



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: SEPTEMBER 19, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: September 12, 2013
Case No.: **2013.0539C**
Project Address: **597 Monterey Boulevard**
Current Zoning: NC-1 (Neighborhood Commercial, Cluster)
32-X Height and Bulk District
Block/Lot: 3116/028
Project Sponsor: Sprint, represented by
Maria Miller, Modus
115 Sansome Street, Suite 1400
San Francisco, CA 94104
Staff Contact: Omar Masry – (415) 575-9116
Omar.Masry@sfgov.org

PROJECT DESCRIPTION

The proposal is to modify an existing macro wireless telecommunications services (“WTS”) facility consisting of a single radome on the roof, and equipment in a detached garage, of the subject building, as part of Sprint’s telecommunications network. The existing macro WTS facility was approved pursuant to the WTS Guidelines (Case No. 2001.0789C). Based on the zoning and land use, the antennas are proposed on a Location Preference 6 Site (Limited Preference, NC-1 Zoning District) according to the WTS Siting Guidelines.

The modification would remove a single six-foot tall radome featuring three panel antennas, with three antennas individually housed within three six-foot tall individual faux vent pipes on the roof of the building. Associated electronic equipment necessary to run the facility would remain in a portion of a detached garage at the rear of the property. The top of each vent pipe would reach approximately 32 feet above grade on the roof of the 26-foot tall building. The actual antennas would measure approximately 48” high by 12” wide by 8” thick.

SITE DESCRIPTION AND PRESENT USE

The subject building is located on Assessor’s Block 3116, Lot 028 at the southeast corner of Monterey Boulevard and Foerster Street. This site is within a NC-1 (Neighborhood Commercial, Cluster) Zoning District, and 32-X Height and Bulk District. The Project Site contains a two-story, approximately 26-foot tall, mixed-use building featuring one story of residential units above first floor commercial spaces (Monterey Pizza). A single-story detached garage is located at the rear of the Project site. The site also

features existing micro WTS facilities for MetroPCS (Building Permit No. 2006.04.27.0100) and T-Mobile (Building Permit No. 2009.10.28.0015), which both feature dual roof-mounted omni “whip” antennas.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject building is located along the Monterey Boulevard commercial corridor within the Outer Mission Neighborhood. The Project Site is located is surrounded by single-family dwellings to the south, low-rise mixed use buildings (two or three stories tall, which feature apartments above first floor commercial space) to the east and west, and one-story convenience store to the northwest, and low-rise mixed-use buildings to the northeast

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption. The categorical exemption and all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, San Francisco.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 30, 2013	August 29, 2013	21 days
Posted Notice	20 days	August 30, 2013	August 29, 2013	21 days
Mailed Notice	20 days	August 30, 2013	August 29, 2013	21days

PUBLIC COMMENT

As of September 12, 2013, the Department has received one comment in support of the proposed project.

The Project Sponsor held a Community Outreach Meeting for the proposed project at 5:00 p.m. on August 26, 2013, at the Glen Park Library Branch, located at 2825 Diamond Street. One (1) community members attended the meeting, and inquired about health effects of RF emissions, and safety standards.

ISSUES AND OTHER CONSIDERATIONS

- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- An updated Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site is on file with the Planning Department.
- All required public notifications were conducted in compliance with the City’s code and policies.

REQUIRED COMMISSION ACTION

Pursuant to Section 710.83 of the Planning Code, Conditional Use authorization is required for a WTS facility in a NC-1 (Neighborhood Commercial, Cluster) Zoning District.

BASIS FOR RECOMMENDATION

This project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The Project complies with the applicable requirements of the Planning Code.
- The Project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182 and Resolutions No. 16539 and No. 18523 supplementing the 1996 WTS Guidelines.
- Health and safety aspects of all wireless projects are reviewed under the Department of Public Health and the Department of Building Inspections.
- The expected RF emissions fall well within the limits established by the FCC.
- The project site is considered a Location Preference 6, (Limited Preference, NC-1 Zoning District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines.
- Based on propagation maps provided by Sprint, the project would provide improved coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by Sprint, the project would provide additional capacity in an area that currently experiences insufficient service during periods of high data usage.
- Based on independent third-party evaluation, the maps, data, and conclusions about service coverage and capacity provided by Sprint are accurate.
- The use of screening methods for antennas, such as faux vent pipes, would ensure the proposed facility would not appear out of character with the subject building, nor have a negative impact on surrounding views.
- Electronic equipment necessary for the facility would remain located in a portion of a detached garage at the rear of the project site and will not impact aesthetics, parking, or the use of the building for residents and commercial tenants.
- The proposed project has been reviewed by staff and found to be categorically exempt from further environmental review. The proposed changes to the subject building do not result in a significant impact on the resource. The proposed antenna project is categorically exempt from further environmental review pursuant to the Class 3 exemptions of California Environmental Quality Act.
- A Five Year Plan with approximate longitudinal and latitudinal coordinates of proposed locations, including the subject site, was submitted.
- All required public notifications were conducted in compliance with the City's code and policies.

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

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



SAN FRANCISCO PLANNING DEPARTMENT

2Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Motion No. XXXXX

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Case No.: **2013.0539C**
Project Address: **597 Monterey Boulevard**
Current Zoning: NC-1 (Neighborhood Commercial, Cluster)
 32-X Height and Bulk District
Block/Lot: 3116/028
Project Sponsor: Sprint represented by
 Maria Miller, Modus
 855 Folsom Street, Suite 106
 San Francisco, CA 94107
Staff Contact: Omar Masry – (415) 575-9116
 Omar.Masry@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 303(c) AND 710.83 TO MODIFY A WIRELESS TELECOMMUNICATIONS SERVICES FACILITY CONSISTING OF THREE SCREENED PANEL ANTENNAS LOCATED ON THE ROOFTOP AND ELECTRONIC EQUIPMENT IN A DETACHED GARAGE OF AN EXISTING MIXED-USE BUILDING AS PART OF SPRINT’S WIRELESS TELECOMMUNICATIONS NETWORK WITHIN A NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT, AND 32-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May, 1, 2013, Sprint (hereinafter "Project Sponsor"), submitted an application (hereinafter "Application"), for Conditional Use Authorization on the property at 597 Monterey Boulevard, Lot 028 in Assessor's Block 3116, (hereinafter "Project Site") to modify an existing wireless telecommunications service facility (Case No. 2001.0789C) consisting of three (3) screened panel antennas located on the roof of the subject building, and equipment located in a detached garage, as part of Sprint’s telecommunications network, within a NC-1 (Neighborhood Commercial, Cluster) Zoning District, and 32-X Height and Bulk District.

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 Categorical Exemption (Section 15303 of the California Environmental Quality Act). The Planning Commission has reviewed and concurs with said determination. The categorical

exemption and all pertinent documents may be found in the files of the Planning Department (hereinafter "Department"), as the custodian of records, at 1650 Mission Street, San Francisco.

On September 19, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization.

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

MOVED, that the Commission hereby authorizes the Conditional Use in Application No. 2013.0539C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject building is located on Assessor's Block 3116, Lot 028 at the southeast corner of Monterey Boulevard and Foerster Street. This site is within an NC-1 (Neighborhood Commercial, Cluster) Zoning District, and 32-X Height and Bulk District. The Project Site contains a two-story, approximately 26-foot tall, mixed-use building featuring one story of residential units above first floor commercial spaces (Monterey Pizza). A single-story detached garage is located at the rear of the Project site. The site also features existing micro WTS facilities for MetroPCS (Building Permit No. 2006.04.27.0100) and T-Mobile (Building Permit No. 2009.10.28.0015), which both feature dual roof-mounted omni "whip" antennas.
3. **Surrounding Properties and Neighborhood.** The subject building is located along the Monterey Boulevard commercial corridor near Glen Park and City College. The Project Site is located is surrounded by single-family dwellings to the south, low-rise mixed use buildings (two or three stories tall, which feature apartments above first floor commercial space) to the east and west, and one-story convenience store to the northwest, and low-rise mixed-use buildings to the northeast
4. **Project Description.** The proposal is to modify an existing macro wireless telecommunications services ("WTS") facility consisting of a single radome on the roof, and equipment in a detached garage, of the subject building, as part of Sprint's telecommunications network. The existing macro WTS facility was approved pursuant to the WTS Guidelines (Case No. 2001.0789C).

The modification would remove a single six-foot tall radome featuring three panel antennas, with three antennas individually housed within three six-foot tall individual faux vent pipes on the roof of the building. Associated electronic equipment necessary to run the facility would remain in a portion of a detached garage at the rear of the property. The top of each vent pipe would reach approximately 32 feet above ground on the roof of the 26-foot tall building. The actual antennas would measure approximately 48" high by 12" wide by 8" thick.

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

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

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

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

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

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

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

- 6. Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning districts and building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, and based on the zoning and land use, the antennas are proposed on a Location Preference 6 Site (Limited Preference, NC-1 District) according to the WTS Siting Guidelines.

Though not required for a modification of an existing macro WTS facility, approved pursuant to the WTS Guidelines, the carrier provided an Alternative Analysis, which determined the lack of feasible sites considered higher preference locations.

- 7. Radio Waves Range.** The Project Sponsor has stated that the proposed wireless facility is necessary to address coverage and capacity gaps, as the existing Sprint macro WTS facility is not able to provide sufficient coverage for voice services or meet network demands for 4G LTE data services. The network would operate in the 800 – 1,900 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and must comply with the FCC-adopted health and safety standards for electromagnetic radiation and radio frequency radiation.
- 8. Radiofrequency (RF) Emissions:** The Project Sponsor retained EBI Consulting, a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.
- 9. Department of Public Health Review and Approval.** The proposed project was referred to the Department of Public Health (DPH) for emissions exposure analysis. Existing RF levels at ground level were around 3% of the FCC public exposure limit. There are micro WTS facility antennas for T-Mobile and MetroPCS at the site, but no other WTS facilities within 100 feet of the site.

Sprint proposes to swap (3) panel antennas at the Project Site. The antennas will be mounted at a height of approximately 25 feet above the ground. The estimated ambient RF field from the proposed Sprint transmitters at ground level is calculated to be 0.0757 mW/sq. cm., which is 14.2% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 13 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 the area (5 feet) directly in front of the antenna while it is in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by Sprint to demonstrate need for coverage and capacity have been determined by Hammett & Edison, and engineering consultant and independent third party to accurately represent the carrier's present and post-installation conclusions.
11. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a two-person maintenance crew visiting the property approximately once a month and on an as-needed basis to service and monitor the facility.
12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a Community Outreach Meeting for the proposed project. The applicant held a community meeting at 5:00 p.m. on August 26, 2013 at Glen Park Library Branch, located at 2825 Diamond Street. One (1) community member attended the meeting and inquired about health effects of RF emissions, and safety standards.
13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted an updated five-year plan, as required, in April 2013.
14. **Public Comment.** As of September 12, 2013, the Department has received one comment in support of the proposed modification.
15. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Per Planning Code Section 710.83, a Conditional Use authorization is required for the installation of Commercial Wireless Transmitting, Receiving or Relay Facility.
16. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
 - A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.
 - i. *Desirable: San Francisco is a leader of the technological economy; it is important and desirable to the vitality of the City to have and maintain adequate telecommunications coverage and data capacity. This includes the installation and upgrading of systems to keep up with changing technology and increases in usage. It is desirable for the City to allow wireless facilities to be installed.*

The proposed project at 597 Monterey Boulevard is generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property and will be designed to be compatible with the surrounding nature of the vicinity. The placement of antennas and related support and protection features are so located, designed, and treated architecturally to minimize their visibility from public places, to avoid intrusion into public vistas, avoid disruption of the architectural design integrity of the Project site or adjacent buildings, insure harmony with the existing neighborhood character and promote public safety. The Project has been reviewed and determined to not cause the removal or alteration of any significant architectural features of the subject building.

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

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

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

The proposed project at 597 Monterey Boulevard is necessary in order to achieve sufficient street and in-building mobile phone coverage and data capacity. Recent drive tests in the subject area conducted by the Sprint Radio Frequency Engineering Team provide that the subject property is the most viable location, based on factors including quality of coverage.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
 - i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

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

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

- 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;

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

- 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 continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

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

The antennas would be placed in three locations within structures designed as faux roof-mounted vent pipes, without significant increases in the overall bulk or dimensions of the building. The proposed antennas, screening elements, and equipment will not affect landscaping, open space, parking, lighting or signage at the Project site or surrounding area.

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

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

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

The Project is consistent with the purpose of Neighborhood Commercial district in that the intended use is located on an existing building and would not alter the overall character of the building or surrounding area. Furthermore, the facility would not impact the primary use of the building for retail, restaurant, and residential uses.

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

HOUSING ELEMENT

BALANCE HOUSING CONSTRUCTION AND COMMUNITY INFRASTRUCTURE

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

POLICY 12.2 – Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.

POLICY 12.3 – Ensure new housing is sustainable supported by the City’s public infrastructure systems.

The Project will improve Sprint’s coverage and capacity along the Monterey Boulevard, which is a primary neighborhood commercial corridor in the Outer Mission neighborhood.

URBAN DESIGN

HUMAN NEEDS

OBJECTIVE 4 - IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

POLICY 4.14 - Remove and obscure distracting and cluttering elements.

The antennas would be adequately concealed to reduce their visual impact, thereby minimizing the possibility of introducing new elements considered distracting or cluttering. The height and bulk of the proposed faux vent pipes will not appear distracting nor create a cluttered visual aesthetic for the subject building or surrounding neighborhood.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

Policy 2:

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

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

OBJECTIVE 2:

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

Policy 1:

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

Policy 3:

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

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

OBJECTIVE 4:

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

Policy 1:

Maintain and enhance a favorable business climate in the City.

Policy 2:

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

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

VISITOR TRADE

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

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

The Project will ensure that residents and visitors have adequate public service in the form of Sprint telecommunications.

COMMUNITY SAFETY ELEMENT

Objectives and Policies

OBJECTIVE 3:

ENSURE THE PROTECTION OF LIFE AND PROPERTY FROM THE EFFECTS OF FIRE OR NATURAL DISASTER THROUGH ADEQUATE EMERGENCY OPERATIONS PREPARATION.

Policy 1:

Maintain a local agency for the provision of emergency services to meet the needs of San Francisco.

Policy 2:

Develop and maintain viable, up-to-date in-house emergency operations plans, with necessary equipment, for operational capability of all emergency service agencies and departments.

Policy 3:

Maintain and expand agreements for emergency assistance from other jurisdictions to ensure adequate aid in time of need.

Policy 4:

Establish and maintain an adequate Emergency Operations Center.

Policy 5:

Maintain and expand the city's fire prevention and fire-fighting capability.

Policy 6:

Establish a system of emergency access routes for both emergency operations and evacuation.

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

18. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply 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.

No neighborhood-serving retail use would be displaced and the wireless communications network will enhance personal communication services.

- 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 would 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 would have no adverse impact 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 would not be significantly impeded and neighborhood parking would 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 would cause no displacement of industrial and service sector activity.

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

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

- G. That landmarks and historic buildings be preserved.

The subject site is not a landmark building, nor is the site located in a designated historic district. The subject site was developed in 1924, and is considered Potential Historic Resources. The project would feature faux vent pipes mounted to the roof of the mixed-use building. The installation will not alter, nor result in the removal of existing equipment, from areas that may be considered character defining such as the building facades.

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

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

19. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would

contribute to the character and stability of the neighborhood and would constitute a beneficial development.

20. The Commission hereby finds that approval of the Determination of Compliance authorization would promote the health, safety and welfare of the City.

DECISION

The Commission, after carefully balancing the competing public and private interests, and based upon the Recitals and Findings set forth above, in accordance with the standards specified in the Code, hereby approves the Conditional Use authorization under Planning Code Sections 710.83 and 303 to install up to three (3) screened (faux roof vent pipes) panel antennas on the rooftop, and associated equipment cabinets in a detached garage at the Project Site and as part of a wireless transmission network operated by Sprint on a Location Preference 6 (Limited Preference, NC-1 Zoning District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-1 (Neighborhood Commercial, Cluster) Zoning District, and 32-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated July 19, 2013, and stamped "Exhibit B."

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

I hereby certify that the foregoing Motion was adopted by the Planning Commission on **September 19, 2013**.

JONAS P. IONIN
Acting Commission Secretary

AYES

NAYS:

ABSENT:

ADOPTED: September 19, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 710.83 and 303 to install up to three (3) screened (faux roof vent pipes) panel antennas on the rooftop, and associated equipment cabinets in a detached garage at the Project Site and as part of a wireless transmission network operated by Sprint on a Location Preference 6 (Limited Preference, NC-1 Zoning District) according to the Wireless Telecommunications Services (WTS) Siting Guidelines, within a NC-1 (Neighborhood Commercial, Cluster) Zoning District, and 32-X Height and Bulk District, and subject to the conditions of approval attached hereto as **Exhibit A**; in general conformance with the plans, dated July 19, 2013, and stamped "Exhibit B." **This authorization supersedes Conditional Use Authorization 2001.0789C (Prior Notice of Special Restrictions No. H231282)**

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 **September 19, 2013** under Motion No. xxxxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. xxxxx 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Plan Drawings - WTS.** Prior to the issuance of any building or electrical permits for the installation of the facilities, the Project Sponsor shall submit final scaled drawings for review and approval by the Planning Department ("Plan Drawings"). The Plan Drawings shall describe:
 - a. **Structure and Siting.** Identify all facility related support and protection measures to be installed. This includes, but is not limited to, the location(s) and method(s) of placement, support, protection, screening, paint and/or other treatments of the antennas and other appurtenances to insure public safety, insure compatibility with urban design, architectural and historic preservation principles, and harmony with neighborhood character.
 - b. For the Project Site, regardless of the ownership of the existing facilities. Identify the location of all existing antennas and facilities; and identify the location of all approved (but not installed) antennas and facilities.
 - c. **Emissions.** Provide a report, subject to approval of the Zoning Administrator, that operation of the facilities in addition to ambient RF emission levels will not exceed adopted FCC standards with regard to human exposure in uncontrolled areas.

For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, www.sf-planning.org.

4. **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. Antennas attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - i. Although co location of various companies' facilities may be desirable, a maximum number of antennas and back up facilities on the Project Site shall be established, on a case by case basis, such that "antennae farms" or similar visual intrusions for the site and area is not created.

For information about compliance, contact the Case Planner, Planning Department at 415-575-6378, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

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

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

6. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

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

8. **Implementation Costs - WTS.**

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

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

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

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

10. **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.
 - i. **Notification and Testing.** The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 2 and 4.
 - ii. **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.

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

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

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

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

13. **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

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

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

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

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

16. **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.

17. **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.

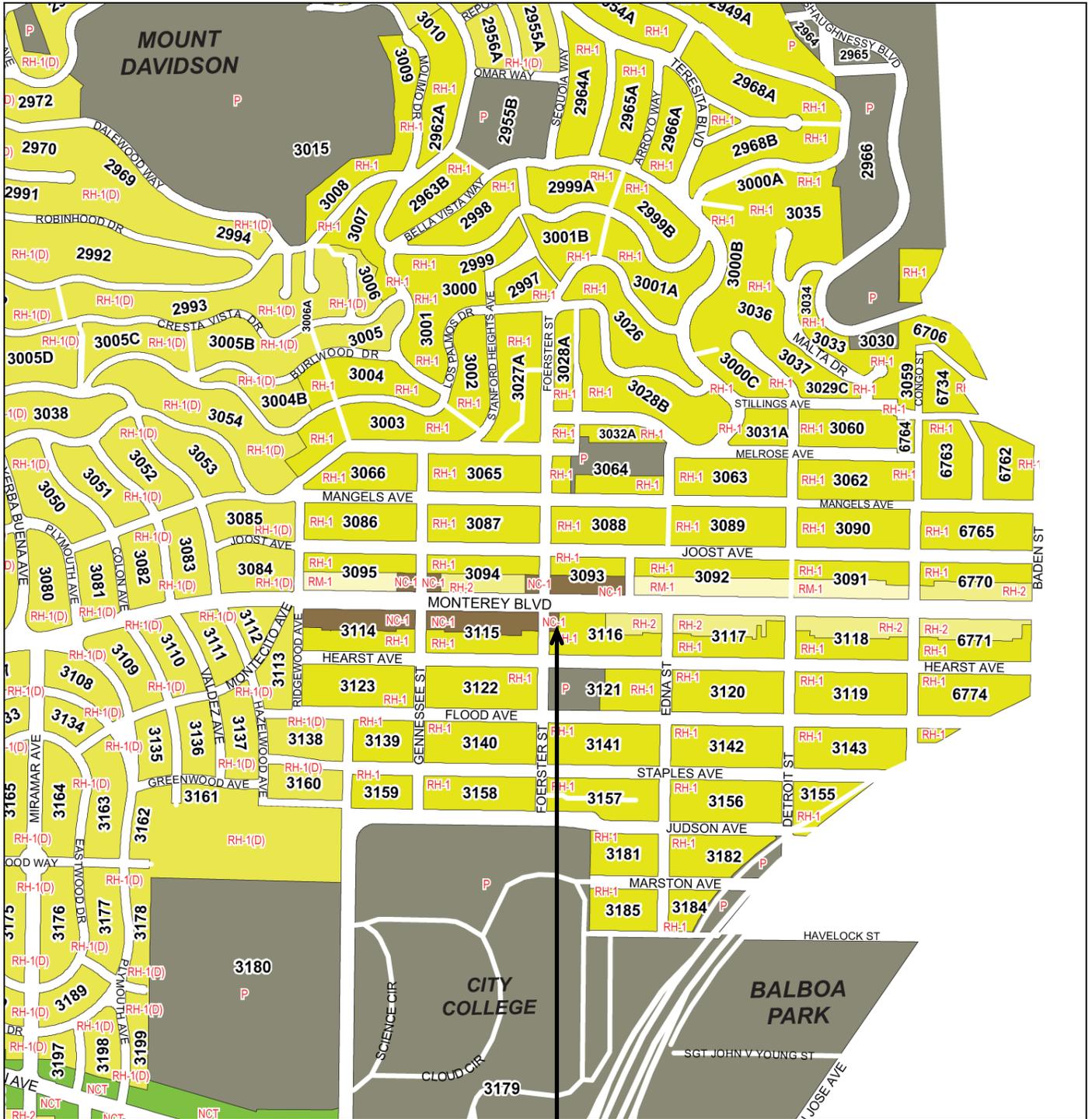
18. **Transfer of Operation – WTS.** Any carrier/provider authorized by the Zoning Administrator or by the Planning Commission to operate a specific WTS installation may assign the operation of the facility to another carrier licensed by the FCC for that radio frequency provided that such transfer is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

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

19. **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>

Zoning Map



SUBJECT PROPERTY



Case Number 2013.0539C
Sprint Macro WTS Facility
597 Monterey Boulevard

Aerial Photo

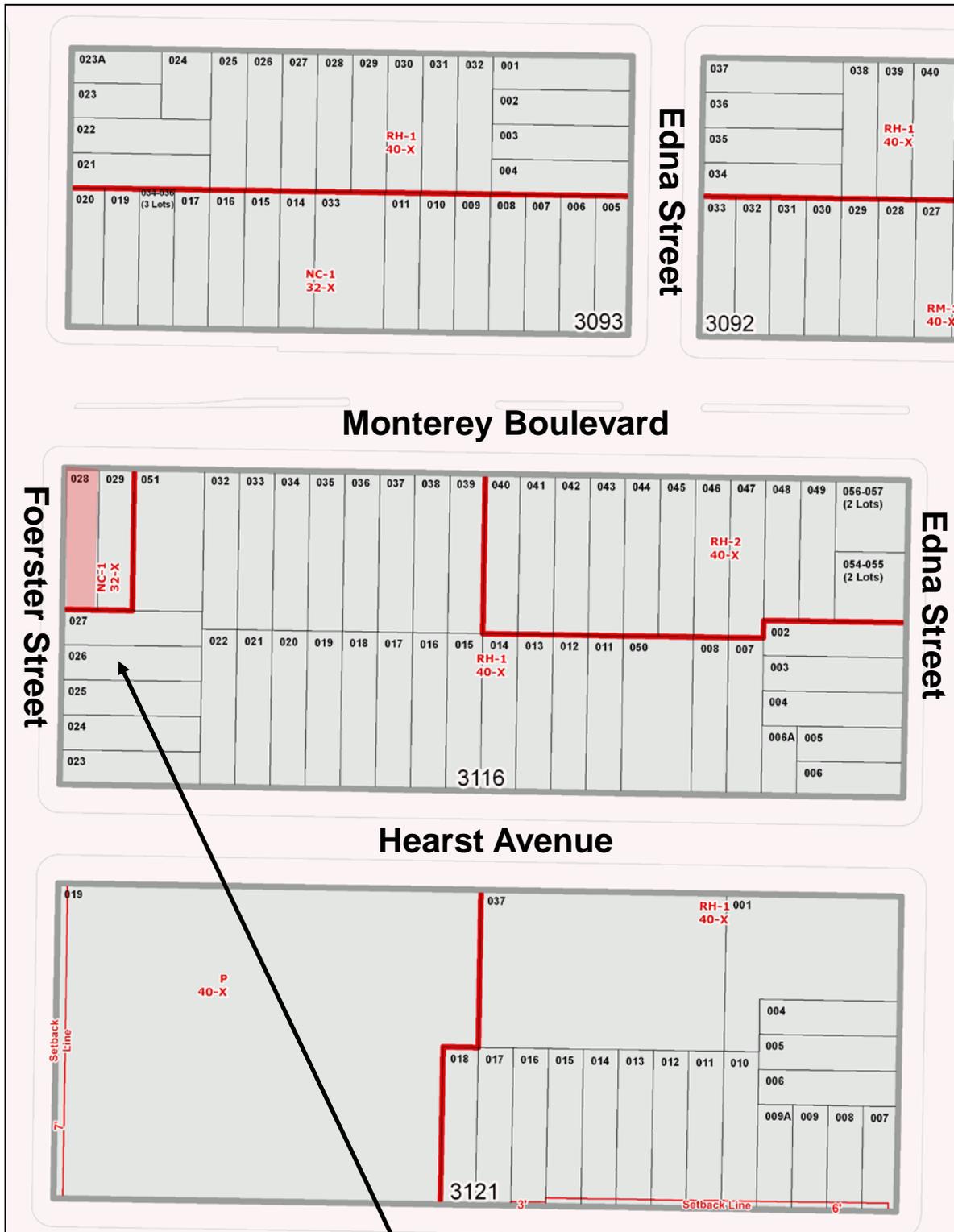


SUBJECT PROPERTY



Case Number 2013.0539C
Sprint Macro WTS Facility
597 Monterey Boulevard

Parcel Map

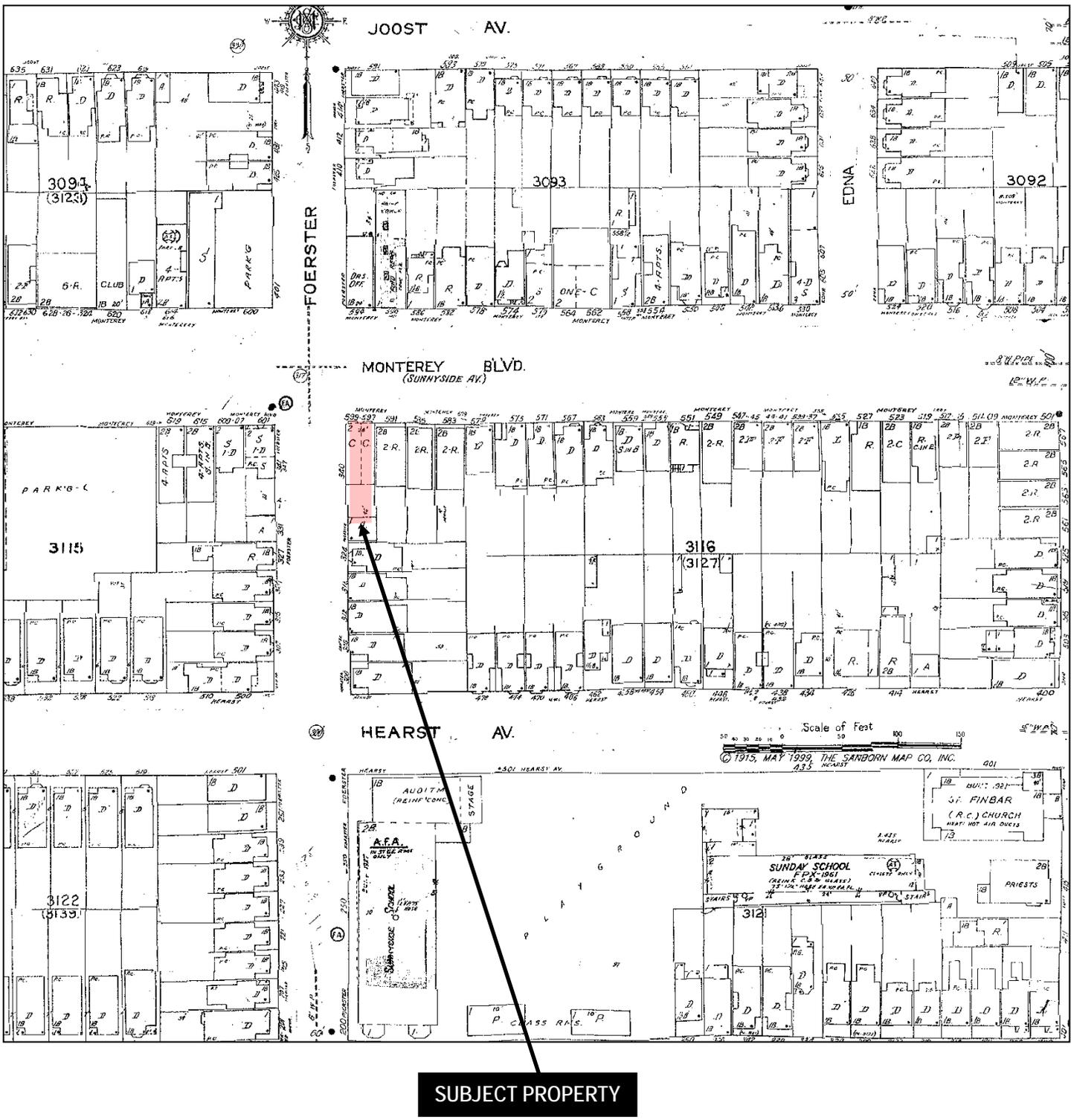


SUBJECT PROPERTY



Case Number 2013.0539C
Sprint Macro WTS Facility
597 Monterey Boulevard

Sanborn Map*



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



Case Number 2013.0539C
Sprint Macro WTS Facility
597 Monterey Boulevard

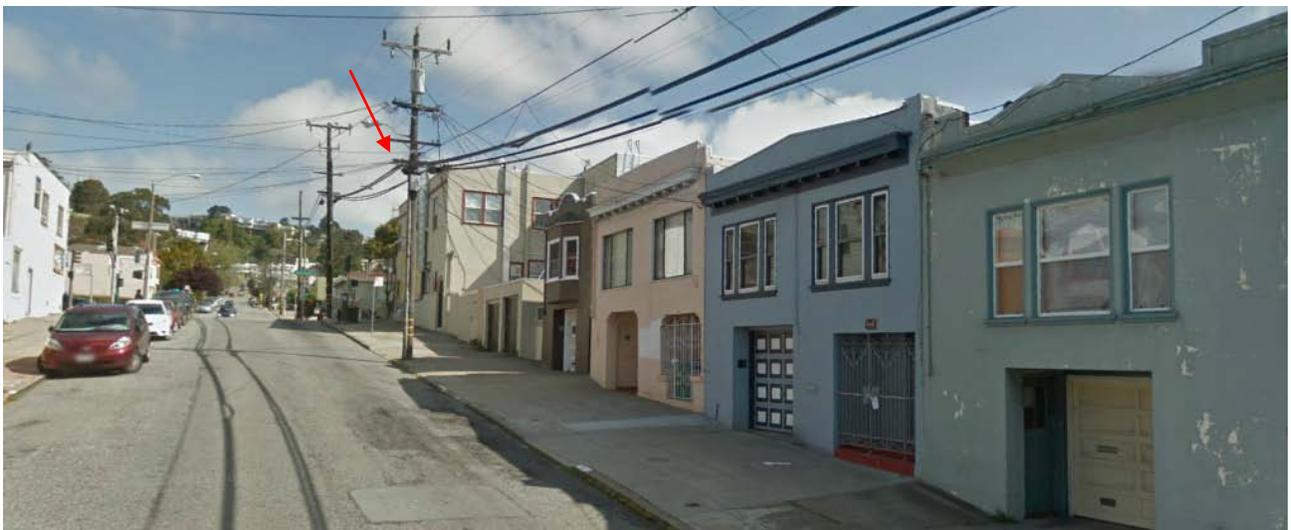
597 Monterey Blvd
3116/028
2013.0539C

Site Photos and Context Photos

Looking South at site



Looking North at site



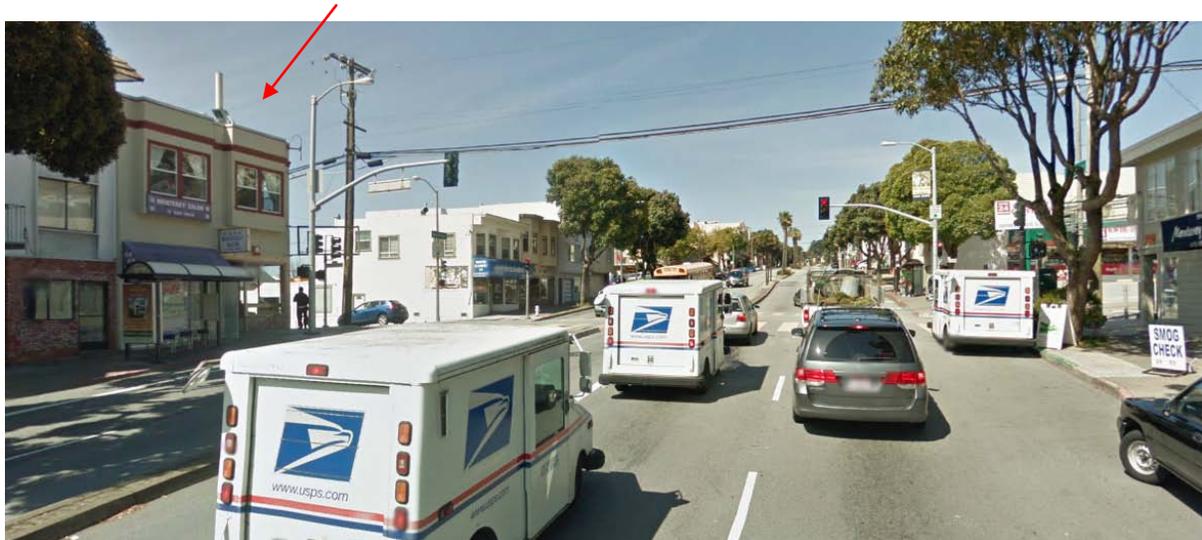
597 Monterey Blvd
3116/028
2013.0539C

Site Photos and Context Photos

Looking East at Site



Looking West at site



597 Monterey Blvd
3116/028
2013.0539C

Site Photos and Context Photos

Looking North from site



Looking East from Site



597 Monterey Blvd
3116/028
2013.0539C

Site Photos and Context Photos

Looking South from site



Looking West from site



Existing



Proposed

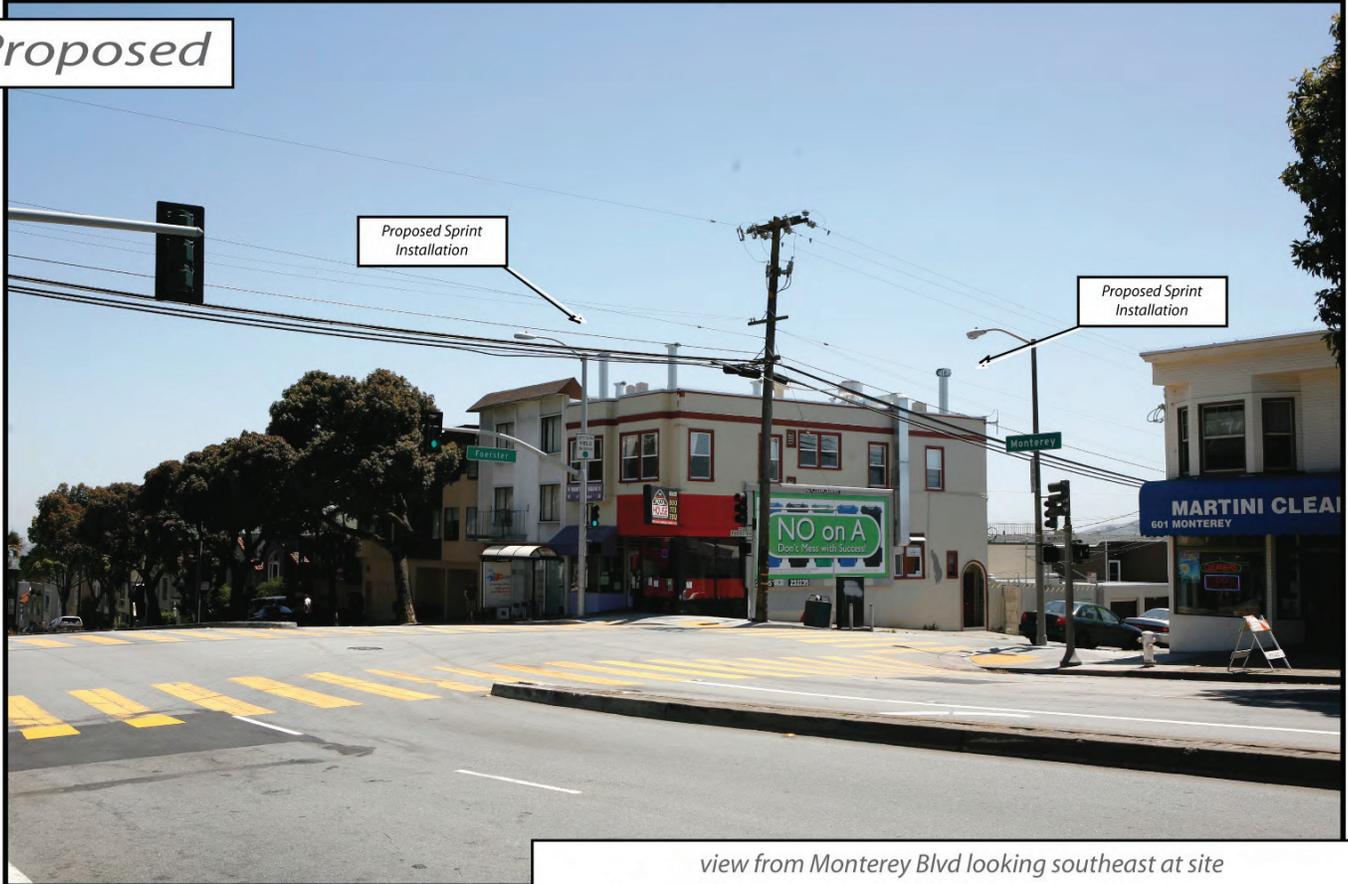


view from Monterey Blvd looking southwest at site

Existing



Proposed



view from Monterey Blvd looking southeast at site

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

Site No. SF13XC802
Monterey Pizza
597-599 Monterey Boulevard
San Francisco, California 94127
San Francisco County
37.731111; -122.448333 NAD83
Rooftop

EBI Project No. 62135577
July 31, 2013



Prepared for:

Sprint Nextel
6391 Sprint Parkway
Mailstop: KSOPHT0101-Z2650
Overland Park, KS 66251-2650

Prepared by:

 **EBI Consulting**
environmental | engineering | due diligence

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by Sprint Nextel to conduct radio frequency electromagnetic (RF-EME) monitoring and modeling for Sprint Site SF13XC802 located at 597-599 Monterey Boulevard in San Francisco, California to determine RF-EME exposure levels from proposed Sprint wireless communications equipment at this site. As described in greater detail in Section 11.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME monitoring and modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

EBI field personnel visited this site on April 6, 2011. This report contains a detailed summary of the RF-EME analysis for the site.

This document addresses the compliance of Sprint's proposed transmitting facilities independently.

MPE Summary

At the nearest walking/working surfaces to the proposed Sprint antennas, the maximum power density is 10.959 mW/cm², which is 2,054.90 percent of the FCC's general public limit (410.98 percent of the FCC's occupational limit).

At ground level, the maximum power density generated by the Sprint antennas is 0.0757 mW/cm², which is 14.20 percent of the FCC's general public limit (2.84 percent of the FCC's occupational limit).

Statement of Compliance:

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 13, 12, and 13 feet of Sprint's proposed Sectors A, B and C antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 5 feet of Sprint's proposed Sectors A, B and C antennas at the main roof level.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations.

1.0 LOCATION OF ALL EXISTING ANTENNAS AND FACILITIES AND EXISTING RF LEVELS

This project involves the removal of three (3) existing antennas and the installation of three (3) proposed Sprint wireless telecommunication antennas on a rooftop located at 597-599 Monterey Boulevard in San Francisco, California. There are three Sectors (A, B, and C) proposed to be modified at the site, with one (1) antenna to be installed per sector.

EBI conducted a site visit on April 6, 2011. At the time of the site visit, there were no other carriers observed at this site, however in information provided to EBI Consulting it appears that there could be MetroPCS and T-Mobile located somewhere on site. Measurements were taken at the ground to record existing RF-EME levels resulting from these antennas in addition to the existing Sprint antennas prior to the installation of Sprint's proposed equipment.

During the survey, no spatially averaged power density readings above 0.0179 mW/cm², which is 0.6722% of the FCC's occupational MPE (3.3610% of the general public MPE), were encountered on any ground surface.

Monitoring results are presented in Appendix C.

2.0 LOCATION OF ALL APPROVED (BUT NOT INSTALLED) ANTENNAS AND FACILITIES AND EXPECTED RF LEVELS FROM THE APPROVED FACILITIES

There are no antennas or facilities that are approved and not installed based on information provided to EBI and Sprint at the time of this report.

3.0 NUMBER AND TYPES OF WIRELESS TELECOMMUNICATION SITES (WTS) WITHIN 100 FEET OF THE PROPOSED SITE

There are no other Wireless Telecommunication Service (WTS) sites observed within 100 feet of the proposed site.

4.0 LOCATION AND NUMBER OF THE SPRINT ANTENNAS AND BACK-UP FACILITIES PER BUILDING AND NUMBER AND LOCATION OF OTHER TELECOMMUNICATION FACILITIES ON THE PROPERTY

Sprint proposes the removal of three (3) existing antennas and the installation of three (3) proposed Sprint wireless telecommunication antennas on a rooftop located at 597-599 Monterey Boulevard in San Francisco, California. There are three Sectors (A, B, and C) proposed to be modified at the site, with one (1) antenna to be installed per sector. In each sector, there is proposed to be one antenna transmitting in the 800 MHz and the 1900 MHz frequency ranges. The Sector A antenna will be oriented 35° from true north. The Sector B antenna will be oriented 275° from true north. The Sector C antenna will be oriented 155° from true north. The bottoms of the antennas will be 1.83 feet above the main roof level.

EBI conducted a site visit on April 6, 2011. At the time of the site visit, there were no other carriers observed at this site, however in information provided to EBI Consulting it appears that there could be MetroPCS and T-Mobile equipment located somewhere on site. Measurements were taken at the ground to record existing RF-EME levels resulting from these antennas in addition to the existing Sprint antennas prior to the installation of Sprint's proposed equipment.

5.0 POWER RATING FOR ALL EXISTING AND PROPOSED BACKUP EQUIPMENT SUBJECT TO THE APPLICATION

The operating power for modeling purposes was assumed to be 20 Watts per transmitter for the 800 MHz antennas and there will be one (1) transmitter operating at this frequency per sector. Additionally, for modeling purposes it was assumed to be 20 Watts per transmitter and six (6) transmitters per sector operating at the 1900 MHz frequency.

6.0 TOTAL NUMBER OF WATTS PER INSTALLATION AND THE TOTAL NUMBER OF WATTS FOR ALL INSTALLATIONS ON THE BUILDING

The effective radiated power (ERP) for the 800 MHz transmitters combined on site is 698 Watts. The ERP for the 1900 MHz transmitters combined on site is 7,453 Watts.

7.0 PREFERRED METHOD OF ATTACHMENT OF PROPOSED ANTENNA WITH PLOT OR ROOF PLAN INCLUDING: DIRECTIONALITY OF ANTENNAS, HEIGHT OF ANTENNAS ABOVE NEAREST WALKING SURFACE, DISCUSS NEARBY INHABITED BUILDINGS

Based on the information provided to EBI, the proposed antennas are to be mounted within concealment structures on the rooftop, operating in the directions, frequencies, and heights mentioned in section 4.0 above. The site is located in a multi-family residential neighborhood which is lightly mixed with commercial property. Monterey Boulevard abuts the site to the north beyond which are residential properties. Foerster Street abuts the site to the west beyond which are commercial and residential properties. Residential properties (multi-family units) abut the site to the south and east.

8.0 ESTIMATED AMBIENT RADIO FREQUENCY FIELDS FOR THE PROPOSED SITE

Based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 13, 12, and 13 feet of Sprint's proposed Sectors A, B and C antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 5 feet of Sprint's proposed Sectors A, B and C antennas at the main roof level.

Based on worst-case predictive modeling, there are no areas at ground level related to the proposed Sprint antennas that exceed the FCC's occupational or general public exposure limits at this site.

At the nearest walking/working surfaces to the proposed Sprint antennas, the maximum power density is 10.959 mW/cm², which is 2,054.90 percent of the FCC's general public limit (410.98 percent of the FCC's occupational limit).

At ground level, the maximum power density generated by the Sprint antennas combined with the existing other carriers antennas on site is 0.0757 mW/cm², which is 14.20 percent of the FCC's general public limit (2.84 percent of the FCC's occupational limit).

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix B.

Additionally, based on worst-case modeling at antenna face level there are modeled exceedances of the general public and occupational limits. It is predicted that there will be an occupational exceedance in front of the AI, BI, and CI proposed Sprint antennas within 5 feet and a general public exceedance within 13, 12 and 13 feet, respectively at the antenna face. These exceedances are into free space, however there are walking/working surfaces on this site that are predicted to be impacted.

9.0 SIGNAGE AT THE FACILITY IDENTIFYING ALL WTS EQUIPMENT AND SAFETY PRECAUTIONS FOR PEOPLE NEARING THE EQUIPMENT AS MAY BE REQUIRED BY THE APPLICABLE FCC ADOPTED STANDARDS

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. It is recommended that signage be installed for the new antennas making people aware of the antennas locations. There are exposures above the FCC limits in front of the proposed antennas and therefore barriers are recommended.

Additionally, there are areas where workers elevated above the rooftop may be exposed to power densities greater than the general population and occupational limits. Workers and the general public should be informed about the presence and locations of antennas and their associated fields.

At the time of the site survey, it was noted that there was a blue "Notice" sign located on the equipment access door indicating the presence of RF emitting equipment at the site.

Access to this site is accomplished via a large ladder being placed against the side of the building or a bucket truck. To be conservative, the modeling results are reported as though the general public is able to access the rooftop.

10.0 STATEMENT ON WHO PRODUCED THIS REPORT AND QUALIFICATIONS

Please see the certifications attached in Appendix A below.

11.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

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

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure 1 (below), which are included within the FCC’s OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are “time-averaged” limits to reflect different durations resulting from controlled and uncontrolled exposures.

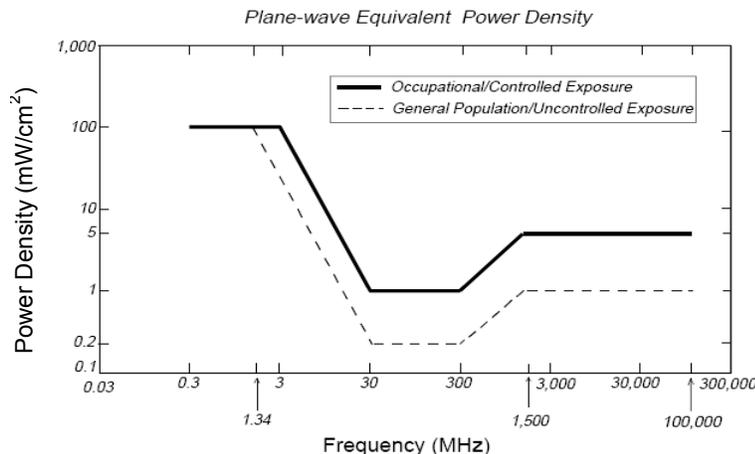
The FCC’s MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the Sprint equipment operating at 800 MHz, the FCC’s occupational MPE is 2.66 mW/cm² and an uncontrolled MPE of 0.53 mW/cm². These limits are considered protective of these populations.

Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density

Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Most Restrictive Freq, Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by Sprint in this area operate within a frequency range of 800-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

FCC Compliance Requirement

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

12.0 LIMITATIONS

This report was prepared for the use of Sprint Nextel. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information collected during the site survey and provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

13.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed Sprint telecommunications equipment at the site located at 597-599 Monterey Boulevard in San Francisco, California.

EBI has conducted theoretical modeling combined with on-site monitoring to estimate the worst-case power density from Sprint antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements. As presented in the preceding sections, based on worst-case predictive modeling, the worst-case emitted power density may exceed the FCC's general public limit within approximately 13, 12, and 13 feet of Sprint's Sectors A, B and C proposed antennas at the main roof level. Modeling also indicates that the worst-case emitted power density may exceed the FCC's occupational limit within approximately 5 feet of Sprint's proposed Sectors A, B and C antennas at the main roof level.

Additionally, based on the FCC criteria, there are no measured areas on any accessible ground-level walking/working surface related to the existing site conditions that exceed the FCC's occupational and general public exposure limits at this site.

Signage is recommended at the site as presented in Section 9.0. Posting of the signage and installation of the recommended barriers brings the site into compliance with FCC rules and regulations.

Appendix A

Certifications

Reviewed and Approved by:



A handwritten signature in blue ink that reads "H. Stockinger".

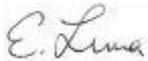
Herbert J. Stockinger, PE
Senior Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

Field Personnel Certification

I, Ernie Luna, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in the proper use of the RF-EME measurement equipment, and have successfully completed EBI training in the policies and procedures for site survey protocols.
- All information collected during the site survey and contained in this report is true and accurate to the best of my knowledge and based on the data gathered.



Preparer Certification

I, Mary Hubbard, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data collected during the site survey and provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.

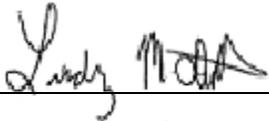


M. Hubbard

Updated Report Preparer Certification

I, Lindsey Dutton, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified “occupational” under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have reviewed the data collected during the site survey and provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



Appendix B

Roofview® Export File

StartMapDefinition

Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset	Number of Areas	Envelope
200	200	200	200	0	0	1	\$K\$21:\$HB\$ \$K\$21:\$HB\$220

List Of Areas
\$K\$21:\$HB\$220

StartSettingsData

Standard	Method	Uptime	Scale Factor	Low Thr	Low Color	Mid Thr	Mid Color	Hi Thr	Hi Color	Over Color	Ap Ht Mult	Ap Ht Method
4	2	1	1	100	1	500	4	5000	2	3	1.5	1

StartAntennaData

It is advisable to provide an ID (ant 1) for all antennas

ID	Name	Freq (MHz)	Trans Power	Trans Count	Coax Len	Coax Type	Other Loss	Input Power	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aper	dBd Gain	BWdth Pt Dir	Uptime Profile	ON flag
SPT A1	Sprint	800	20	1	10	1/2 LDF	0.5	16.8667	RFS	APXVFRR12X-C	57	80	1.83	4	11.4	72;35	ON•			
SPT A1	Sprint	1900	20	6	10	1/2 LDF	0.5	101.2002	RFS	APXVFRR12X-C	57	80	1.83	4	13.9	65;35	ON•			
SPT B1	Sprint	800	20	1	10	1/2 LDF	0.5	16.8667	RFS	APXVFRR12X-C	44	80	1.83	4	11.4	72;275	ON•			
SPT B1	Sprint	1900	20	6	10	1/2 LDF	0.5	101.2002	RFS	APXVFRR12X-C	44	80	1.83	4	13.9	65;275	ON•			
SPT C1	Sprint	800	20	1	10	1/2 LDF	0.5	16.8667	RFS	APXVFRR12X-C	44	37	1.83	4	11.4	72;155	ON•			
SPT C1	Sprint	1900	20	6	10	1/2 LDF	0.5	101.2002	RFS	APXVFRR12X-C	44	37	1.83	4	13.9	65;155	ON•			

StartSymbolData

Sym	Map Marker	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym			5	35 AC Unit	Sample symbols
Sym			14	5 Roof Access	
Sym			45	5 AC Unit	
Sym			45	20 Ladder	

Appendix C

Site Photos



1. Overview of site building (Red arrow indicates location of existing Sprint antennas).



4. View from the north at rear of site building (lift or 30-40 ft ladder on rear of building required to access roof).



2. View from the east site building.



5. View from the south of the rear of the building at Sprint equipment shelter.



3. View of the access gate in rear of building (equipment shelter location and area for roof access).

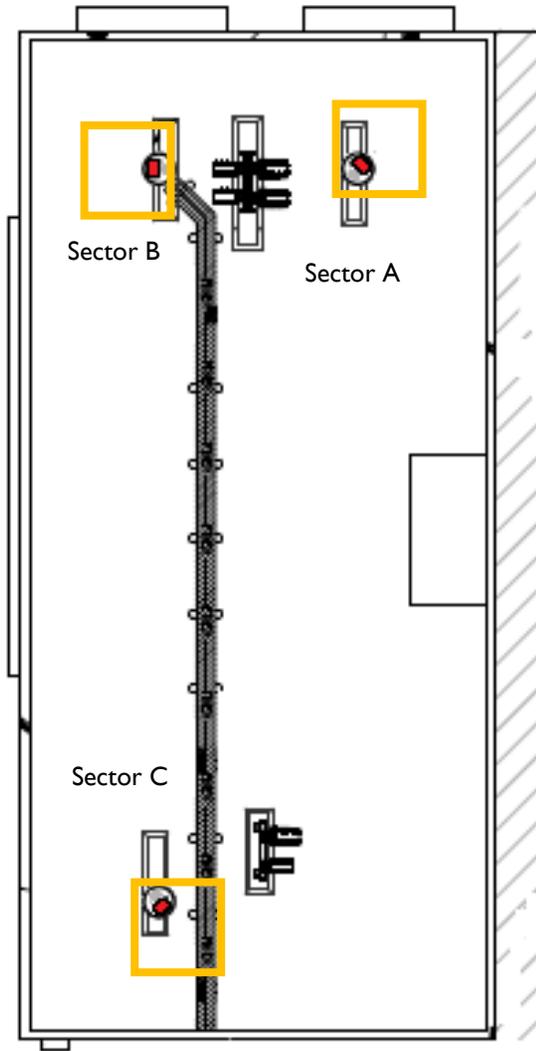


6. Notice sign posted on equipment shelter access door (locked).

Appendix D

Site Plan and Barrier Recommendations

 Sprint Antennas



 Recommended Hard Barrier



Compliance Plan

Facility Operator: Sprint

Site Name: Monterey Pizza

Sprint Site Number: SF13XC802

Report Date: July 31, 2013



Review of Cellular Antenna Site Proposals

Project Sponsor : Sprint **Planner:** Omar Masry
RF Engineer Consultant: EBI Consulting (Amendment #3) **Phone Number:** (800) 786-2346
Project Address/Location: 599 Monterey Blvd
Site ID: 643 **SiteNo.:** SF13xc802-C

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.

- X 1. The location of all existing antennas and facilities. Existing RF levels. (WTS-FSG, Section 11, 2b)
 Existing Antennas No Existing Antennas: 8
- X 2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from the approved antennas. (WTS-FSG Section 11, 2b)
 Yes No
- X 3. The number and types of WTS within 100 feet of the proposed site and provide estimates of cumulative EMR emissions at the proposed site. (WTS-FSG, Section 10.5.2)
 Yes No
- X 4. Location (and number) of the Applicant's antennas and back-up facilities per building and number and location of other telecommunication facilities on the property (WTS-FSG, Section 10.4.1a)
- X 5. Power rating (maximum and expected operating power) for all existing and proposed backup equipment subject to the application (WTS-FSG, Section 10.4.1c)
 Maximum Power Rating: 140 watts.
- X 6. The total number of watts per installation and the total number of watts for all installations on the building (roof or side) (WTS-FSG, Section 10.5.1).
 Maximum Effective Radiant: 2717 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 0.0757 mW/cm^2 Maximum RF Exposure Percent: 14.2
- X 9. Signage at the facility identifying all WTS equipment and safety precautions for people nearing the equipment as may be required by any applicable FCC-adopted standards. (WTS-FSG, Section 10.9.2). Discuss signage for those who speak languages other than English.
 Public_Exclusion_Area Public Exclusion In Feet: 13
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 5

X 10. Statement on who produced this report and qualifications.

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 1986-NCRP **Approval of the subsequent Project Implementation Report is based on project sponsor completing recommendations by project consultant and DPH.**

Comments:

There are 3 antennas operated by Sprint installed on the roof top of the building at 599 Monterey Blvd. Existing RF levels at ground level were around 3% of the FCC public exposure limit. There were observed similar antennas operated by MetroPCS and T-Mobile at this location. Sprint proposes to remove the 3 existing antennas and install 3 new antennas. The antennas are mounted at a height of about 25 feet above the ground. The estimated maximum ambient RF field from the proposed Sprint transmitters at ground level is calculated to be 0.0757 mW/sq cm., which is 14.2 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends a maximum distance of 13 feet and includes the areas of the rooftop located between the antennas and the rooftop edge. Barriers should be installed to prevent access to these areas. If the adjacent rooftop located to the East of this site exceeds the public exposure limit then barriers should also be installed on this rooftop. Warning signs must be posted at the antennas, barriers and any potential roof access points in English, Spanish and Chinese. Workers should not have access to within 5 feet of the front of the antennas while they are in operation.

 Not Approved, additional information required.

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

 ¹ Hours spent reviewing

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

Signed: _____



Dated: 9/11/2013 _____

Patrick Fosdahl

Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3904

Necessity of Proposed Site for Network Operations

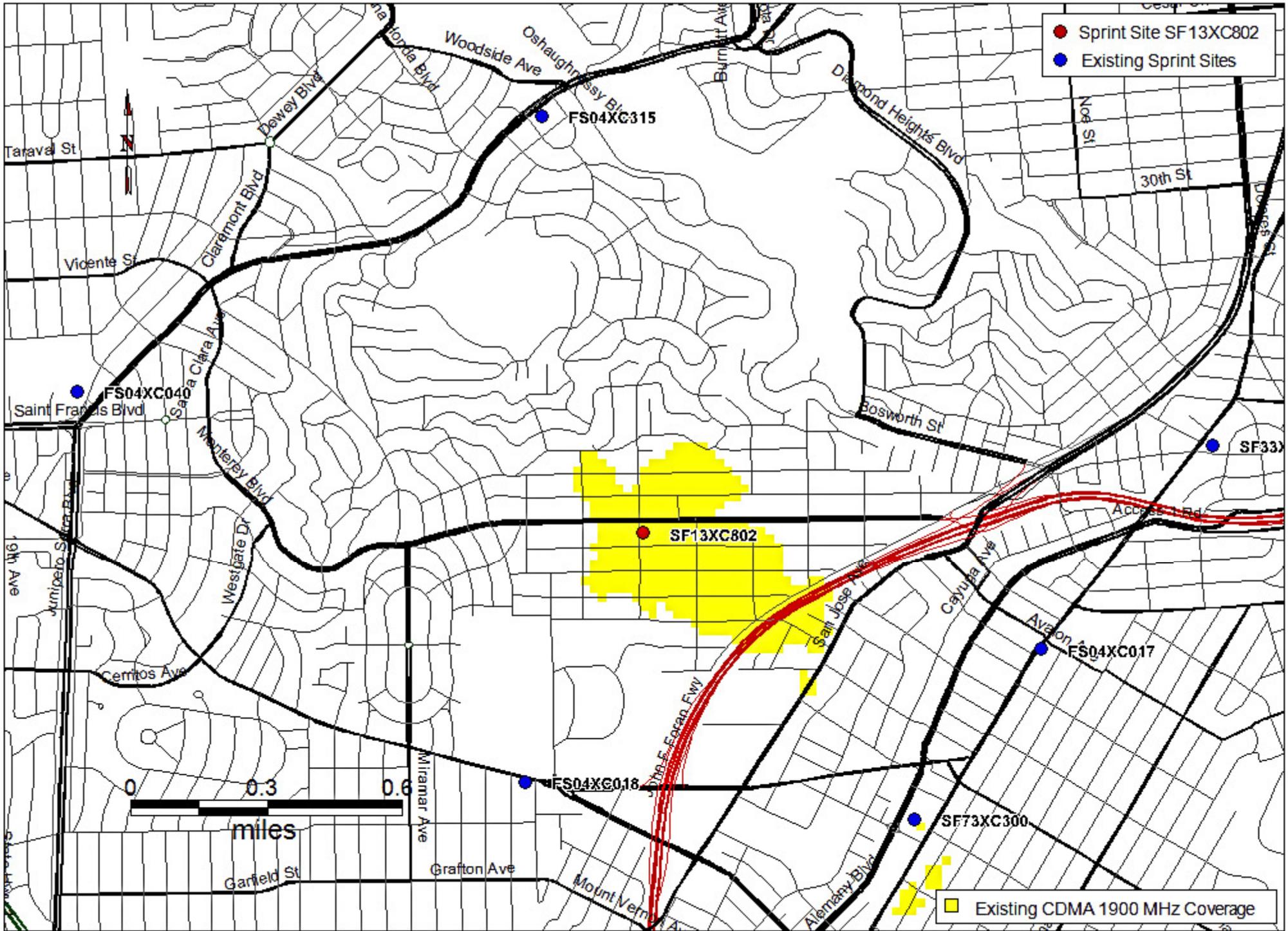
The proposed modification of an existing Sprint facility would replace the existing technology to LTE (Long Term Evolution) service, which provides improved performance by increasing data speed and reducing latency. LTE is a successor to the current generation of UMTS 3G (radio frequencies used by third generation wireless Universal Mobile Telecommunications System networks). This update will enable Sprint to provide their users with significantly faster data rates for both uploading and downloading.

Description of Service Area

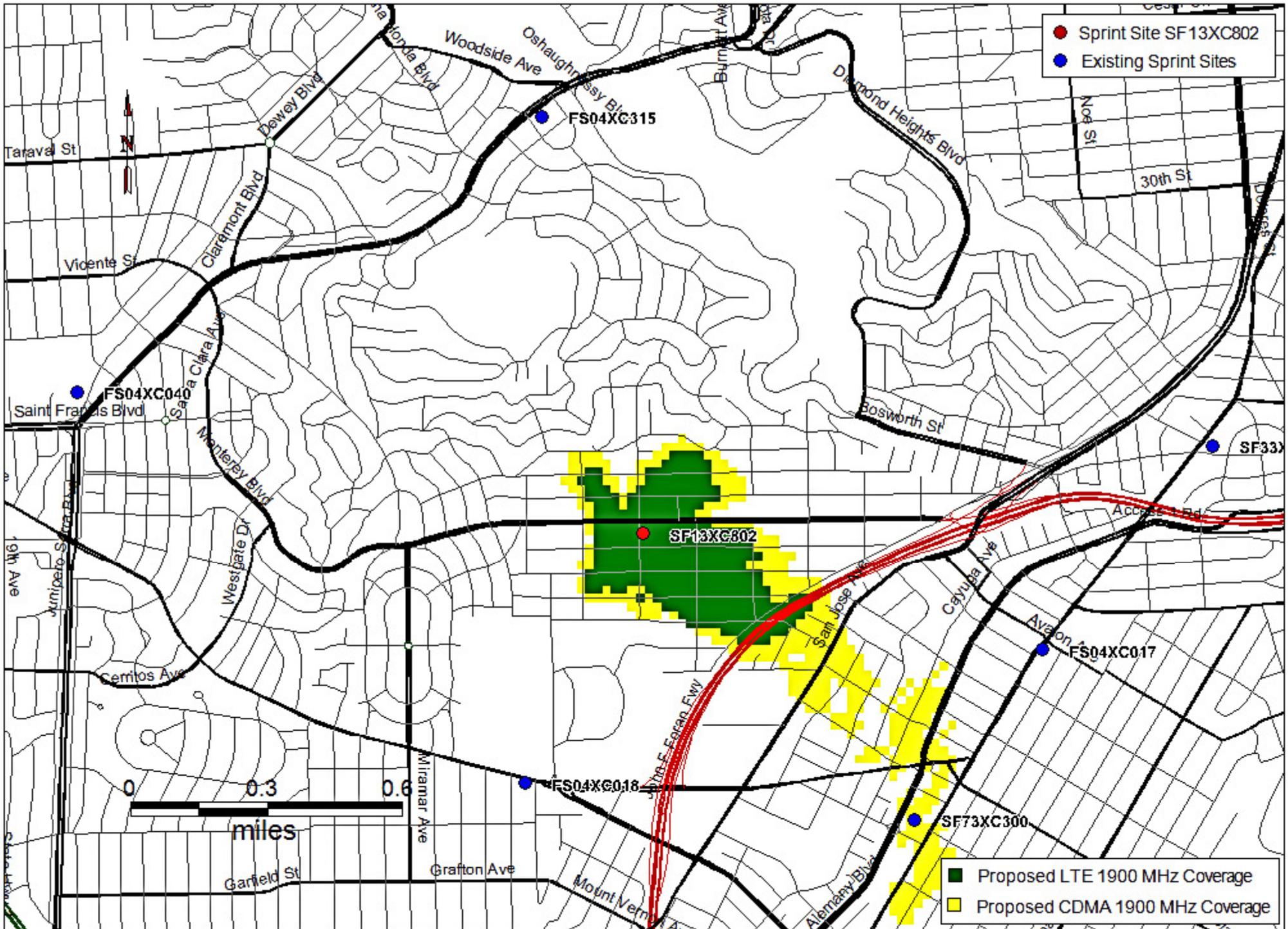
The proposed facility is a necessary component of Sprint Wireless Network, designed by Sprint's radio frequency (RF) engineers to provide coverage in the areas north of Monterey Boulevard. The primary coverage area extends approximately between one block south of Monterey Boulevard and Bella Vista Way to the north and between Ridgewood to the west and Detroit to the east.

In order to cover this area, Sprint requires that a wireless telecommunications facility be located at 597-599 Monterey Boulevard.

Existing SF13XC802 coverage



Proposed SF13XC802 coverage



Alternative Sites Analysis

b. Location Preference I

- (1) Church of San Francisco, 620 Monterey Boulevard, Block 3094, Lot 052
- (2) Sunnyside Park, Block 3064, Lot 051
- (3) Saint Finbar Church, 415 Edna Street, Block 3121, Lot 001
- (4) Sunnyside Elementary School, 250 Foerster Street, Block 3121, Lot 019

There are no Preference 2, 3, 4 or 5 sites within the search area.

Other Limited Preference 6 - All Commercial Buildings

- (1) 690 Monterey Blvd., Block 3094, Lot 55
- (2) 600 Monterey Blvd., Block 3094, Lot 49
- (3) 558 Monterey Blvd., Block 3093, Lot II
- (4) 590 Monterey Blvd., Block 3093, Lot 19
- (5) 701-709 Monterey Blvd., Block 3114, Lot 1
- (6) 715-721 Monterey Blvd., Block 3114, Lot 45
- (7) 667 Monterey Blvd., Block 3115, Lot 35
- (8) 625 Monterey Blvd., Block 3115 Lot 43 and 54

What good faith efforts and measures were taken to secure each of these Preferred Location sites?

Sprint considered and reviewed other preferred locations within the search area. Because this is an NC-I district only, publicly used buildings would provide a higher preference site. All other sites are either Limited Preference 6 or Disfavored Preference 7 sites. Sprint did review other Preference 1 sites and the other commercial Preference 6 sites in the search area. Sprint determined that all of the above mentioned sites are not technologically feasible. Sprint PCS therefore focused its efforts on locating the proposed site at the most technologically feasible and least visually obtrusive location.

With the foregoing criteria in mind, Sprint narrowed its search to the most feasible candidate within the search area: a two-story, mixed use building, which is located at 597 to 599 Monterey Boulevard. Sprint RF engineers and field teams visited and assessed every building in the search area before determining that 597 to 599 Monterey Boulevard is the best candidate.

Describe why each site was not technologically, legally or economically feasible and why such efforts Were unsuccessful.

The small search area designated for the proposed site was limited by locations of existing Sprint PCS wireless facilities, terrain, and the coverage objectives for this site. Those factors limited the search to an area bordered by Joost Street to the North, Edna Street to the East, Hearst Street to the South and Gennessee Street to the West. Due to these constraints and the zoning districts within the search area, only publicly used structures, and wholly commercial buildings in the NC-I zoning district would present siting

opportunities of a higher preference than the proposed site_ Higher preference sites and other all-commercial Preference 6 sites are discussed below.

Location Preference I

(1) Church of San Francisco, 620 Monterey Boulevard, Block 3094, Lot 052

Not Technologically Feasible

Due to its location in the middle of the block, there are other buildings and clutter to block Sprint's signal, requiring a higher antenna to "see" over the clutter and buildings. This antenna would exceed the 32 foot height limit and would be more than 10 feet over the roof.

(2) Sunnyside Park, Block 3064, Lot 51

Not Technologically Feasible

Sunnyside Park is not within the search area determined by Sprint radio frequency engineers. Additionally, locating Sprint's facility at this location is not feasible for a couple of reasons. Most importantly, this higher elevation would not work for RF purposes because the objective is to cover Monterey Boulevard, but due to the dramatic downhill slope, the signal from a site at the Park would carry unhindered downhill and interfere with Sprint's existing sites to the southeast and southwest. Secondly, this area is residential and a new tall structure would have to be constructed to support Sprint's antennas.

(3) Saint Finbar Church, 415 Edna Street, Block 3121, Lot 001

Not Technologically Feasible & NOI Legally Feasible

Saint Finbar Church is not within the search area determined by Sprint radio frequency engineers. Additionally, due to the lower elevation of this area, a 20' to 25' structure on the roof would likely be required to meet RF's coverage objective of Monterey Boulevard east and west and the hillside area to the north. Furthermore, after extensive negotiations, the Roman Catholic Archdiocese of San Francisco decided that it was unwilling to enter into a lease due to tax considerations.

(4) Sunnyside Elementary School, 250 Foerster Street, Block 3121, Lot 019

Not Technologically Feasible & Not Legally Feasible

Sunnyside Elementary School is not within the search area determined by Sprint radio frequency engineers. Additionally, due to the lower elevation of this area, a 20' to 25' structure on the roof would likely be required to meet RF's coverage objective of Monterey Boulevard east and west and the hillside area to the north. Also, City of San Francisco schools have been unwilling to work with Sprint to locate structures on its school buildings.

There are no Preference 2, 3, 4 or 5 sites within the search area.

Other Location Limited Preference 6 - All Commercial Buildings

(1) 690 Monterey Blvd" Block 3094, Lot 55

Not Technologically Feasible

This is a two story commercial building that is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective.

(2) 600 Monterey Blvd., Block 3094, Lot 49

Not Technologically Feasible

This is a single story commercial building that is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective.

(3) 558 Monterey Blvd., Block 3093, Lot 11

Not Technologically Feasible

This is a single story commercial building that is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective.

(4) 590 Monterey Blvd., Block 3093, Lot 19

Not Technologically Feasible

This is a single story commercial building that is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective.

(5) 701-709 Monterey Blvd., Block 3114, Lot I

Not Technologically Feasible

This is a single story commercial building that is not within the search area determined by Sprint radio frequency engineers. Additionally, this building is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective.

(6) 715-721 Monterey Blvd., Block 3114, Lot 45

Not Technologically Feasible

This is a single story commercial building that is not within the search area determined by Sprint radio frequency engineers. Additionally, this building is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective.

(7) 667 Monterey Blvd., Block 3115, Lot 35

Not Technologically Feasible

This is a single story commercial building that is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective.

(8) 625 Monterey Blvd., Block 3115, Lot 43 & 54

Not Technologically Feasible

Safeway is a single story commercial building that is surrounded by taller buildings. The taller surrounding buildings would block the transmission and reception of the radio signal, thus prohibiting the proposed installation from achieving its coverage objective. Furthermore, Safeway was not interested in leasing space to Sprint for a wireless telecommunications facility.

There were no other all-commercial Preference 6 buildings in the area. All other Preference 6 locations were mixed-use buildings.

Community Outreach Meeting Summary
597 Monterey Blvd (Sprint Site ID#: SF13XC802)
August 26, 2013
5:00 pm
Glen Park Library Branch

Present at the meeting:

Representing Sprint:

Maria Miller, Land Use Planner, Modus, Inc

Meeting attendees:

Rose Drongole, 17 Whitney St.

One resident attended the meeting and asked questions about RF safety of the site and RF levels exceedance distance. Applicant representative responses. Resident did not have any design comments or any further questions.

Community Outreach Meeting
on a Modification of an Existing Sprint Wireless Facility Proposed in Your Neighborhood
To: Neighbors within 597 Monterey Blvd, San Francisco, CA

Meeting Information

Date: Monday, August 26, 2013
Time: 5:00 p.m.
Where: Glen Park Library Branch*
2825 Diamond St
San Francisco, 94131

Applicant

Sprint
149 Natoma St., 3rd floor
San Francisco, CA 94105

Sprint Site Information

Address: 597 Monterey Blvd
San Francisco, CA 94124
APN: 028-3116
Zoning: NC-1

Contact Information

Maria Miller
149 Natoma St., 3rd floor
San Francisco, CA 94105
Tel. (415)450-5533

Sprint has applied for zoning approval to upgrade an existing cell site on the roof top of 597 Monterey Blvd in San Francisco. The proposed modification would replace the existing older technology to 4G LTE service, which provides improved performance by increasing data speed and reducing latency. 4G LTE is a successor to the current generation of UMTS 3G (radio frequencies used by third generation wireless Universal Mobile Telecommunications System networks). This update will improve service for Sprint customers with significantly faster data rates for both uploading and downloading.

You are invited to attend an informational community meeting on Monday, August 26th at 5:00 p.m. at the Glen Park Library Branch located at 2825 Diamond St. to learn more about the project. This project will be scheduled for Planning Commission review after our neighborhood meeting. Architectural plans and photographic simulations will be available for your review at the meeting.

If you are unable to attend the meeting and would like to request information, please contact Maria Miller at (415) 450-5533 or at mmiller@modus-corp.com.

* This is not a Library Sponsored Program



COMMUNITY OUTREACH MEETING AFFIDAVIT

I, Maria Miller, do hereby declare as follows:

1. I have conducted community outreach meeting for the proposed alteration of a wireless telecommunications facility at 597 Monterey Blvd.
2. The meeting was conducted at the Glen Park Library branch located at 2825 Diamond St., San Francisco, CA on August 26, 2013 from 5:00 pm to 5:45 pm.
3. I have included the mailing list, meeting notice, and sign-in sheet.

Executed August 27, 2013 in San Francisco, CA.

Maria Miller

Signature

Maria Miller

Name

Project Manager, authorized agent for Sprint
Signature

Wireless Application Review

Sprint SF13XC802
Monterey Pizza
597 – 599 Monterey Boulevard
San Francisco, CA 94127

August 29, 2013



Prepared By:
EBI Consulting
21 B Street
Burlington, MA 01803
(781) 418-2322
Engineer: Scott Heffernan



Table of Contents

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2.0	Site Description	1
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4.0	Coverage	2
5.0	Emissions	4
6.0	Conclusion	4

1.0 Executive Summary

EBI Consulting has been hired to review an application by Sprint for a modification to an existing site located on a rooftop at 597 – 599 Monterey Boulevard in San Francisco, California. The scope of this analysis is to review material submitted to the San Francisco Planning Department. This material includes site plans, coverage maps and an emissions report prepared by EBI Consulting. An alternate site analysis was included as part of the application. This is an upgrade to an existing Sprint facility and all other locations have been satisfactorily ruled out due to technology and coverage constraints.

Currently Metro PCS and T-Mobile are also have facilities located on this structure.

2.0 Site Description

Site Name: SF13XC802 – Monterey Pizza
Owner: Sam Ayoub / 3167 Corte Portofino, Newport, CA 92660
Site Description: Rooftop Wireless Facility
Address: 597 – 599 Monterey Boulevard, San Francisco, CA 94127
Ground Elevation: 342 feet AMSL
Latitude: 37.731111 N
Longitude: -122.448333 W

3.0 Project Overview

Sprint is applying to modify an existing rooftop wireless facility located at 597 – 599 Monterey Boulevard in San Francisco, California. The site modifications include the replacement of existing antennas and associated radio units located on site. The proposed modifications will allow for Sprint to upgrade their technology offerings to include a LTE rollout for higher data rates for their customers. The upgrades will also allow for Sprint to install equipment that will improve the performance of their existing wireless facility and provide better efficiencies for capacity as well.

Sprint is proposing to remove the 3 existing panel antennas and replace with three Powerwave P65-16-XLPP-RR antennas, 1 per sector. The three antennas, which have a length of 72 inches and are 12 inches in width, will be installed in three separate faux chimney enclosures for concealment. This includes the removal of an existing antenna shroud that currently houses the existing Sprint antennas. The antennas will be mounted with an antenna centerline of 30 feet above the ground level. The existing rooftop is 26 feet 2 inches in height above ground level. The

bottoms of the proposed antennas will be 27 feet above the ground level, 8 inches above the rooftop walking surface.

Additionally, Sprint is looking to remove one existing CDMA radio cabinet and one existing battery cabinet located on the rooftop within their equipment area and replace with one new proposed radio cabinet and one proposed new battery cabinet. Additionally, Remote Radio Heads (RRH) are proposed to be installed at each antenna location. The RRH is a small remote radio device typically located at or near the antenna location at a given site. This reduces cable loss incurred in bringing the transmitted signal from radios located many feet from an antenna location and improves overall performance due to a typically reduced noise environment with the transmitters and receivers located immediately adjacent to the antennas. The RRH is typically fed by fiber optics for the transfer of data traffic from a control cabinet usually located with the remainder of a carrier's equipment.

4.0 Coverage

Coverage plots were submitted as part of the application from Sprint to the San Francisco Planning Board. The plots show existing coverage of their 1900 MHz footprint from this facility in yellow in exhibit 1. In the next plot, Exhibit 2, they are showing the resulting coverage at 1900 MHz. Sprint is proposing to install 1900 MHz and 800 MHz Remote Radio Heads at this site to provide service in both frequency bands. As is typical, the coverage plots presented are shown at the 1900 MHz frequency band as this will be the weaker coverage footprint under similar power settings. While 800 MHz may have the ability to provide a bit more robust footprint all things equal, the carrier can optimize the output and contain coverage as need be for uniformity between the two frequency bands or provide extended reach with the 800 MHz.

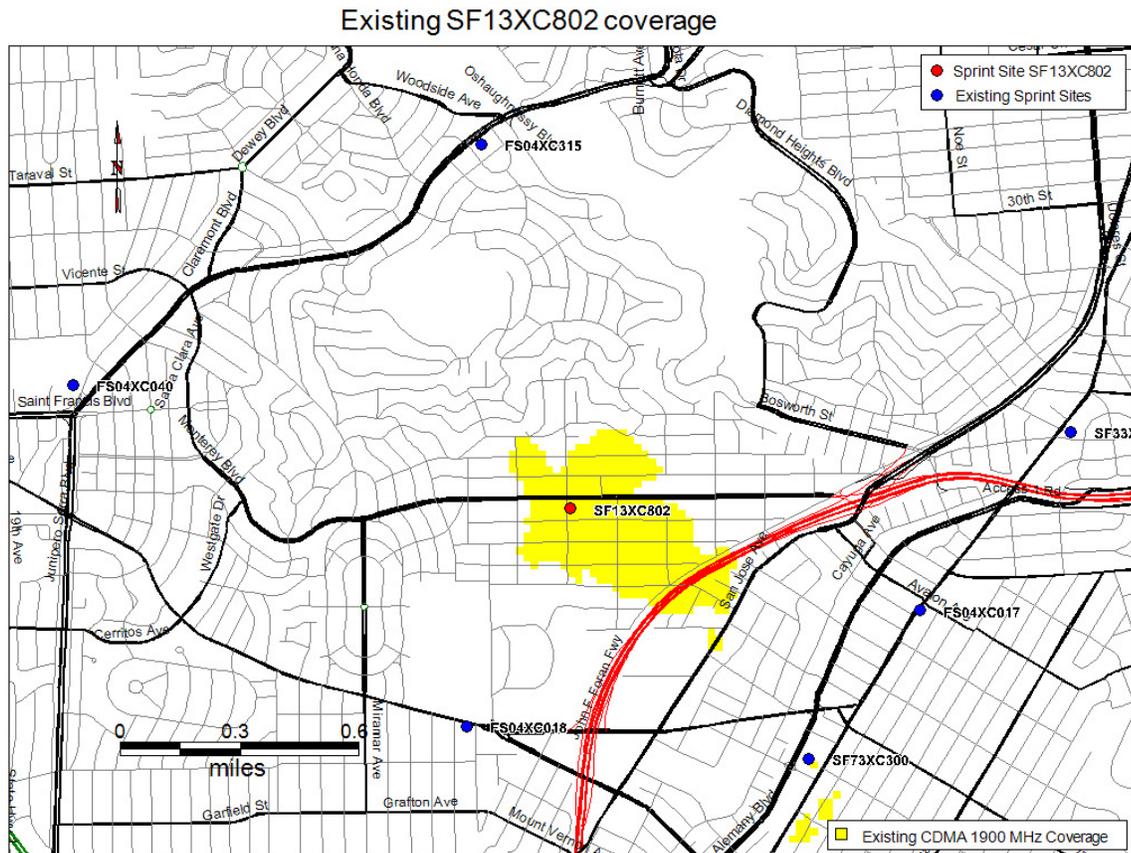


Exhibit 1:
Existing Sprint
1900 MHz
CDMA
coverage

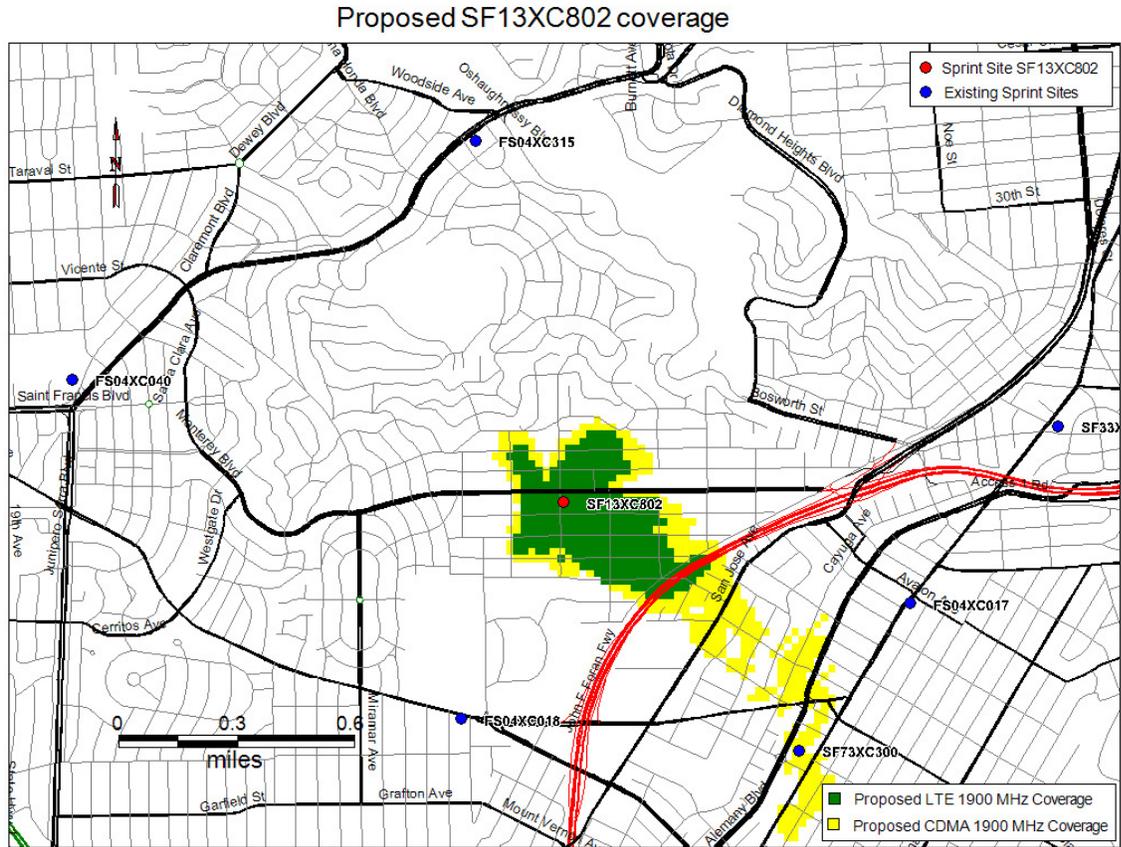


Exhibit 2:
Proposed Sprint 1900 MHz CDMA coverage

Anticipated coverage from the proposed upgraded installation is what would be expected from a 30 foot rooftop facility in this geographic area. Anticipated coverage for the 1900 MHz CDMA footprint is shown as extending northeast approximately 0.3 to Mangels Avenue, Southeast approximately 0.45 miles to the Interstate 280, southwest approximately 0.28 miles to the intersection of Flood and Ridgewood Avenues and Northwest approximately 0.27 miles to the intersection of Mangels and Ridgewood Avenues.

Coverage from the proposed LTE radios is slightly less than the 1900 MHz CDMA footprint and shows up as the green footprint inside the yellow footprint representing the 1900 MHz CDMA footprint in Exhibit 2 above.

The provided plots represent coverage areas that fall in line with what we would expect from a site of this configuration and size.

The area surrounding the site is comprised of very densely spaced residential dwellings with mixed business dwellings interleaved lightly. In a design scenario such as this a low antenna height facility is a great solution. It allows the carrier to handle a fairly large volume of traffic in a small area. The low antenna height also allows the carrier to contain the footprint very effectively for spectrum reuse considerations on surrounding sites and to reduce interference upon adjacent cells. Additionally, by utilizing existing structures such as rooftops the carrier is able to provide the desired service without the introduction of a new structure.

5.0 Emissions Compliance

An emissions study was completed on the existing / proposed Sprint site located at 597 – 599 Monterey Boulevard in San Francisco, California by EBI Consulting on July 31, 2013. The study analyzed emissions compliance for this site based upon FCC standards set forth in Bulletin OET65.

The report states that the cumulative calculated emissions produced by the existing carriers and the proposed Sprint facility will be 14.2% of the FCC allowable limit for public exposure (2.84 percent of the FCC's occupational limit) based upon worst case theoretical modeling at the ground level walking surface. This is well within the FCC's allowable threshold limits. Furthermore, on the rooftop walking surface the largest predicted cumulative power density level is 2,061.00% of the FCC allowable limit for public exposure (412.2 percent of the FCC's occupational limit) based upon worst case theoretical modeling. For the Sprint antenna locations, this equates to an area of exceedance that extends approximately 13 feet from the antenna faces.

Since this rooftop is a controlled area, meaning the general public does not have access to the area, no mitigation techniques are needed to comply with federal standards. Signage should be posted at the rooftop access point and at locations near the antenna mounting locations that warn of the presence of RF energy and the potential of areas of exceedance. If it is determined that the general public may be able to gain access to this rooftop, physical barriers should be installed around these areas of exceedance to limit access to the general public.

With these recommendations the site appears to be in full compliance with all FCC and OSHA standards with regards to emissions and notification. There are no areas on the ground level surrounding this site that exceed either the FCC's general public or occupational limits.

Sprint has received prior DPH approval for this facility with regards to emissions.

6.0 Conclusion

EBI Consulting was tasked with reviewing the Sprint application for proposed site upgrades to their existing facility at 597 – 599 Monterey Boulevard in San Francisco, California. The project includes the replacement of existing antennas on site with broadband panel antennas capable of handling both 1900 MHz and 800 MHz frequency bands. Additionally, Sprint is proposing to install Remote Radio Heads at the antenna locations and replace some of the radio and battery equipment cabinets located at the site. These upgrades will ultimately allow Sprint to provide greater service levels and capacity to its customers without having to introduce a new facility.

Sprint has provided coverage plots showing existing and proposed coverage from this facility. Both scenarios depicted coverage footprints that would be expected from a facility of this height and configuration. It appears that the coverage data provided is accurate and appropriate for this site.

Sprint has supplied an emissions study for this existing facility prepared by EBI Consulting. The report demonstrates that the facility is in full compliance with all applicable federal requirements regarding emissions and signage recommendations. There are areas of exceedance pointed out in the report and barrier recommendations were made in the event that it is determined the general public is able to gain access to this rooftop.

Based upon our analysis of the Sprint proposed upgrades to their facility at 597 – 599 Monterey Boulevard in San Francisco, California, we feel this is a very acceptable proposal. Sprint is proposing to upgrade a site that already exists. The upgrades will benefit existing and future customers in this coverage area. Sprint has proposed a design solution that allows for their upgrades to be fulfilled and keep the aesthetics concerns of the community in mind



Scott Heffernan
RF Engineering Director

EBI Consulting
21 B Street
Burlington, MA 01803



NETWORK VISION MMBTS LAUNCH
MONTEREY PIZZA
 SF13XC802-C
ROOFTOP
 597-599 MONTEREY BOULEVARD
 SAN FRANCISCO, CA 94127
 SAN FRANCISCO COUNTY
 LATITUDE: 37°43'51.999" N (37.73111111)
 LONGITUDE: 122°26'53.999" W (-122.44833330)
 SF BAY MARKET

SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	BATTERY SPECIFICATIONS & DATA CHART
T-3	ANTENNA SPECIFICATIONS & SCHEDULE
T-4	FIRE DEPARTMENT CHECKLIST
G-1	GENERAL NOTES & SYMBOLS
A-1	SITE PLAN
A-2	EXISTING EQUIPMENT/LEASE AREA PLAN & ANTENNA PLAN
A-3	PROPOSED EQUIPMENT/LEASE AREA PLAN & ANTENNA PLAN
A-4	EXISTING & PROPOSED WEST ELEVATION
A-5	EXISTING & PROPOSED NORTH ELEVATION
A-6	EQUIPMENT DETAILS
A-7	CONSTRUCTION DETAILS
A-8	CABLE COLOR CODING REQUIREMENTS
F-1	FIBER PLAN
F-2	FIBER ONE-LINE DIAGRAM
F-3	FIBER INSTALLATION DETAILS
E-1	ELECTRICAL SINGLE-LINE DIAGRAM & NOTES
E-2	DC POWER DIAGRAM & POWER CONDUIT DETAILS
E-3	POWER & TELCO DETAILS
E-4	SCHEMATIC GROUNDING PLAN
E-5	GROUNDING DETAILS



149 NATOMA STREET, 3RD FLOOR
 SAN FRANCISCO, CA. 94105



149 NATOMA STREET, 3RD FLOOR
 SAN FRANCISCO, CA. 94105

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
MONTEREY PIZZA
 SF13XC802-C
 597-599 MONTEREY BOULEVARD
 SAN FRANCISCO, CA 94127
 SAN FRANCISCO COUNTY

CALIFORNIA STATE 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 CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2010 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS & CODE ADMINISTRATORS (BOCA)
- 2010 MECHANICAL CALIFORNIA CODE
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- 2010 CALIFORNIA PLUMBING CODE
- 2010 CALIFORNIA ELECTRICAL CODE
- 2010 LOCAL BUILDING CODE

ACCESSIBILITY REQUIREMENTS:

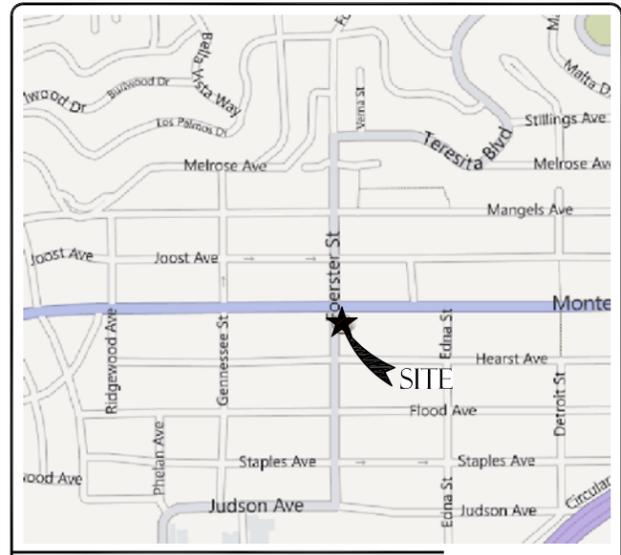
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2010 CALIFORNIA BUILDING CODE.

CONDITIONAL USE AUTHORIZATION 2013.0539C

CODE BLOCK

APPROVAL	SIGNATURE	DATE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
SITE ACQUISITION		
PLANNING CONSULTANT		
PROPERTY OWNER		
SPRINT REPRESENTATIVE		

SIGNATURE BLOCK



VICINITY MAP

FROM SAN FRANCISCO INTERNATIONAL AIRPORT
 HEAD NORTH
 KEEP RIGHT AT THE FORK 0.5 MI
 KEEP RIGHT AT THE FORK 0.3 MI
 TAKE THE SLIP ROAD TO US-101 N 1.0 MI
 KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR US-101 N/SAN FRANCISCO AND MERGE ONTO US-101 N 7.3 MI
 TAKE EXIT 430A TOWARDS DALY CITY 1.0 MI
 MERGE ONTO I-280 S 1.1 MI
 TAKE EXIT 52 TO MERGE ONTO MONTEREY BLVD 1.0 MI
 MAKE A U-TURN 292 FT
 DESTINATION WILL BE ON THE RIGHT

DRIVING DIRECTIONS

SPRINT PROPOSES TO MODIFY AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY

- (3) EXISTING PANEL ANTENNAS AND MOUNT TO BE HOT-SWAPPED WITH (3) PANEL ANTENNAS (1 PER SECTOR) IN THREE FAUX VENT PIPES AND (6) RRU'S (2 PER SECTOR) ON EXISTING ROOFTOP.
- (2) EXISTING EQUIPMENT CABINETS TO BE HOT-SWAPPED WITH (2) NEW EQUIPMENT CABINET ON GROUND LEVEL.
- ANTENNA TRANSMISSION LINES FROM EQUIPMENT CABINETS TO ANTENNAS-PAINTED TO MATCH AS APPLICABLE PER PLANS.
- INSTALLED FIBER AND NID EQUIPMENT.
- EXISTING 200AMP POWER SERVICE TO REMAIN.

PROJECT DESCRIPTION

APPLICANT:

SPRINT
 6580 SPRINT PARKWAY
 OVERLAND PARK, KANSAS 66251
 PH: (866) 400-6040

PROPERTY INFORMATION:

PROPERTY OWNER: SAM AYOUB
 ADDRESS: 3167 CORTE PORTOFINO
 NEWPORT, CA 92660
 PH: (919) 640-4197

ZONING CLASSIFICATION: NC-1
 BUILDING CODE: 2010 CBC
 CONSTRUCTION TYPE: TYPE III
 OCCUPANCY: M
 JURISDICTION: CITY OF SAN FRANCISCO
 CURRENT USE: TELECOMMUNICATIONS FACILITY/RESTAURANT
 PROPOSED USE: TELECOMMUNICATIONS FACILITY/RESTAURANT
 HEIGHT AND BULK: 32-X

PARCEL NUMBER(S):
 3116-028

PROJECT SUMMARY

SHEET INDEX

ARCHITECT:

THOMAS R HOLLAND, AIA
 PACIFIC TELECOM SERVICES, LLC
 149 NATOMA STREET, THIRD FLOOR
 SAN FRANCISCO, CA 94105
 CONTACT: DENNIS MCKIERNAN
 PH: (916) 955-7982

ZONING MANAGER:

MODUS, INC.
 149 NATOMA STREET, THIRD FLOOR
 SAN FRANCISCO, CA 94105
 CONTACT: MARIA MILLER
 PH: (415) 450-5533

LEASING MANAGER

MODUS, INC.
 149 NATOMA STREET, THIRD FLOOR
 SAN FRANCISCO, CA 94105
 CONTACT: SUSAN KEA
 PH: (209) 609-0860

CONSTRUCTION MANAGER

OVERLAND CONTRACTING
 2999 OAK ROAD, SUITE 490
 WALNUT CREEK, CA 94597
 CONTACT: ART CUNNINGHAM
 PH: (925) 852-8896

POWER COMPANY:

PACIFIC GAS AND ELECTRIC
 PH: (800) 743-5000

TELCO COMPANY:

AT&T
 PH: T.B.D.

EQUIPMENT PROVIDER:

SAMSUNG TELECOMMUNICATIONS AMERICA (STA)
 1301 EAST LOOKOUT DRIVE
 RICHARDSON, TX 75082
 PH: (972) 761-7000

PROJECT TEAM

At all new services & grounding trenches, provide "WARNING" tape at 12" below grade.

DIG ALERT
 "CALL BEFORE YOU DIG"
 1-800-227-2600
 UTILITY NOTIFICATION CENTER OF NORTHERN CALIFORNIA

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
2	05/07/12	ISSUED FOR 100% CONSTRUCTION	CBK
3	05/09/12	REVISED FOR 100% CONSTRUCTION	CBK
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7	04/05/13	REVISED FOR 100% CONSTRUCTION	SS
8	07/19/13	REVISED FOR PERMIT	CBK

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1 8



149 NATOMA STREET, 3RD FLOOR
SAN FRANCISCO, CA. 94105



PACIFIC TELECOM SERVICES, LLC
149 NATOMA STREET, 3RD FLOOR
SAN FRANCISCO, CA. 94105

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
MONTEREY PIZZA
SF13XC802-C
597-599 MONTEREY BOULEVARD
SAN FRANCISCO, CA 94127
SAN FRANCISCO COUNTY

ANTENNA SCHEDULE

	SECTOR	TECHNOLOGY	ANTENNA MODEL	RAD CENTER	AZIMUTH	RRU FREQ.	RRU MODEL	NUMBER OF RRU's	No. OF FILTERS	No. OF JUMPERS	JUMPER LENGTH (1/2" DIA)	EFFECTIVE TILT	RET CABLES LENGTH	No. OF HYBRID CABLES	HYBRID CABLE LENGTH (LINEAR FEET)	No. OF COAX CABLES	COAX DIA.	COAX LENGTH
ALPHA SECTOR	A1	800/1900 MHz	APVFR12X-CLPP-RR	30'-0"	35'	800 MHz	RRH-C2	1	1	2	6'	1'	10	1	170'-0"	N/A	N/A	N/A
						1.9 GHz	RRH-P4	1	0	4	3'	6'						
	A2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
	A3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
BETA SECTOR	B1	800/1900 MHz	APVFR12X-CLPP-RR	30'-0"	275'	800 MHz	RRH-C2	1	1	2	6'	1'	10	1	170'-0"	N/A	N/A	N/A
						1.9 GHz	RRH-P4	1	0	4	3'	0'						
	B2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
	B3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					
GAMMA SECTOR	C1	800/1900 MHz	APVFR12X-CLPP-RR	30'-0"	155'	800 MHz	RRH-C2	1	1	2	6'	3'	10	1	170'-0"	N/A	N/A	N/A
						1.9 GHz	RRH-P4	1	0	4	3'	3'						
	C2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A						
	C3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					

NOTE: THE INFORMATION PROVIDED ABOVE MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING/ INSTALLING ANY EQUIPMENT.
ANTENNA INFORMATION IS BASED ON SITERRA RF DESIGN TEMPLATE_BULK UPDATE TEMPLATE DATED 04/25/12

ANTENNA SCHEDULE 5

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
2	05/07/12	ISSUED FOR 100% CONSTRUCTION	CBK
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8	07/19/13	REVISED FOR PERMIT	CBK

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

SHEET TITLE:

ANTENNA SPECIFICATIONS & SCHEDULE

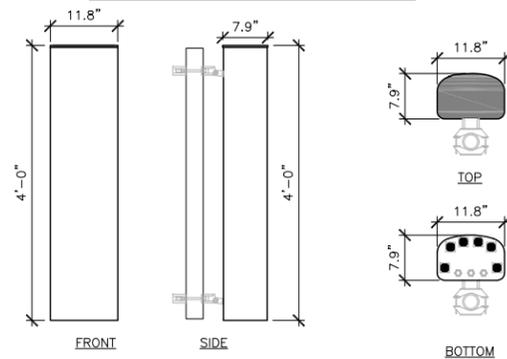
SHEET NUMBER:

T-3

REVISION:

8

MANUFACTURER: RFS
MODEL: APVFR12X-C
WEIGHT W/O MOUNTING HARDWARE: 19.5 LBS
DIMENSIONS: HxWxD: 48"x11.8"x7.9"
FREQUENCY: REFER TO RF DATA SHEET



NOT USED 4

ANTENNA SPECIFICATIONS 3

NOT USED 2

NOT USED 1



149 NATOMA STREET, 3RD FLOOR
SAN FRANCISCO, CA. 94105



149 NATOMA STREET, 3RD FLOOR
SAN FRANCISCO, CA. 94105

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
MONTEREY PIZZA
SF13XC802-C
597-599 MONTEREY BOULEVARD
SAN FRANCISCO, CA 94127
SAN FRANCISCO COUNTY

REVISIONS			
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8	07/19/13	REVISED FOR PERMIT	CBK

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SHEET TITLE:

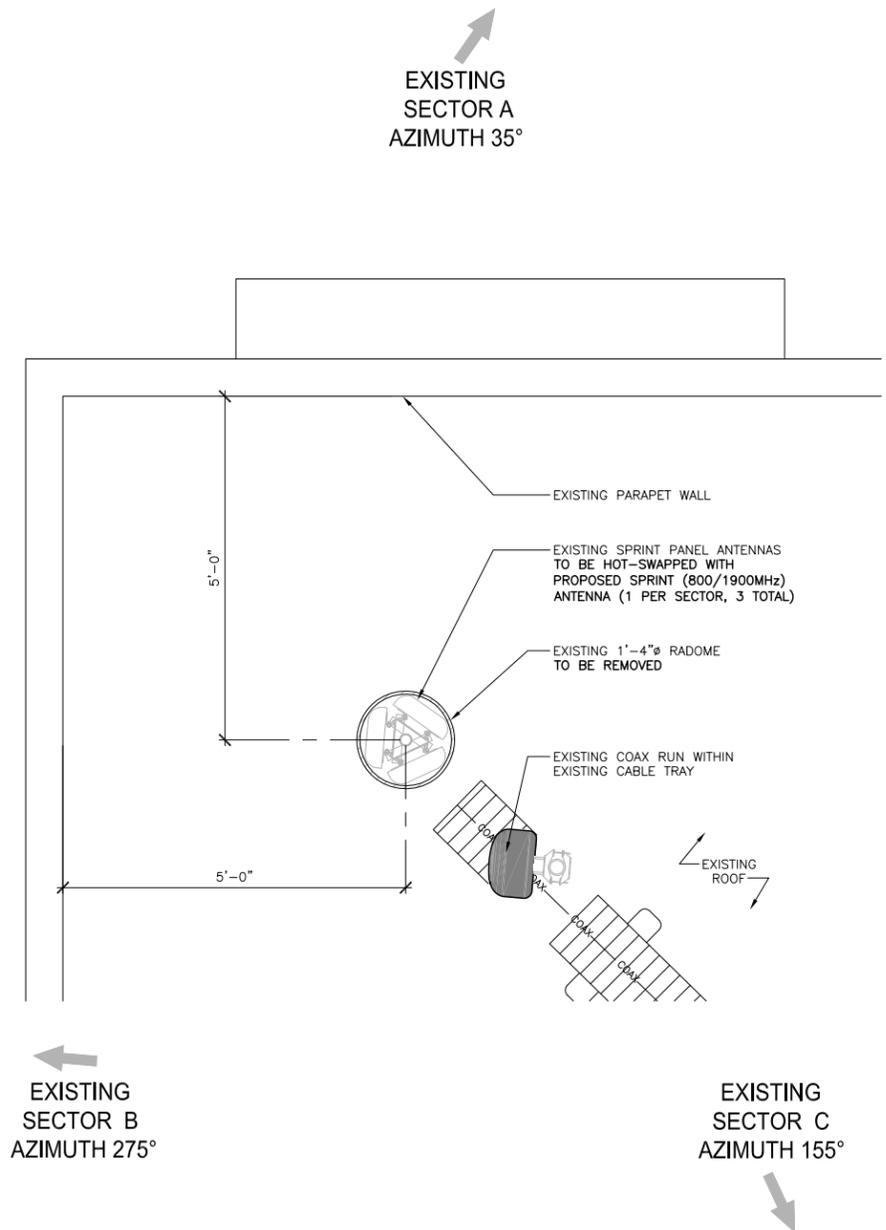
EXISTING EQUIPMENT/LEASE
AREA PLAN & ANTENNA PLAN

SHEET NUMBER:

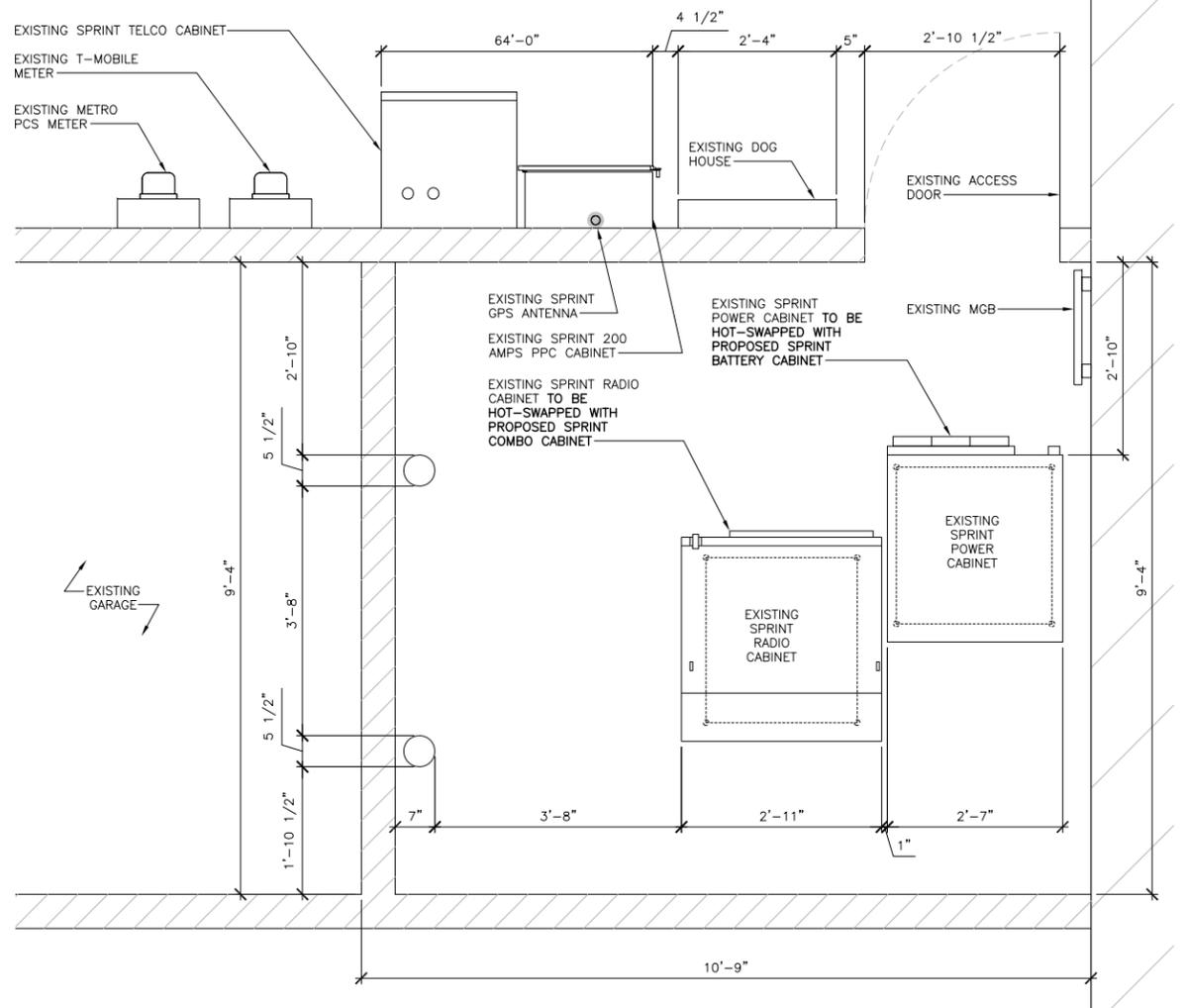
A-2

REVISION:

8



EXISTING ANTENNA PLAN 2



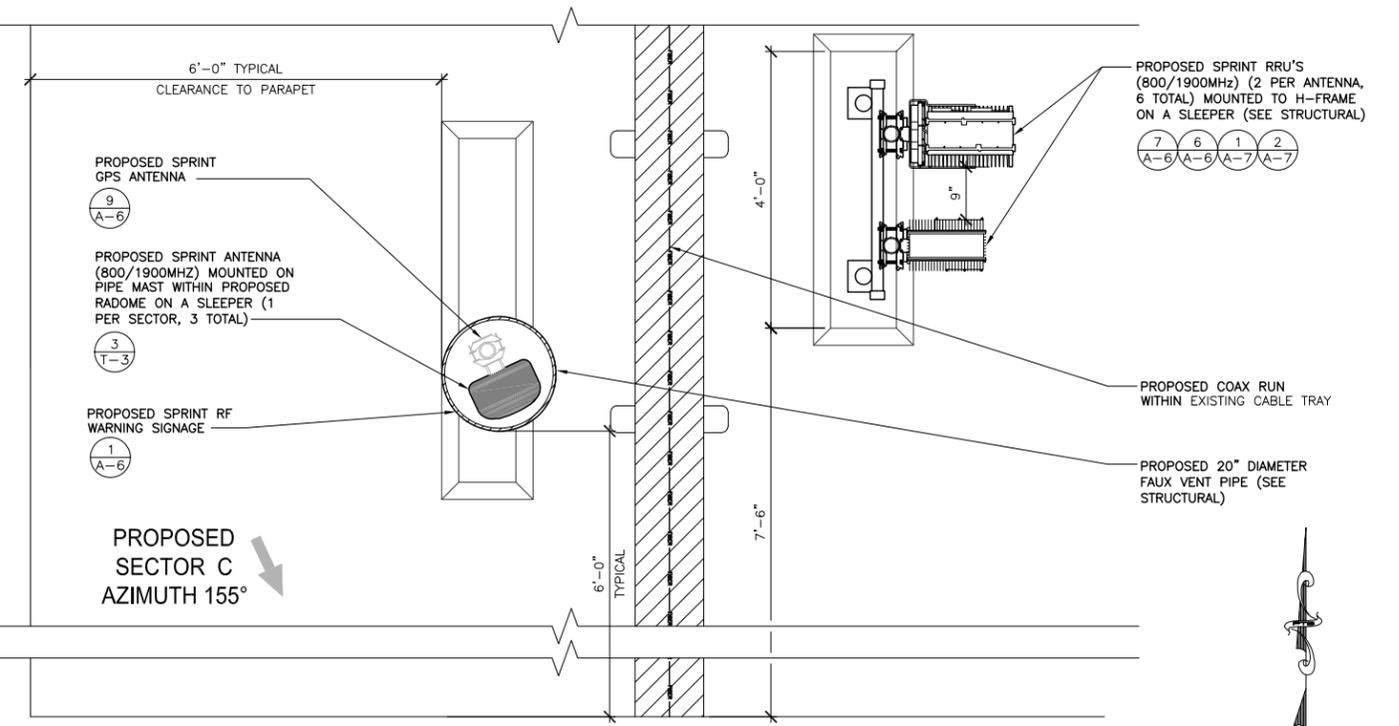
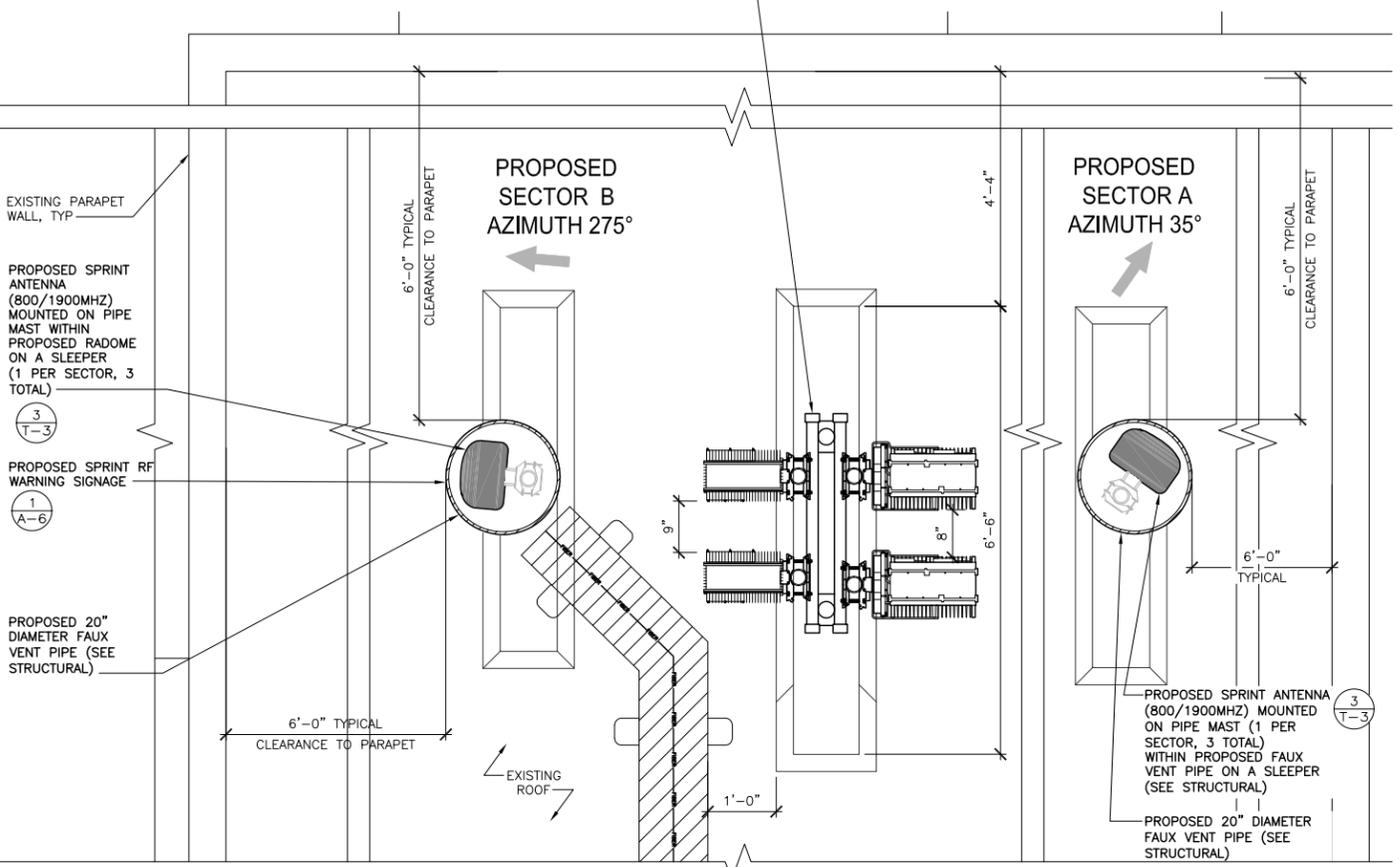
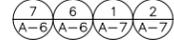
EXISTING EQUIPMENT PLAN 1

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

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

NOTES TO CONTRACTOR:
 1. REMOVE ALL EXISTING COAX AND ANTENNAS FROM SITE.
 2. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.
 3. STRUCTURAL ANALYSIS BY OTHERS

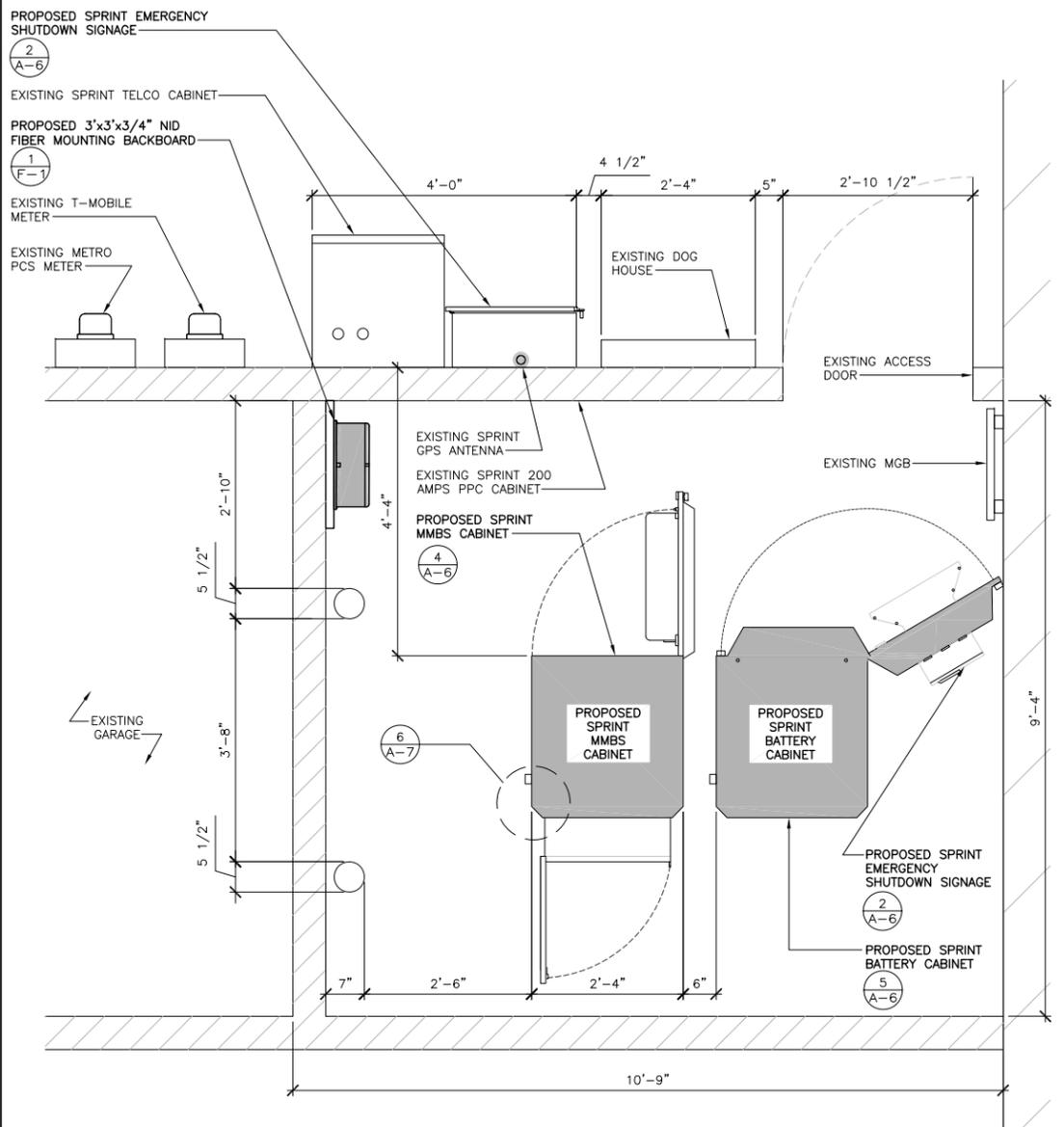
PROPOSED SPRINT RRU'S (800/1900MHz) (2 PER ANTENNA, 6 TOTAL) MOUNTED TO H-FRAME ON A SLEEPER (SEE STRUCTURAL)



TRUE NORTH
 North to be determined by site survey (if possible).

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

PROPOSED ANTENNA PLAN 2



TRUE NORTH
 North to be determined by site survey (if possible).

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

PROPOSED EQUIPMENT PLAN 1



149 NATOMA STREET, 3RD FLOOR
 SAN FRANCISCO, CA. 94105



149 NATOMA STREET, 3RD FLOOR
 SAN FRANCISCO, CA. 94105

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
MONTEREY PIZZA
 SF13XC802-C
 597-599 MONTEREY BOULEVARD
 SAN FRANCISCO, CA 94127
 SAN FRANCISCO COUNTY

REVISIONS

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LICENSURE:

SHEET TITLE:

PROPOSED EQUIPMENT/LEASE AREA PLAN & ANTENNA PLAN

SHEET NUMBER:

A-3

REVISION:

8

NOTES TO CONTRACTOR:

1. REMOVE ALL EXISTING COAX AND ANTENNAS FROM SITE.
2. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.
3. STRUCTURAL ANALYSIS BY OTHERS

3
T-3
PROPOSED SPRINT ANTENNA (800/1900MHZ) MOUNTED ON PIPE MAST (1 PER SECTOR, 3 TOTAL) WITHIN PROPOSED FAUX VENT PIPE ON A SLEEPER (SEE STRUCTURAL)

1
A-6
PROPOSED RF WARNING SIGNAGE ON ANTENNA PIPE MAST

PROPOSED 20" DIAMETER FAUX VENT PIPE (SEE STRUCTURAL)

PROPOSED SPRINT RRU'S (800/1900MHZ) (2 PER ANTENNA, 6 TOTAL) MOUNTED TO H-FRAME ON A SLEEPER (SEE STRUCTURAL)

1 2 6 7
A-7 A-7 A-6 A-6

9
A-6
PROPOSED SPRINT GPS ANTENNA

1
A-6
PROPOSED RF WARNING SIGNAGE ON ANTENNA PIPE MAST

3
T-3
PROPOSED SPRINT ANTENNA (800/1900MHZ) MOUNTED ON PIPE MAST (1 PER SECTOR, 3 TOTAL) WITHIN PROPOSED FAUX VENT PIPE ON A SLEEPER (SEE STRUCTURAL)

TOP OF PROPOSED SPRINT ANTENNAS
33'-0" A.G.L.

RAD CENTER OF PROPOSED SPRINT ANTENNAS
30'-0" A.G.L.

TOP OF EXISTING BUILDING
26'-2" A.G.L.

1 2 6 7
A-7 A-7 A-6 A-6

PROPOSED SPRINT RRU'S (800/1900MHZ) (2 PER ANTENNA, 6 TOTAL) MOUNTED TO H-FRAME ON A SLEEPER (SEE STRUCTURAL)

EXISTING STANDARD LIGHT

EXISTING BUS STOP

GRADE LEVEL
0'-0" A.G.L.

EXISTING BILLBOARD

EXISTING BUS STOP

FOERSTER STREET

EXISTING VENT

EXISTING BUILDING

EXISTING OVERHEAD POWER & TELCO LINE

EXISTING POWER POLE

EXISTING GARAGE

EXISTING SPRINT EQUIPMENT CABINETS LEASE AREA INSIDE EXISTING GARAGE

EXISTING ROLL-UP GARAGE DOOR

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

PROPOSED WEST ELEVATION 2

TOP OF EXISTING RADOME
34'-2" A.G.L.

TOP OF EXISTING SPRINT ANTENNAS
32'-4" A.G.L.

RAD CENTER OF EXISTING SPRINT ANTENNAS
30'-0" A.G.L.

TOP OF EXISTING BUILDING
26'-2" A.G.L.

1'-4"
7'-3"
EXISTING RADOME TO BE REMOVED

EXISTING SPRINT PANEL ANTENNAS TO BE HOT-SWAPPED WITH PROPOSED SPRINT (800/1900MHZ) ANTENNAS (1 PER SECTOR, 3 TOTAL)

EXISTING VENT

EXISTING BUILDING

EXISTING STANDARD LIGHT

EXISTING BUS STOP

GRADE LEVEL
0'-0" A.G.L.

EXISTING BILLBOARD

EXISTING BUS STOP

FOERSTER STREET

EXISTING OVERHEAD POWER & TELCO LINE

EXISTING POWER POLE

EXISTING GARAGE

EXISTING SPRINT EQUIPMENT CABINETS LEASE AREA INSIDE EXISTING GARAGE

EXISTING ROLL-UP GARAGE DOOR

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

EXISTING WEST ELEVATION 1



149 NATOMA STREET, 3RD FLOOR
SAN FRANCISCO, CA. 94105

PTS
PACIFIC TELECOM SERVICES, LLC
149 NATOMA STREET, 3RD FLOOR
SAN FRANCISCO, CA. 94105

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH

MONTEREY PIZZA

SF13XC802-C

597-599 MONTEREY BOULEVARD
SAN FRANCISCO, CA 94127
SAN FRANCISCO COUNTY

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NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

SHEET TITLE:

EXISTING & PROPOSED WEST ELEVATION

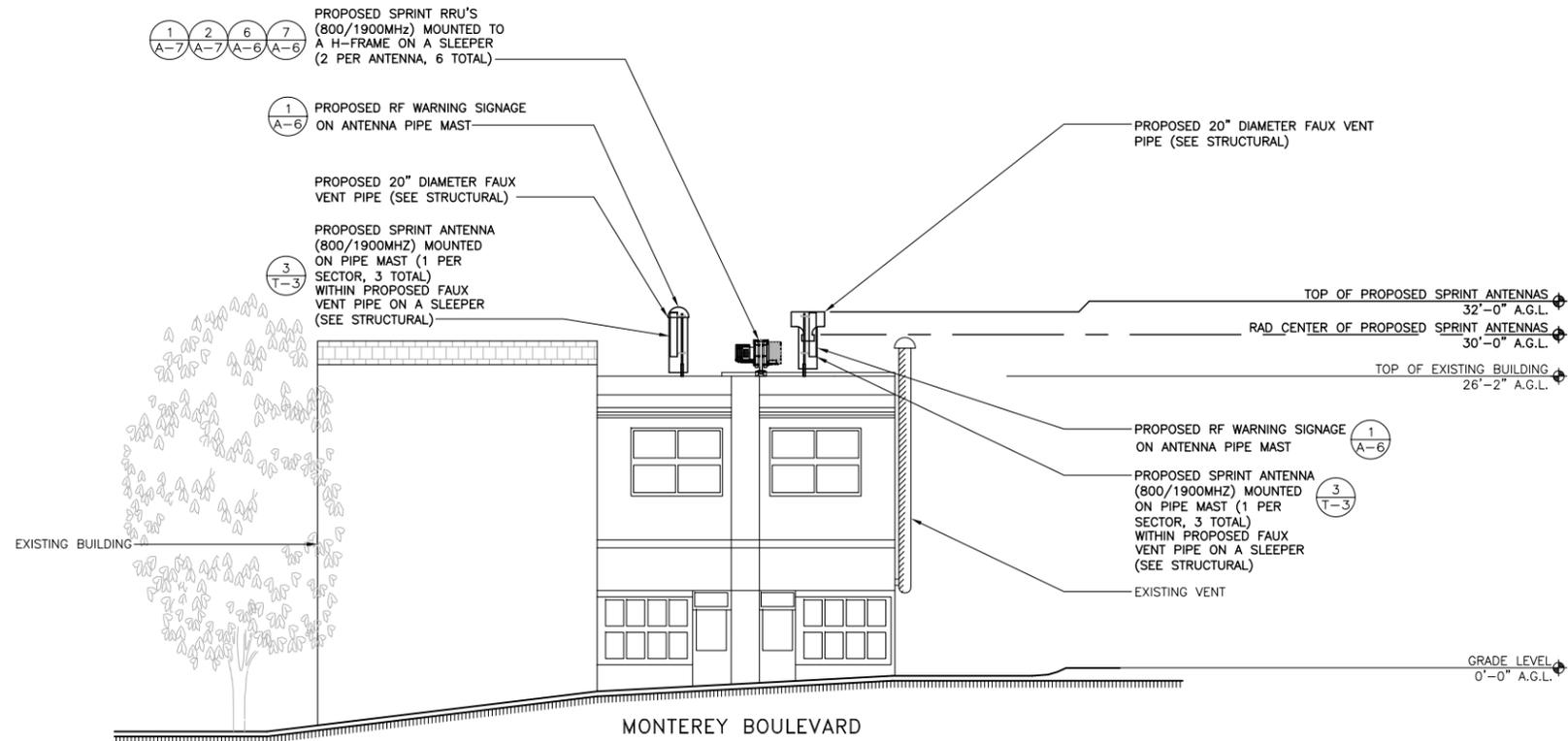
SHEET NUMBER:

REVISION:

A-4

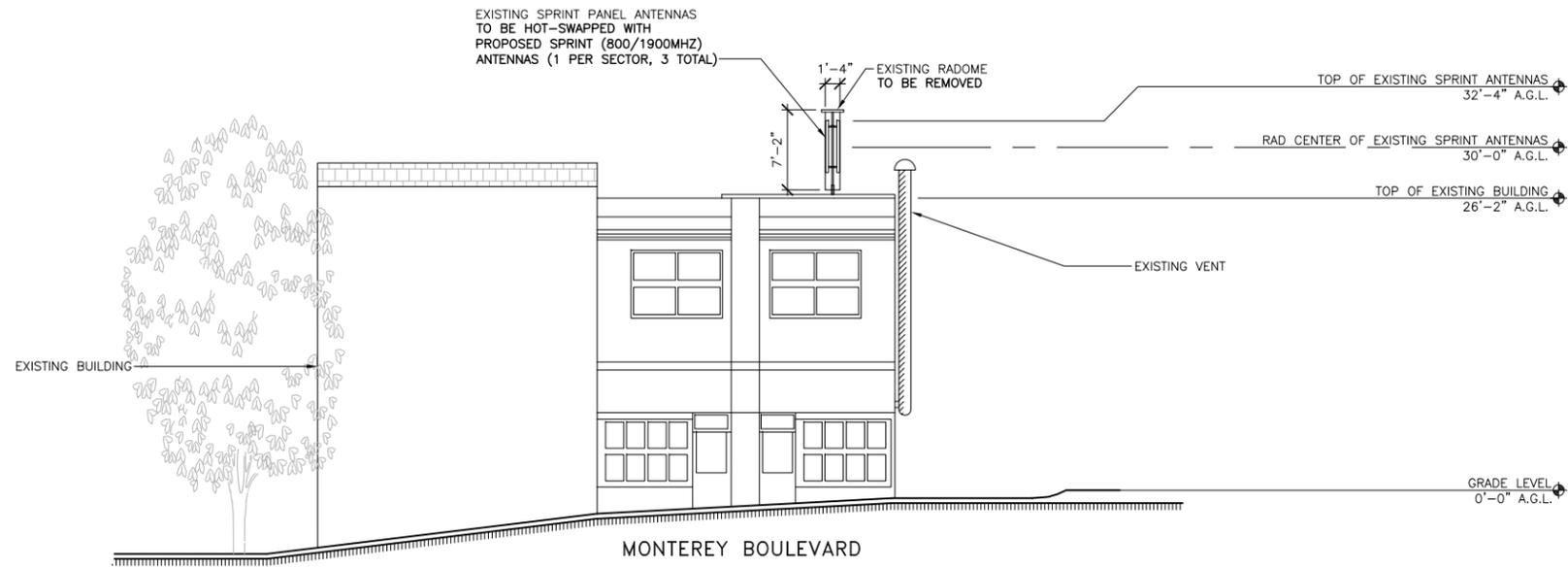
8

NOTES TO CONTRACTOR:
 1. REMOVE ALL EXISTING COAX AND ANTENNAS FROM SITE.
 2. ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.
 3. STRUCTURAL ANALYSIS BY OTHERS



PROPOSED NORTH ELEVATION 2

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



EXISTING NORTH ELEVATION 1

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



149 NATOMA STREET, 3RD FLOOR
 SAN FRANCISCO, CA. 94105



PACIFIC TELECOM SERVICES, LLC
 149 NATOMA STREET, 3RD FLOOR
 SAN FRANCISCO, CA. 94105

PROJECT INFORMATION:

NETWORK VISION MMBTS LAUNCH
MONTEREY PIZZA
 SFI3XC802-C
 597-599 MONTEREY BOULEVARD
 SAN FRANCISCO, CA 94127
 SAN FRANCISCO COUNTY

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
2	05/07/12	ISSUED FOR 100% CONSTRUCTION	CBK
3	05/09/12	REVISED FOR 100% CONSTRUCTION	CBK
4	05/14/12	REVISED FOR 100% CONSTRUCTION	NL
5	11/27/12	REVISED FOR 100% CONSTRUCTION	NL
6	02/22/13	REVISED FOR 100% CONSTRUCTION	NL
7	04/05/13	REVISED FOR 100% CONSTRUCTION	SS
8	07/19/13	REVISED FOR PERMIT	CBK

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

SHEET TITLE:

EXISTING & PROPOSED NORTH ELEVATION

SHEET NUMBER:

A-5

REVISION:

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