



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: AUGUST 26, 2021

Record No.: 2021-003142CUA
Project Address: 333 FREMONT STREET
Zoning: RH DTR (Rincon Hill, Downtown Residential) Zoning District
85/250-R Height and Bulk District
Block/Lot: 3747/332-3747/415
Project Sponsor: Melissa Gonzalez, J5 Infrastructure Partners
mgonzalez@j5ip.com
Property Owner: 333 Fremont Venture LLC
San Francisco, CA 94105
Staff Contact: Monica Giacomucci – (628) 652-7414
monica.giacomucci@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes a new rooftop AT&T Mobility macro Wireless Telecommunications Service Facility consisting of twelve (12) new AT&T panel antennas; twenty (20) AT&T remote radio heads (RRHs); one (1) GPS antenna; and ancillary equipment as part of the AT&T Mobility telecommunications network. Antennas and ancillary equipment will be screened within (3) FRP enclosures.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 827.99 and 303 to allow a new macro Wireless Telecommunications Service (WTS) Facility within the RH DTR Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has not received any letters in support or in opposition to the Project to date. One member of the public inquired about the proposed construction schedule.
- **Outreach:** The Sponsor held a community meeting on Wednesday, December 2, 2020 from 6:00 PM to 7:00 PM. The topics of discussion included design, site selection, distance between wireless facilities, noise, and safety standards. Community members expressed concern about long-term health impacts, which were addressed by a project representative.
- **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed AT&T transmitters at any nearby publicly accessible building or area would be 76% of the FCC public exposure limit. Existing RF levels at ground level were around 1% of the FCC public exposure limit, and no other antennas were observed within 100 feet of the Project Site. Likewise, DPH reviewed the Radio Frequency Report and determined that the proposed facility complies with the standards set forth in the WTS Facilities Siting Guidelines.
- **Location Preference.** The WTS Facilities Siting Guidelines identify preferential zoning districts and building uses for the siting of WTS facilities. The Project Site is a residential building located within the RH DTR Zoning District; the building was constructed in 2002 and the Zoning District was adopted in 2011, long after the WTS Facilities Siting Guidelines were published in 1996.

As a result, the Location Preferences contained within the Siting Guidelines do not address the RH DTR Zoning District. Given the mixed character and high density of the surrounding neighborhood, as well as the fact that the Project Site was zoned RC-4 at the time the Siting Guidelines were published, the Project Site may be considered under Location Preference 5 (Preferred; Mixed Use Buildings in High Density Districts). The Project Sponsor also provided an Alternate Site Analysis to demonstrate a good-faith effort to select a Preferred Location Site.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Wireless Telecommunications Services Facilities Siting Guidelines and the Objectives and Policies of the General Plan. The 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 communications 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 B – Plans and Renderings
- Exhibit C – Environmental Determination

- Exhibit D – Department of Public Health Approval
- Exhibit E – Radio Frequency Report
- Exhibit F – Photo Simulations
- Exhibit G – Alternate Site Analysis
- Exhibit H – Land Use Data
- Exhibit I – Maps and Context Photos



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303(c) AND 827.99, TO INSTALL A NEW ROOFTOP AT&T MOBILITY MACRO WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF TWELVE (12) NEW AT&T PANEL ANTENNAS; TWENTY (20) AT&T REMOTE RADIO HEADS (RRHs); ONE (1) GPS ANTENNA; AND ANCILLARY EQUIPMENT AS PART OF THE AT&T MOBILITY TELECOMMUNICATIONS NETWORK. ANTENNAS AND ANCILLARY EQUIPMENT WILL BE SCREENED WITHIN THREE (3) FRP ENCLOSURES. THE SUBJECT PROPERTY IS LOCATED AT 333 FREMONT STREET, LOTS 332 TO 415 IN ASSESSOR'S BLOCK 3747, WITHIN THE RH DTR (RINCON HILL, DOWNTOWN RESIDENTIAL) ZONING DISTRICT AND 85/250-R HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 29, 2021, Derek Turner of J5 Infrastructure Partners (hereinafter "Project Sponsor") filed Application No. 2021-003142CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new Wireless Telecommunications Facility (WTS) consisting of 12 new AT&T panel antennas and associated ancillary equipment (hereinafter "Project") at 333 FREMONT ST, Block 3747 Lots 332 through 415 (hereinafter "Project Site").

On August 26, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-003142CUA.

On August 12, 2020, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-003142CUA 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. 2021-003142CUA, 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 AT&T Mobility Macro Wireless Telecommunications Services (WTS) Facility at the rooftop of an existing eight-story building consisting of installation of twelve (12) panel antennas and associated ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within three (3) FRP enclosures.
- 3. Site Description and Present Use.** The Project is located on one lot which has approximately 115 feet of frontage along Fremont Street, and 86 feet of cumulative frontage along Zeno Place. The Project Site contains one existing eight-story residential building which contains 88 dwelling units.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the RH DTR Zoning District in the Rincon Hill Area Plan. The immediate context consists primarily of mid- to high-rise residential and mixed-use buildings constructed since the 1990s. Exceptions include a vacant parcel and the two-story, ca. 1921 former E.M. O'Donnell Copperworks building located immediately south of the subject property. Likewise, the Pacific Gas and Electric Embarcadero Substation is located across Fremont Street from the Project Site. Other zoning districts in the vicinity of the Project Site include: RC-4 (Residential-Commercial District, High Density), TB DTR (Transbay Downtown Residential District), and the SB DTR (South Beach Downtown Residential) Zoning District.
- 5. Public Outreach and Comments.** The Sponsor held a community meeting on Wednesday, December 2, 2020 from 6:00 PM to 7:00 PM. The topics of discussion included design, site selection, distance between wireless facilities, noise, and safety standards. Community members expressed concern about long-term health impacts.

The Department has not received correspondence from the public in support or in opposition of the proposed WTS Facility. One member of the public inquired about the proposed construction schedule.

- 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. The following are categorized as Preferred Sites:

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 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.** As noted above, the Guidelines identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities and categorize these districts and uses by preference.

Based on the zoning and land use, the proposed WTS facility is categorized as a Location Preference 5 Site (Mixed Use Buildings in High Density Districts) according to the Guidelines, making it a Preferred Location. Although Location Preference 5 Sites are primarily intended to have ground-floor non-residential uses and the Project Site is fully residential, the WTS Facilities Siting Guidelines were published in 1996, when the existing residential building had not yet been constructed. Likewise, at the time of publication, the Project Site was located in an RC-4 Zoning District, and RC-4 is identified as Location Preference 5. The RH DTR Zoning District was adopted in 2011.

The Project Sponsor has provided an Alternate Site Analysis, dated March 12, 2021, which is included as an attachment. While not specifically required for a Location Preference 5 Site, the Alternate Site Analysis was included to demonstrate a good-faith effort to secure a Preferred Location Site.

8. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network is designed to address coverage and capacity needs in the area. The network will operate at 2,305 watts for WCS; 2,110

watts for AWS; 1,930 watts for PCS; 869 watts for cellular; 617 watts for 600 MHz service; and 716 watts for 700 MHz service. All operations are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.

9. **Radiofrequency (RF) Emissions:** The Project Sponsor retained Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. The Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
10. **Department of Public Health Review and Approval.** The Project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Radio-Frequency (RF) levels from the proposed AT&T transmitters at any nearby publicly accessible building or area would be 76% of the FCC public exposure limit.

There are no antennas existing which are operated by AT&T Wireless installed on the rooftop of the building at 333 Fremont Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. No other antennas were observed within 100 feet of this site. AT&T Wireless proposes to install 12 new antennas mounted at a height of 107 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.039 mW/sq cm., which is 5.9 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 113 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 52 feet of the front of the antennas while they are in operation. Physical barricades along with red and yellow RF striping must be installed as indicated in the RF report to prevent unauthorized persons from accessing the antennas.

11. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by AT&T to demonstrate the need for outdoor and indoor coverage and capacity have been determined by Hammett & 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 conducting regular visits to the property to service and monitor the proposed WTS 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 827.99, a Conditional Use Authorization is required for a macro WTS facility in the RH DTR Zoning District.
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:

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 333 Fremont Street is generally compatible with the surrounding neighborhood. The Project will not conflict with the existing use of the property and is substantially set back from all building facades such that it will be minimally visible from surrounding public rights-of-way. The three proposed FRP screens will be painted and textured to match the existing building cladding, and will obscure all twelve proposed antennas from full view. The installation is situated to limit visibility of the new WTS Facility and to ensure harmony with the existing building and neighborhood character.

The Project would address an existing coverage gap in the AT&T Mobility wireless telecommunications network. A new facility is necessary to close the service coverage gap in the network area bordered by Howard Street to the north, Beale Street to the east, Harrison Street to the south, and 1st Street to the west.

The proposed facility will enhance the area's public safety infrastructure by providing wireless telecommunication services to the surrounding neighborhood at all times. This increased capacity will be essential in aiding response during natural disasters or other emergencies.

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

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

The Project will minimally impact the height and bulk of the existing building and will not significantly alter the existing appearance or character of the Project vicinity. The proposed work will add minor roof-level mechanical screening structures, but will not increase the overall building envelope or impact the residential use of the property.

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

The Planning Code does not require parking or loading for a wireless telecommunications facility. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

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

- iv. 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.

- b. 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.

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.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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.

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.

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.

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 improve AT&T Mobility's coverage and capacity within the Rincon Hill neighborhood. The Project will enhance the overall urban environment for local residents and the workforce by providing communication services for those frequenting Rincon Hill and the City at large. Additionally, the Project would comply with Federal, State, and Local performance standards. The Site will be an integral part of a wireless communications network that will enhance the City's diverse economic base. The Project will benefit the City by improving communication services for residents and employees who live and work in the Rincon Hill neighborhood and the City at large. The Project will ensure that residents and visitors have adequate public service in the form of AT&T Mobility telecommunications. 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 ensuring the ongoing operation and success of essential communication services.

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

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

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

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

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

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

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

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-003142CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 1, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 26, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: August 26, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow AT&T to construct a Macro WTS Facility located at 333 Fremont Street (Lots 322-415 in Assessor's Block 3747) pursuant to Planning Code Section(s) 303(c) and 827.99 within the RH DTR District and a 85/120-R Height and Bulk District; in general conformance with plans, dated December 1, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2021-003142CUA and subject to conditions of approval reviewed and approved by the Commission on August 26, 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 August 26, 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 628.652.7414, 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 ensure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
- B. **For the Project Site,** regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
- C. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7414, 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.
- J. Install the Wireless Telecommunications Facility, per Exhibit B (plans), such that the twelve (12) panel antennas and associated ancillary equipment will be screened within three (3) FRP enclosures. The first FRP enclosure (10' long x 6' wide x 7' tall) is located in Sector B near the southern corner of the existing rooftop, approximately 14' from the southeastern facade and 21' from the southwestern façade, and will screen three (3) RRUs and ancillary equipment. The second FRP enclosure (32'-2" long x 11'-5" width x 6' tall) is located in Sector D near the center of rooftop adjacent to the northern building edge, and will screen six (6) antennas and ancillary equipment. The third FRP enclosure (21'-4" long x 10'-5" wide x 6' tall) is located within Sector C near the center of rooftop, set approximately 26 feet back from the southeastern building edge.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7414, 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 628.652.7414, 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>



SITE NUMBER: CCL02220
SITE NAME: 333 FREMONT
SITE TYPE: NSB - ROOFTOP
ADDRESS: 333 FREMONT ST.
 SAN FRANCISCO, CA 94105



PACE #: MRSFR058211
PTN #: 3701A0M88K
FA #: 14876950
USID: 287536



CCL02220

333 FREMONT

333 FREMONT ST.
SAN FRANCISCO, CA 94105

PACE #: MRSFR058211
PTN #: 3701A0M88K
FA #: 14876950
USID #: 287536

PROJECT TEAM

APPLICANT / LESSEE:
 ALYSSA FERRIS, AT&T
 5001 EXECUTIVE PARKWAY, 4W5501
 SAN RAMON, CA 94583
 PHONE: (530) 966-2612
 EMAIL: ab724b@att.com

CONSTRUCTION MANAGER:
 BECHTEL INFRASTRUCTURE & POWER CORPORATION
 5000 EXECUTIVE PARKWAY, SUITE 350
 SAN RAMON, CA 94583

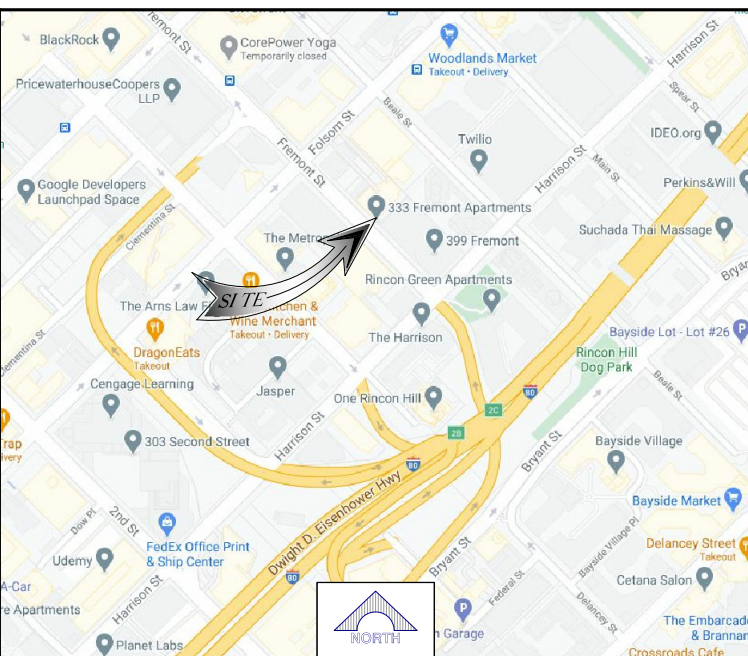
RF ENGINEER:
 EDWIN AVILES
 EMAIL: ea5477@att.com
 PHONE: (909) 997-9917

ARCHITECT / ENGINEER:
 ALL STATES ENGINEERING & SURVEYING
 CONTACT: ROGER FLORES
 EMAIL: roger@zolzoli.com
 O: (949) 273-0996x109
 M: (562) 841-1264

PROJECT MANAGER:
 J5 INFRASTRUCTURE PARTNERS
 CONTACT: MISAKO HILL
 EMAIL: mhil@j5ip.com
 PHONE: (415) 533-2540

SITE ACQUISITION:
 RICHARD TANG
 PRINCIPAL | PARACON, INC.
 O. PHONE: (510) 632-2608
 C. PHONE: (510) 459-6309
 EMAIL: richardtang@paraconinc.com

VICINITY MAP



CODE COMPLIANCE

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

- 2019 CALIFORNIA ADMINISTRATIVE CODE, CHAPTER 10, PART 1, TITLE 24 CODE OF REGULATIONS
- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC) WITH APPENDIX H, PATIO COVERS, BASED ON THE 2018 IRC (PART 2.5)
- 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN) (PART 11) (AFFECTED ENERGY PROVISIONS ONLY)
- 2019 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2018 IFC, WITH CALIFORNIA AMENDMENTS (PART 9)
- 2019 CALIFORNIA MECHANICAL CODE (CMC), BASED ON THE 2018 UMC (PART 4)
- 2019 CALIFORNIA PLUMBING CODE (CPC), BASED ON THE 2018 UPC (PART 5)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS, BASED ON THE 2017 NEC (PART 3)
- 2019 CALIFORNIA ENERGY CODE (CEC)-PART 6
- ANSI / EIA-TIA-222-H

SHEET INDEX

T-1	TITLE SHEET
LS-1	TOPOGRAPHIC SURVEY
A-1	OVERALL & ENLARGED SITE PLAN
A-2	EQUIPMENT LAYOUT PLAN
A-3	ANTENNA PLAN, RF SCHEDULES & DETAILS
A-4	ELEVATIONS
A-5	ELEVATIONS

SITE INFORMATION:

DESIGN RECORD:

REV	DATE	DESCRIPTION
B	12/01/20	100% ZDs
A	10/22/20	90% ZDs

PROFESSIONAL STAMP:

SHEET NAME:

SHEET TITLE:

NOT TO BE USED FOR CONSTRUCTION

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

TITLE SHEET

T-1

SITE INFORMATION

PROPERTY OWNER: 333 FREMONT VENTURE LLC; BENJI YEE
 333 FREMONT ST.
 SAN FRANCISCO, CA 94105
 (415) 820-5200

JURISDICTION: CITY OF SAN FRANCISCO
 A.P.N.: 3747-331
CURRENT ZONING: RC4
EXISTING USE: RESID. APARTMENTS
PROPOSED USE: RESIDENTIAL & CELL SITE
LATITUDE (NAD 83): 37° 47' 15.66" N
 (37.7876844)

LONGITUDE (NAD 83): 122° 23' 41.55" W
 (-122.3948753)

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

POWER AGENCY: PG&E

TELEPHONE AGENCY: AT&T

RFDS VERSION: 1.00
DATE UPDATED: 9/17/20

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

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

GENERAL NOTES

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

STATEMENTS

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

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

DRIVING DIRECTIONS

- 5001 EXECUTIVE PKWY, SAN RAMON, CA 94583
- GET ON I-680 S FROM CAMINO RAMON AND BOLLINGER CANYON RD
 - HEAD SOUTHWEST
 - TURN RIGHT TOWARD EXECUTIVE PKWY
 - TURN RIGHT TOWARD EXECUTIVE PKWY
 - TURN RIGHT ONTO EXECUTIVE PKWY
 - TURN RIGHT ONTO CAMINO RAMON
 - TURN RIGHT ONTO BOLLINGER CANYON RD
 - MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE
 - TAKE I-580 W AND I-80 W TO FREMONT ST IN SAN FRANCISCO. TAKE EXIT 2B FROM I-80 W
 - MERGE ONTO I-680 S
 - TAKE EXIT 30B TO MERGE ONTO I-580 W TOWARD DUBLIN/OAKLAND
 - STAY ON I-580 W, FOLLOW SIGNS FOR OAKLAND/SAN FRANCISCO
 - TAKE EXIT 19A TO MERGE ONTO I-80 W TOWARD SAN FRANCISCO
 - KEEP RIGHT AT THE FORK TO STAY ON I-80 W
 - CONTINUE STRAIGHT ONTO FREMONT ST
 - DESTINATION WILL BE ON THE RIGHT
- **333 FREMONT ST, SAN FRANCISCO, CA 94105

PROJECT DESCRIPTION

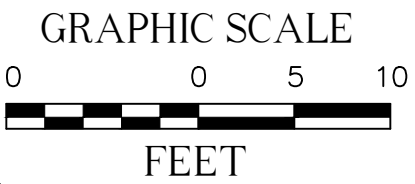
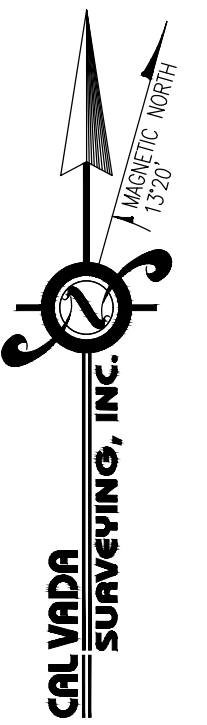
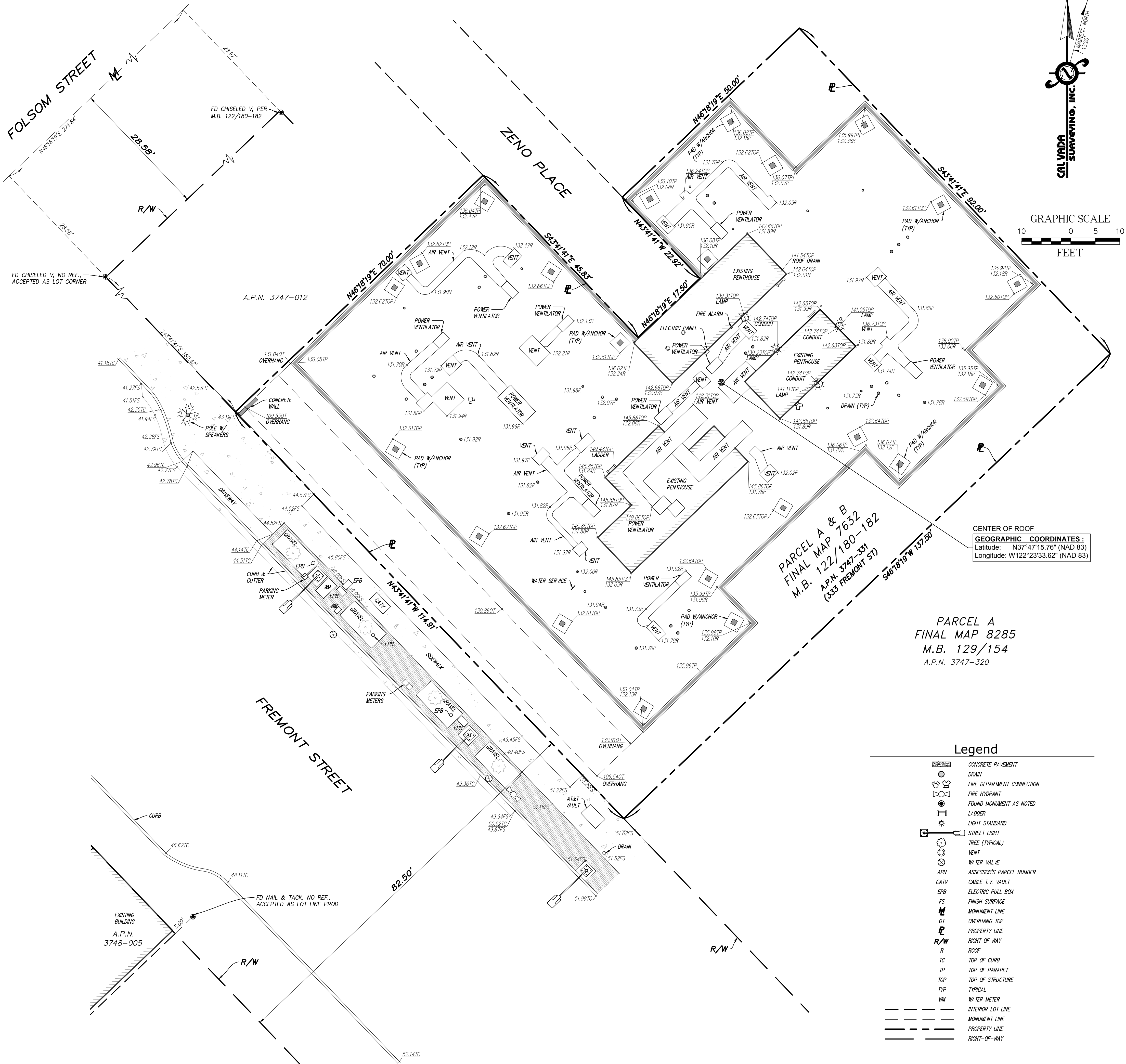
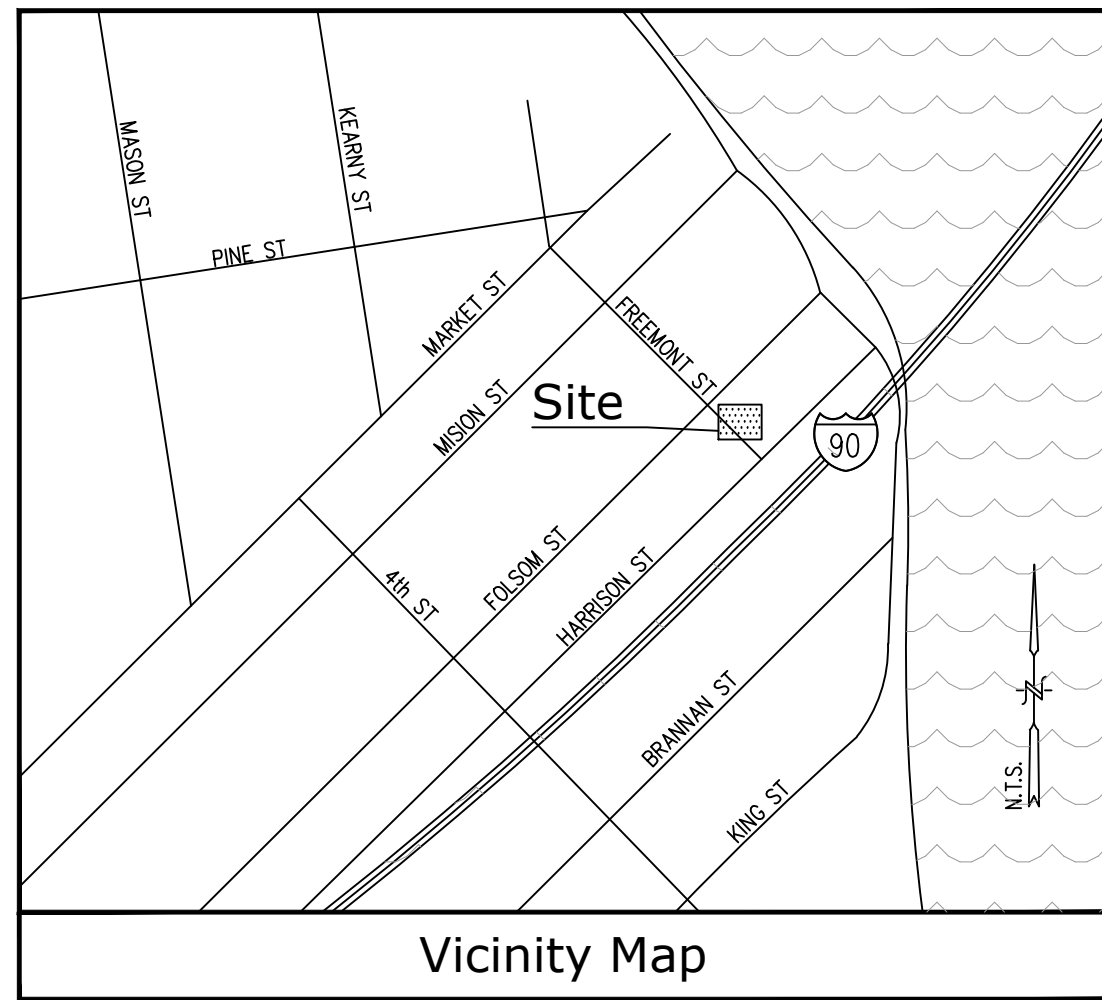
INSTALLATION OF A NEW SITE BUILD, UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

ANTENNA SOW:

- INSTALLATION OF (4) AT&T SECTORS WITHIN FRP SCREEN ON ROOFTOP
- INSTALLATION OF (12) AT&T PANEL ANTENNAS
- INSTALLATION OF (20) AT&T REMOTE RADIO HEADS (RRH's)
- INSTALLATION OF (4) DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (1) GPS ANTENNA
- INSTALLATION OF CABLE TRAY ON ROOF AND CONDUITS ALONG SCREEN WALL FOR DC POWER & FIBER
- PROPOSED AT&T DC POWER & FIBER TRUNKS CABLE ROUTE FROM PROPOSED EQUIPMENT TO PROPOSED ANTENNAS

EQUIPMENT SOW:

- INSTALLATION OF (1) EMERSON DC POWER PLANT RACK W/ (8) BATTERIES
- INSTALLATION OF (1) 200A AC POWER PANEL
- INSTALLATION OF (1) CIENA AND HOFFMAN BOX
- INSTALLATION OF (1) EMERSON BATTERY RACK W/ (8) BATTERIES
- INSTALLATION OF (2) PURCELL FLX-WS16 STACKS, (4 TOTAL)



Title Report

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
 PREPARED BY:
 ORDER NO.:
 DATED:

Legal Description

PARCEL A & B OF FINAL MAP 7632, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, FILED IN BOOK 122, PAGES 180 THROUGH 182, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel No.

3747-331

Easements

NOT AVAILABLE

Access Route/Lease Area

TO BE DETERMINED

Geographic Coordinates at Center of Roof

1983 DATUM: LATITUDE 37° 47' 15.76"N LONGITUDE 122° 23' 33.62"W
 ELEVATION = 43.2 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, (2017.50) IN ACCORDANCE TO THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819; SAID BEARINGS ARE DETERMINED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CALIFORNIA SPATIAL REFERENCE NETWORK CONTINUOUS OPERATING REFERENCE STATIONS (C.O.R.S.):

C.S.R.C. TIBB:
 NORTHING = 2152697.34' EASTING = 5999690.16'
 C.S.R.C. WNT:
 NORTHING = 2064266.98' EASTING = 6086754.34'

Benchmark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S. "TIBB", ELEVATION 38.68 FEET (NAVD 88).

Date of Survey

SEPTEMBER 16, 2020

CENTER OF ROOF
GEOGRAPHIC COORDINATES:
 Latitude: N37°47'15.76" (NAD 83)
 Longitude: W122°23'33.62" (NAD 83)

PARCEL A
FINAL MAP 8285
M.B. 129/154
 A.P.N. 3747-320

Legend

- CONCRETE PAVEMENT
- DRAIN
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FOUND MONUMENT AS NOTED
- LADDER
- LIGHT STANDARD
- STREET LIGHT
- TREE (TYPICAL)
- VENT
- WATER VALVE
- APN
- CATV
- EPB
- FS
- MONUMENT LINE
- OVERHANG TOP
- PROPERTY LINE
- RIGHT OF WAY
- ROOF
- TC
- TP
- TOP
- TYP
- WM
- INTERIOR LOT LINE
- MONUMENT LINE
- PROPERTY LINE
- RIGHT-OF-WAY



A&E DEVELOPMENT:



CONSULTANT:



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

JOB NO. 20850

LICENSURE:

REVISION:

REVISION:	DATE / BY:	DESCRIPTION:
	09/29/20	SUBMITTAL
	LN	

SITE INFORMATION:

SITE NAME
333 FREMONT
 SITE NO.
CCL0220

333 FREMONT ST.,
SAN FRANCISCO, CA 94105
SAN FRANCISCO COUNTY

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NUMBER:

LS-1
 SHEET 1 OF 1

THIS IS NOT A SITE SURVEY
 ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND EXISTING DRAWINGS AND ARE APPROXIMATE.



5001 EXECUTIVE PKWY
 SAN RAMON, CA 94583



2030 MAIN STREET, SUITE 200
 IRVINE, CA 92614



23675 BIRCHER DRIVE
 LAKE FOREST, CA 92630

CCL02220

333 FREMONT
 333 FREMONT ST.
 SAN FRANCISCO, CA 94105

PAGE #: MRSFR058211
 PTN #: 3701A0M88K
 FA #: 14876950
 USID #: 287536

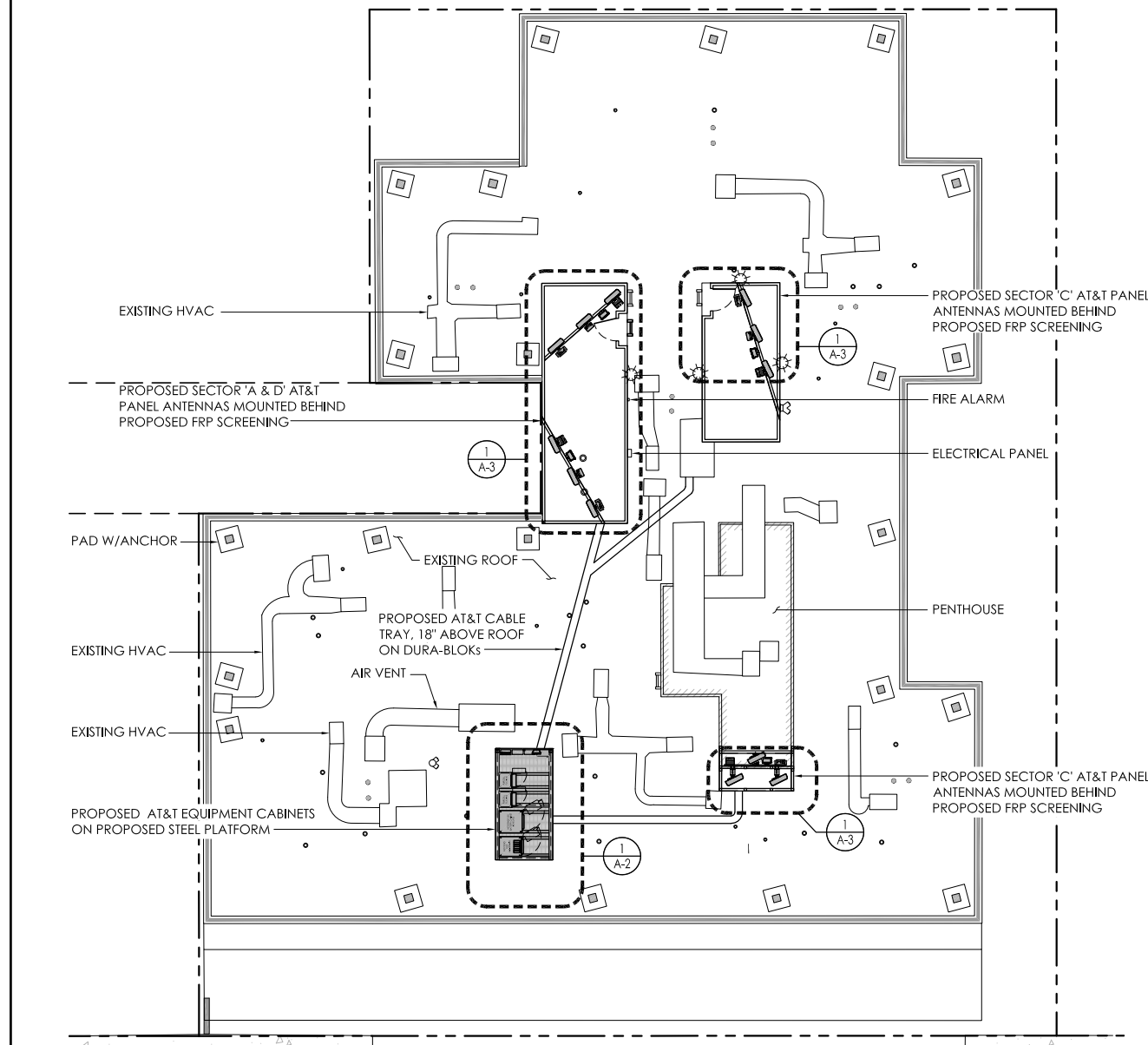
REV	DATE	DESCRIPTION
B	12/01/20	100% ZDs
A	10/22/20	90% ZDs

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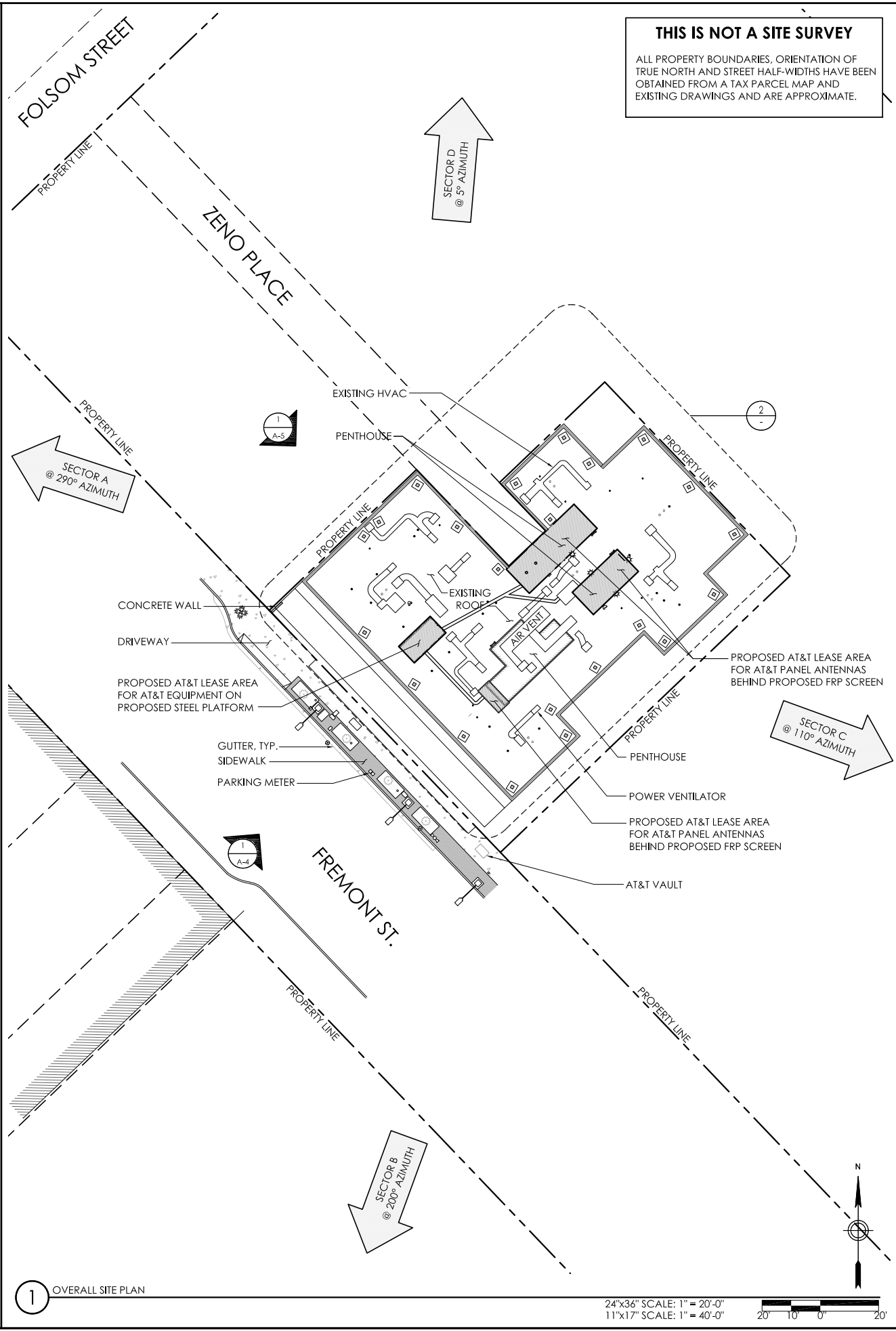
OVERALL SITE PLAN & ENLARGED SITE PLAN

A-1



2 ENLARGED SITE PLAN

24"x36" SCALE: 1" = 10'-0"
 11"x17" SCALE: 1" = 20'-0"



1 OVERALL SITE PLAN

24"x36" SCALE: 1" = 20'-0"
 11"x17" SCALE: 1" = 40'-0"

- NOTES:
1. PROPOSED CONDUITS FROM EQUIPMENT ROOM TO ROOF WILL BE INSTALLED AND PROVIDED BY DCI.
 2. PROPOSED CABLES AND CABLE TRAY TO BE PROVIDED AND INSTALLED BY AT&T CONTRACTOR FROM PULL BOX ON ROOF TO ANTENNA LOCATIONS.
 3. AT&T CONTRACTOR TO INSTALL A PULL BOX AT ROOF PENETRATION AND ROUTE CABLES WITHIN CABLE TRAY ALONG ROOF TOP TO ANTENNA LOCATIONS.

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

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

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

CCL02220
333 FREMONT
333 FREMONT ST.
SAN FRANCISCO, CA 94105

PACE #: MRSFR058211
PTN #: 3701A0M88K
FA #: 14876950
USID #: 287536

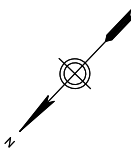
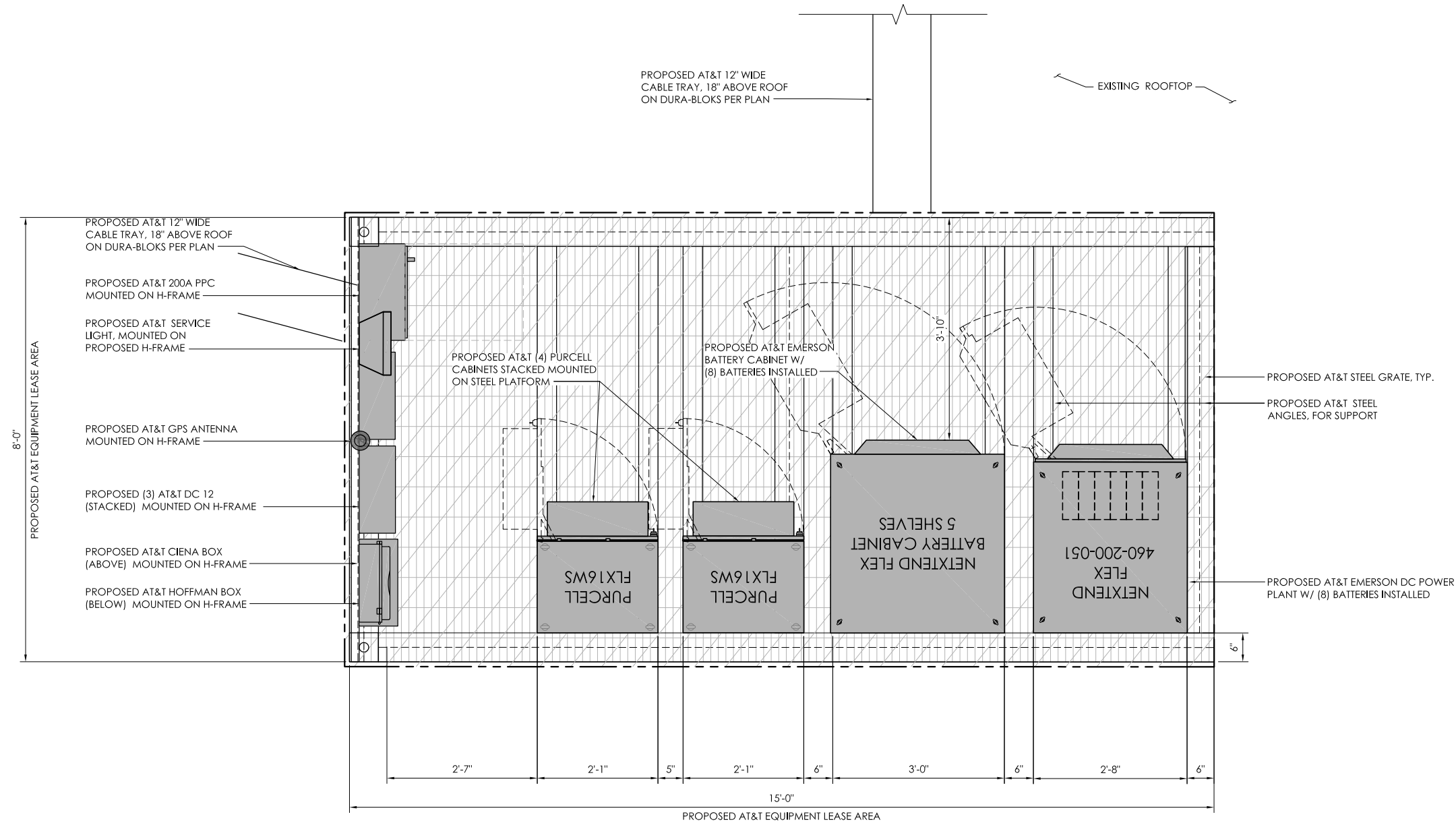
REV	DATE	DESCRIPTION
B	12/01/20	100% ZDs
A	10/22/20	90% ZDs

NOT TO BE USED FOR CONSTRUCTION

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EQUIPMENT LAYOUT PLAN

A-2



SECTOR	RRH TYPE		RRH LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
	NEW			ABOVE	BELOW	SIDES
ALPHA	A1	4449 B5/B12	UP 5'-0"	16"	12"	8"
	A1	8843 B2/B66A	UP 5'-0"	16"	12"	8"
	A1	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	A2	4478 B14	UP 5'-0"	16"	12"	8"
	A2	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	A3	4415 B30	UP 5'-0"	16"	12"	8"
BETA	B1	4449 B5/B12	UP 5'-0"	16"	12"	8"
	B1	8843 B2/B66A	UP 5'-0"	16"	12"	8"
	B1	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	B2	4478 B14	UP 5'-0"	16"	12"	8"
	B2	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	B3	4415 B30	UP 5'-0"	16"	12"	8"
GAMMA	C1	4449 B5/B12	UP 5'-0"	16"	12"	8"
	C1	8843 B2/B66A	UP 5'-0"	16"	12"	8"
	C1	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	C2	4478 B14	UP 5'-0"	16"	12"	8"
	C2	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	C3	4415 B30	UP 5'-0"	16"	12"	8"

SECTOR	RRH TYPE		RRH LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES		
	NEW			ABOVE	BELOW	SIDES
DELTA	D1	4449 B5/B12	UP 5'-0"	16"	12"	8"
	D1	8843 B2/B66A	UP 5'-0"	16"	12"	8"
	D1	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	D2	4478 B14	UP 5'-0"	16"	12"	8"
	D2	SHARED WITH ANOTHER BAND	UP 5'-0"	16"	12"	8"
	D3	4415 B30	UP 5'-0"	16"	12"	8"

SECTOR	TECHNOLOGY	FINAL ANTENNA AND TRANSMISSION CABLE REQUIREMENTS						
		ANTENNA MFR./MODEL #	SIZE	AZIMUTH	TRANSMISSION LINES (LENGTH FT. +/-)			
					FIBER LENGTH	FIBER TYPE	PORT TOTAL FEED	
SECTOR "A"	A1	LTE 700/5G 850/LTE 1900	OPA45R-BU5CA-K	4'-6"	290°	±35'	FIBER	8
	A2	LTE 700/LTE AWS	OPA45R-BU5CA-K	4'-6"	290°	±35'	FIBER	8
	A3	LTE 700/LTE WCS	OPA45R-BU5CA-K	4'-6"	290°	±35'	FIBER	6
SECTOR "B"	B1	LTE 700/5G 850/LTE 1900	OPA45R-BU5CA-K	4'-6"	200°	±35'	FIBER	8
	B2	LTE 700/LTE AWS	OPA45R-BU5CA-K	4'-6"	200°	±35'	FIBER	8
	B3	LTE 700/LTE WCS	OPA45R-BU5CA-K	4'-6"	200°	±35'	FIBER	6
SECTOR "C"	C1	LTE 700/5G 850/LTE 1900	OPA45R-BU5CA-K	4'-6"	110°	±75'	FIBER	8
	C2	LTE 700/LTE AWS	OPA45R-BU5CA-K	4'-6"	110°	±75'	FIBER	8
	C3	LTE 700/LTE WCS	OPA45R-BU5CA-K	4'-6"	110°	±75'	FIBER	6
SECTOR "D"	D1	LTE 700/5G 850/LTE 1900	OPA45R-BU5CA-K	4'-6"	5°	±55'	FIBER	8
	D2	LTE 700/LTE AWS	OPA45R-BU5CA-K	4'-6"	5°	±55'	FIBER	8
	D3	LTE 700/LTE WCS	OPA45R-BU5CA-K	4'-6"	5°	±55'	FIBER	6

NOTES TO CONTRACTOR:

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

2 PROPOSED RF SCHEDULE

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

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

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

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

CCL02220

333 FREMONT
333 FREMONT ST.
SAN FRANCISCO, CA 94105

PAGE #: MRSFR058211
PTN #: 3701A0M88K
FA #: 14876950
USID #: 287536

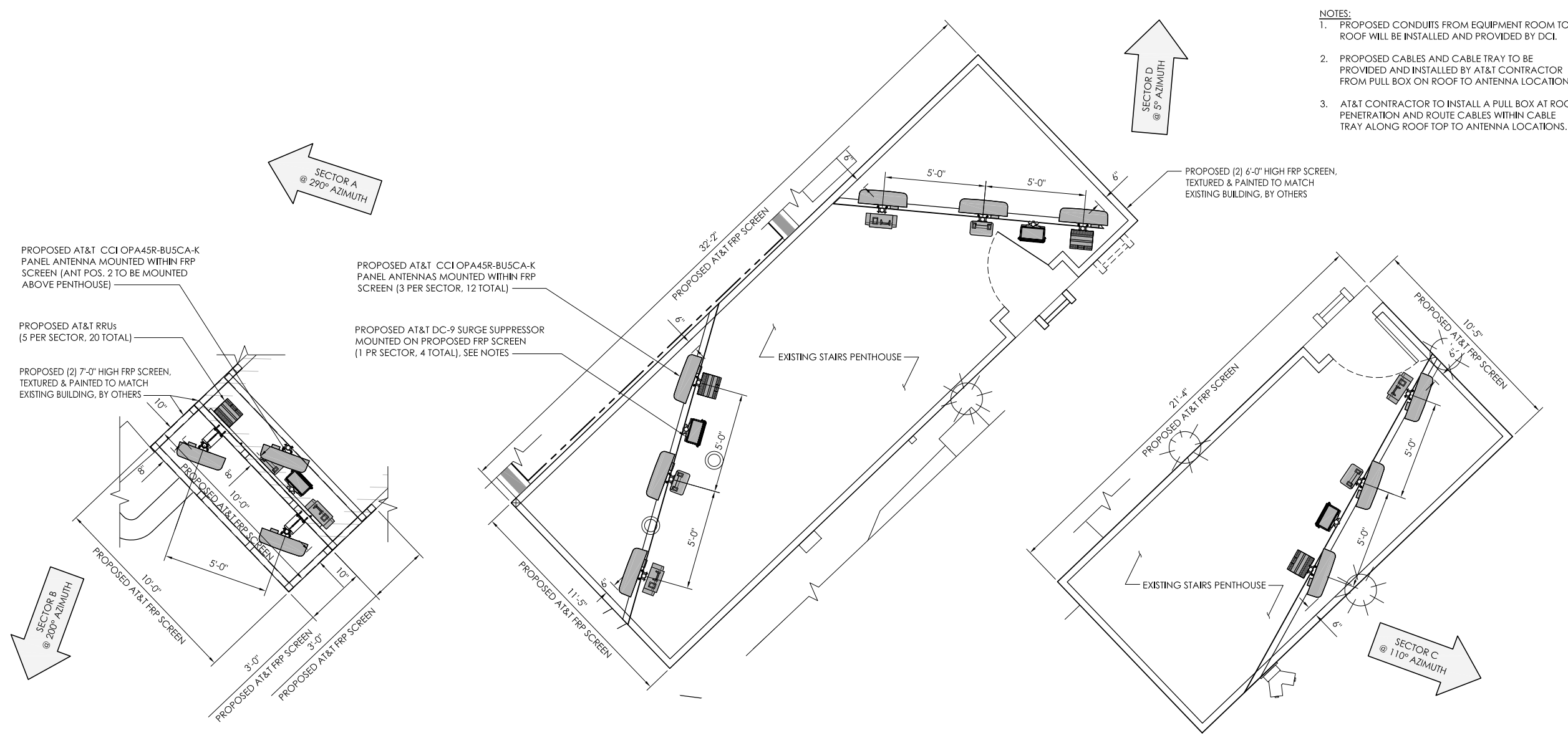
REV	DATE	DESCRIPTION
B	12/01/20	100% ZDs
A	10/22/20	90% ZDs

NOT TO BE USED FOR CONSTRUCTION

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

ANTENNA PLAN, RF SCHEDULE, & DETAILS

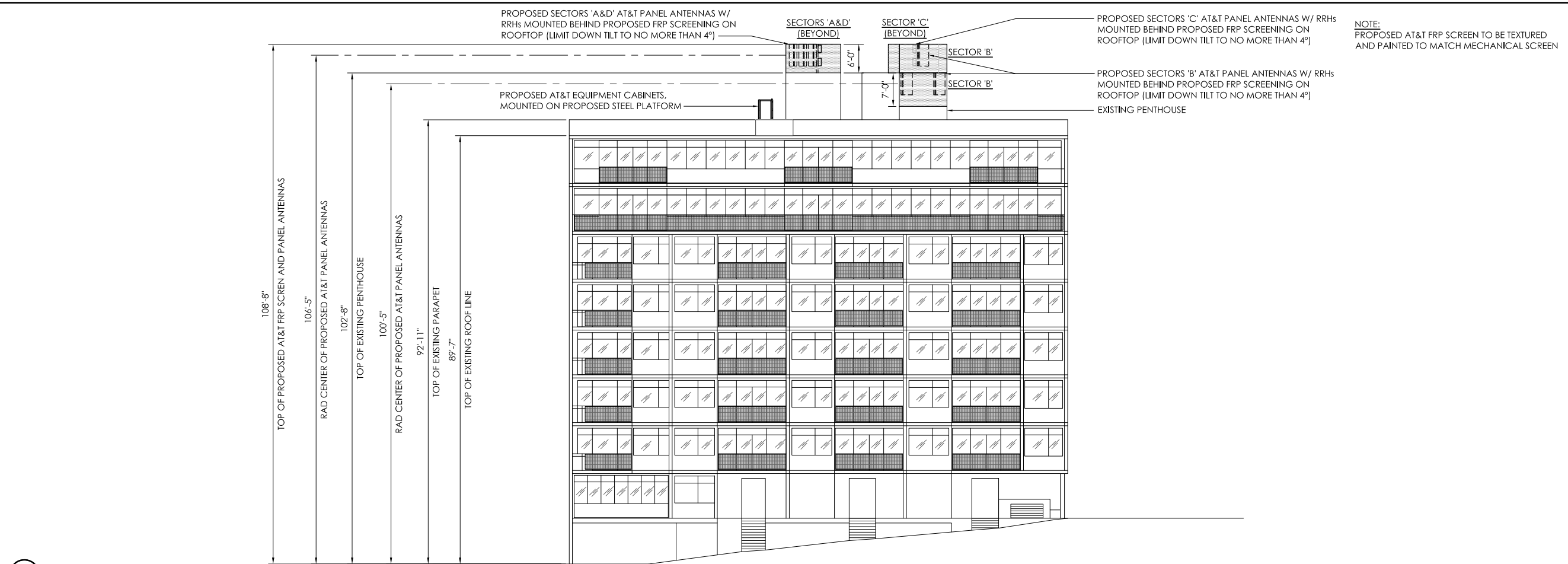
A-3



- NOTES:**
- PROPOSED CONDUITS FROM EQUIPMENT ROOM TO ROOF WILL BE INSTALLED AND PROVIDED BY DCI.
 - PROPOSED CABLES AND CABLE TRAY TO BE PROVIDED AND INSTALLED BY AT&T CONTRACTOR FROM PULL BOX ON ROOF TO ANTENNA LOCATIONS.
 - AT&T CONTRACTOR TO INSTALL A PULL BOX AT ROOF PENETRATION AND ROUTE CABLES WITHIN CABLE TRAY ALONG ROOF TOP TO ANTENNA LOCATIONS.

1 PROPOSED ANTENNA PLAN

24"x36" SCALE: 3/8" = 1'-0"
11"x17" SCALE: 3/16" = 1'-0"



NOTE:
PROPOSED AT&T FRP SCREEN TO BE TEXTURED
AND PAINTED TO MATCH MECHANICAL SCREEN

NOTE:
PROPOSED AT&T FRP SCREEN TO BE TEXTURED
AND PAINTED TO MATCH MECHANICAL SCREEN

2 PROPOSED SOUTH WEST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"
8" 4" 0" 8"



NOTE:
PROPOSED AT&T FRP SCREEN TO BE TEXTURED
AND PAINTED TO MATCH MECHANICAL SCREEN

1 EXISTING SOUTH WEST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"
8" 4" 0" 8"

APPLICANT:



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583

VENDOR:



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

VENDOR:



23675 BIRTCHE DRIVE
LAKE FOREST, CA 92630

SITE INFORMATION:

CCL02220

333 FREMONT

333 FREMONT ST.
SAN FRANCISCO, CA 94105

PACE #: MRSFR058211
PTN #: 3701A0M88K
FA #: 14876950
USID #: 287536

DESIGN RECORD:

REV	DATE	DESCRIPTION
B	12/01/20	100% ZDs
A	10/22/20	90% ZDs

PROFESSIONAL STAMP:

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SHEET NAME:

ELEVATIONS

SHEET TITLE:

A-4

PROPOSED SECTORS 'A&D' AT&T PANEL ANTENNAS W/
RRHS MOUNTED BEHIND PROPOSED FRP SCREENING ON
ROOFTOP (LIMIT DOWN TILT TO NO MORE THAN 4°)

SECTORS 'A&D'

PROPOSED SECTORS 'B' AT&T PANEL ANTENNAS W/ RRHS
MOUNTED BEHIND PROPOSED FRP SCREENING ON
ROOFTOP (LIMIT DOWN TILT TO NO MORE THAN 4°)

NOTE:
PROPOSED AT&T FRP SCREEN TO BE TEXTURED
AND PAINTED TO MATCH MECHANICAL SCREEN

EXISTING PENTHOUSE

PROPOSED AT&T EQUIPMENT CABINETS,
MOUNTED ON PROPOSED STEEL PLATFORM



2 PROPOSED NORTH WEST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"

NOTE:
PROPOSED AT&T FRP SCREEN TO BE TEXTURED
AND PAINTED TO MATCH MECHANICAL SCREEN



1 EXISTING NORTH WEST ELEVATION

24"x36" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



5001 EXECUTIVE PKWY
SAN RAMON, CA 94583



2030 MAIN STREET, SUITE 200
IRVINE, CA 92614



CCL02220

333 FREMONT

333 FREMONT ST.
SAN FRANCISCO, CA 94105

PACE #: MRSFR058211
PTN #: 3701A0M88K
FA #: 14876950
USID #: 287536

REV	DATE	DESCRIPTION
B	12/01/20	100% ZDs
A	10/22/20	90% ZDs

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FOR CONSTRUCTION**

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licensed professional engineer,
to alter this document

ELEVATIONS

A-5



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address 333 FREMONT ST		Block/Lot(s) 3747019
Case No. 2021-003142PRJ		Permit No.
<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. Installation of (4) AT&T sectors within FRP screening on rooftop, (12) AT&T panel antennas as installation of (20) AT&T remote radio heads (RRH's). Installation of (4) DC-6 surge suppressors installation of (1) GPS antennas proposed AT&T hybrid cable routed from proposed equipment to proposed antennas.</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"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<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 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<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. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<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 checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : INSTALL A NEW ROOFTOP AT&T MOBILITY MACRO WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF (12) NEW AT&T PANEL ANTENNAS; (20) AT&T REMOTE RADIO HEADS (RRHs); (1) GPS ANTENNA; AND ANCILLARY EQUIPMENT AS PART OF THE AT&T MOBILITY TELECOMMUNICATIONS NETWORK
<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):	
Preservation Planner Signature: Monica Giacomucci	

**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: Monica Giacomucci
		08/12/2021
	<p>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.</p> <p>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.</p>	

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:



Review of Cellular Antenna Site Proposals

Project Sponsor : AT&T Wireless **Planner:** Elizabeth Watty
RF Engineer Consultant: Hammitt & Edison **Phone Number:** (707) 996-5200
Project Address/Location: 333 Fremont St
Site ID: 3669 **SiteNo.:** CCL02220 **Report Dated:** 4/9/2021

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: 32410 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: 76 %
 Distance to this nearby building or structure: 110 feet
- 8. The estimated maximum cumulative radio frequency fields for the proposed site at ground level. (WTS-FSG, Section 10.5)
 Maximum RF Exposure: 0.039 mW/cm² Maximum RF Exposure Percent: 5.9 %

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: 113

Occupational Exclusion Area

Occupational Exclusion In Feet: 52

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

Yes No

X 11. Statement regarding the engineer who produced the report and their qualifications was provided. The engineer is licensed in the State of California. (WTS-FSG, Section 11,8)

Yes No

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

Comments:

There are no antennas existing operated by AT&T Wireless installed on the roof top of the building at 333 Fremont 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. AT&T Wireless proposes to install 12 new antennas. The antennas are mounted at a height of 107 feet above the ground. The estimated ambient RF field from the proposed AT&T Wireless transmitters at ground level is calculated to be 0.039 mW/sq cm., which is 5.9 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 113 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 52 feet of the front of the antennas while they are in operation. Install physical barricades along with red and yellow RF striping as indicated in the RF report to prevent unauthorized persons from accessing the antennas.

 Not Approved, additional information required.

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

 1 Hours spent reviewing

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

Dated: 4/21/2021

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

**AT&T Mobility • Proposed Base Station (Site No. CCL02220)
333 Fremont Street • San Francisco, California
FA No. 14876950, USID No. 287536, PA No. 3701A0M88K**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of AT&T Mobility, a personal wireless telecommunications carrier, to evaluate the base station (Site No. CCL02220) proposed to be located at 333 Fremont Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted an 11-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable exposure limits set by the FCC are shown in Figure 1. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

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

Checklist

Reference has been made to information provided by AT&T, including zoning drawings by All States Engineering & Surveying, dated March 16, 2021. It should be noted that the calculation results in this Statement include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operations. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

AT&T Mobility • Proposed Base Station (Site No. CCL02220)
333 Fremont Street • San Francisco, California
FA No. 14876950, USID No. 287536, PA No. 3701A0M88K

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

There are reported no wireless base stations installed at the site, a seven-story residential building located at 333 Fremont Street.

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

A cylindrical antenna for use by Verizon Wireless is mounted on top of a municipal light pole near the west corner of the building, in front of the adjacent vacant lot at 321 Fremont Street. There are reported no other WTS facilities within 100 feet of the site.

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

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

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

AT&T proposes to install twelve CCI Model OPA45R-BU5CA-K directional panel antennas above the roof of the building. The twelve antennas would employ up to 18° downtilt, and would be oriented in four groups of three behind new view screens. Two groups would be mounted above the north penthouse at an effective height of about 106½ feet above ground, 17 feet above the main roof, and would be oriented toward 5°T and 290°T. A third group would be mounted above the east penthouse at the same height, oriented toward 110°T. The fourth group, oriented toward 200°T, would be mounted with two antennas on the southwest face of the south penthouse at an effective height of about 100½ feet above ground, 11 feet above the roof, and one antenna above the roof of that penthouse at an effective height of about 106½ feet above ground, 17 feet above the roof.

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

Because there are no antennas at the site presently, existing RF levels for a person on the roof near the proposed antenna locations are presumed to be well below the applicable public exposure limit. The maximum calculated* power density level for a person at ground near the site due to the Verizon antenna is 0.16% of the applicable public exposure limit.

* Based on our RF Exposure Study for Verizon, dated July 6, 2017.



**AT&T Mobility • Proposed Base Station (Site No. CCL02220)
333 Fremont Street • San Francisco, California
FA No. 14876950, USID No. 287536, PA No. 3701A0M88K**

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

The maximum effective radiated power proposed by AT&T in each group is as follows:

Band	Maximum Effective Radiated Power		
	5°T & 290°T	110°T	200°T
WCS	4,730	1,180	2,360 watts
AWS	8,120	4,060	4,060
PCS	7,400	7,400	7,400
Cellular	3,710	3,710	3,710
700 MHz	<u>8,450</u>	<u>7,600</u>	<u>7,600</u>
	32,410	23,950	25,130 watts

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

The maximum calculated level at any nearby building is 76% of the public exposure limit; this occurs at the tall residential building located at 338 Beale Street, about 110 feet to the east.

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

For a person anywhere at ground, the maximum RF exposure level due to the proposed AT&T operation is calculated to be 0.039 mW/cm², which is 5.9% of the applicable public exposure limit. Cumulative RF levels at ground level near the site are therefore estimated to be well below the applicable public limit.

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

The three-dimensional perimeters of RF levels equal to the public and occupational exposure limits are calculated to extend up to 113 and 52 feet out from the antenna faces, respectively, and to much lesser distances above, below, and to the sides; this includes areas of the roof of the building but does not reach any publicly accessible areas.

**AT&T Mobility • Proposed Base Station (Site No. CCL02220)
333 Fremont Street • San Francisco, California
FA No. 14876950, USID No. 287536, PA No. 3701A0M88K**

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.

It is recommended that secure barricades be erected, as shown in Figure 3, to preclude inadvertent access by unauthorized persons to areas in front of the antennas. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of the information in Figure 3, be provided to all authorized personnel who have access within the barricaded areas, including employees and contractors of AT&T and of the property owner. It is recommended that “Worker Notification Areas” be marked with yellow paint stripes and that “Prohibited Access Areas” be marked with red paint stripes on the roof of the building, as shown in Figure 3, to identify areas within which exposure levels are calculated to exceed the FCC public and occupational limits, respectively. No work in the red-striped areas, such as might occur during certain maintenance activities, should be allowed while the pertinent antennas are in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. It is recommended that explanatory signs[†] be posted at the roof access doors, at the barricades, at edges of the red-striped areas, and on the screens in front of the antennas, readily visible from any angle of approach to persons who might need to work within that distance.

11. Statement of authorship and qualification.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2021. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

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



**AT&T Mobility • Proposed Base Station (Site No. CCL02220)
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Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by AT&T Mobility at 333 Fremont Street in San Francisco, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Erecting barricades is recommended to establish compliance with public exposure limits; training authorized personnel, marking roof areas, and posting explanatory signs are recommended to establish compliance with occupational exposure limits.



William F. Hammett

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

April 9, 2021

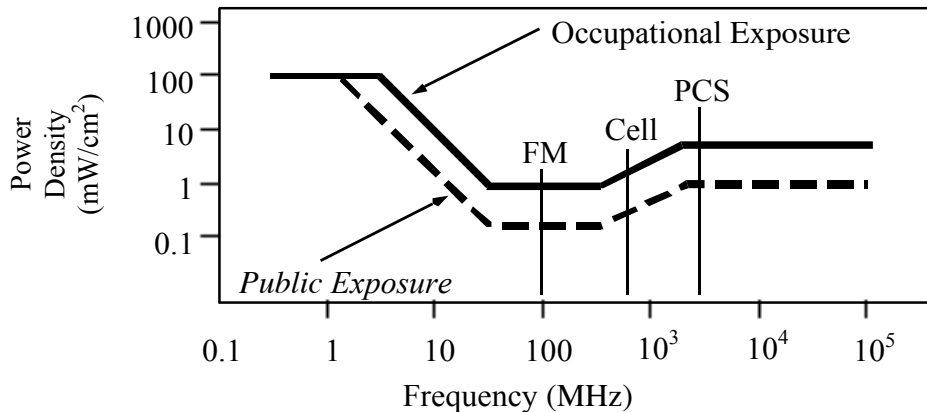


FCC Radio Frequency Protection Guide

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

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

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



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



RFR.CALC™ Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

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

Near Field.

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

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

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

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

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

D = distance from antenna, in meters,

h = aperture height of antenna, in meters, and

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

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

Far Field.

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

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

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

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

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

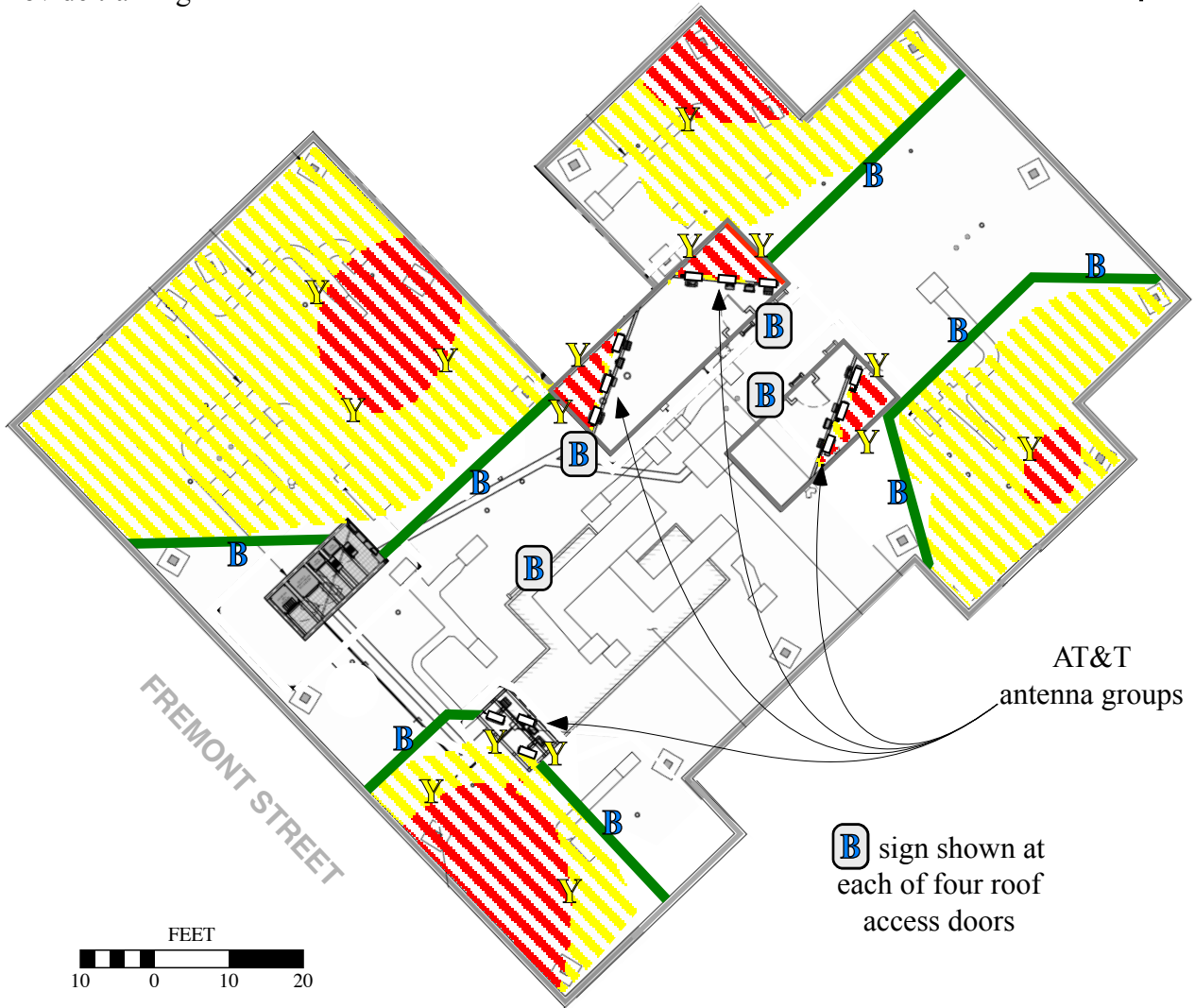
The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units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

**AT&T Mobility • Proposed Base Station (Site No. CCL02220)
 333 Fremont Street • San Francisco, California
 FA No. 14876950, USID No. 287536, PA No. 3701A0M88K**

Calculated RF Exposure Levels on Roof

Recommended Mitigation Measures

- Install secure barricades
- Stripe roof areas as shown
- Post explanatory signs
- Provide training



Notes: See text.

Base image from drawing by All States Engineering & Surveying, dated March 16, 2021.
 Calculations performed according to OET Bulletin 65, August 1997.

Legend:	Less Than Public	Exceeds Public	Exceeds Occupational	Exceeds 10x Occupational
Striping color	blank	yellow	red	N/A
Sign type		B - Blue NOTICE	Y - Yellow CAUTION	O - Orange WARNING
Barricades shown as green lines				



Existing

12.02.2020



CCL02220 333 Fremont

333 Fremont Street, San Francisco, CA 94105

Proposed

proposed AT&T antennas within
new penthouse extension



Photo simulation as seen looking southeast from Fremont St & Folsom St

Existing

12.02.2020



CCL02220 333 Fremont

333 Fremont Street, San Francisco, CA 94105

Proposed

proposed AT&T antennas within
new penthouse extensions not
visible beyond roof line



Photo simulation as seen looking north across Fremont Street

Existing

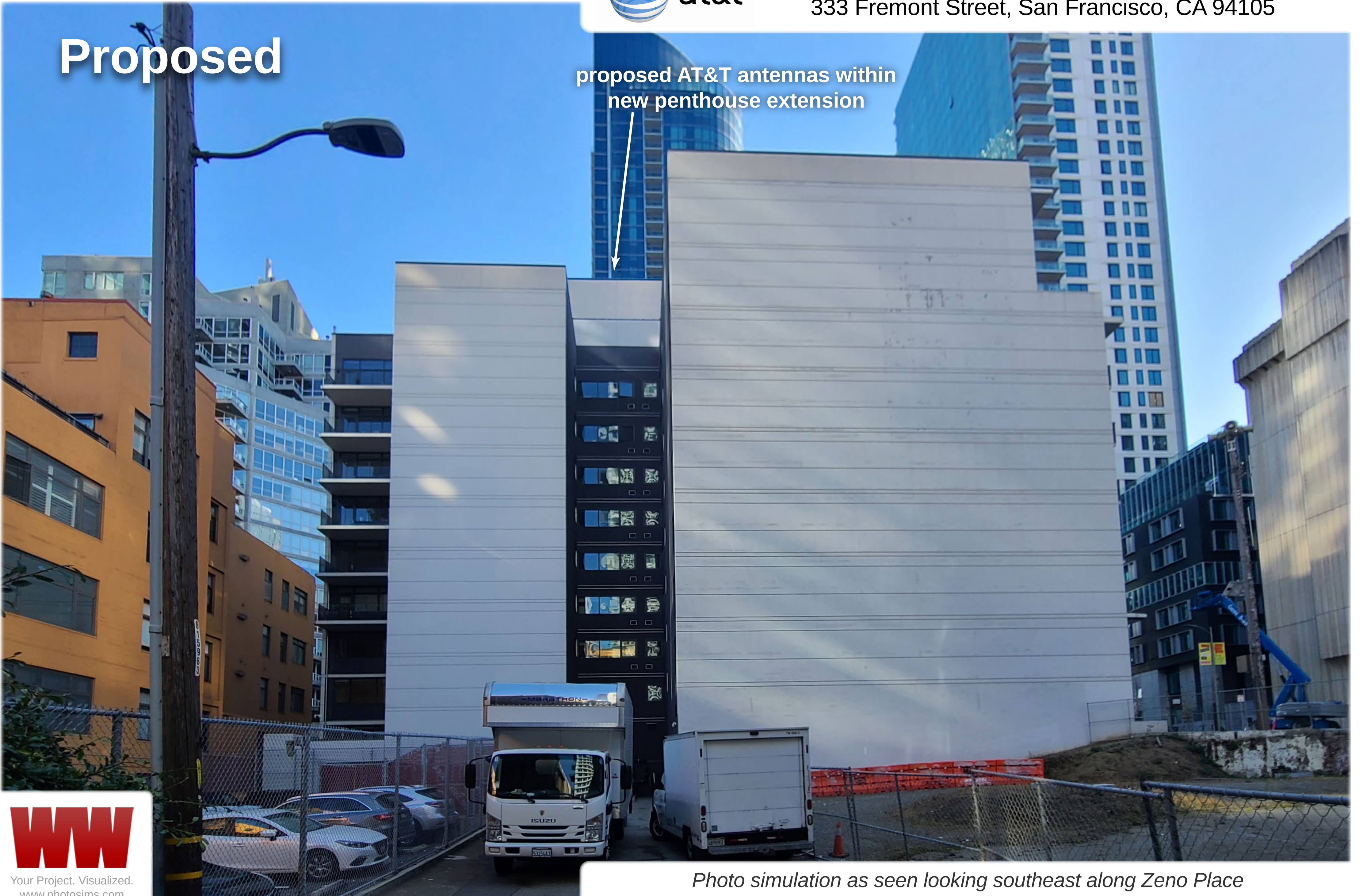
12.02.2020



CCL02220 333 Fremont
 333 Fremont Street, San Francisco, CA 94105

Proposed

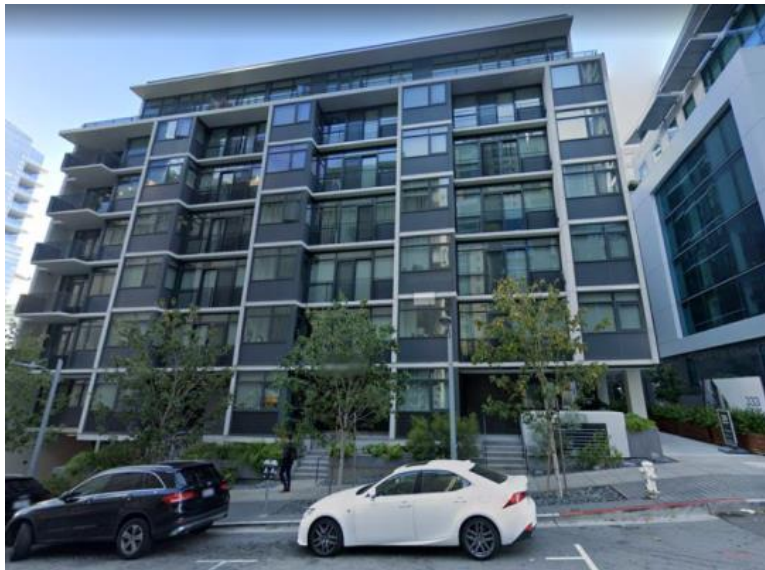
proposed AT&T antennas within
 new penthouse extension

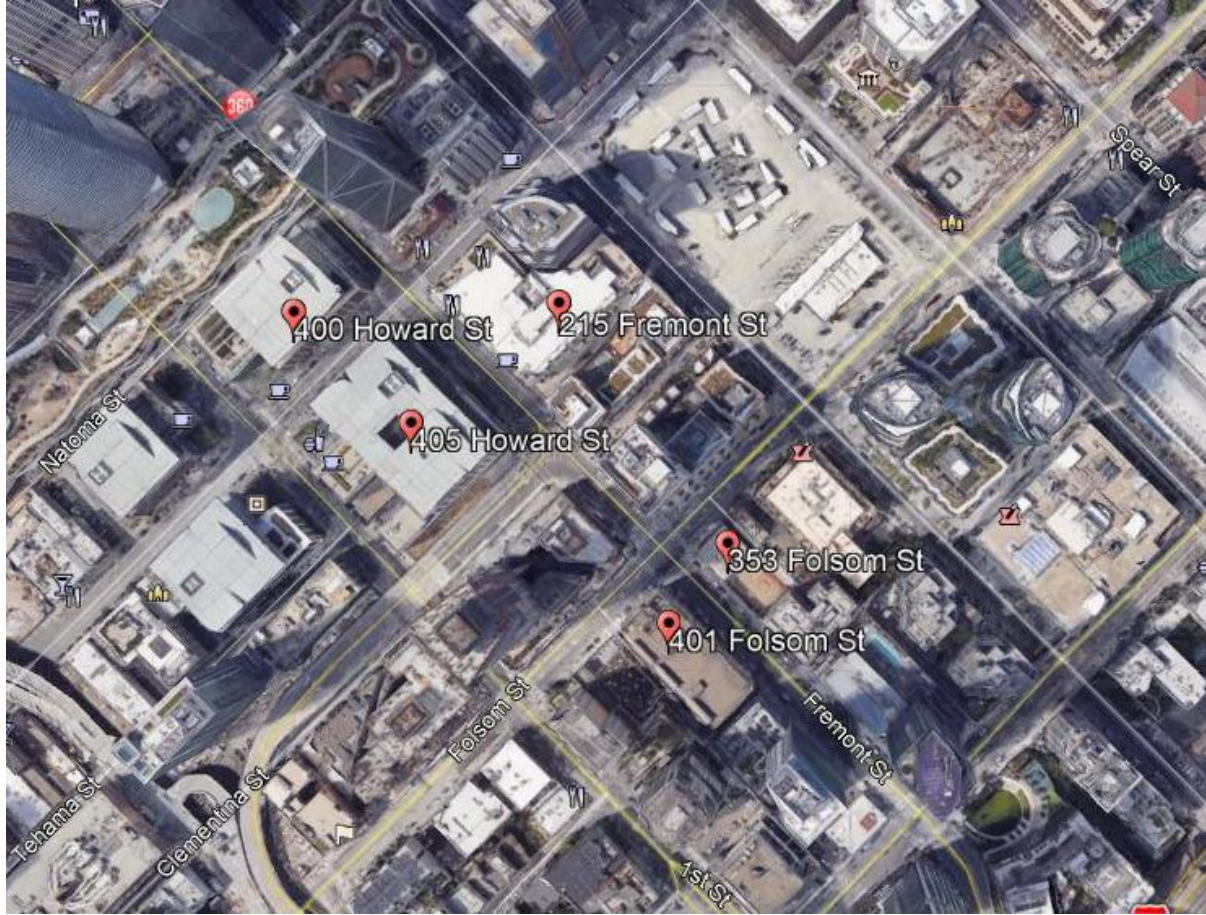


**AT&T MOBILITY
ALTERNATIVE SITE ANALYSIS
CCL02220**

**Proposed Site Address:
333 Fremont
San Francisco, CA 94105
Block / Lot: 3747-331**

March 12, 2021





1. EXIT SITE (CNU3001 / FA 10088031) / 353 Folsom St, San Francisco, CA 94105, APN: 3747-015

Site is due to go dark due to lease expiration and an explicit demand from owner to vacate. Numerous attempts have been made to extend or renew lease, including for very limited time periods. Property owner has been unresponsive and latest attempts to re-extend lease have indicated it is unlikely that owner will accede to new lease.

CONTACT INFORMATION: Friedman Trust

Name/phone/email: Robert Cataldo, Property Manager 949 502 3868 rcataldo@blackdotcapital.com

2. 400 Howard St, San Francisco, CA 94105, APN: 3720-008

Location is a multistory office building. Multiple attempts to contact property owner via mail, phone, and personal visits to building have been unsuccessful.

CONTACT INFORMATION: 400 Howard LLC

Name/phone/email: Rodman Ward, 323 497 3226 rward@cscsglobal.com

3. 405 Howard St, San Francisco, CA 94105, APN: 3737-030

Location is a multistory office building with a bank on the ground floor. Multiple attempts to contact property owner via mail, phone, and personal visits to building have been unsuccessful.

CONTACT INFORMATION: Jones Lang La Salle, LLC dba T-C Foundry Square II, inc.

Name/phone/email: J Walker, 415 495 8181 jwalker@jll.com

4. 215 Fremont St San Francisco CA 94105, APN: 3738-012

Location is a mixed-use office/residential building. Initial contacts with property owner indicated they were selling the building. The new owners have taken some time to transition. They have previously indicated some interest in potentially hosting an installation, but recently a new agent was brought onto the case and property owner has since become unresponsive.

CONTACT INFORMATION: Lincoln Property, LLC

Name/phone/email: B LaRocca, 628 895 4763 blarocca@lpc.com

5. 401 Folsom St San Francisco CA 94105, APN: 3748-001

Location is an electrical substation owned by Pacific Gas and Electric Company. Initially, PG&E stated that a small an omni design may be viable. Currently, PG&E has stated that they are unable to offer any space due to major refurbishments of the power supply equipment due to last longer than the need for outage mitigation.

CONTACT INFORMATION: PG&E

Name/phone/email: Steve Milliken, 925-222-0536 S6Ma@pge.com

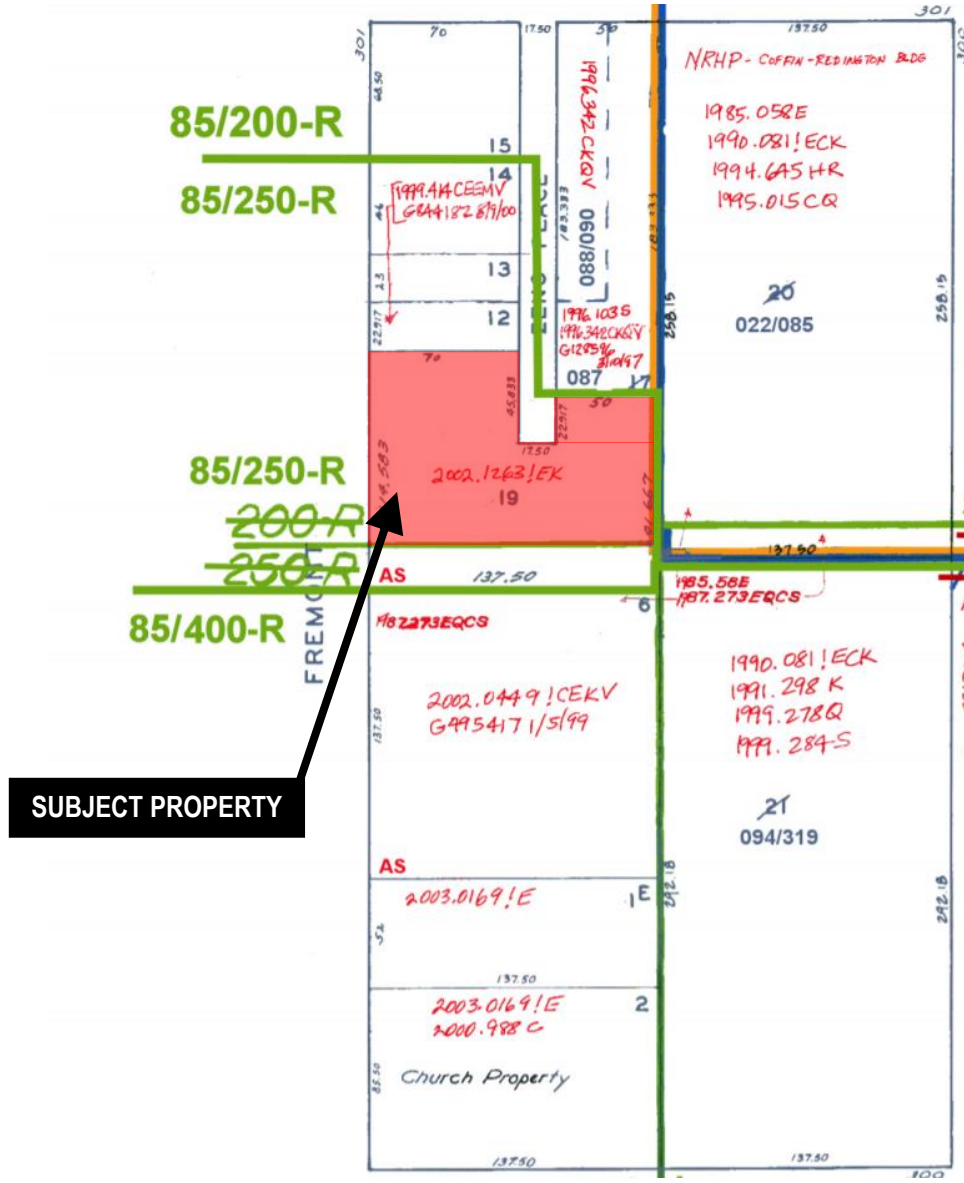


LAND USE INFORMATION

PROJECT ADDRESS: 333 FREMONT ST
RECORD NO.: 2021-003142CUA

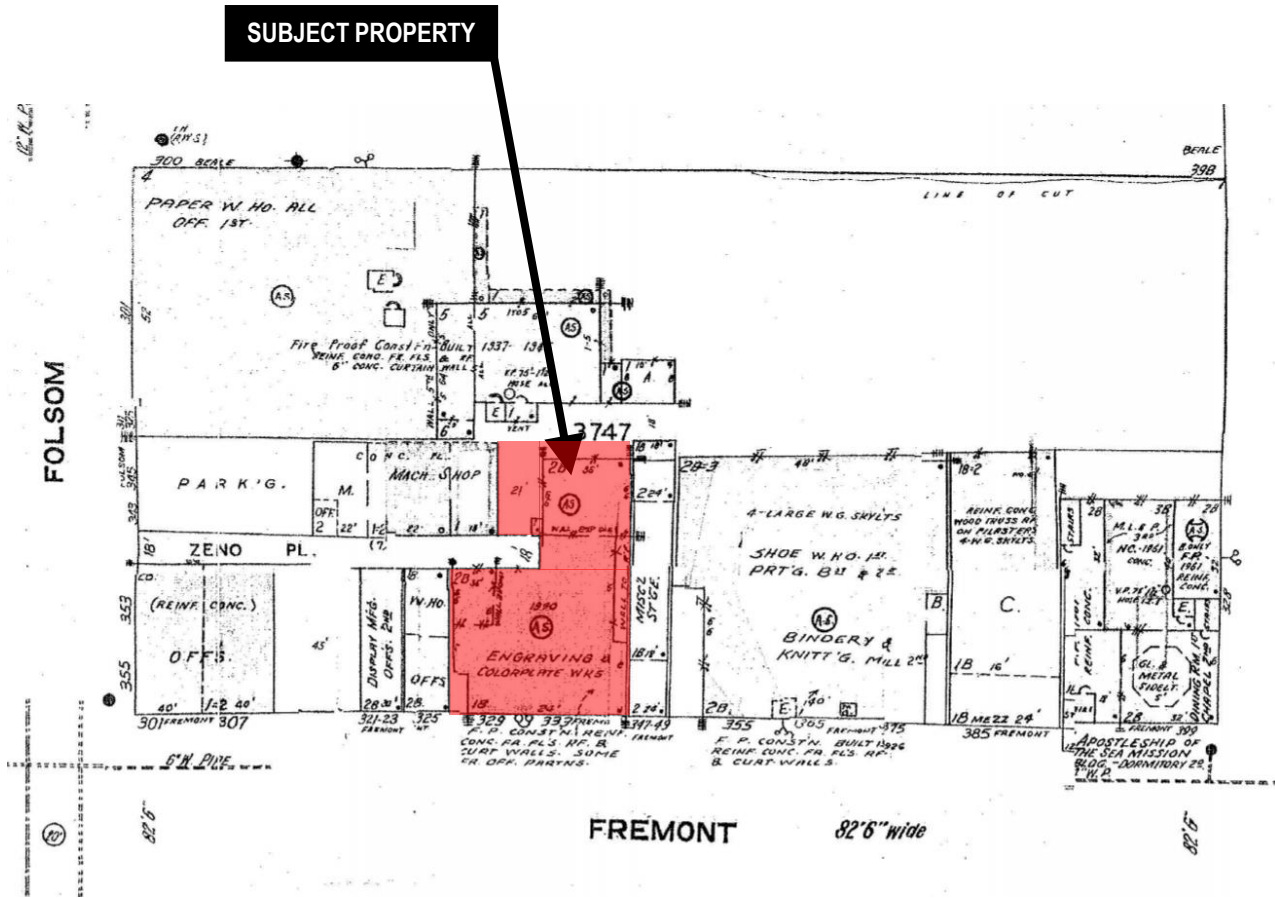
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking Spaces	88	0	0
Residential GSF	147,500	0	0
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	8,194	0	0
Public Open Space	0	0	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Total	88	0	88
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	8	0	8
Parking Spaces	88	0	88
Loading Spaces	0	0	0
Bicycle Spaces	44	0	44
Car Share Spaces	3	0	3
WTS Facilities	0	1	1

Parcel Map



Conditional Use Authorization
 Case Number 2021-003142CUA
 AT&T Mobility WTS Facility
 333 Fremont Street

Sanborn Map*

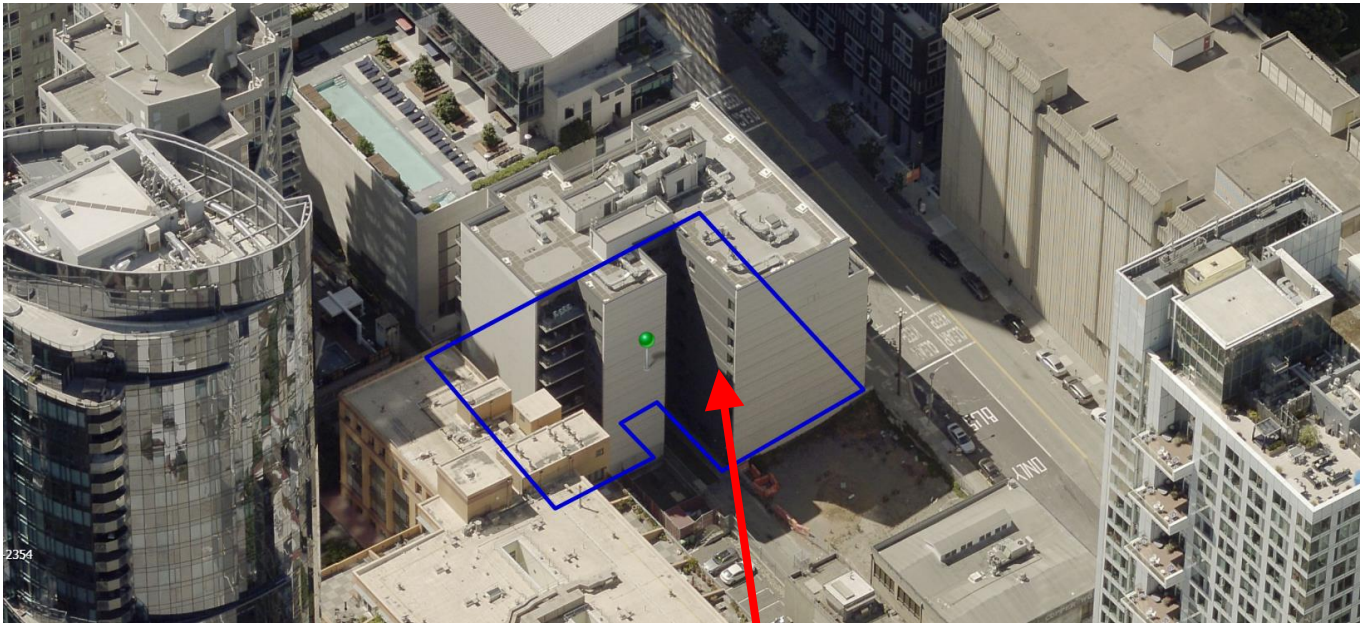


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
 Case Number 2021-003142CUA
 AT&T Mobility WTS Facility
 333 Fremont Street

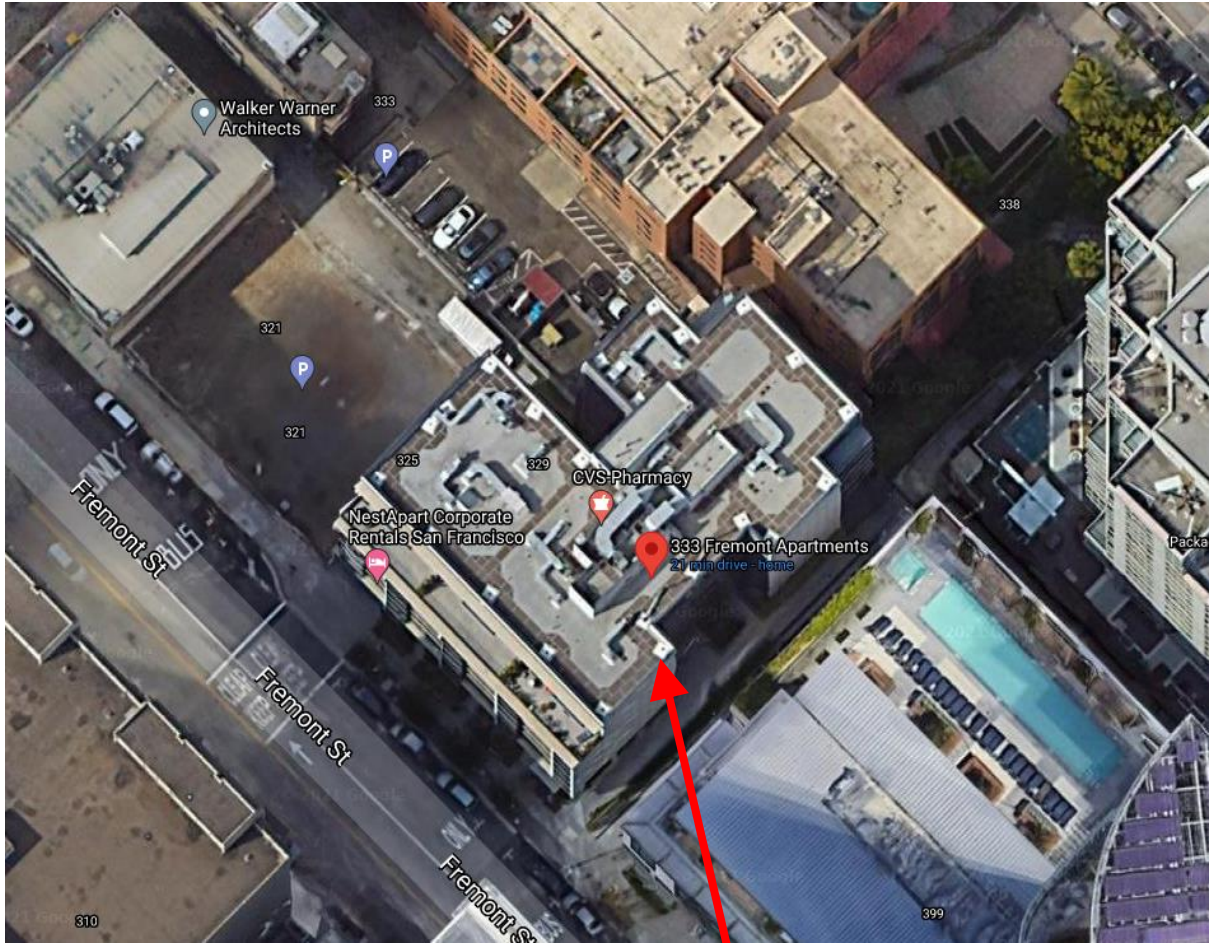
Aerial Photo – View 1



SUBJECT PROPERTY



Aerial Photo – View 2

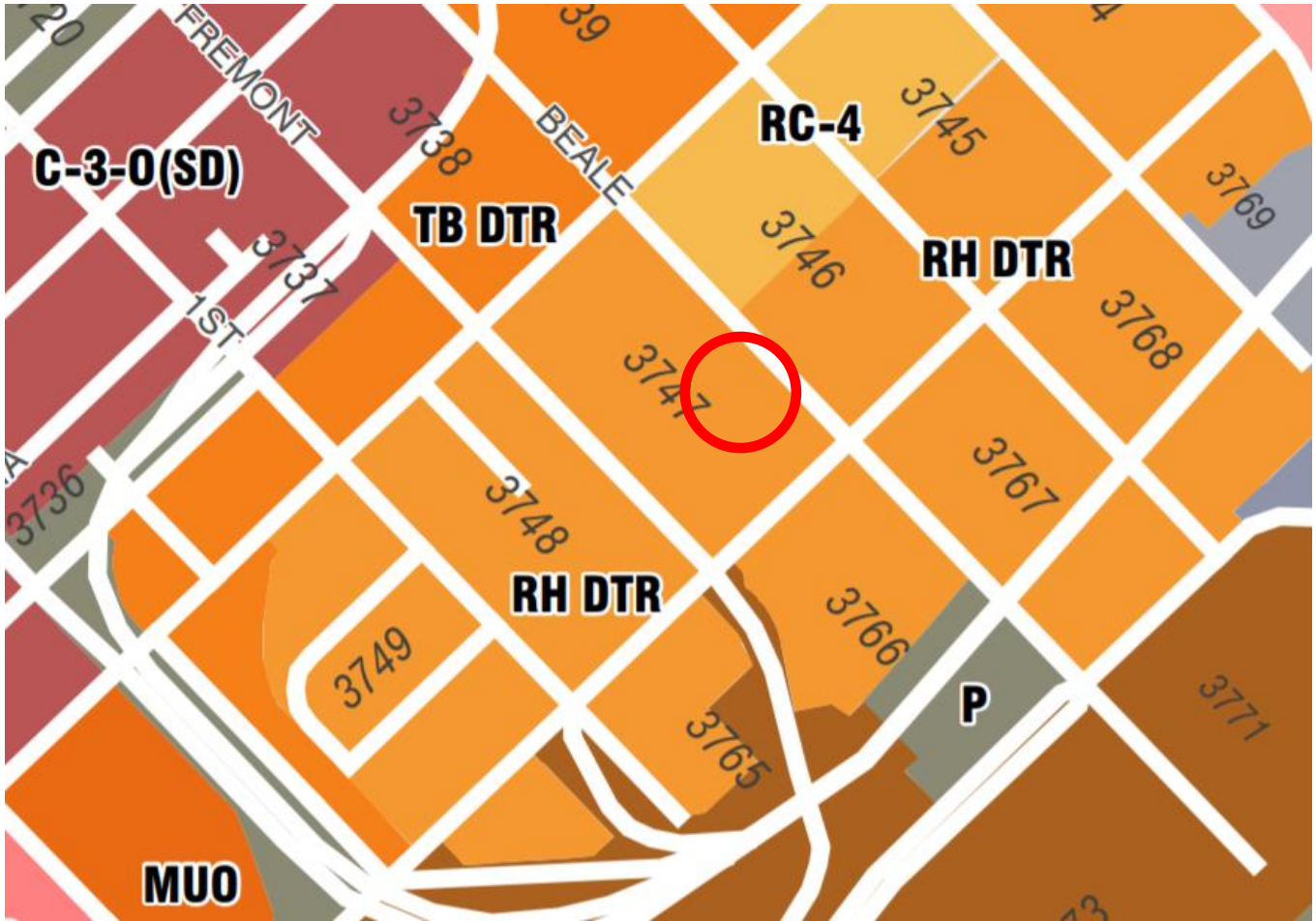


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-003142CUA
AT&T Mobility WTS Facility
333 Fremont Street

Zoning Map



Conditional Use Authorization
Case Number 2021-003142CUA
AT&T Mobility WTS Facility
333 Fremont Street

Site Photo



Conditional Use Authorization
Case Number 2021-003142CUA
AT&T Mobility WTS Facility
333 Fremont Street