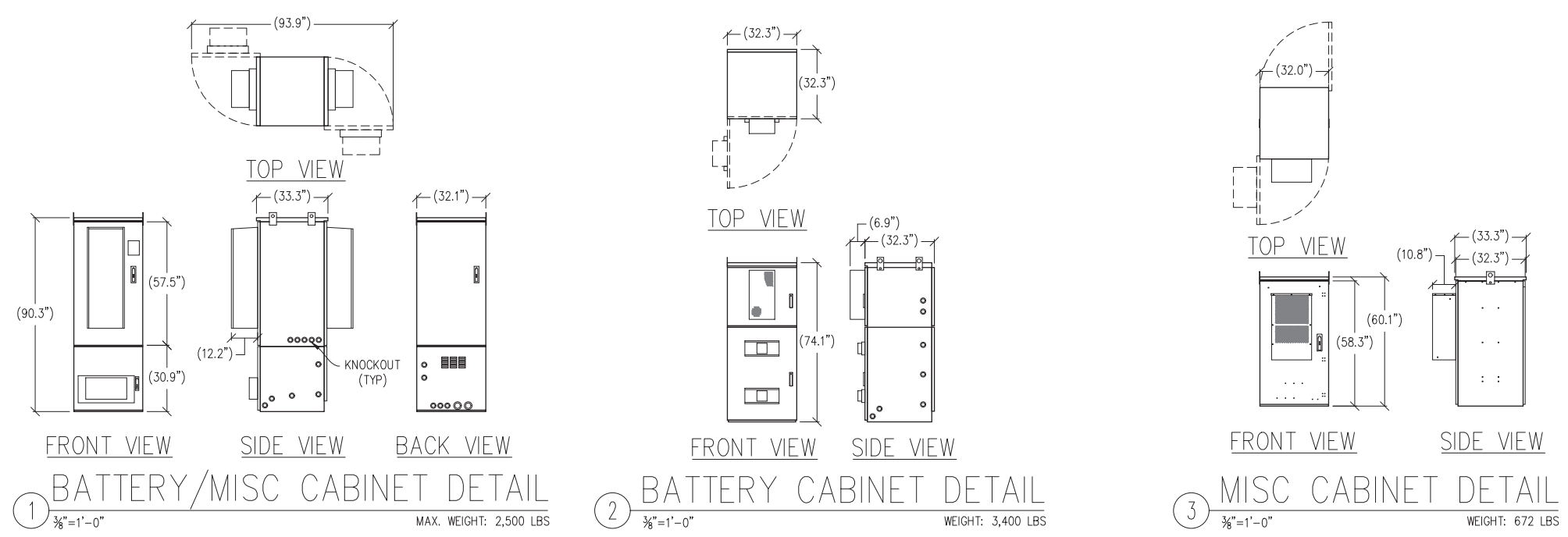
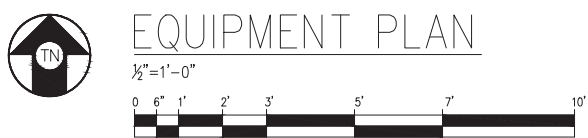
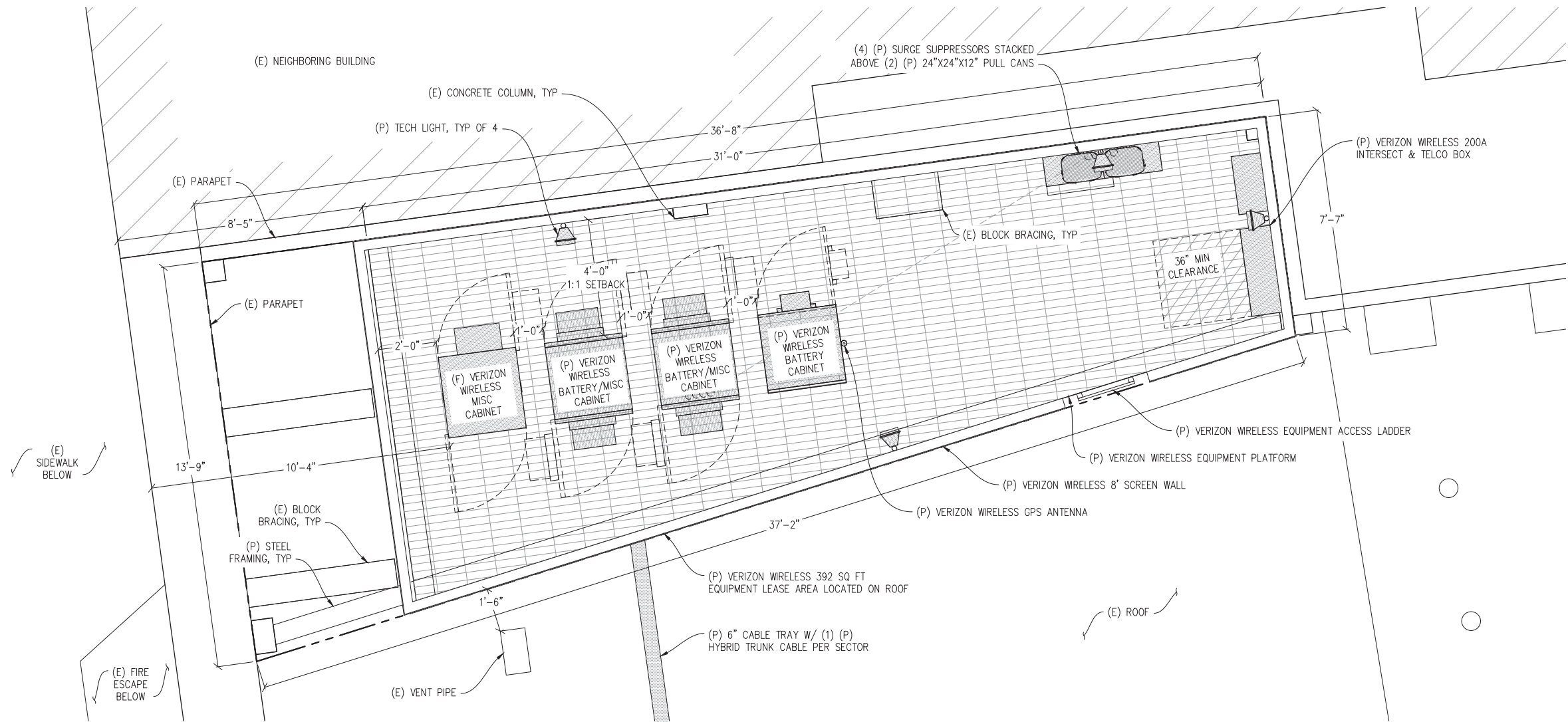
KEVIN R. SORENSEN
S4469

ISSUE STATUS

Δ	DATE	DESCRIPTION	REV.
	10/22/19	ZD 90%	C.C.
	01/29/20	CLIENT REV	J.S.
	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 08/24/21

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A-2



GEARY & LEAVENWORTH
 280718
 400 HYDE STREET
 SAN FRANCISCO, CA 94109

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

Streamline Engineering
and design, inc.
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 Contact: Larry Houghtby Phone: 916-275-1190
 E-Mail: larry@streamlineinc.com Fax: 916-660-1941
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	08/24/21	CLIENT REV	I.M.
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	-	-	-

DRAWN BY: C. CODY
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 APPROVED BY: -
 DATE: 08/24/21

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



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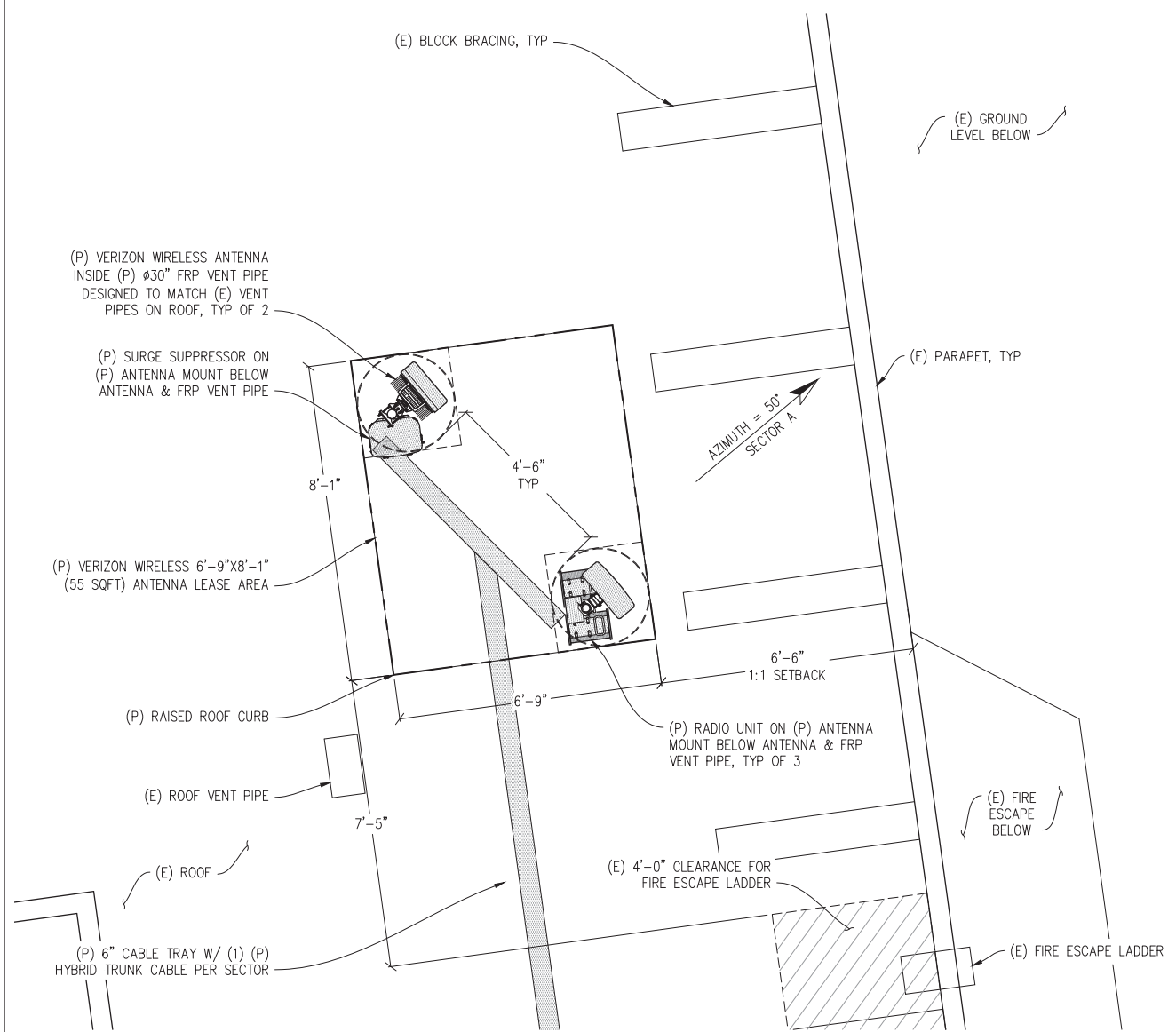
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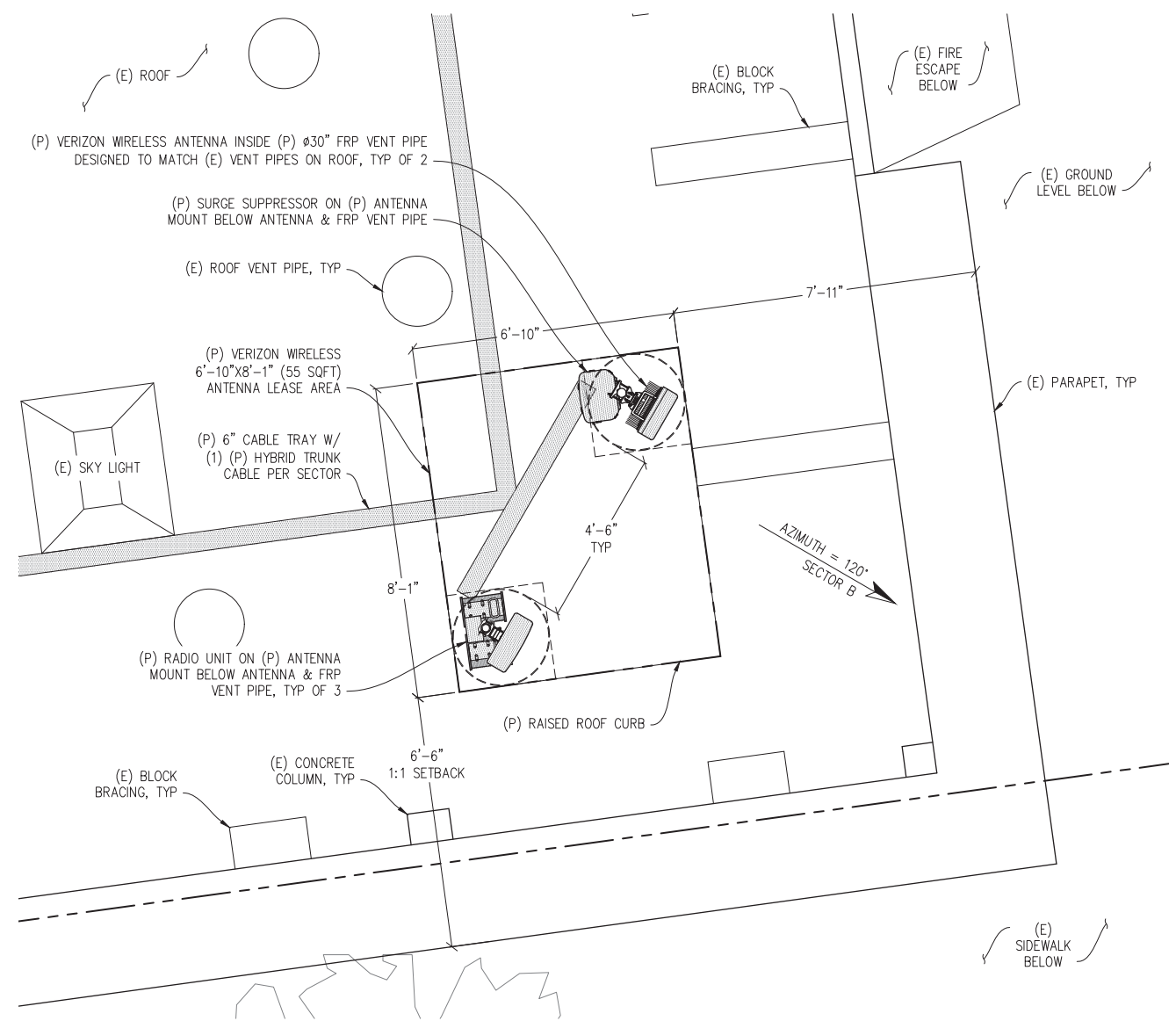
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	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 08/24/21

SHEET TITLE:
ANTENNA PLANS
SHEET NUMBER:
A-4



SECTOR A ANTENNA PLAN
1/2"=1'-0"



SECTOR B ANTENNA PLAN
1/2"=1'-0"



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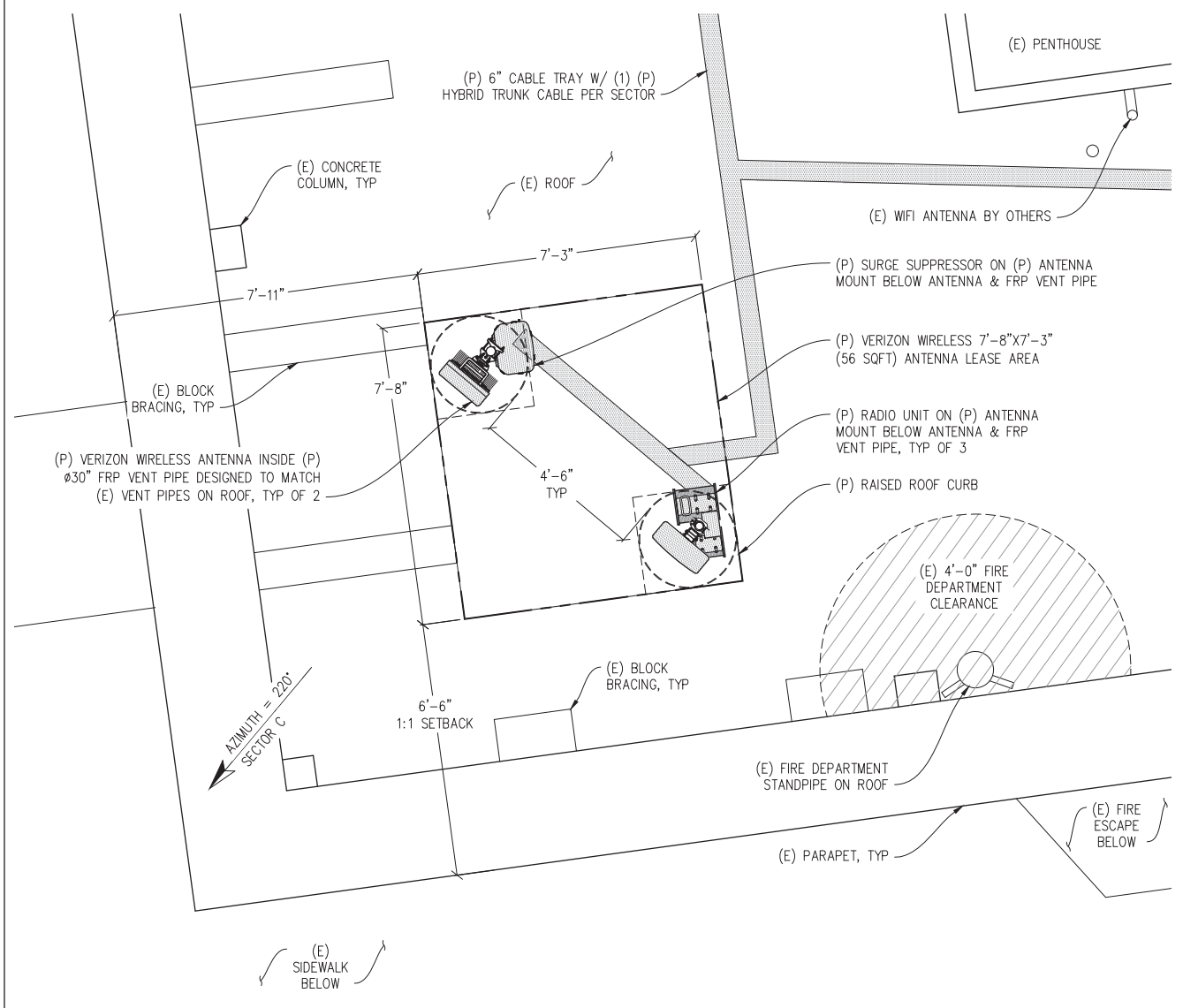
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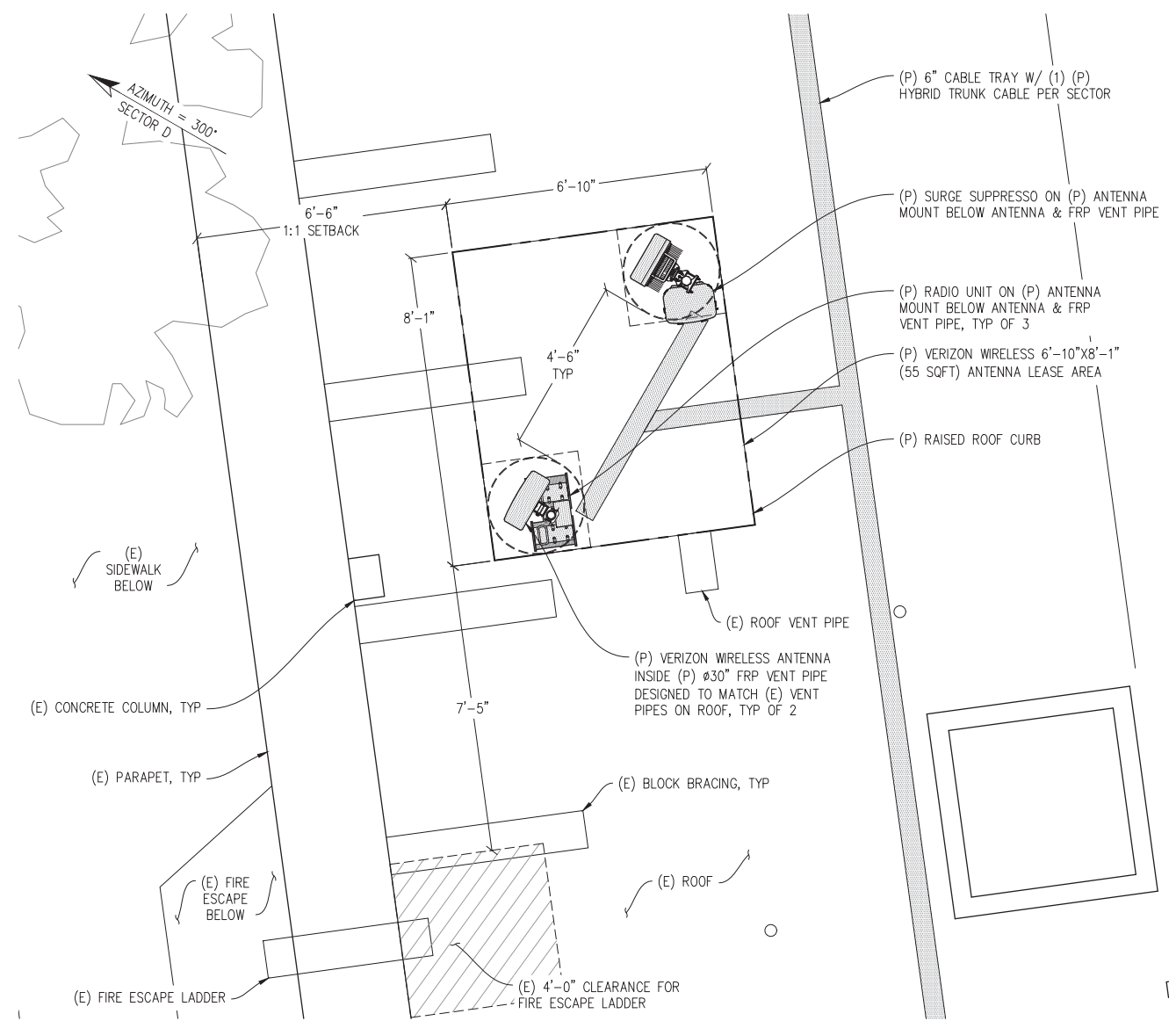
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	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
	-	-	-
	-	-	-

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CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 08/24/21

SHEET TITLE:
ANTENNA PLANS
SHEET NUMBER:
A-5



SECTOR C ANTENNA PLAN
1/2"=1'-0"



SECTOR D ANTENNA PLAN
1/2"=1'-0"

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	-	-	-

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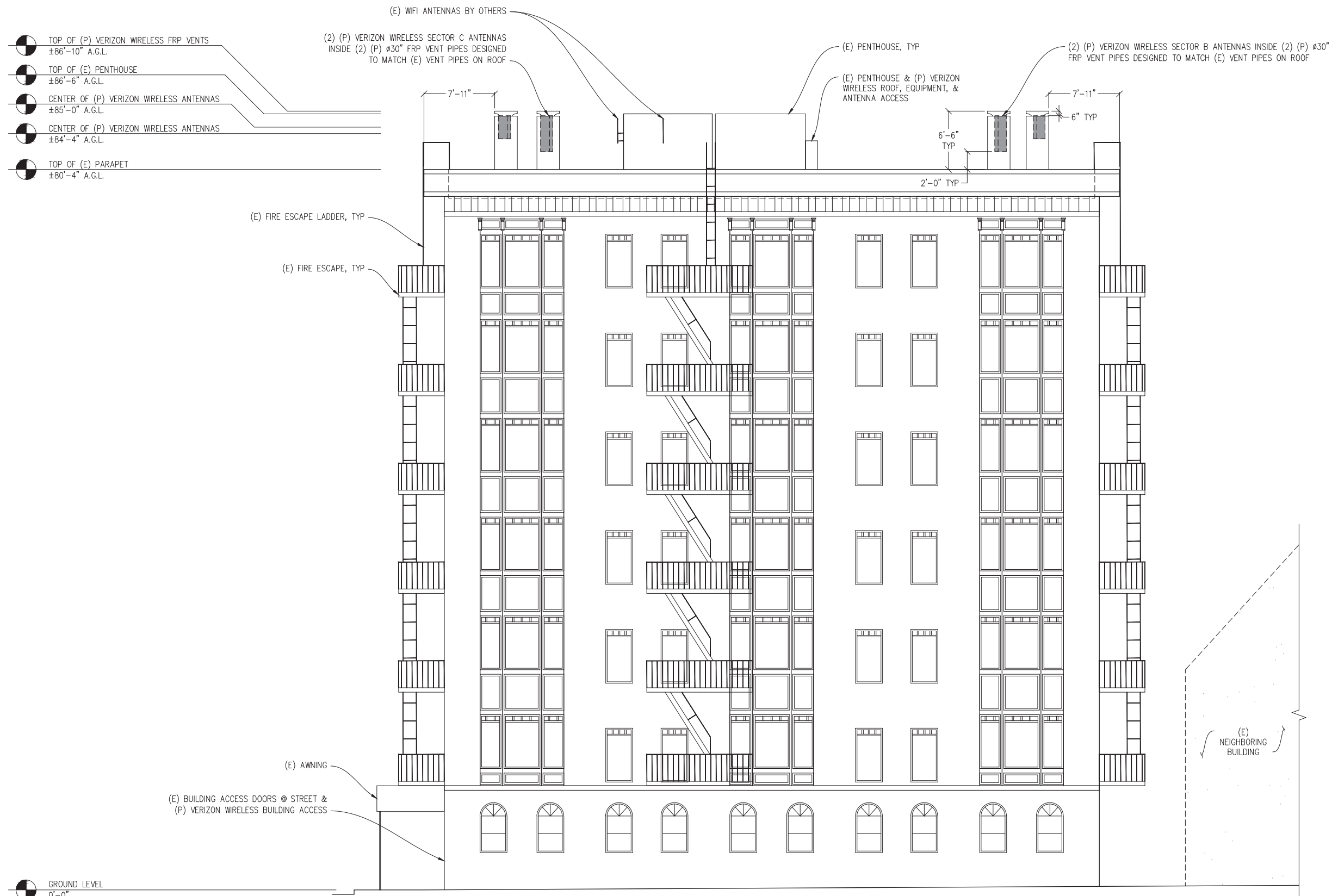
DATE: 08/24/21

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-6



SOUTH ELEVATION

3/16" = 1'-0"

VIEW FROM ELLIS STREET

- TOP OF (P) VERIZON WIRELESS FRP VENTS
±86'-10" A.G.L.
- TOP OF (E) PENTHOUSE
±86'-6" A.G.L.
- CENTER OF (P) VERIZON WIRELESS ANTENNAS
±85'-0" A.G.L.
- CENTER OF (P) VERIZON WIRELESS ANTENNAS
±84'-4" A.G.L.
- TOP OF (E) PARAPET
±80'-4" A.G.L.

- (E) FIRE ESCAPE LADDER, TYP
- (E) FIRE ESCAPE, TYP
- (E) AWNING
- (E) BUILDING ACCESS DOORS @ STREET &
(P) VERIZON WIRELESS BUILDING ACCESS

GROUND LEVEL
0'-0"



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	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
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	-	-	-

DRAWN BY: C. CODY

CHECKED BY: J. GRAY

APPROVED BY: -

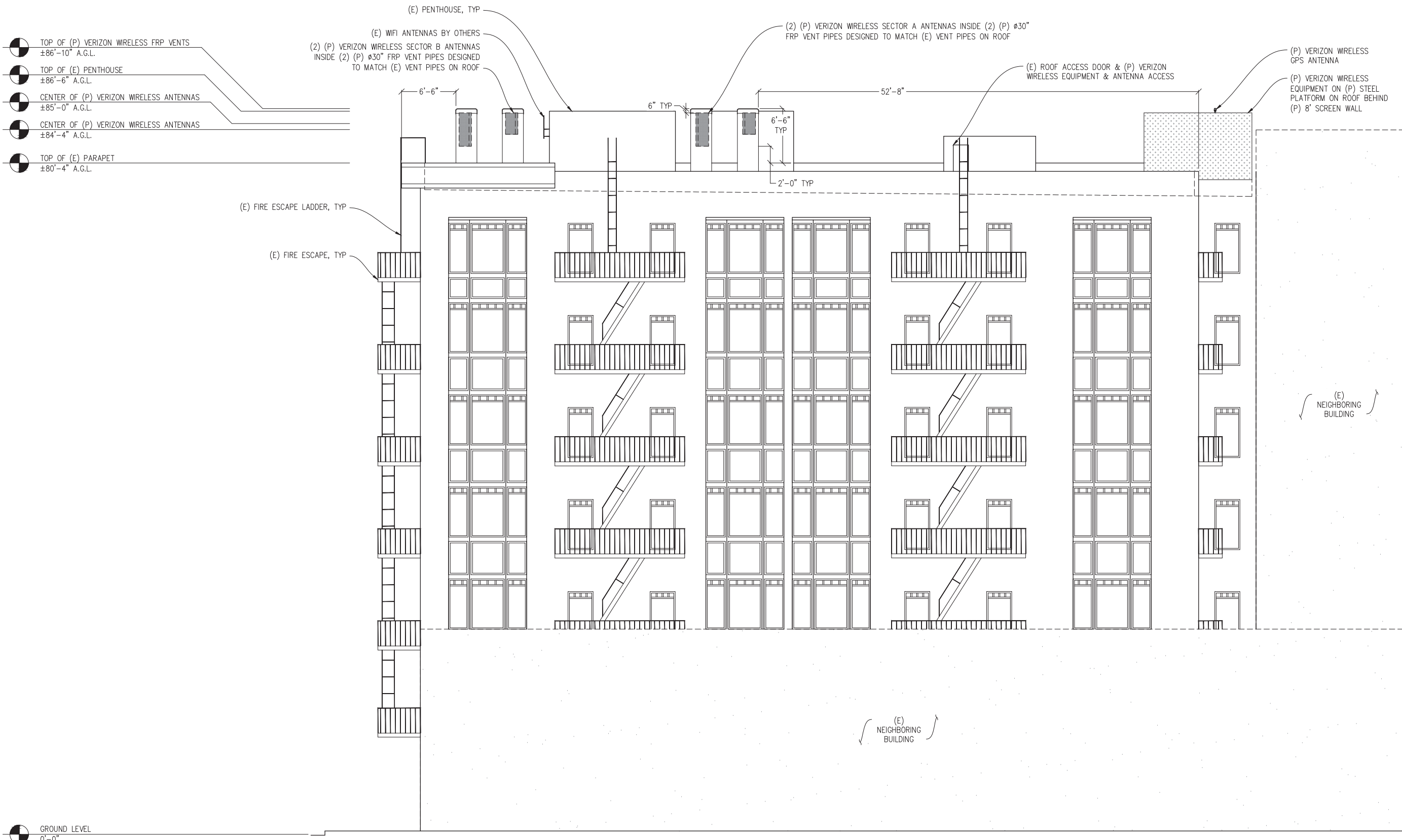
DATE: 08/24/21

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-7



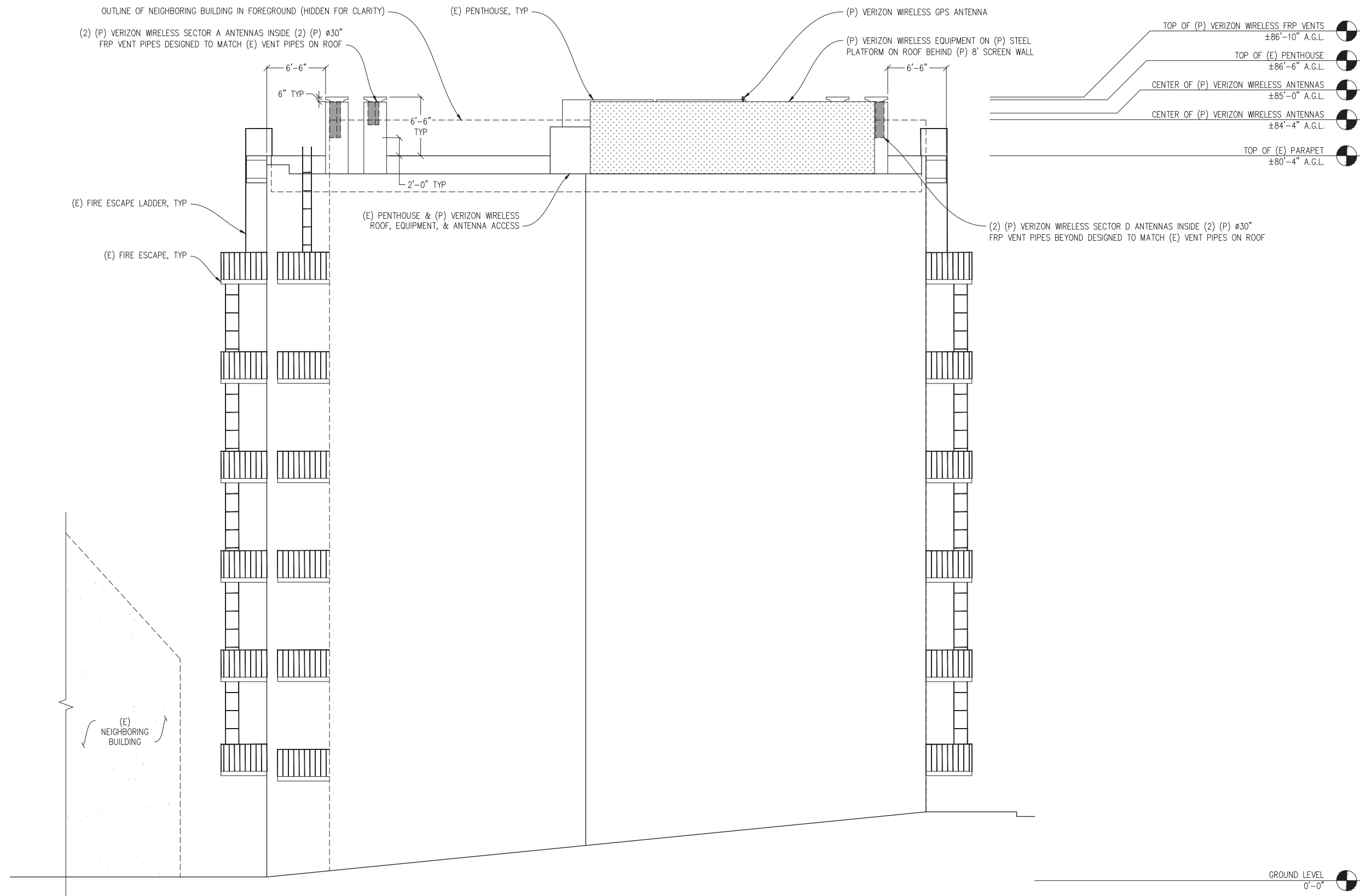
- TOP OF (P) VERIZON WIRELESS FRP VENTS
±86'-10" A.G.L.
- TOP OF (E) PENTHOUSE
±86'-6" A.G.L.
- CENTER OF (P) VERIZON WIRELESS ANTENNAS
±85'-0" A.G.L.
- CENTER OF (P) VERIZON WIRELESS ANTENNAS
±84'-4" A.G.L.
- TOP OF (E) PARAPET
±80'-4" A.G.L.

● GROUND LEVEL
0'-0"

EAST ELEVATION

3/16" = 1'-0"

VIEW FROM LEAVENWORTH STREET



NORTH ELEVATION
 $\frac{3}{16}" = 1'-0"$
 VIEW FROM FARRELL STREET

GEARY & LEAVENWORTH

280718
 400 HYDE STREET
 SAN FRANCISCO, CA 94109



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	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
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DRAWN BY: C. CODY
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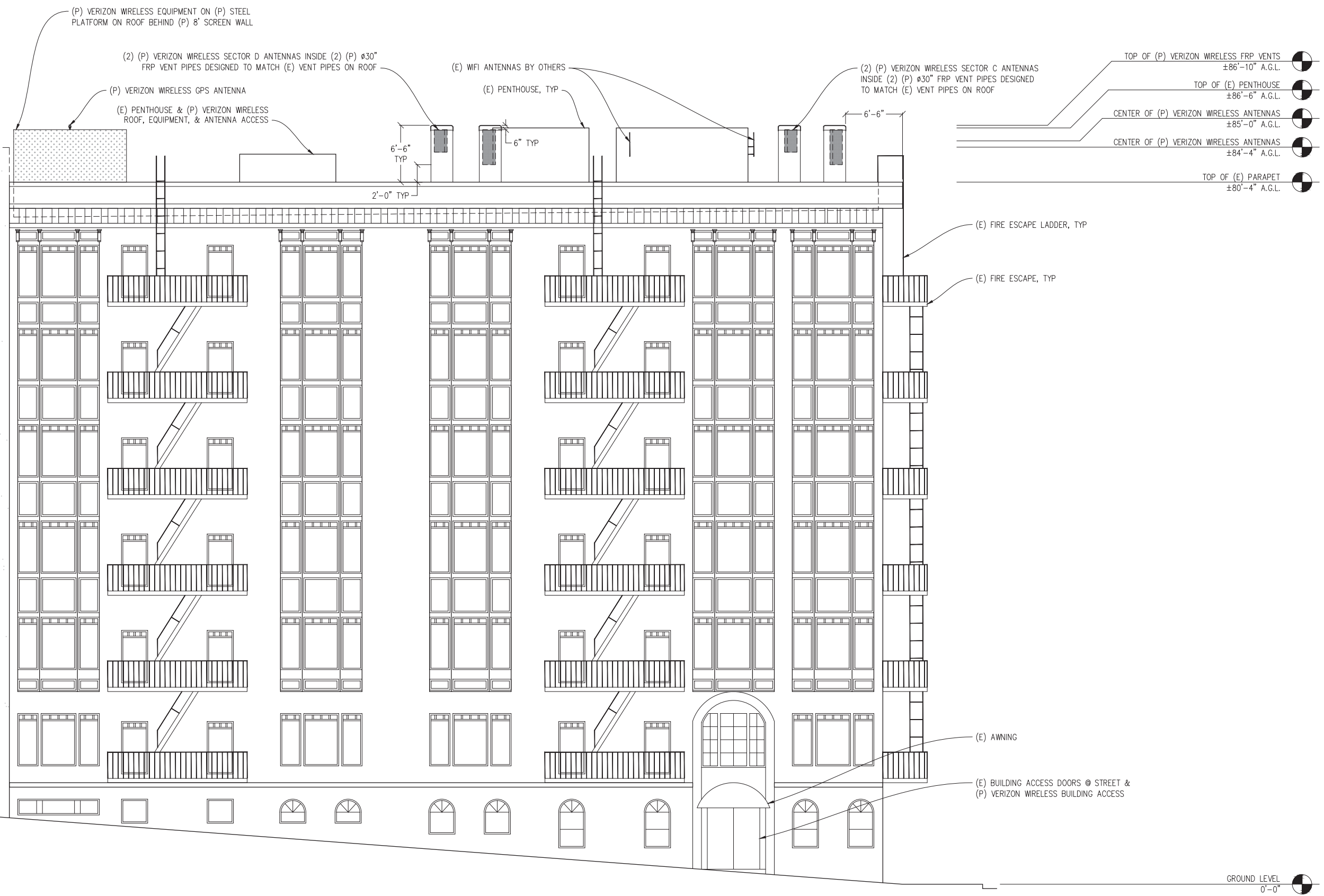
SHEET TITLE:
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 SHEET NUMBER:
A-8

ISSUE STATUS

△	DATE	DESCRIPTION	REV.
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	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
	-	-	-
	-	-	-

DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 08/24/21

SHEET TITLE:
ELEVATION
SHEET NUMBER:
A-9



WEST ELEVATION
3/16" = 1'-0"
VIEW FROM HYDE STREET

GROUND LEVEL
0'-0"



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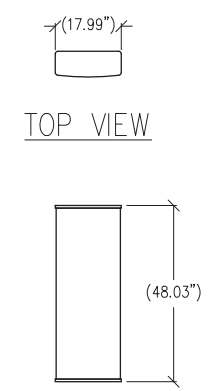
ISSUE STATUS

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	03/05/20	ZD 100%	D.G.
	08/24/21	CLIENT REV	I.M.
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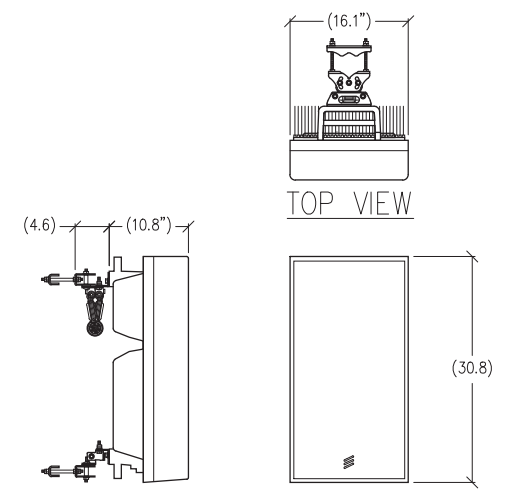
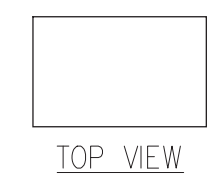
DRAWN BY: C. CODY
CHECKED BY: J. GRAY
APPROVED BY: -
DATE: 08/24/21

SHEET TITLE:
DETAILS

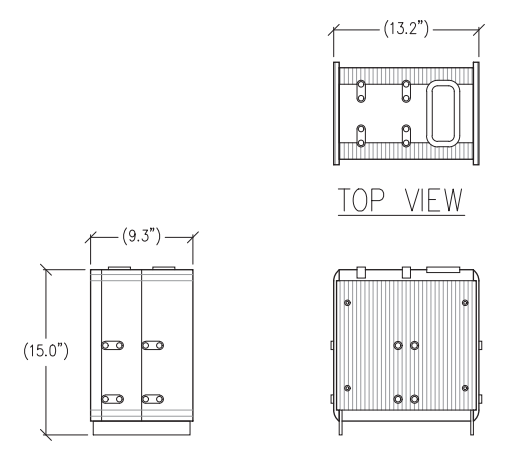
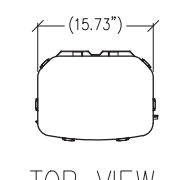
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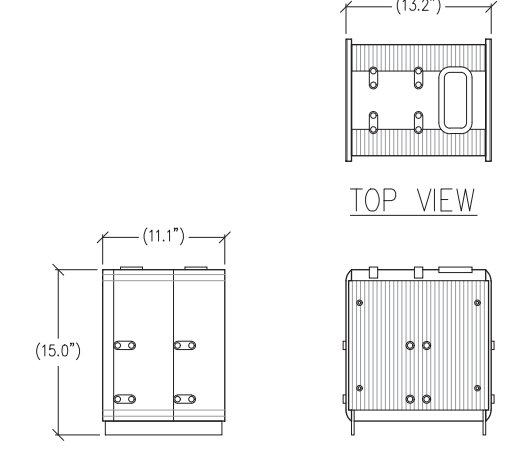
1 ANTENNA DETAIL
1/2"=1'-0" MAX WEIGHT: 58.42 LBS



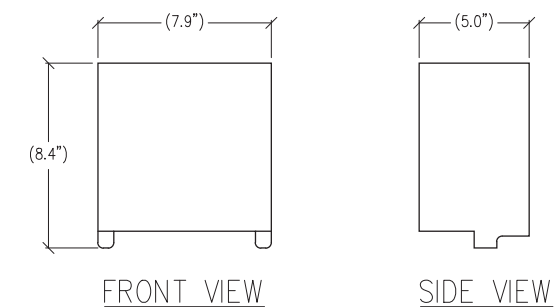
2 ANTENNA DETAIL
1"=1'-0" MAX WEIGHT W/ MOUNT: 101.1 LBS



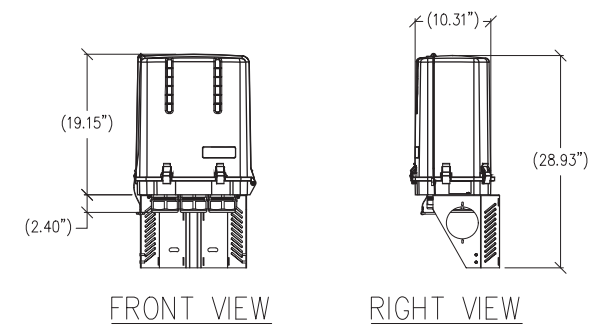
3 RADIO 4449 DETAIL
1 1/2"=1'-0" MAX WEIGHT: 70 LBS



4 RADIO 8843 DETAIL
1 1/2"=1'-0" MAX WEIGHT: 75 LBS



3 RADIO 4408 DETAIL
3"=1'-0" MAX WEIGHT 11.1 LBS



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



Existing



proposed antennas inside radomes

Proposed



Existing



proposed antennas inside radomes

Proposed





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
WIRELESS - 400 HYDE ST		0322006A
Case No.		Permit No.
2021-000215PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Verizon New WTS Site Build - 400 Hyde Street: Conditional Use Authorization request to construct and operate a Wireless Communications facility on the rooftop at this location. The facility will consist of a rooftop, equipment platform with associated radio and power cabinets and 12 antennas to be installed inside faux vent pipes.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i> Note that a categorical exemption shall not be issued for a project located on the Cortese List</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on https://sfplanninggis.org/PIM/)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional):</p>	

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

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

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

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

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input checked="" type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional): Okay per review with Michelle Langlie, preservation Planner.	
Preservation Planner Signature: Linda Ajello Hoagland	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: Linda Ajello Hoagland 10/18/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/ . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are 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

Planner Name:

Date:



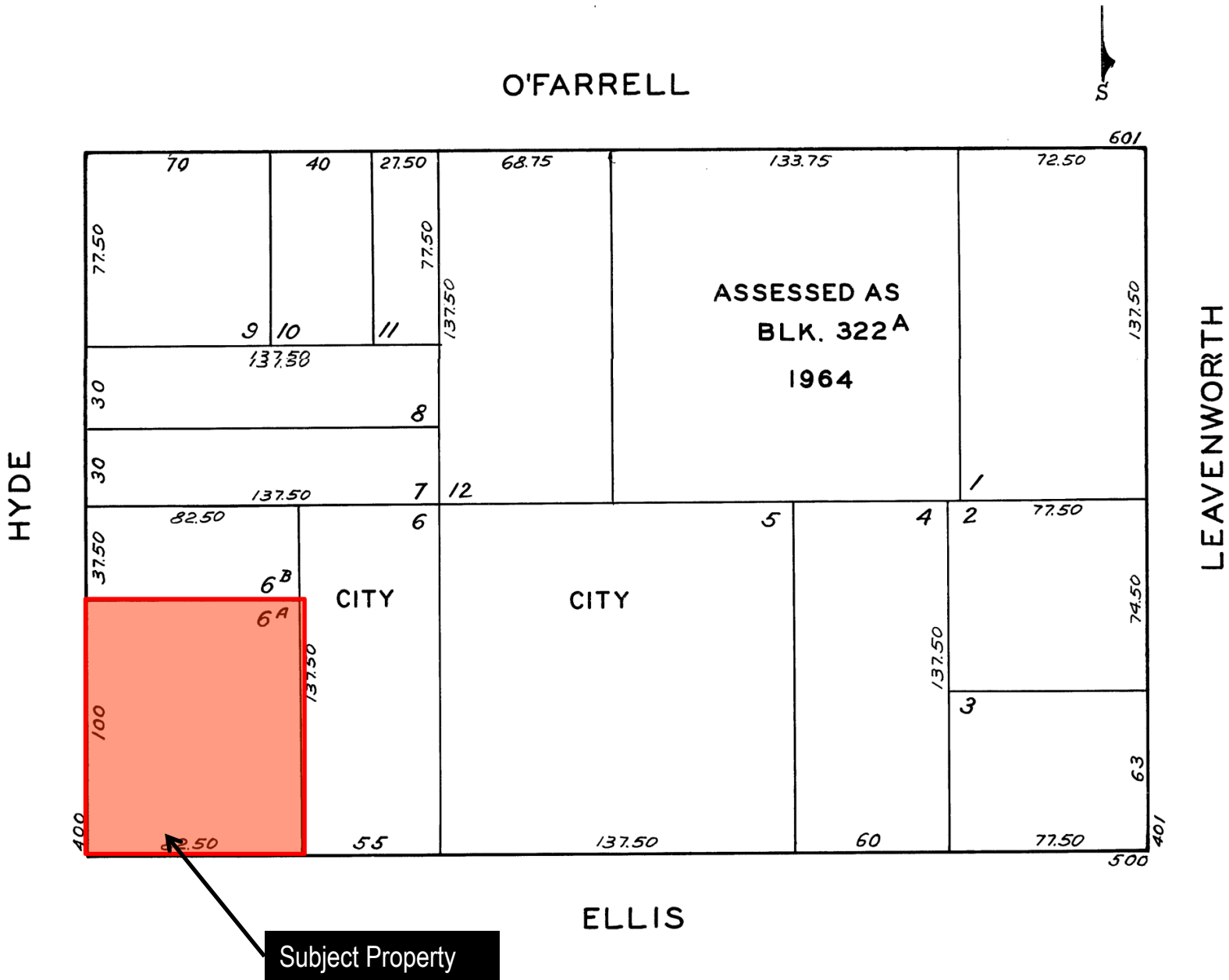
**EXHIBIT
D**

LAND USE INFORMATION

PROJECT ADDRESS: 2421 POLK ST
RECORD NO.: 2021-008429PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF	~49,430	0	~49,430
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	~49,430	0	~49,430
	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 ()	0	0	0

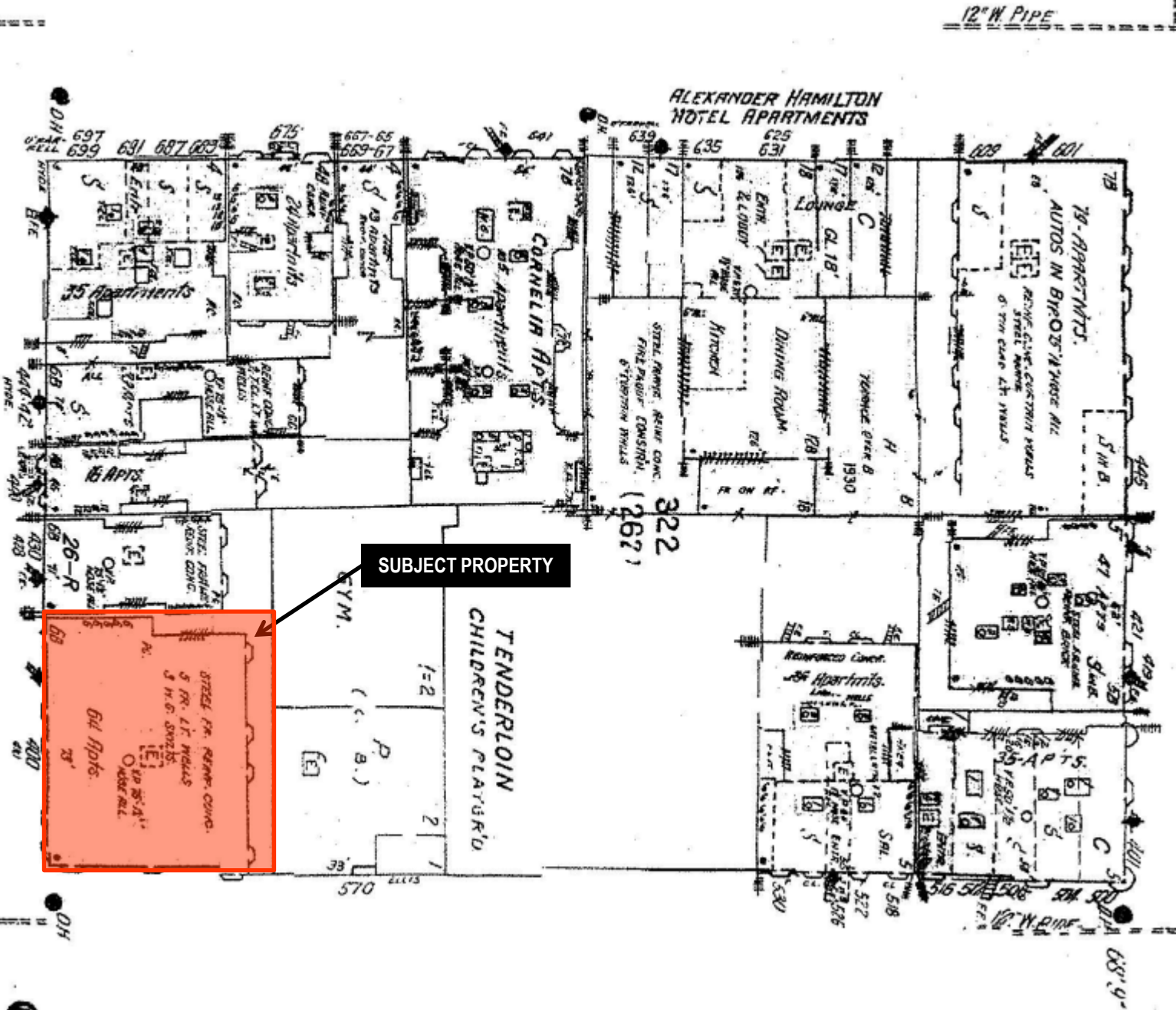
Block Book Map



Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street



Sanborn Map*

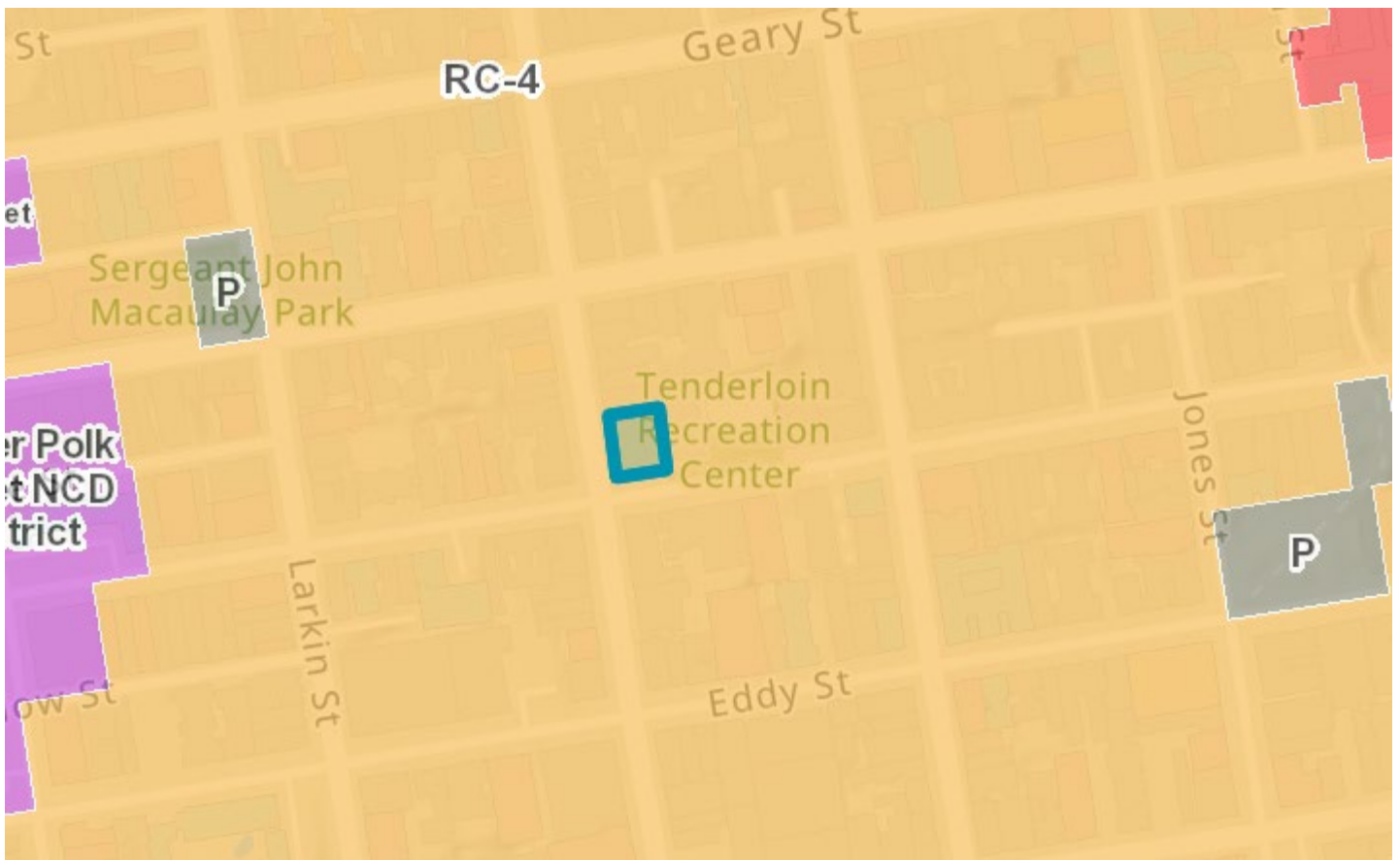


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

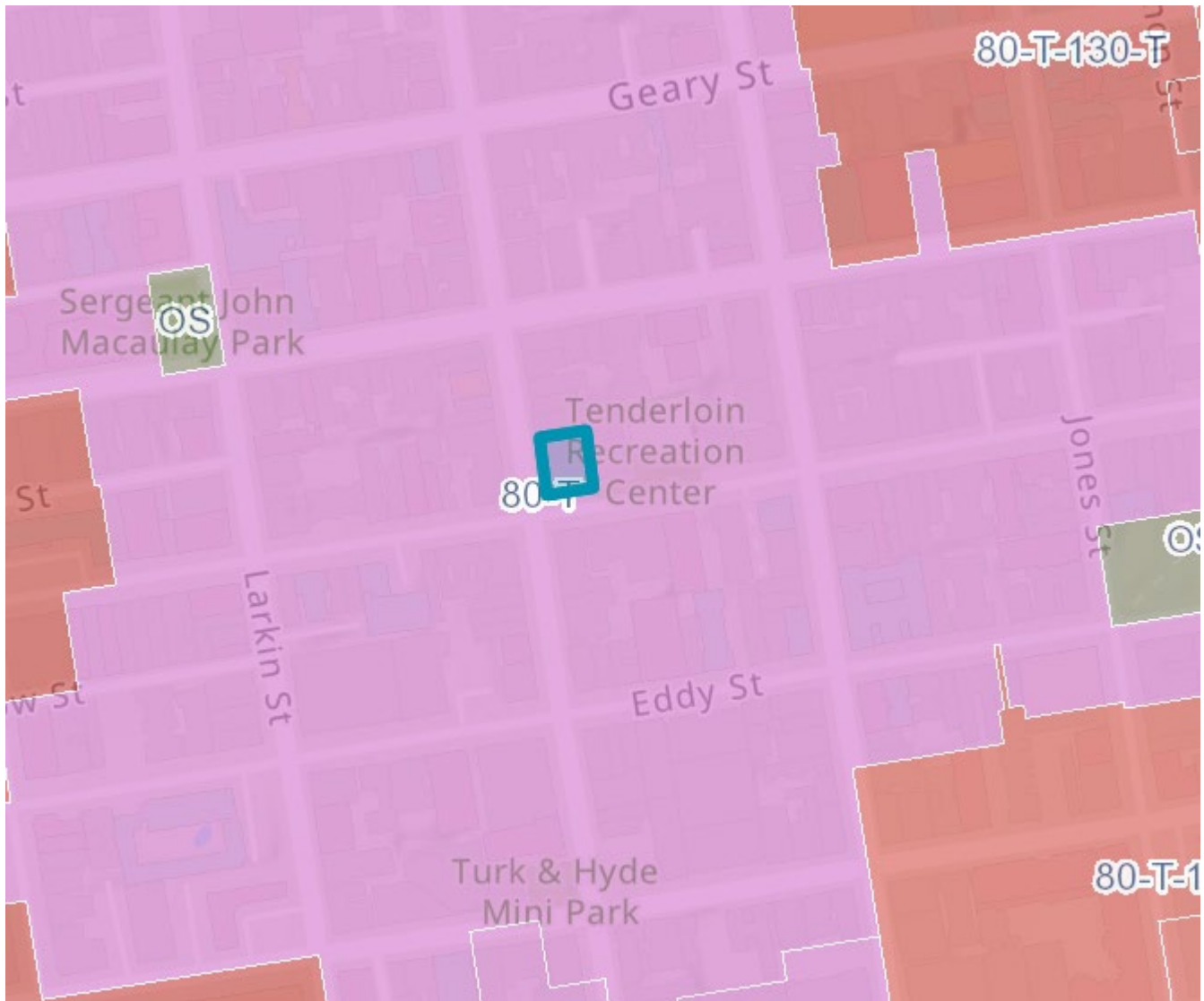
Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street



Zoning Map



Height and Bulk Map



Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street

Aerial Photo

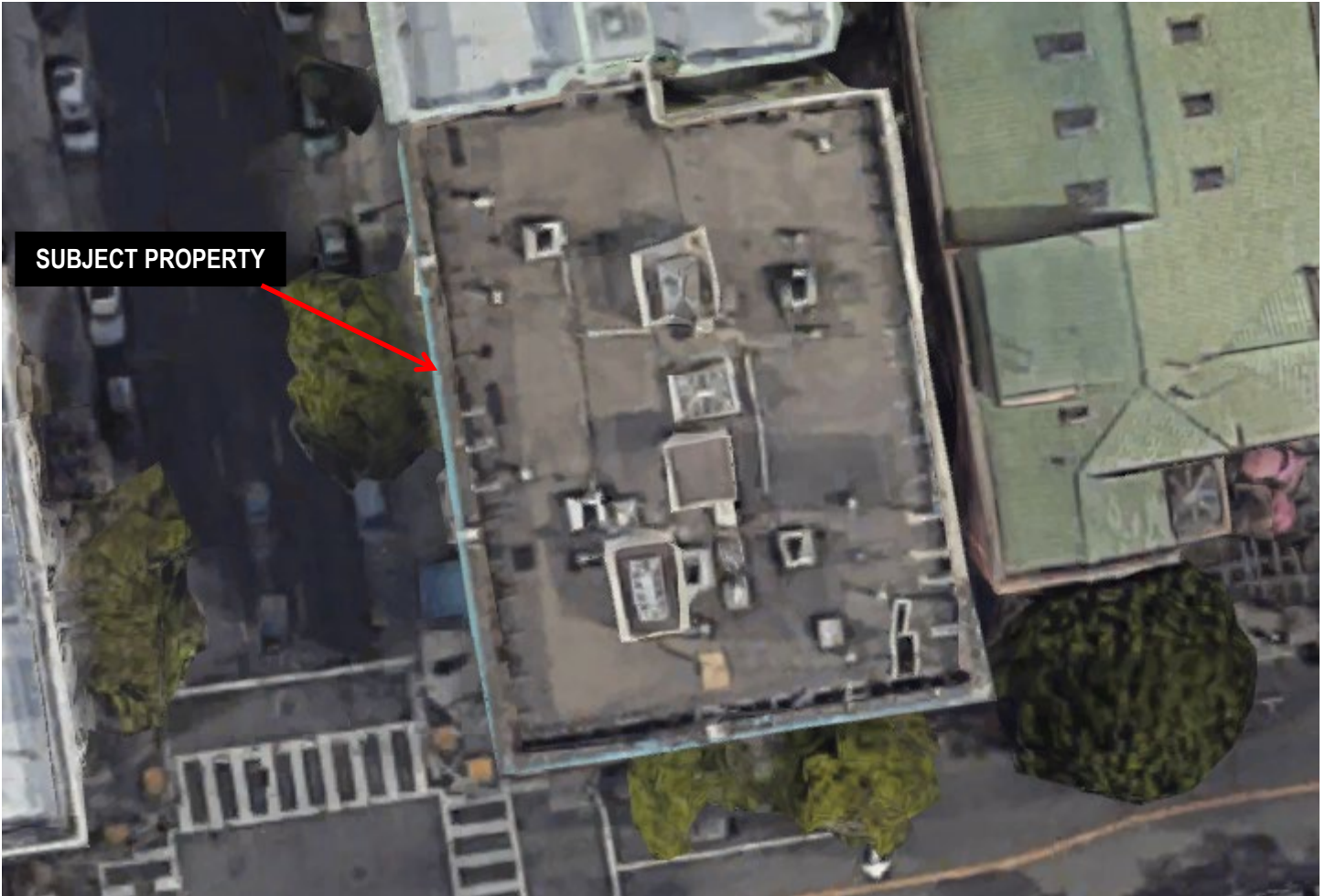


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street

Aerial Photo



Site Photos

SUBJECT PROPERTY @ HYDE AND ELLIS STREETS



Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street

Site Photos

SUBJECT BLOCK FROM HYDE STREET



Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street

Context Photo

OPPOSITE SIDE OF SUBJECT BLOCK ON HYDE STREET

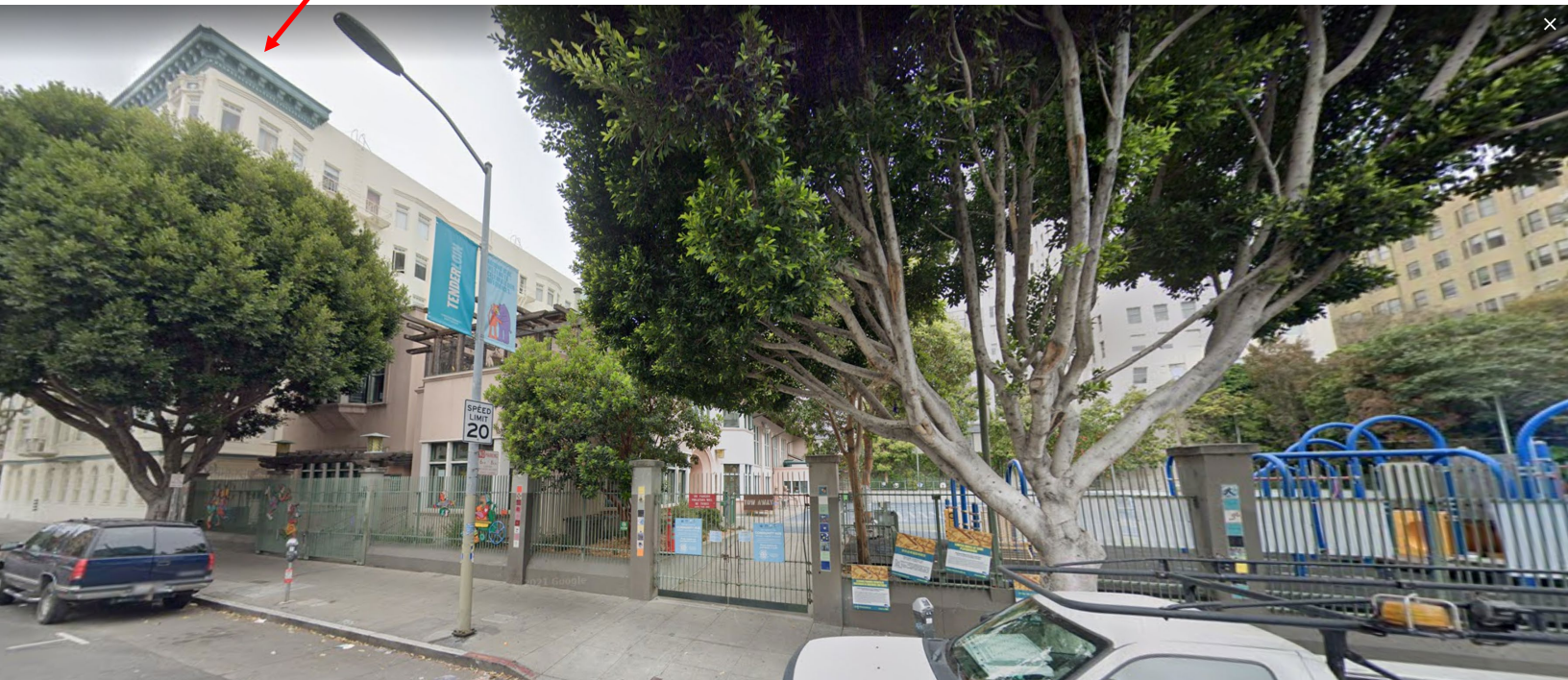


Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street

Context Photo

SUBJECT BLOCK ON ELLIS STREET

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street

Context Photo

OPPOSITE SIDE OF SUBJECT BLOCK ON ELLIS STREET



Conditional Use Authorization
Case Number 2021-007798CUA
400 Hyde Street



RADIO FREQUENCY ELECTROMAGNETIC FIELDS EXPOSURE REPORT

PRE-Activation

Prepared for Verizon

Site Name: GEARY & LEAVENWORTH
Site ID: 280718
Site Type: Rooftop

Located at:

400 Hyde Street
San Francisco, CA 94114
Latitude: 37.7847 / Longitude: -122.4158861

Report Date: 11/18/2021
Report By: Christopher Stollar, P.E.

Based on FCC Rules and Regulations, Verizon will be compliant provided recommendation(s) are implemented.

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1.0 EXECUTIVE SUMMARY

Dtech Communications, LLC (“Dtech”) has been retained by Ridge Communications, Inc., contractors to Verizon, to determine whether its wireless communications facility complies with the Federal Communications Commission (“FCC”) Radio Frequency (“RF”) Safety Guidelines. This report contains a computer-simulated analysis of the Electromagnetic Fields (“EMF”) exposure resulting from the facility. The analysis also includes assessment of existing wireless carriers on site, where information is provided.

1.1 Conclusion

Based on the following results, analysis and recommendation(s), it is the undersigned’s professional opinion that Verizon’s site will be compliant with the FCC’s RF Safety Guidelines provided recommendation(s) are implemented.

2.0 SAN FRANCISCO WTS CHECKLIST

To streamline the approval process, the City and County of San Francisco Department of Public Health set forth the following required information checklist. This information was established in the San Francisco Planning Department Wireless Telecommunication Services Facility Siting Guidelines dated August 1996 and is required to demonstrate compliance with FCC’s RF Safety Guidelines.

2.1 The location, identity and total number of all operational radiating antennas installed at this site. (WTS-FSG, Section 10.4.1, Section 11, 2b)

Location: Rooftop
Verizon: 0 Antennas

Total Existing Operational Radiating Antennas: 0

2.2 List all radiating antennas located within 100 feet of the site which could contribute to the cumulative radio frequency energy at this location. (WTS-FSG Section 10.5.2)

Based on the provided information, there are no other radiating antennas located within 100 feet of this facility.

2.3 Provide a narrative description of the proposed work for this project. The description should be consistent with scope of work for the final installation drawings. (WTS-FSG, Section 10)

Verizon plans to install (12) new panel antennas.

2.4 Provide an inventory of the make and model of antennas or transmitting equipment being installed or removed. The antenna inventory should also include the proposed installation height above the nearest walking/working surface as well as the height above ground level. Also include the orientations of the antennas. (WTS-FSG, Section 10.5.2)

The table below reflects the technical specifications provided by our clients and/or gathered from physical field surveys where applicable. This final configuration¹, including power settings and antenna orientations must be maintained to remain in compliance with FCC guidelines. For co-locators or nearby transmitters, conservative estimates are used for purposes of a cumulative study where information is not provided or available.

Table 1: Site technical specifications

Antenna ID	Operator	Antenna Mfg	Antenna Model	Type	Frequency (MHz)	Orientation (°T)	Horizontal BWidth (°)	Antenna Aperture (ft)	Antenna Gain (dBd)	Total Input Power (Watts)	Total ERP (Watts)	Bottom Tip Height Above Ground (Z) (ft)	Bottom Tip Height Above Adj. Lower (Z) (ft)	Bottom Tip Height Above Interior (Z) (ft)	Bottom Tip Height Above Roof (Z) (ft)
A1	Verizon	Ericsson	KRE105281/1	Panel	3500	50	64	0.7	9.4	20	173	81.7	39.7	14.7	4.7
A2	Verizon	Ericsson	AIR6449	Panel	3700	50	11	2.8	23.6	20	4574	83.6	41.6	16.6	6.6
A3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	746	50	54	4.6	9.3	142	1202	82.0	40.0	15.0	5.0
A3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	880	50	45	4.6	10.8	142	1683	82.0	40.0	15.0	5.0
A3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	1965	50	43	4.6	13.2	142	2986	82.0	40.0	15.0	5.0
A3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	2120	50	41	4.6	13.7	142	3282	82.0	40.0	15.0	5.0
B1	Verizon	Ericsson	KRE105281/1	Panel	3500	120	64	0.7	9.4	20	173	81.7	39.7	14.7	4.7
B2	Verizon	Ericsson	AIR6449	Panel	3700	120	11	2.8	23.6	160	36329	83.6	41.6	16.6	6.6
B3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	746	120	54	4.6	9.3	142	1202	82.0	40.0	15.0	5.0
B3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	880	120	45	4.6	10.8	142	1683	82.0	40.0	15.0	5.0
B3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	1965	120	43	4.6	13.2	142	2986	82.0	40.0	15.0	5.0
B3	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	2120	120	41	4.6	13.7	142	3282	82.0	40.0	15.0	5.0
C1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	746	220	54	4.6	9.3	142	1202	82.0	40.0	15.0	5.0
C1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	880	220	45	4.6	10.8	142	1683	82.0	40.0	15.0	5.0
C1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	1965	220	43	4.6	13.2	142	2986	82.0	40.0	15.0	5.0
C1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	2120	220	41	4.6	13.7	142	3282	82.0	40.0	15.0	5.0
C2	Verizon	Ericsson	KRE105281/1	Panel	3500	220	64	0.7	9.4	20	173	81.7	39.7	14.7	4.7
C3	Verizon	Ericsson	AIR6449	Panel	3700	220	11	2.8	23.6	160	36329	83.6	41.6	16.6	6.6
D1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	746	300	54	4.6	9.3	142	1202	82.0	40.0	15.0	5.0
D1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	880	300	45	4.6	10.8	142	1683	82.0	40.0	15.0	5.0
D1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	1965	300	43	4.6	13.2	142	2986	82.0	40.0	15.0	5.0
D1	Verizon	Commscope	NNH4-45A-R3B-V1	Panel	2120	300	41	4.6	13.7	142	3282	82.0	40.0	15.0	5.0
D2	Verizon	Ericsson	KRE105281/1	Panel	3500	300	64	0.7	9.4	20	173	81.7	39.7	14.7	4.7
D3	Verizon	Ericsson	AIR6449	Panel	3700	300	11	2.8	23.6	20	4574	83.6	41.6	16.6	6.6

2.5 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. Please include a description of any assumptions made when doing the calculations. (WTS-FSG, Section 10.4.1a, Section 10.4.1c, Section 10.5)

Verizon: (0) existing antennas on site.

¹ Provided initial input powers for the AIR6449 were 320 Watts. To achieve compliance, the final configuration table reflects an AIR6449 power reduction of 12dB for sector A, 3dB for sector B, 3dB for sector C and 12dB for sector D.

2.6 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 the frequency band width (i.e. PCS, AWS, Cellular, etc...) (WTS-FSG, Section 10.1.2, Section 10.5.1).

Total maximum effective power (see table 1 in item 2.4 above for powers broken down by frequencies)

Sector A: 13,900 Watts ERP

Sector B: 45,655 Watts ERP

Sector C: 45,655 Watts ERP

Sector C: 13,900 Watts ERP

2.7 Based on the antenna orientation, describe the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area. Include the address of the building or structure and the maximum predicted amount of radio frequency energy both as a percent of the FCC standard and in mW/cm^2 . Include a description of any assumptions made when doing these calculations. (WTS-FSG, Section 10.4, Section 10.5.1)

Maximum cumulative predicted RF levels:

Adjacent Building - 17.0 % GP ($0.085 mW/cm^2$)

Approximately 50-feet North

2.8 Report the estimated cumulative radio frequency fields for the proposed site at ground level. State the percentage of the FCC standard utilized and power density exposure level in mW/cm^2 . (WTS-FSG, Section 10.5)

Maximum cumulative predicted RF levels:

Ground - 0.4 % GP ($0.002 mW/cm^2$) see figure 2

2.9 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. Indicate if this will include any walking/working surfaces or if it extends only into free space. (WTS-FSG, Section 10.9.2).

The three-dimensional perimeter where the FCC's General Population ("GP") and Occupational ("OC") MPE Limits are exceeded from the Verizon antenna faces are calculated to be 68 and 30 feet, respectively, with shorter distances to the sides, above and below. These areas include walking/working surfaces.

2.10 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. At a minimum, signs should be provided in English, Spanish and Chinese. (WTS-FSG, Section 9.5, Section 10.9.2).

It is possible that members of the public, i.e. rooftop workers i.e. window washers, painters, roofers, etc., may find themselves directly in front of the antenna(s). Individuals entering the site or working near/in front of antenna(s) must receive appropriate RF safety training and be made aware of the HotZones (areas where RF exposure may potentially exceed FCC safety limits). In addition, contact information should be made available in the event work is required within the HotZones. Alternatively, if the need occurs for any building maintenance personnel to work directly in front of the antennas, Verizon should be contacted to arrange for the power to be shut down during the work period.

The following compliance action(s) would be sufficient to meet the FCC's and Verizon's RF Safety Guidelines (see figure 6):

- 1) Install barriers² and/or indicative markings with RF advisory signs according to the Recommendation diagram.
- 2) Apply RF safety program. Proper notification and contact information must be provided to the building's landlord or property owner. This will help ensure that a regional point of contact or the NOC will be contacted when someone in the public needs to perform maintenance in areas of potential concern.

Note: per SFFD requirement, all rooftop access points are unrestricted.

2.11 Statement on who produced this report and qualifications. Report must be signed off by a licensed engineer expert in the field of radio frequency emissions. Typically, this is a licensed electrical engineer. The engineer must be licensed in the State of California. (WTS-FSG, Section 11, 8)

This report has been prepared by or under the direction of the following Registered Professional Engineer: Darang Tech, holding California registration number 16000. I have reviewed this report and believe it to be both true and accurate to the best of my knowledge.



² Barrier(s) must be built according to OSHA unprotected roof edge standards. If a physical barrier i.e. stanchions with rope/chains is implemented (as opposed to indicative markings such as paint boundaries or striping), then unanchored objects i.e. stanchions must be placed no closer than 6 feet from an unprotected roof edge where the parapet height is lower than 36 inches.

3.0 SITE MAP

Figure 1: Site Map



4.0 ANALYSIS

4.1 Emission Predictions

Figure 2: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

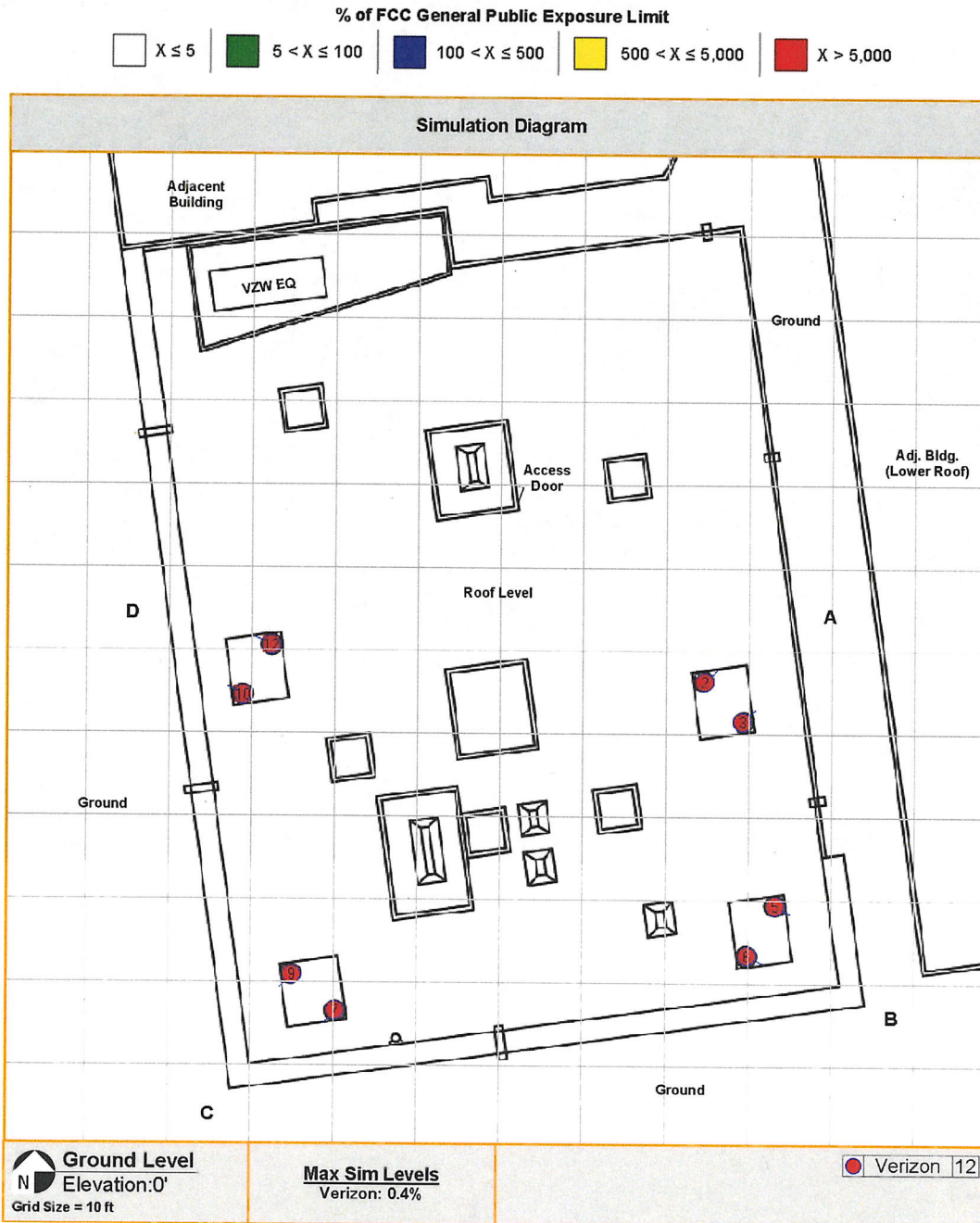


Figure 3: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red - greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

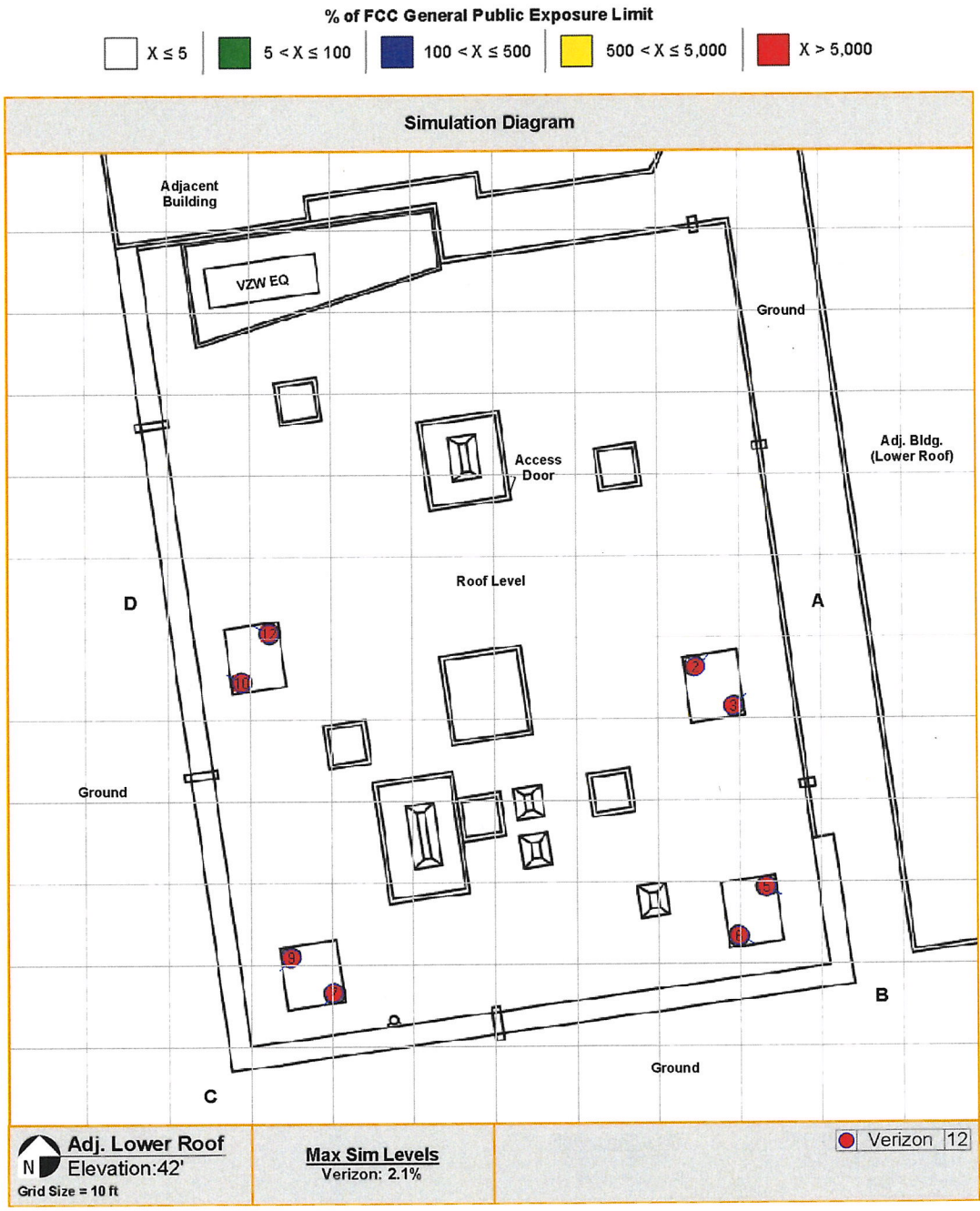


Figure 4: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.

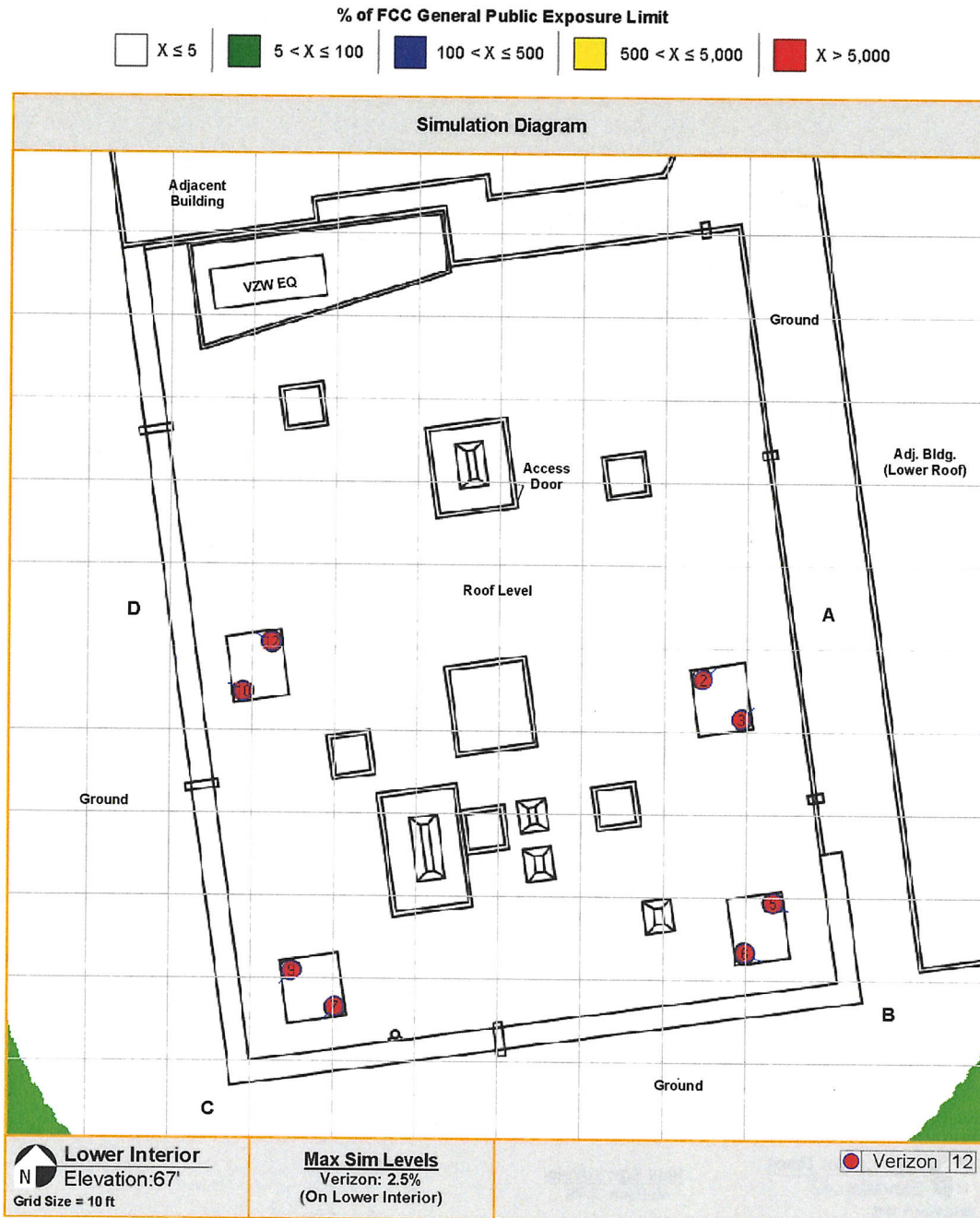
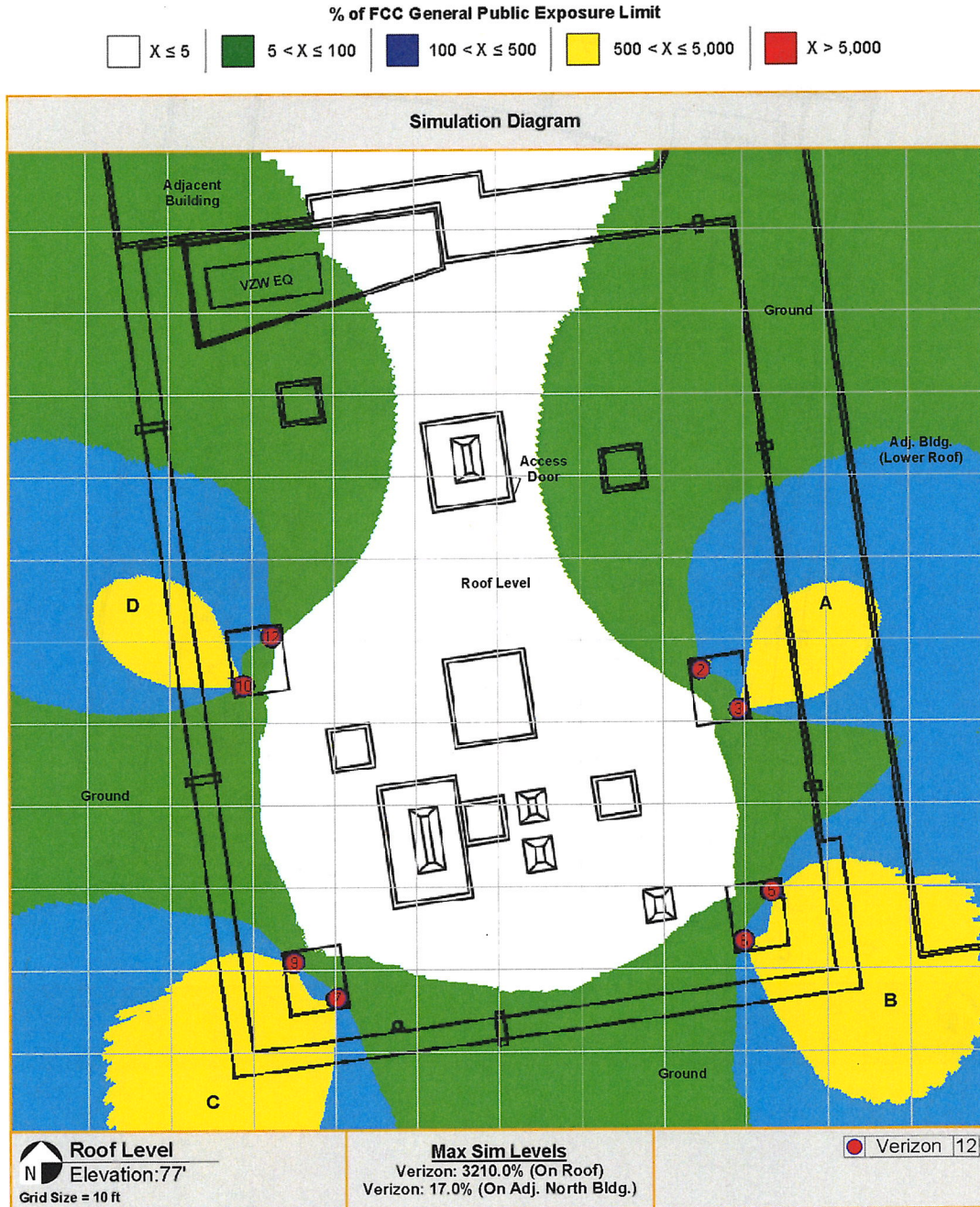


Figure 5: Plan (bird's eye) view map of results compared to FCC's General Population MPE (Maximum Permissible Exposure) Limits for a typical 6-foot person. White represents areas where exposure levels are calculated to be at or below 5%; Green- between 5% & 100% (below MPE limits); blue, yellow & red – greater than 100% (exceeds MPE limits). Individuals can safely occupy areas in white and green for indefinite amount of time; whereas areas in blue, yellow & red must be restricted to RF trained personnel who has been made fully aware of potential for exposure, has control and knows how to reduce their exposure with the use of personal protection equipment or has the ability to power down the transmitters.



5.0 RECOMMENDATION(S)

Figure 6: Recommendation(s)



Appendix A: Background

Dtech uses the FCC's guidelines described in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields". The table below summarizes the current Maximum Permissible Exposure ("MPE") safety limits classified into two groups: General population and Occupational.

Table 1: FCC MPE Limits (from OET-65)

Frequency (Mhz)	General Population/ Uncontrolled MPE (mW/cm ²)	Averaging Time (minutes)	Occupational/ Controlled MPE (mW/cm ²)	Averaging Time (minutes)
30 - 300	0.2	30	1.0	6
300 - 1500	Frequency (Mhz)/1500 (0.2 - 1.0)	30	Frequency (Mhz)/300 (1.0 - 5.0)	6
1500 - 100,000	1.0	30	5.0	6

General population/uncontrolled limits apply in situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment, and may not be fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment, and those persons have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general population/uncontrolled limits, as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

It is important to understand that the FCC guidelines specify *exposure* limits not *emission* limits. For a transmitting facility to be out of compliance with the FCC's RF safety guidelines an area or areas where levels exceed the MPE limits must, first of all, be in some way *accessible* to the public or to workers. When accessibility to an area where excessive levels is appropriately restricted, the facility or operation can certify that it complies with the FCC requirements.

Appendix B: Measurement and/or Computer Simulation Methods

Spatial averaging measurement technique is used. An area between 2 and 6 feet, approximately the size of an average human, is scanned in single passes from top to bottom in multiple planes. When possible, measurements were made at very close proximity to the antennas and inside the main beam where most of the energy is emitted. The spatial averaged values were recorded. A result higher than 100% exceeds the FCC's General Population MPE Limits.

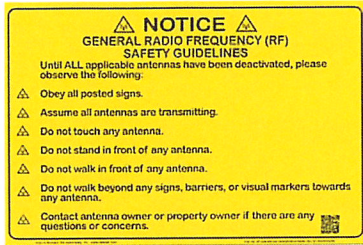
Dtech uses an industry standard power density prediction computer Model³ to assess the worse-case, cumulative EMF impact of the surrounding areas of the subject site. In addition, the analysis is performed at 100% duty cycle-all transmitters are active at all times and transmitting at maximum power. For purposes of a cumulative study, nearby transmitters are included where possible. The result is a surrounding area map color-coded to percentages of the applicable FCC's MPE Limits.

Appendix C: Limitations

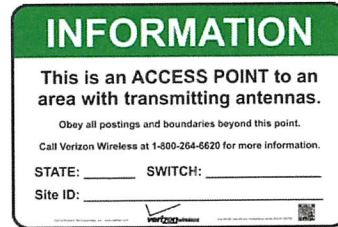
The conclusions in this document rendered by Dtech are based solely upon the information collected during the site survey and/or furnished by our Client which Dtech believes is accurate and correct. Dtech, however, has no responsibility should such Client provided information prove to be inaccurate or incorrect. Third party specification estimates used for cumulative computer simulation purposes, where applicable, are based on common industry practices and our best interpretation of available information. Data, results and conclusions in this document are valid as of its date. However, as mobile technologies continuously change, these data, results and conclusions may also be at variance with such future changes. Dtech has no responsibility to update its survey or report to account for such future technology changes. This document was prepared for the use of our Client only and cannot be utilized by any third party for any purpose without Dtech's written consent. Dtech shall have no liability for any unauthorized use of this document and any such unauthorized user shall defend, indemnify and hold Dtech and its owners, directors, officers and employees harmless from and against any liability, claim, demand, loss or expense (including reasonable attorney's fees) arising from such unauthorized use.

³ Roofmaster(tm)

Appendix D: Sample Verizon⁴ RF Advisory Signs



GUIDELINES Sign



NOC INFORMATION Sign



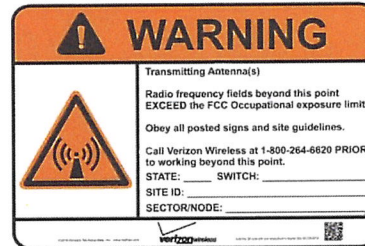
NOTICE Sign



CAUTION Sign



CAUTION Stay-Back Sign



WARNING Sign

⁴ The above signage is for reference only. Actual signs may be updated in accordance to Verizon RF² policy



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 : Verizon **Planner:** Ashley Lindsay
RF Engineer Consultant: DTECH **Phone Number:** (858) 792-0066
Project Address/Location: 400 Hyde St
Site ID: 3542 **SiteNo.:** 280718 **Report Dated:** 4/6/2020

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

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

- 1. The location, identity and total number of all operational radiating antennas installed at this site was provided. (WTS-FSG, Section 10.4.1, Section 11, 2b)
 Number of Existing Antennas: 0
- 2. A list of all radiating antennas located within 100 feet of the site which could contribute to the cumulative radio frequency energy at this location was provided. (WTS-FSG, Section 10.5.2)
 Yes No
- 3. A narrative description of the proposed work for this project was provided. The description should be consistent with scope of work for the final installation drawings. (WTS-FSG, Section 10)
 Yes No
- 4. An inventory of the make and model of antennas or transmitting equipment being installed or removed was provided. The antenna inventory included the proposed installation height above the nearest walking/working surface, the height above ground level and the orientations of the antennas. (WTS-FSG, Section 10.5.2)
 Yes No
- 5. A description of the existing radio frequency energy environment at the nearest walking/working surface to the antennas and at ground level was provided. A description of any assumptions made when doing the calculations was also provided. (WTS-FSG, Section 10.4.1a, Section 10.4.1c, Section 10.5)
 Yes No
- 6. The maximum effective radiated power per sector for the proposed installation was provided along with the frequency bands used by the antennas. (WTS-FSG, Section 10.1.2, Section 10.5.1)
 Maximum Effective Radiated Power: 26240 Watts
- 7. Based on the antenna orientation, the maximum cumulative predicted radio frequency energy level for any nearby publicly accessible building or area was provided. (WTS-FSG, Section 10.4, Section 10.5.1)
 Maximum percent of applicable FCC public standard at the nearest building or structure: 13 %
 Distance to this nearby building or structure: 40 feet
- 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)
 Maximum RF Exposure: 0.003 mW/cm² Maximum RF Exposure Percent: 0.3 %

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: 60

Occupational Exclusion Area

Occupational Exclusion In Feet: 21

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 0 antennas existing operated by Verizon installed on the roof top of the building at 400 Hyde St. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. Verizon proposes to install 12 new antennas. The antennas are mounted at a height of 82.3 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.003 mW/sq cm., which is 0.3 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 60 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 21 feet of the front of the antennas while they are in operation. Install barriers and signage according to the recommendation diagram.

 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: 7/6/2020

Signed: _____



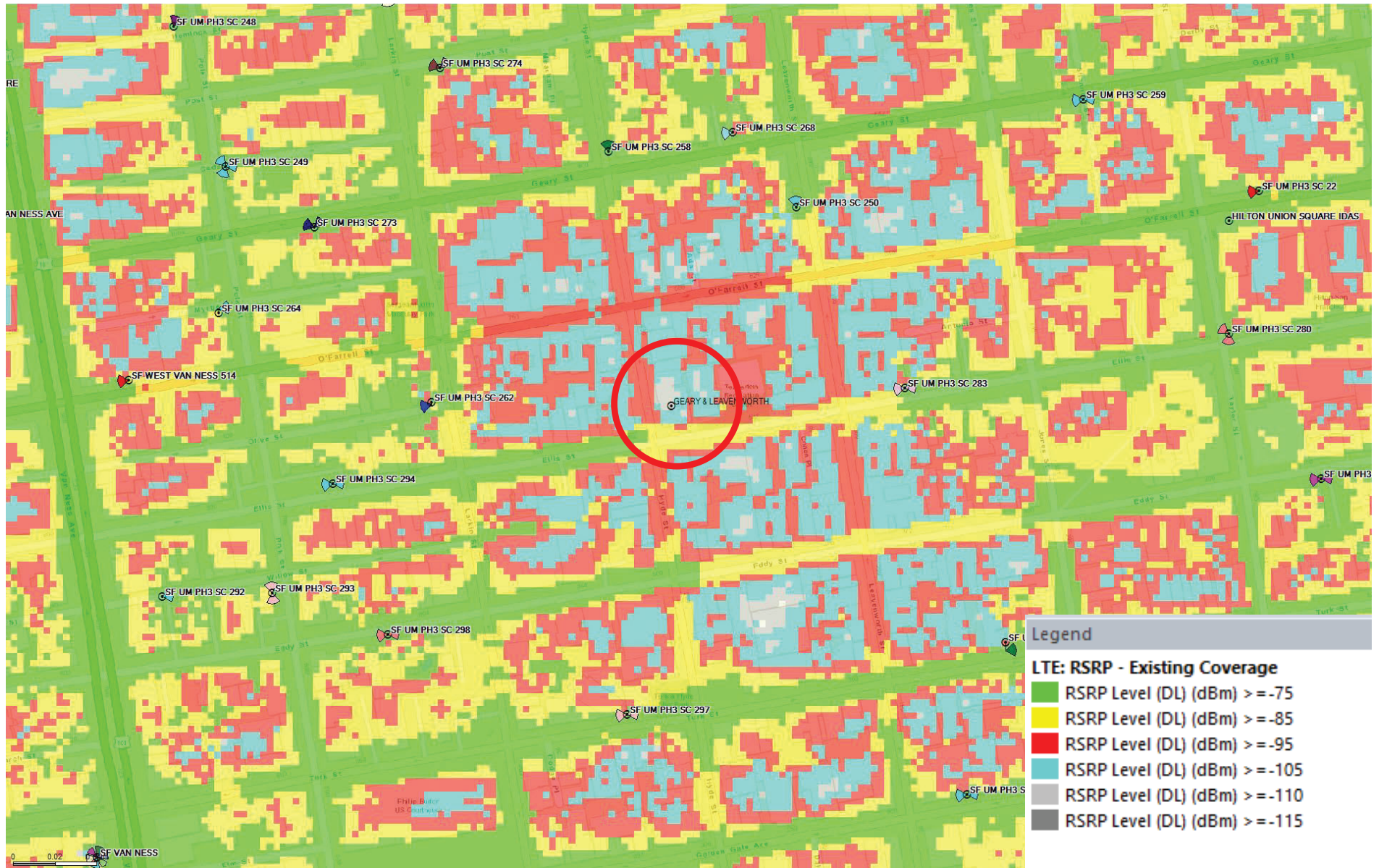
Arthur Duque

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

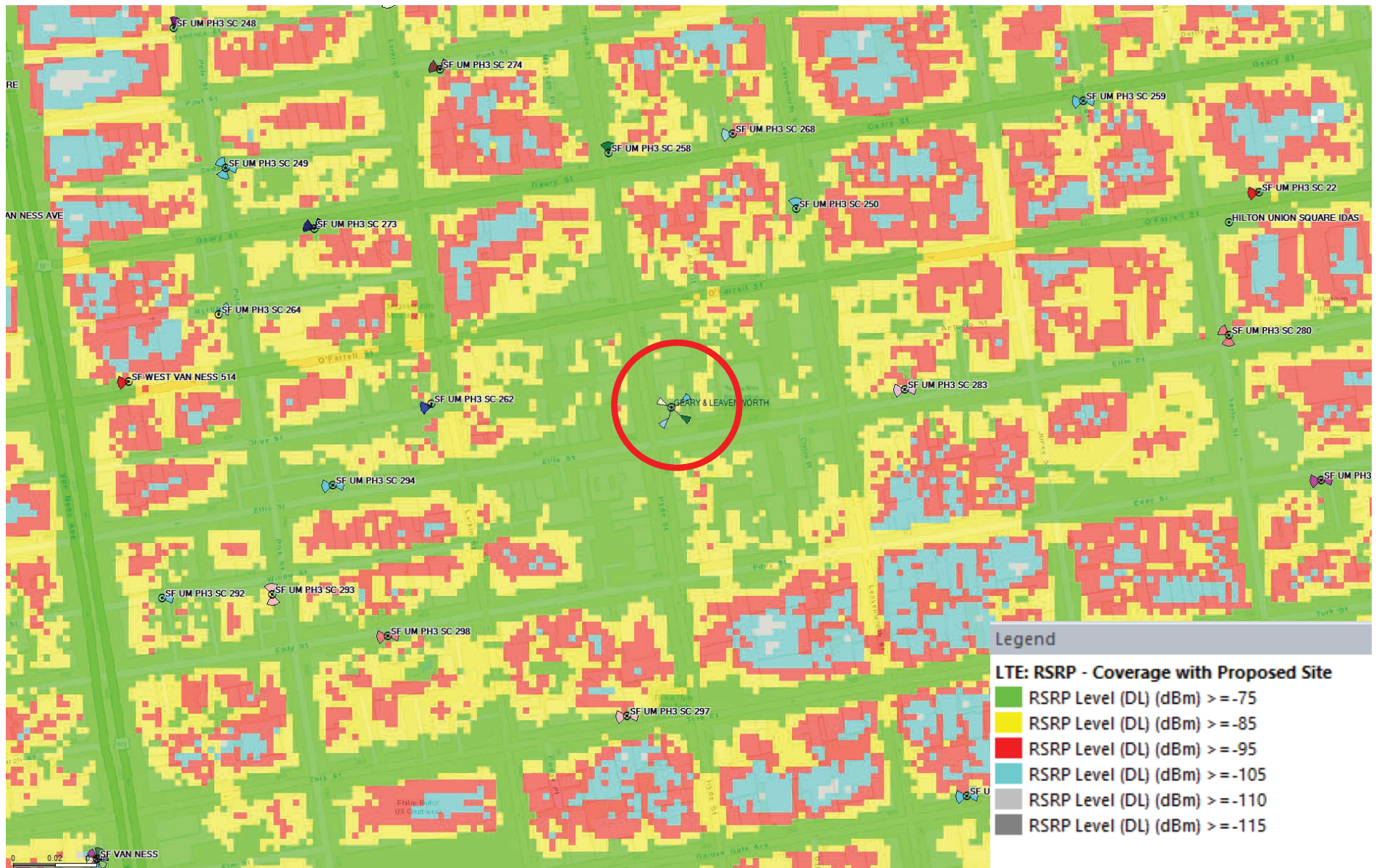
GEARY & LEAVENWORTH

July 28, 2020

Existing LTE Coverage



Proposed LTE Coverage





HAMMETT & EDISON, INC.
 CONSULTING ENGINEERS
 BROADCAST & WIRELESS

EXHIBIT
I

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

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

DANE E. ERICKSEN, P.E.
 CONSULTANT

BY EMAIL CHAD.CHRISTIE@RIDGECOMMUNICATE.COM

August 25, 2020

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

Dear Chad:

As you requested, we have conducted the review required by the City of San Francisco of the coverage maps that Verizon Wireless will submit as part of its application package for its base station proposed to be located at 400 Hyde Street (Site No. 280718 “Geary & Leavenworth”). This is to fulfill the submittal requirements for Planning Department review.

Executive Summary

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

Based on information provided by Verizon, including zoning drawings by Streamline Engineering and Design, Inc., dated October 22, 2019, that carrier proposes to install twelve directional panel antennas within individual cylindrical enclosures, configured to resemble vents, above the roof of the seven-story apartment building located at 400 Hyde Street. The antennas would be mounted at an effective height of about 84½ feet above ground, and would be oriented in groups of three towards 50°T, 120°T, 220°T, 300°T, to provide service in all directions.

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

- Green better than -75 dBm
- Yellow -75 dBm to -85 dBm
- Red -85 dBm to -95 dBm
- Blue -95 dBm to -105 dBm
- Light Grey -105 dBm to -115 dBm
- Dark Grey worse than -115 dBm

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

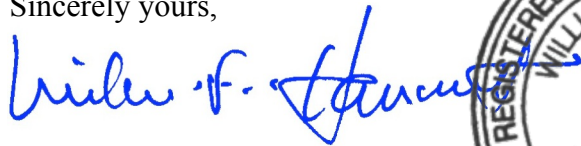
Mr. Chad Christie, page 2
August 25, 2020

We conducted our own drive test, using an Ascom TEMS Pocket network diagnostic tool with built-in GPS, to measure the actual Verizon 4G LTE signal strength in the vicinity of the proposed site. Our fieldwork was conducted on July 9, 2020, between 11:50 AM and 1:30 PM, along a measurement route selected to cover all the streets within the map area that Verizon had indicated would receive improved service.

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

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

Sincerely yours,



William F. Hammett, P.E.

Enclosures

lw

