SAN FRANCISCO
PLANNING DEPARTMENT

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Executive Summary
Conditional Use Authorization
HEARING DATE: FEBRUARY 21, 2013

Date:	February 14, 2013
Case No.:	**2012.0010C**
Project Address:	**450 Stanyan Street**
Current Zoning:	RM-2 (Residential - Mixed, Moderate Density) RH-3 (Residential – House, Three-Family) 130-E Height and Bulk District
Block/Lot:	1191/041
Project Sponsor:	Verizon Wireless represented by Jay Gruendle, On-Air, LLC 465 First Street West, Suite 101 Sonoma, CA 95476
Staff Contact:	Michelle Stahlhut – (415) 575-9116 Michelle.Stahlhut@sfgov.org

PROJECT DESCRIPTION

The proposal is to modify an existing wireless telecommunications services ("WTS") facility consisting of replacing nine existing antennas and relocating three of the nine antennas from the east face of the building to the north face of the building with associated equipment located inside of St. Mary's Hospital as part of Verizon Wireless's telecommunications network. Based on the zoning and use, the antennas are proposed on a Location Preference 1 Site (Preferred Location Site) according to the WTS Siting Guidelines. The proposed antennas would measure a maximum of 50" high by 12" wide by 7" thick. All nine antennas would be mounted on a facade of the building behind a radiofrequency transparent screen, with a maximum height of approximately 116 feet above grade.

SITE DESCRIPTION AND PRESENT USE

The Project Site, St. Mary's Hospital, is located on Assessor's Block 1191, Lot 041. The Project Site is part of the larger six acre medical center that includes all but the northwest corner of the block bound by Stanyan, Fulton, Shrader, and Hayes Streets. There are five major institutional buildings in the medical center. The subject building is the existing eight-story hospital which extends across the site from Stanyan to Shrader Street. The subject lot is split zoned, including: a RM-2 (Residential – Mixed, Moderate-Density) Zoning District and 130-E Height and Bulk District, and a RH-3 (Residential – House, Three Family) Zoning District and 130-E Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The six acre medical center is located at the east end of Golden Gate Park just north of the "Panhandle", and south of the University of San Francisco – Main Campus. To the north, east and south of the site are residential structures ranging in size from two- to multiple-family dwellings. The property is located in,

and surrounded by, RH-3 (Residential - House, Three-Family) and RM-2 (Residential - Mixed, Moderate-Density) Zoning Districts.

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	February 1, 2013	February 1, 2013	20 days
Posted Notice	20 days	February 1, 2013	February 1, 2013	20 days
Mailed Notice	20 days	February 1, 2013	February 1, 2013	20 days

PUBLIC COMMENT

As of February 14, 2013, the Department has received no additional public comment on the Proposed Project.

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 209.6(b) of the Planning Code, Conditional Use authorization is required for a WTS facility in RM-2 and RH-3 Districts.

BASIS FOR RECOMMENDATION

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

- Based on the hospital use, 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.

- The project site is considered a Location Preference 1, (Preferred Location Site) according to the Wireless Telecommunications Services (WTS) Siting 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.
- Based on propagation maps provided by Verizon Wireless, the project will provide coverage in an area that currently experiences several gaps in coverage and capacity.
- Based on the analysis provided by Verizon Wireless, the project will reduce interference and 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 Verizon Wireless are accurate.
- The proposed antennas will be minimally visible when viewed from adjacent rights-of-way and points further away so as to avoid intrusion into public vistas, avoid disruption of the architectural integrity of building and insure harmony with neighborhood character.
- 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**

☒	Executive Summary	☒	Project sponsor submittal
☒	Draft Motion		Drawings: Proposed Project
☒	Zoning District Map	☒	Check for legibility
☐	Height & Bulk Map	☒	Photo Simulations
☒	Parcel Map	☒	Coverage Maps
☒	Sanborn Map	☒	RF Report
☒	Aerial Photo	☒	DPH Approval
☒	Context Photos	☒	Community Outreach Report
☒	Site Photos	☒	Independent Evaluation

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

SAN FRANCISCO
PLANNING DEPARTMENT

Subject 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. XXXX

HEARING DATE: FEBRUARY 21, 2013

Date:	February 14, 2013
Case No.:	**2012.0010C**
Project Address:	**450 Stanyan Street**
Current Zoning:	RM-2 (Residential - Mixed, Moderate Density) RH-3 (Residential – House, Three-Family) 130-E Height and Bulk District
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Project Sponsor:	Verizon Wireless represented by Jay Gruendle, On-Air, LLC 465 First Street West, Suite 101 Sonoma, CA 95476
Staff Contact:	Michelle Stahlhut – (415) 575-9116 Michelle.Stahlhut@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTION 303(C) AND 209.6(B) TO MODIFY AN EXISTING WIRELESS TELECOMMUNICATIONS SERVICES FACILITY. THE MODIFICATION WOULD CONSIST OF REPLACING NINE EXISTING ANTENNAS AND RELOCATING THREE OF THE NINE ANTENNAS FROM THE EAST FACE OF THE BUILDING TO THE NORTH FACE OF THE BUILDING WITH ASSOCIATED EQUIPMENT LOCATED INSIDE OF ST. MARY'S HOSPITAL AS PART OF VERIZON WIRELESS'S WIRELESS TELECOMMUNICATIONS NETWORK. THE SUBJECT LOT IS SPLIT ZONED, INCLUDING: A RM-2 (RESIDENTIAL – MIXED, MODERATE DENSITY) ZONING DISTRICT AND 130-E HEIGHT AND BULK DISTRICT, AND A RH-3 (RESIDENTIAL – HOUSE, THREE FAMILY) ZONING DISTRICT AND 130-E HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 4, 2012, Verizon Wireless (hereinafter "Project Sponsor"), made an application (hereinafter "Application"), for Conditional Use Authorization on the property at 450 Stanyan Street, Lot 041 in Assessor's Block 1191, (hereinafter "Project Site") to modify an existing wireless telecommunications services facility. The modification would consist of replacing nine existing antennas and relocating three of the antennas from the east face of the building to the north face of the building with associated equipment located inside of St. Mary's Hospital. The modification is proposed on a Location Preference 1

(Preferred Location Site – Publicly-used Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines as part of Verizon Wireless's wireless telecommunications network. The subject lot is split zoned, including: a RM-2 (Residential – Mixed, Moderate Density) Zoning District and a 130-E Height and Bulk District, and a RH-3 (Residential – House, Three Family) Zoning District and a 130-E 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 February 21, 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. 2012.0010C, 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 Project Site, St. Mary's Hospital, is located on Assessor's Block 1191, Lot 041. The Project Site is part of the larger six acre medical center that includes all but the northwest corner of the block bound by Stanyan, Fulton, Shrader, and Hayes Streets. There are five major institutional buildings in the medical center. The subject building is the existing eight-story hospital which extends across the site from Stanyan to Shrader Street. The subject lot is split zoned, including: a RM-2 (Residential – Mixed, Moderate-Density) Zoning District and 130-E Height and Bulk District, and a RH-3 (Residential – House, Three Family) Zoning District and 130-E Height and Bulk District.

3. **Surrounding Properties and Neighborhood**. The six acre medical center is located at the east end of Golden Gate Park just north of the "Panhandle", and south of the University of San Francisco – Main Campus. To the north, east and south of the site are residential structures ranging in size from two- to multiple-family dwellings. The property is located in, and

surrounded by, RH-3 (Residential - House, Three-Family) and RM-2 (Residential - Mixed, Moderate-Density) Zoning Districts.

4. **Project Description.** The proposal is to modify an existing wireless telecommunications services ("WTS") facility consisting replacing nine existing antennas and relocating three of the antennas from the east face of the building to the north face of the building with associated equipment located inside of St. Mary's Hospital as part of Verizon Wireless's telecommunications network. Based on the zoning and use, the antennas are proposed on a Location Preference 1 Site (Preferred Location Site) according to the WTS Siting Guidelines. The proposed antennas would measure a maximum of 50" high by 12" wide by 7" thick. All nine antennas would be mounted on the facade of the building behind a radiofrequency transparent screen, with a maximum height of approximately 116' above grade.

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

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

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

   Section 8.1 of the WTS Siting Guidelines further stipulates that the Planning Commission may not approve WTS applications for Preference 5, 6, and 7 Location Sites unless the application (a) shows what publicly-used building, co-location site or other Preferred Location Sites are located within the geographic service area; (b) shows by clear and convincing evidence what good faith efforts and measures to secure these Preferred Location Sites were taken; (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.

On February 21, 2013, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use authorization pursuant to Planning Code Section 209.6(b) to modify an existing wireless telecommunications services ("WTS") facility consisting replacing nine existing antennas and relocating three of the antennas from the east face of the building to the north face of the building with associated equipment located inside of St. Mary's Hospital as part of Verizon Wireless's wireless telecommunications network.

6. **Location Preference.** The *WTS Facilities Siting Guidelines* identify different types of zoning and/or building uses for the siting of wireless telecommunications facilities. Under the *Guidelines*, the Project is a Location Preference Number 1, as the Project Site is located on an existing institutional hospital structure.

7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 1710 - 2170 Megahertz (MHZ) bands, which is 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 Hammett & Edison, Inc., a radio engineering consulting firm, to prepare a report describing the expected RF emissions from the proposed facility. Pursuant to the *Guidelines*, the Department of Public Health reviewed the report and determined that the proposed facility complies with the standards set forth in the Guidelines.

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 approximately 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon Wireless proposes to relocate three east facing antennas to the north side and move one antenna on the west side closer to the previously installed antennas. The antennas will be mounted at a height of approximately 116 feet above the ground. The estimated ambient RF field from the proposed Verizon Wireless transmitters at ground level is calculated to be 0.0029 mW/sq. cm., which is 0.52% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 38 feet and does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish, and Chinese. Workers should not have access to within 8 feet of the front of the antennas while in operation.

10. **Coverage and Capacity Verification.** The maps, data, and conclusion provided by Verizon Wireless to demonstrate need for coverage and capacity have been determined by Hammett & Edison, Inc., a radio engineering consulting firm, to accurately represent the carrier's present and post-installation conclusions.

11. **Maintenance Schedule**. The existing facility will remain unmanned and therefore will have no impact on traffic conditions in the area. Presently, the site is visited once or twice per month by the cell technician for routine maintenance. The proposed modification would not change the amount of visits by Verizon Wireless technicians.

12. **Community Outreach.** Per the *Guidelines*, the Project Sponsor held a Community Outreach Meeting for the proposed project. The meeting was held at 1:30 p.m. on Friday, December 28, 2012 at the San Francisco Public Library at 1833 Page Street. One member of the community attended the meeting and was primarily concerned with potential visual impacts and health concerns.

13. **Five-year plan:** Per the *Guidelines*, the Project Sponsor submitted its latest five-year plan, as required, in October 2012.

14. **Public Comment.** As of February 14, 2013, the Department has received no public comment on the proposed project.

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 209.6(b), a Conditional Use authorization is required for the installation of other public uses such as wireless transmission facilities.

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 450 Stanyan Street will be 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 approval of this authorization has been found, to insure public safety, and insure that 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 buildings and insure harmony with neighborhood character. The project has been reviewed and determined to not cause the removal or alteration of any significant architectural features on 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 be able to have proper data capacity. It is necessary for San Francisco, as a leader in technology, to have adequate capacity.

The proposed project at 450 Stanyan Street is necessary in order to reduce interference within their network and to optimize performance following construction of a nearby site.

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 proposed 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 when 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 single 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;

Nine antennas are proposed to be mounted on a façade behind radiofrequency transparent screens, blending with the existing parapet and be minimally visible from nearby public rights-of-way.

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.

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 Verizon Wireless's coverage and capacity in the surrounding residential, commercial and recreational areas along a primary transportation route in San Francisco.

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 Project adequately "stealths" the proposed antennas on the building by screening the antennas to appear as part of the parapet.

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 Verizon Wireless's wireless 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 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 proposed antennas will be mounted on a façade of the existing building and will not affect any character-defining features of the building.

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 209.6(b) and 303 to modify an existing wireless telecommunications service facility. The modification would consist of replacing nine existing antennas and relocating three of the antennas from the east face of the building to the north face of the building with associated equipment located inside of St. Mary's Hospital as part of a wireless transmission network operated by Verizon Wireless on a Location Preference 1 (Preferred Location Site) according to the Wireless Telecommunications Services (WTS) Siting Guidelines. The subject lot is split zoned, including: a RM-2 (Residential – Mixed, Moderate Density) Zoning District and 130-E Height and Bulk District, and a RH-3 (Residential – House, Three Family) Zoning District and 130-E Height and Bulk District, and is subject to the conditions of approval attached hereto as **Exhibit A**.

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. xxxxx. 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 **February 21, 2013**.

Jonas P. Ionin
Acting Commission Secretary

AYES
NAYS:

ABSENT:

ADOPTED: February 21, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization under Planning Code Sections 209.6(b) and 303 to modify an existing wireless telecommunications service facility. The modification would consist of replacing nine existing antennas and relocating three of the nine antennas from the east face of the building to the north face of the building with associated equipment located inside of St. Mary's Hospital. The modification is proposed on a Location Preference 1 (Preferred Location Site – Publicly-used Structure) according to the Wireless Telecommunications Services (WTS) Siting Guidelines as part of Verizon Wireless's wireless telecommunications network. The subject lot is split zoned, including: a RM-2 (Residential – Mixed, Moderate Density) Zoning District and 130-E Height and Bulk District, and a RH-3 (Residential – House, Three Family) Zoning District and 130-E Height and Bulk District.

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 **February 21, 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 415-575-9078, 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 415-575-9078, 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

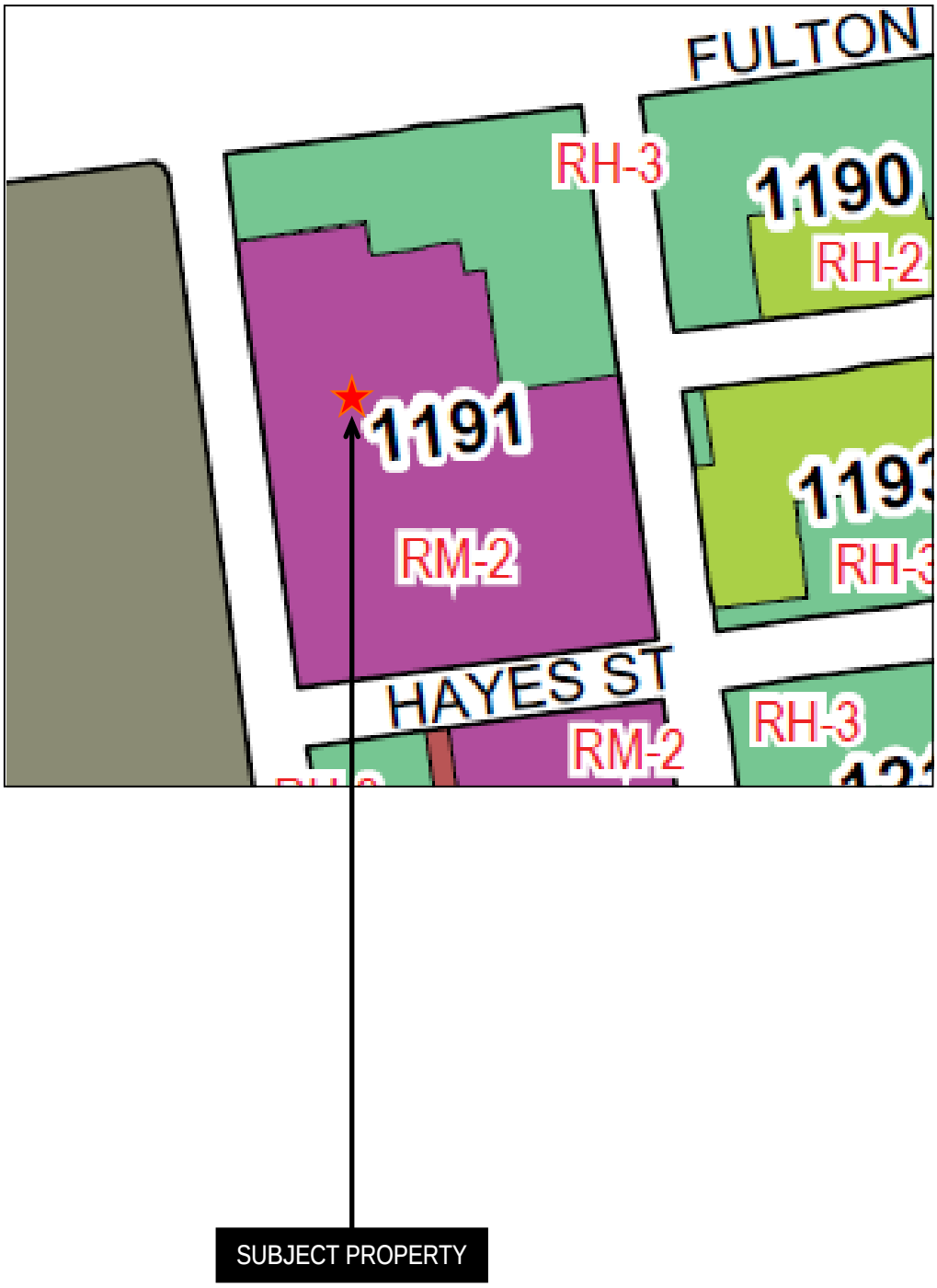
16. **Emissions Conditions – WTS**. It is a continuing condition of this authorization that the facilities be operated in such a manner so as not to contribute to ambient RF/EMF emissions in excess of then current FCC adopted RF/EMF emission standards; violation of this condition shall be grounds for 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

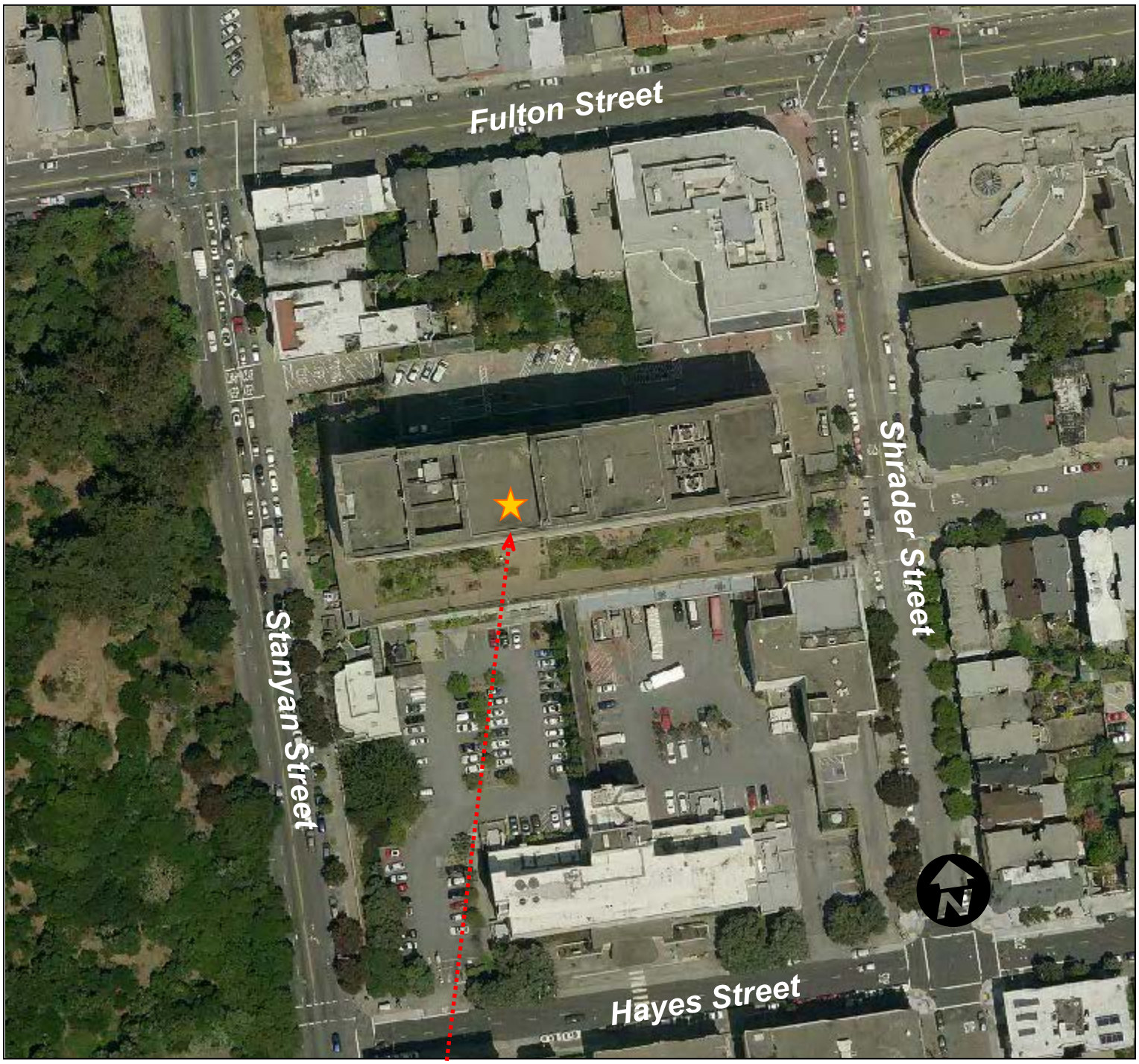
Zoning Map



Case Number 2012.0010C
AT&T Mobility WTS Facility
450 Stanyan Street

SAN FRANCISCO
PLANNING DEPARTMENT

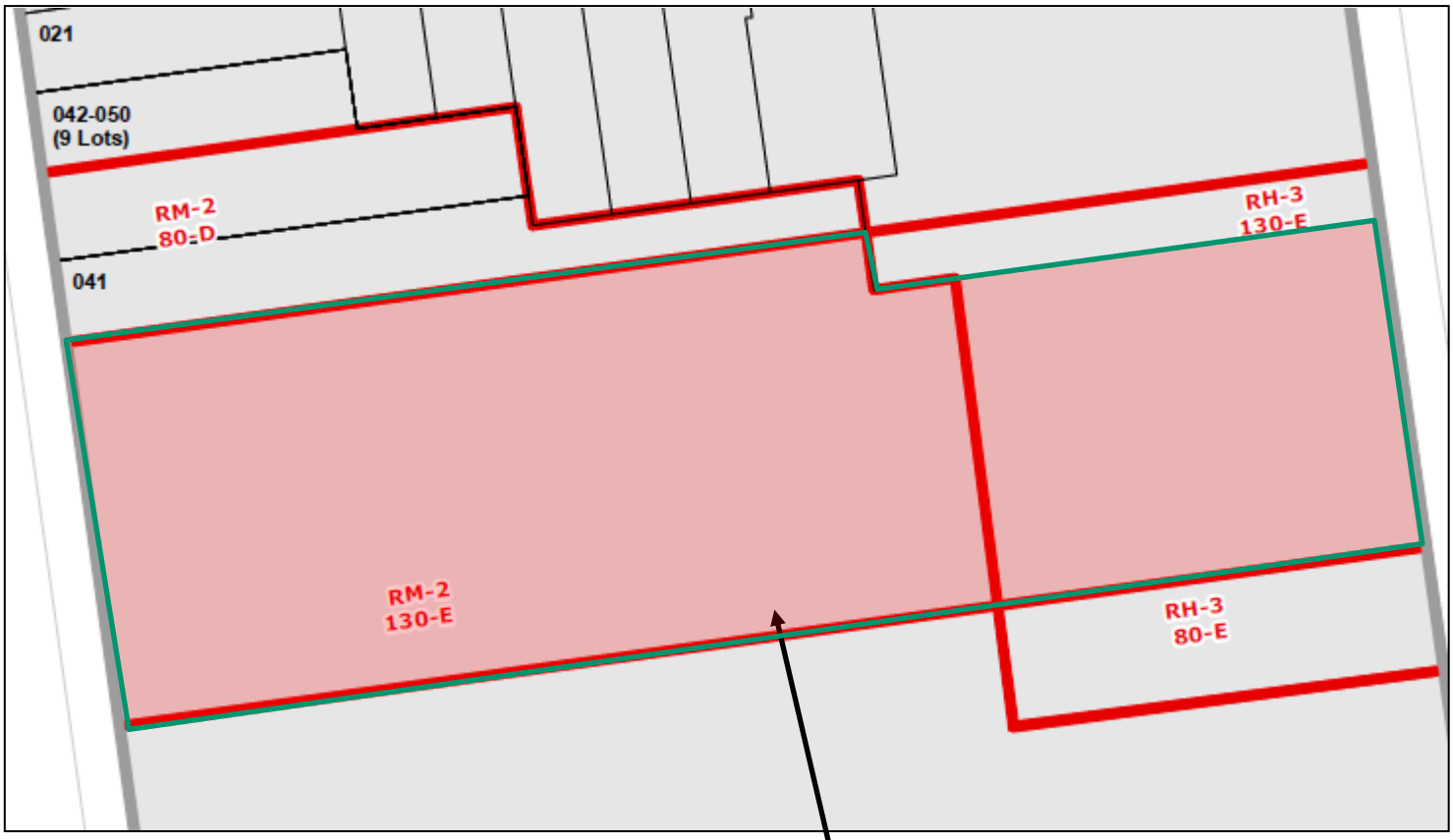
Aerial Photo



Case Number 2012.0010C
AT&T Mobility WTS Facility
450 Stanyan Street

SAN FRANCISCO
PLANNING DEPARTMENT

Parcel Map

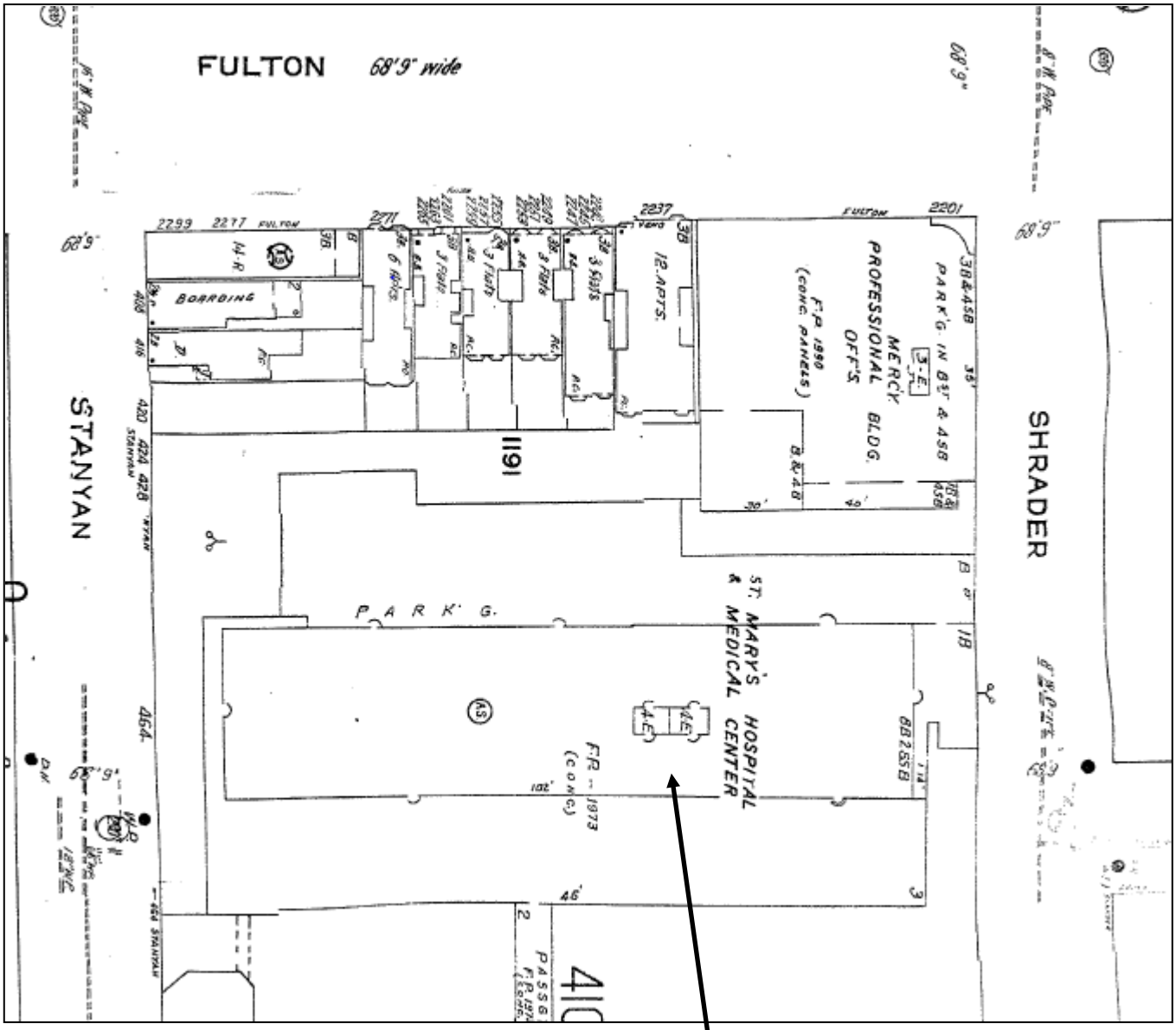


SUBJECT PROPERTY

Case Number 2012.0010C
AT&T Mobility WTS Facility
450 Stanyan Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

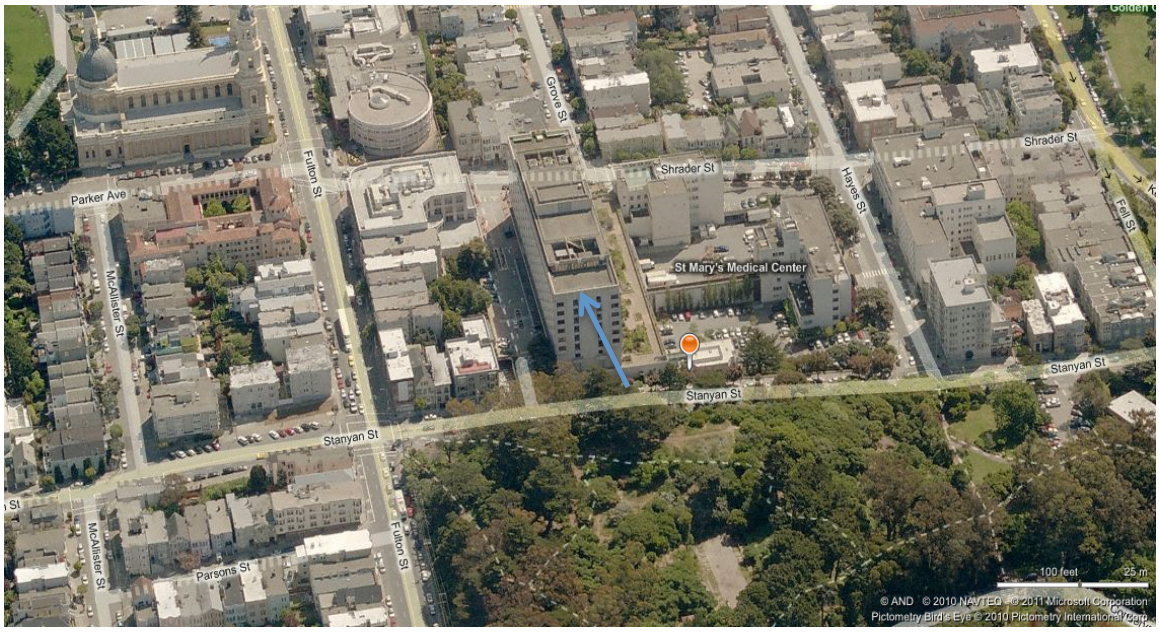


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

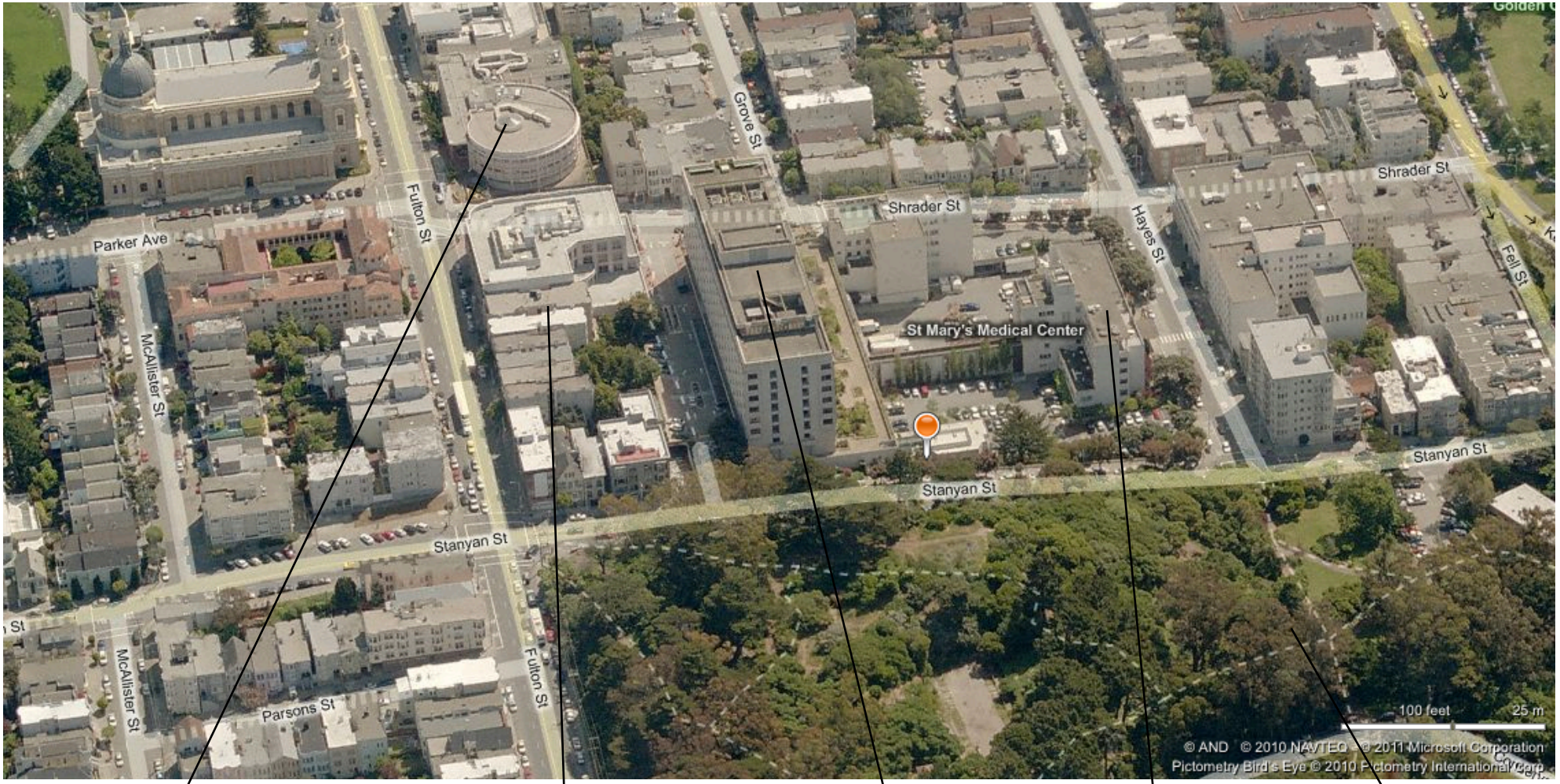
Case Number 2012.0010C
AT&T Mobility WTS Facility
450 Stanyan Street

PHOTOGRAPHS

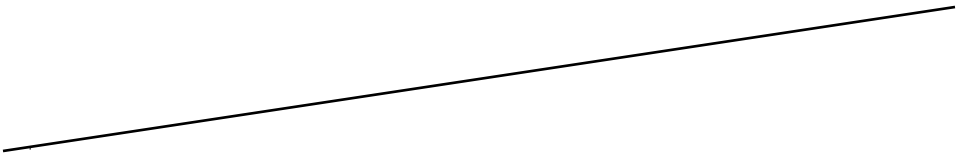
View North – 450 Stanyan (aka 2200 Hayes)

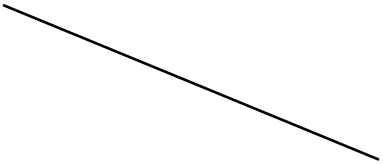


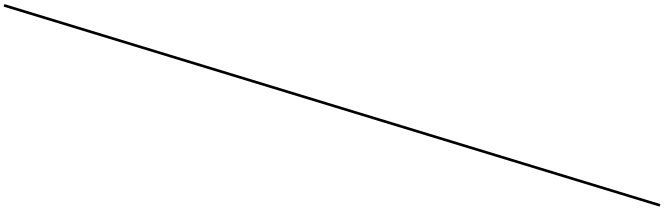
View East – 450 Stanyan (aka 2200 Hayes)

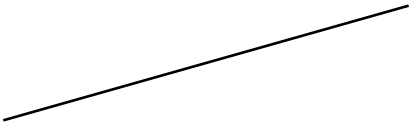


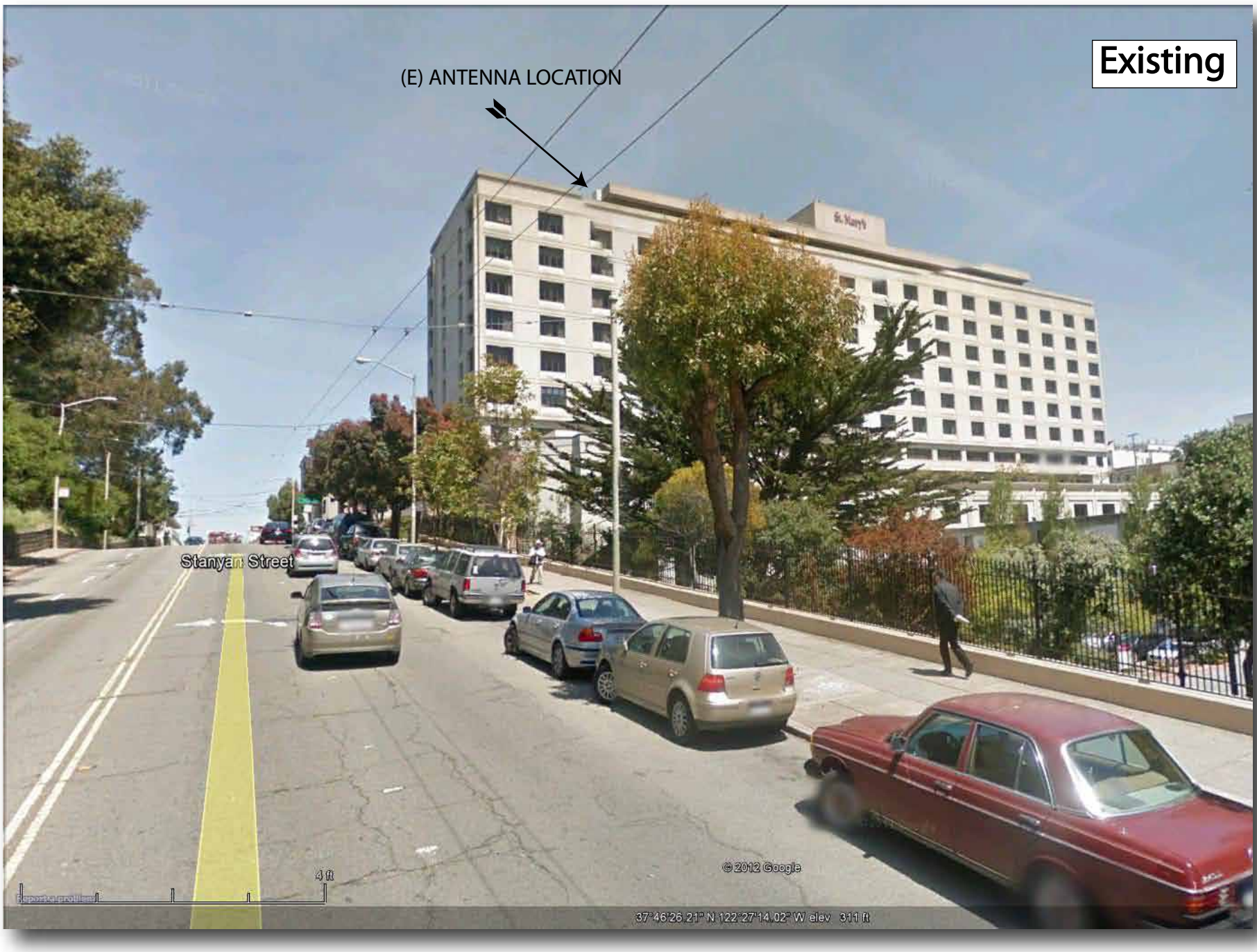
University of San Francisco
(Gleeson Library)
Four (4) story building



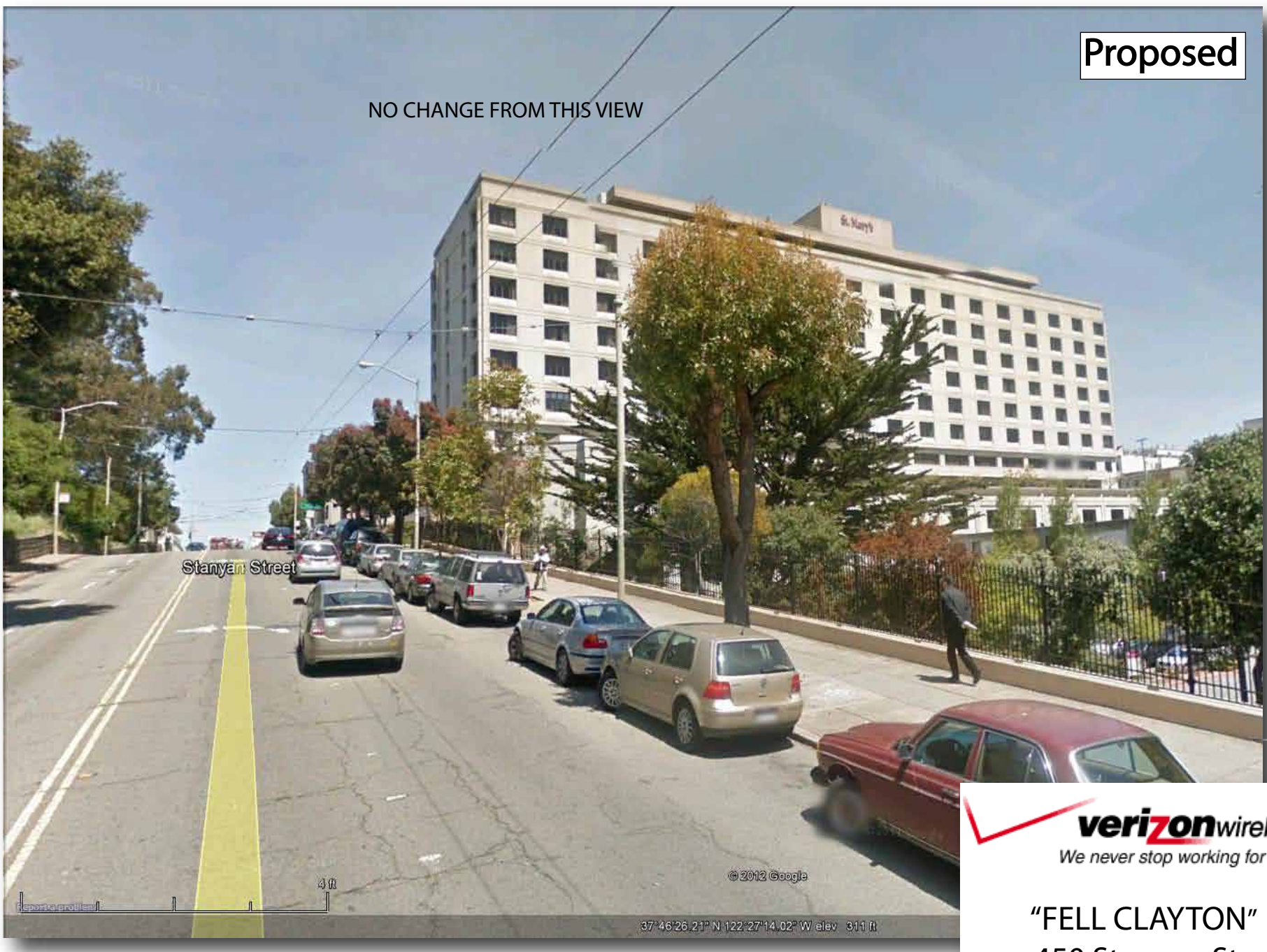








View looking north from Stanyan St at Hayes St.



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"FELL CLAYTON"
450 Stanyan St..
St. Mary's Med Ctr

On Air LLC 925-250-5945

View looking north from Hayes St. at Shrader St.

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View looking southeast from Fulton St. at Stanyan St.

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View looking southwest from Fulton St. at Shrader St.

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On Air LLC 925-250-5945

Verizon Wireless • Base Station No. 123792 "Fell Clayton"
450 Stanyan Street • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. 123792 "Fell Clayton") located at 450 Stanyan Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm^2	1.00 mW/cm^2
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on November 30, 2010, a non-holiday weekday, and reference has been made to information provided by Verizon, including construction drawings by ATI Architects and Engineers, dated September 24, 2010.

Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

Verizon had installed nine directional panel antennas – reportedly three Andrew Model 931LG65VTE-B for PCS, three Andrew Model LBX9012DSVTM for cellular, and three Andrew Model LN6512DST4M for 700 MHz service – in groups of three (one of each) behind view screens on the sides of the mechanical equipment penthouse above the roof of the multi-story St. Mary's Hospital building located at 450 Stanyan Street. There were observed no other wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

2. *The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.*

No other WTS facilities are reported to be approved for this site but not installed.

3. *The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.*

There were no other WTS facilities observed within 100 feet of the site.

4. *Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.*

Verizon proposes to relocate its three east-facing antennas and view screens to the north side of the penthouse and to relocate one antenna on the west side of the penthouse closer to the other two antennas on that side. The antennas would be mounted with up to 6° downtilt at effective heights of about 114 feet above ground, 10 feet above the roof, and would be oriented in groups of three (one of each model) toward 150°T, 240°T, and 330°T.

5. *Power rating (maximum and expected operating power) for all existing an proposed backup equipment subject to application.*

The expected operating power of the Verizon transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. *Total number of watts per installation and total number of watts for all installations at site.*

The maximum effective radiated power proposed by Verizon in any direction is 2,760 watts, representing simultaneous operation at 960 watts for PCS, 1,400 watts for cellular, and 400 watts for 700 MHz service.

7. *Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.*

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.

8. *Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.*

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Verizon operation is calculated to be 0.0029 mW/cm^2, which is 0.52% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain below 1% of the limit.

The maximum calculated level at any nearby building* is 0.97% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 38 feet out from the antenna faces, and to much lesser distances above, below, and to the sides; this reaches areas of the roof but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 8 feet directly in front of the antennas themselves, such as might occur during maintenance work above the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† at the roof access door and on the screens in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

* Including the residences located at least 100 feet away, based on photographs from Google Maps.

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

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the Verizon Wireless base station located at 450 Stanyan Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.

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

December 15, 2010

HAMMETT & EDISON, INC.
CONSULTING ENGINEERS
BROADCAST & WIRELESS

WILLIAM F. HAMMETT, P.E.
DANE E. ERICKSEN, P.E.
STANLEY SALEK, P.E.
ROBERT P. SMITH, JR.
RAJAT MATHUR, P.E.
KENT A. SWISHER
IVETTA PETUKH
ANDREA L. BRIGHT
KHOA M. PHAN

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

BY E-MAIL SARA.VELLVE@SFGOV.ORG

March 27, 2012

Ms. Sara Vellve
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco, California 94103

Dear Sara:

As requested by Verizon Wireless, we have completed our review of the coverage maps submitted to the City of San Francisco by Verizon as part of its application package for proposed modifications to the existing base station located at 450 Stanyon Street (Site No. 123792 "Fell Clayton").

Executive Summary

We have performed an independent analysis of the coverage maps submitted by Verizon Wireless as part of its recent application to the SF Planning Department. We concur with Verizon's statement that the proposed changes to the existing wireless base station will provide necessary and desirable service improvement based on the demonstrated need of the Verizon network.

Verizon reportedly has installed nine Andrew directional panel antennas – three Model 931LG65VTE-B for PCS, three Model LBX9012DSVTM for cellular, and three Model LN6512DST4M for 700 MHz service – in groups of three (one of each) behind view screens on the sides of the mechanical equipment penthouse above the roof of the multi-story St. Mary's Hospital, located at 450 Stanyan Street. The antennas are mounted at an effective height of about 114 feet above ground and operate at a maximum effective radiated power in any direction of 2,760 watts, representing simultaneous operation at 960 watts for PCS, 1,400 watts for cellular, and 400 watts for 700 MHz service.

Verizon's application is to replace the three 90° beamwidth LBX9012DSVTM antennas with three 65° beamwidth LNX6512DSVTM directional panel antennas and to re-orient the three east-facing antennas from 45°T (northeast) to 330°T (north-northwest). Narrowing the beamwidth and re-orienting the antennas reduces the amount of signal from this base station that reaches into the area being served by a new base station recently approved for construction at 333 Baker Street (Site No. 123326 "Fell & Divisadero"). Implementing that re-orientation necessitates moving the three antennas on the east face of the penthouse to the north face, where

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

the antennas will again be shrouded by view screen enclosures. Verizon proposes no changes to the antennas' mounting height, or their transmitting power, or the associated equipment cabinets. The antennas in the other two groups would remain oriented toward 150°T and 240°T.

Verizon submitted two coverage maps with its application, one map showing Verizon's coverage in the area before the proposed modifications are made and a second showing the coverage after the modifications; both maps include coverage from the recently approved site at 333 Baker Street, which is soon to be operational. The maps show four levels of coverage, which Verizon colors and defines as follows:

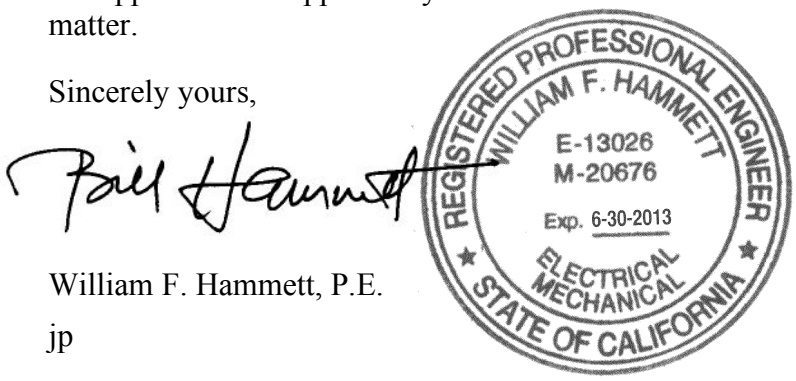
Green	"Good"	good in-building
Yellow	"Fair"	good on-street
Red	"Poor"	poor on-street
White (or black)		no coverage

Because the application is for modifications to an existing base station, rather than construction of a new base station, this is not a question of improving "coverage" *per se*, which otherwise would be clear by inspection of Verizon's coverage maps for conditions before and after the modifications. Rather, the application is to re-position one group of antennas at the existing site in order to reduce self-interference in Verizon's network and to optimize performance following construction of the new site referenced above.

Therefore, the maps in this case tell a more subtle story. We have obtained propriety information from Verizon about the software that was used to generate the coverage maps, and we have observed the specific procedures used to generate them. Our independent analysis confirms the validity of the scenario described above. That is, in order to avoid network interference, and therefore to provide necessary and desirable service improvement, it is appropriate to narrow the beamwidth and to re-orient the 45°T antennas away from the new site at 333 Baker Street, as proposed in the instant application for 450 Stanyan Street.

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

Sincerely yours,



William F. Hammett, P.E.

jp

cc: Mr. Jay Gruendle - BY E-MAIL JAYROBGRU@ME.COM

City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH SECTION

Edwin M. Lee, Mayor
Barbara A. Garcia, MPA, Director of Health
Rajiv Bhatia, MD, MPH, Director of EH

Review of Cellular Antenna Site Proposals

Project Sponsor : *Verizon* **Planner:** *Jonas Ionin*

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

Project Address/Location: *450 Stanyan St*

Site ID: *1089* **SiteNo.:** *123792*

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: **9**

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: **2760** 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: **2760** 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 $\mu w/cm^2$)

Maximum RF Exposure: **0.0029** mW/cm^2. Maximum RF Exposure Percent: **0.52**

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: **38**

☑ Occupational_Exclusion_Area Occupational Exclusion In Feet: **8**

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 9 antennas operated by Verizon installed on the roof top of the building at 450 Stanyan Street. Existing RF levels at ground level were around 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Verizon proposes to relocate three east facing antennas to the north side and move one antenna on the west side closer to the previously installed antennas. The antennas are mounted at a height of 114 feet above the ground. The estimated ambient RF field from the proposed Verizon transmitters at ground level is calculated to be 0.0029 mW/sq cm., which is 0.52 % of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit extends 38 feet which includes areas of the rooftop but does not reach any publicly accessible areas. Warning signs must be posted at the antennas and roof access points in English, Spanish and Chinese. Worker should not have access to within 8 feet of the front of the antennas while they are in operation. This occupational exclusion area should be marked with yellow striping on the rooftop.

___ **Not Approved**, additional information required.

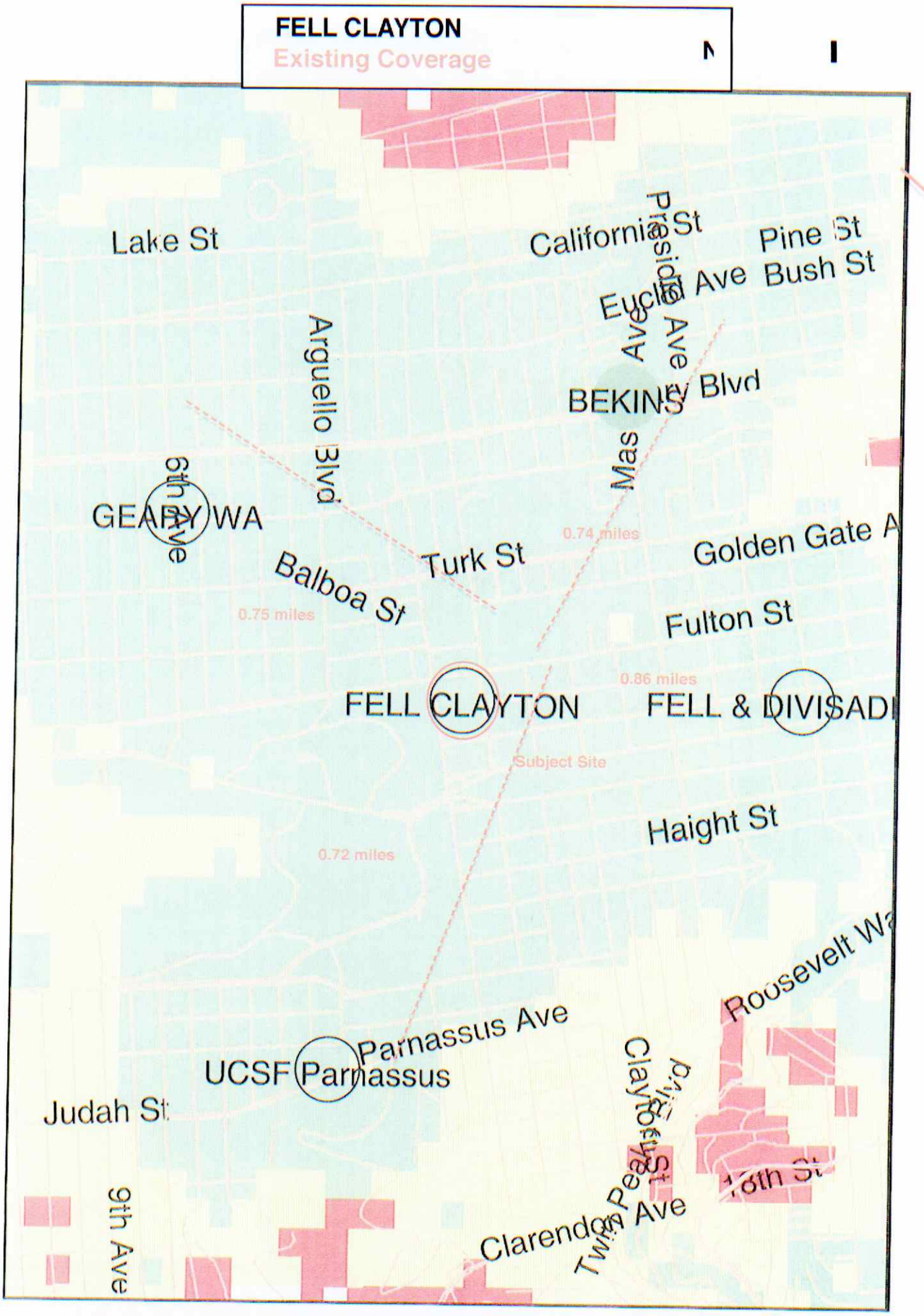
___ **Not Approved**, does not comply with Federal Communication Commission safety standards for radiofrequency radiation exposure. FCC Standard

1 Hours spent reviewing

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

Signed: Dated: 6/8/2011

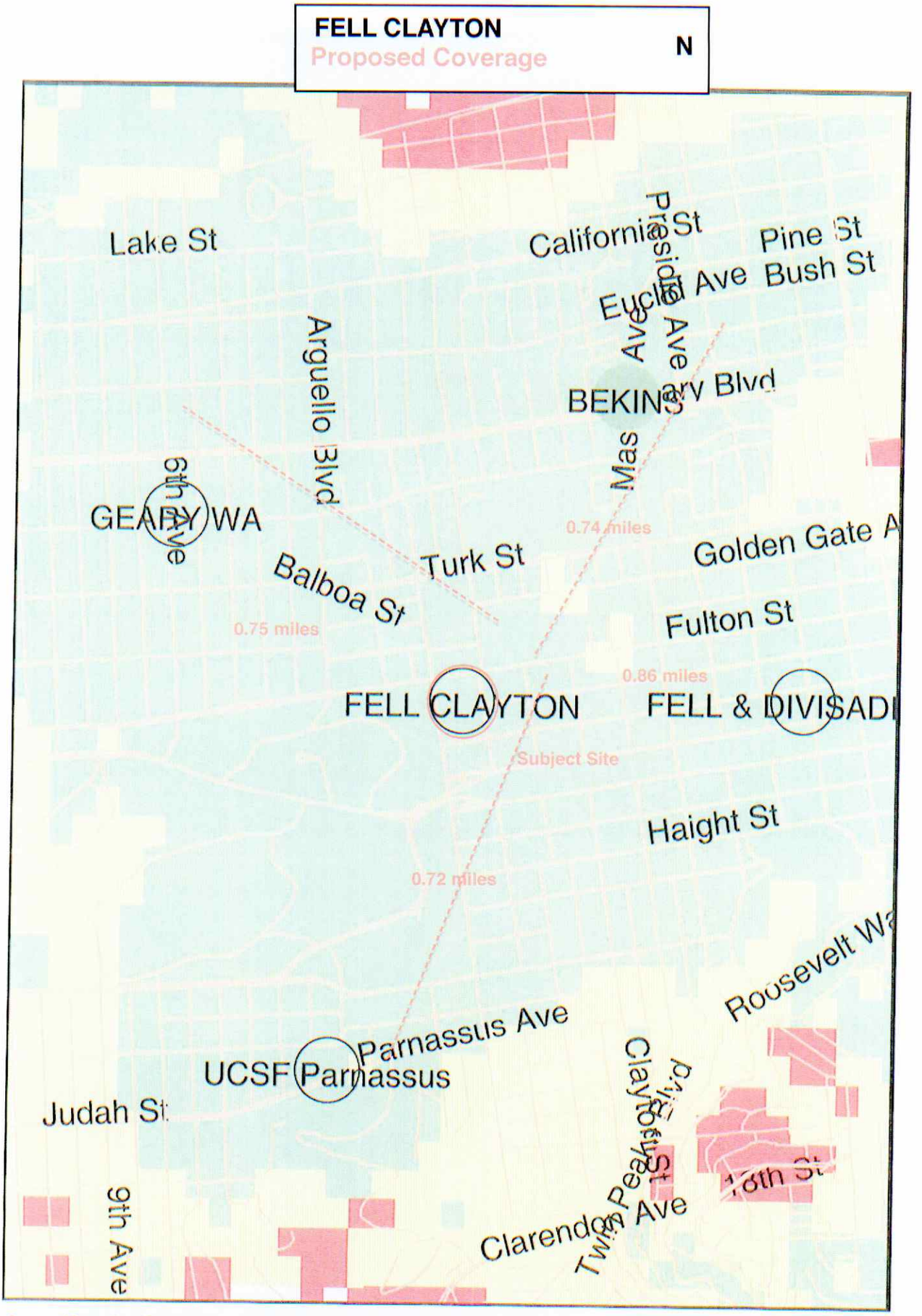
Patrick Fosdahl
Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3904



Green (Good) = Good in-building
White or Black = No coverage

Yellow (Fair) = Good on-street

Red (Poor) = Poor on-street


FELL CLAYTON
Proposed Coverage
N
Lake St
California St
Pine St
Euclid Ave
Bush St
Presidio Ave
Arguello Blvd
BEKINS
Mas
6th Ave
GEARY WA
0.74 miles
Turk St
Golden Gate A
Balboa St
0.75 miles
Fulton St
0.86 miles
FELL CLAYTON
FELL & DIVISADI
Subject Site
Haight St
0.72 miles
Roosevelt Wa
Parnassus Ave
UCSF Parnassus
Judah St
Clayton St
Twin Peaks Blvd
19th St
9th Ave
Clarendon Ave
Green (Good) = Good in-building
White or Black = No coverage
Yellow (Fair) = Good on-street
Red (Poor) = Poor on-street

NOTICE OF NEIGHBORHOOD MEETING

To: All Neighbors and Owners within a 500-foot radius of 450 Stanyan Street, San Francisco CA 94117

Meeting Information
Date: Friday, December 28, 2012
Time: 1:30 PM
Where: San Francisco Public Library
Park Meeting Room
1833 Page Street
San Francisco, CA 94117

Site Information
Address: 450 Stanyan Street
Block/Lot: 1191-039
Zoning: RH-3, RM-3

Applicant
Verizon Wireless

Contact Information
Jay Gruendle
On Air, LLC
(707) 933-9633

Verizon Wireless is proposing to make modifications to an existing wireless telecommunications facility located on the rooftop of 450 Stanyan Street (St. Mary's Medical Center). Verizon's proposal includes the relocation of three (3) panel antennas from the east face of the building to the north face of the building and the relocation of the northern most antennae on the west face of the building to a location between the two existing antennas on the west face of the building. The total number of antennas (nine) will remain the same. All antennas will remain screened behind RF-transparent stealth boxes. This project will be scheduled for a Planning Commission hearing subsequent to this neighborhood meeting.

You are invited and encouraged to attend our Community Outreach Meeting, to be held at the Park Meeting Room at The San Francisco Public Library 1833 Page Street, San Francisco, CA 94117 on Friday, December 28th at 1:30 PM to learn more about the project.

If you have any questions regarding the proposal and are unable to attend the meeting, please contact Jay Gruendle at (707) 933-9633. Please contact Michelle Stahlhut, City of San Francisco Planning Department, at (415) 575-6116, should you have questions regarding the City of San Francisco Planning permit process.

NOTE: If you require an interpreter to be present at the meeting, please contact our office at (707) 933-9633 at your earliest convenience and we will make every effort to provide you with an interpreter.

AVISO DE REUNIÓN EN EL VECINDARIO

A: Vecinos y propietarios dentro de un radio de 500 pies de 450 Stanyan Street, San Francisco CA 94117

Información acerca de la reunión
Fecha: Viernes, 28 de diciembre de 2012
Hora: 1:30 PM
Lugar: San Francisco Public Library
Park Meeting Room
1833 Page Street
San Francisco, CA 94117

Información sobre el sitio
Dirección: 450 Stanyan Street
Block/Lot: 1191-039
Zoning: RH-3, RM-3

Solicitante
Verizon Wireless

Información de contacto
Jay Gruendle
On Air, LLC
(707) 933-9633

Verizon Wireless ha propuesto hacer modificaciones a la actual instalación de telecomunicaciones inalámbricas situada en el techo del 450 Stanyan Street (St. Mary's Medical Center). La propuesta de Verizon incluye la reubicación de tres (3) antenas de panel del lado este del edificio a su lado norte y la reubicación de la antena que está más al norte por el lado oeste del edificio a un lugar entre las dos antenas que actualmente se encuentran en el aspecto oeste del mismo. El número total de antenas (nueve) seguirá siendo el mismo. Todas las antenas seguirán ocultas detrás de cajas de ocultación transparentes a la radiofrecuencia. Se ha programado una audiencia de la Comisión de Planificación para este proyecto que tendrá lugar posteriormente a esta reunión de vecindario.

Los invitamos e instamos a que asistan a nuestra Reunión de Enlace Comunitario que se celebrará en el salón Park Meeting Room de la Biblioteca Pública de San Francisco situada en el 1833 Page Street, San Francisco, CA 94117 el viernes 28 de diciembre a la 1:30 PM para enterarse de más detalles acerca de este proyecto.

Si tiene alguna pregunta acerca de la propuesta y no puede asistir a la reunión, por favor comuníquese con Jay Gruendle llamando al (707) 933-9633. Póngase en contacto con Michelle Stahlhut, del Departamento de Planificación de la Ciudad de San Francisco, llamando al (415) 575-6116, si tiene alguna pregunta acerca del proceso para la emisión de permisos de Planificación de la Ciudad de San Francisco.

NOTA: Si necesita que un intérprete esté presente en la reunión, por favor comuníquese con nuestra oficina cuanto antes llamando al (707) 933-9633 y haremos todo lo posible por proporcionarle un intérprete.

社區會議通知

致：加州 94117 **三藩市** Stanyan **街** 450 **號周圍五百英尺內的居民和業主**

會議詳情
日期： 2012 年 12 月 28 日（星期五）
時間： 下午 1:30
地點： 三藩市公共圖書館
（Park 會議室）
1833 Page Street
San Francisco, CA 94117

設施地點資料
地址： 450 Stanyan Street
街段 /地段：1191-039
劃區：RH-3, RM-3

申請公司
Verizon Wireless

聯絡人
Jay Gruendle
On Air, LLC
(707) 933-9633

Verizon Wireless 建議改裝現位於 Stanyan 街 450 號聖瑪利醫療中心 (St. Mary's Medical Center) 屋頂的無線電通訊設施。Verizon 的建議包括將大樓向東的三 (3) 條天線移到大樓向北的位置，並將大樓向西最北的一條天線移到大樓向西現有的兩條天線中間，天線總數（九條）將維持不變，所有天線將仍舊以透明仿煙囪遮蔽。本計劃將在社區會議後排期由規劃委員會 (Planning Commission) 進行聽證審批。

我們誠意邀請您出席將於 12 月 28 日星期五下午 1:30 在三藩市公共圖書館 Park 會議室（地址：1833 Page Street, San Francisco, CA 94117）舉行的社區諮詢會議，進一步了解本計劃。

若對上述建議有任何疑問，但無法出席社區會議，請致電 (707) 933-9633 與 Jay Gruendle 聯絡；若對三藩市規劃許可程序有任何疑問，請致電 (415) 575-6116 與三藩市規劃部 (City of San Francisco Planning Department) Michelle Stahlhut 聯絡。

註：如需翻譯人員在會上提供協助，請即致電 (707) 933-9633 與本辦事處聯絡，我們會盡力為您安排翻譯服務。

Verizon Wireless – Antenna Modification Project – 450 Stanyan Street, San Francisco CA 94117

COMMUNITY OUTREACH MEETING

Name	Address	Email
DAVID VARNUM	2259 FULTON ST, SF, 94117	davidvarnum@earthlink.net

San Francisco Public Library – Park Meeting Room
1833 Page Street, San Francisco CA 94117
Friday, December 28, 2012 @ 1:30 PM

From: Jay Gruendle <jayrobgru@me.com>
Subject: SUMMARY: Community Outreach Meeting / Verizon Site "Fell Cla
Case No. 2012.0010C
Date: January 3, 2013 11:10:25 AM PST
To: Michelle Stahlhut <michelle.stahlhut@sfgov.org>
Bcc: Jay Gruendle <jayrobgru@me.com>

Michelle -

A community outreach meeting was conducted on Friday, December 28th at the San Francisco Public Library on Page Street. Noticing for the meeting was delivered to all owners/occupants within a 500' radius of the project site address - 450 Stanyan Street.

One person was in attendance for the meeting. David Varnum lives at 2259 Fulton Street, which is just north of the subject parcel. Mr. Varnum and I reviewed the application materials together, including the proposed drawings and the EMF report. His main concern with this project was the potential visual impacts from his condominium window. After reviewing the project in greater detail, we determined that the antennas to be installed on the north face of the building would not be visible from his location. There is a row of tall trees near the northwest corner of the building that would effectively block any view of the antennas from his residence.

He also had some concerns about the potential health effects of such a facility. I shared with him our EMF study conducted by Hammett & Edison which indicates the exposure levels are well below the allowable limits per FCC guidelines. Mr. Varnum was given a copy of the EMF report and a copy of the zoning drawings.

Overall, Mr. Varnum was satisfied with the information provided and did not raise any other concerns. I gave him my contact information for future reference.

Regards,

Jay Gruendle

PROJECT DATA

OWNER : CATHOLIC HEALTHCARE WEST
ST.MARY'S MEDICAL CENTER
450 STANYAN STREET
SAN FRANCISCO, CA 94117
CONTACT: DAVID FREY
TEL #: 415-750-5982

AGENT : ON AIR, LLC
465 FIRST STREET WEST
SUITE 101
SONOMA, CA 95476

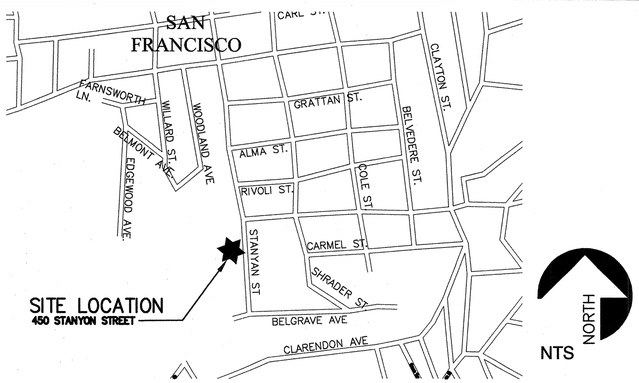
APPLICANT : VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA. 94598
CONTACT: JIM GRAHAM
TEL #: 925-279-6333

ARCHITECTURAL/ ENGINEER : ATI ARCHITECTS & ENGINEERS
3860 BLACKHAWK ROAD
DANVILLE, CA. 94506
CONTACT: BILL MCKEE, P.M.
TEL #: 925-648-8800
FAX #: 925-648-8811

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
GENERAL CONTRACTOR – TO BE IDENTIFIED LATER
SUBCONTRACTOR – TO BE IDENTIFIED LATER
OWNER – VERIZON WIRELESS
2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS, PROJECT SPECIFICATIONS AND EXHIBIT 'D' OF THE CONTRACT.
3. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
11. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
14. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
15. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
16. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
17. THE CONTRACTOR FURNISHED EQUIPMENT IS LISTED IN THE MATERIAL REQUISITIONS ATTACHED TO THE CONTRACT PACKAGE. ITEMS NOT INCLUDED IN THE MATERIAL REQUISITIONS SHALL BE SUPPLIED BY THE CONTRACTOR. C
18. NOTICE REQUIRED BY: PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS, SECTION 7-125(b)(2). THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO ADD NEW TELECOMMUNICATION EQUIPMENT INSIDE EXISTING TELECOMMUNICATION EQUIPMENT SHELTER AND RELOCATE EXISTING ANTENNAS IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLES 19 AND 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE TITLE 24 CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY OSHPD BEFORE PROCEEDING WITH THE WORK.

VICINITY MAP



DRAWING INDEX

	DRAWING NO.	TITLE
	SMMCTWR – T1	TITLE SHEET
	SMMCTWR – T1.1	RF EXPOSURE LETTER / STRIPING DETAILS
	SMMCTWR – T1.2	RF EXPOSURE NOTES / SIGNAGE DETAILS
C	SMMCTWR – A0	SITE PLAN
	SMMCTWR – A1A	ROOF PLAN, SHELTER PLAN, EQUIPMENT DATA, & NOTES
C	SMMCTWR – A2A	SOUTH, EAST & WEST ELEVATIONS
	SMMCTWR – A2B	NORTH ELEVATION
	SMMCTWR – A2C	SHAFT SECTION, FLOOR PLANS & DETAILS
C	SMMCTWR – A3	ANTENNA BOX DETAILS & NOTES
	SMMCTWR – A4	EQUIPMENT CABINET DATA
	SMMCTWR – A5	WALL & FLOOR PENETRATION DETAILS
	SMMCTWR – S1	GENERAL STRUCTURAL NOTES
	SMMCTWR – S2	STRUCTURAL LAYOUT, ANCHOR DATA, SEISMIC CRITERIA & NOTES
	SMMCTWR – S3	STRUCTURAL SECTIONS & DETAILS
	SMMCTWR – E1	ABBREVIATIONS, SYMBOLS AND ELECTRICAL NOTES
	SMMCTWR – E2	LOAD SUMMARY, PANEL SCHEDULE & SINGLE LINE DIAGRAM
	SMMCTWR – E3	(N) CONDUIT LAYOUT PLAN IN BASEMENT, 8TH & 9TH FLOORS & DETAIL

PROJECT INFORMATION & SCOPE DESCRIPTION

THE SITE IS LOCATED ON THE 9TH FLOOR OF ST.MARY'S MEDICAL CENTER IN SAN FRANCISCO. VERIZON WIRELESS TO RELOCATE 3 (E) ANTENNAS FROM THE EAST FACE OF THE BUILDING TO THE NORTH FACE OF THE BUILDING. RELOCATE THE NORTHERN MOST 1 (E) ANTENNA AND STEALTH BOX ON THE WEST FACE OF THE BUILDING TO BETWEEN THE 2 (E) EXISTING ANTENNAS ON THE WEST FACE OF THE BUILDING. INSTALL 10 ADDITIONAL BATTERIES TO BATTERY CABINETS INSIDE THE VERIZON EQUIPMENT SHELTER. INSTALL 2ND GPS ANTENNA AND 9 NEW RUNS OF COAX CABLE. PROVIDE NEW POWER SOURCE FROM EXISTING MCC PANEL AT 9TH FLOOR TO MAIN SWITCH BOARD B PANEL LOCATED AT LEVEL 2L, MAIN ELECTRICAL ROOM. REPLACE (9) EXISTING ANTENNAS WITH NEWER TECHNOLOGY ANTENNAS, LIKE FOR LIKE. THIS PROJECT WAS ORIGINALLY APPROVED JUNE 20, 1996 WITH OSHPD #SS 951318.

DRIVING DIRECTIONS

1. START OUT GOING SOUTHWEST ON MITCHELL DR TOWARD N WIGET LN.
2. TURN LEFT ONTO N WIGET LN.
3. TURN RIGHT ONTO YGNACIO VALLEY RD.
4. YGNACIO VALLEY RD BECOMES HILLSIDE AVE.
5. MERGE ONTO CA-24 W TOWARD OAKLAND.
6. TAKE THE I-580 W EXIT TOWARD SAN FRANCISCO.
7. MERGE ONTO I-580 W VIA THE EXIT ON THE LEFT TOWARD HAYWARD.
8. MERGE ONTO I-80 W VIA THE EXIT ON THE LEFT TOWARD SAN FRANCISCO (PORTIONS TOLL).
9. TAKE THE EXIT TOWARD NINTH STREET / CIVIC CENTER.
10. TAKE THE RAMP TOWARD 9TH ST / CIVIC CTR / FELL ST / GOLDEN GATE BR.
11. TURN LEFT ONTO HARRISON ST.
12. TURN RIGHT ONTO 9TH ST.
13. 9TH ST BECOMES HAYES ST.
14. TURN LEFT ONTO GOUGH ST.
15. TURN RIGHT ONTO FELL ST.
16. TURN RIGHT ONTO STANYAN ST.
17. END AT 450 STANYAN ST

APPLICABLE CODES AND STANDARDS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. C

CALIFORNIA ADMINISTRATIVE CODE (INCLUDING TILE 24 & 25)
2007 CALIFORNIA BUILDING CODE (ADOPTS THE 2006 INTERNATIONAL BUILDING CODE, WITH STATE AMENDMENTS)
2007 CALIFORNIA PLUMBING CODE (ADOPTS THE UNIFORM PLUMBING CODE, 2006 IAPMO WITH STATE AMENDMENTS)
2007 CALIFORNIA MECHANICAL CODE (ADOPTS THE UNIFORM MECHANICAL CODE, 2006 IAPMO WITH STATE AMENDMENTS)
2007 CALIFORNIA ELECTRICAL CODE (ADOPTS THE NATIONAL ELECTRICAL CODE, NFPA 70, 2007 WITH STATE AMENDMENTS)
2007 CALIFORNIA REFERENCED STANDARD CODE
2008 CALIFORNIA ENERGY CODE
2008 CALIFORNIA GREEN BUILDING STANDARDS CODE
2007 CALIFORNIA FIRE CODE

LIGHTNING PROTECTION CODE:
NFPA 780 – 2007, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, THIRTEENTH EDITION

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-F, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT

IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")

TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

TELCORDIA GR-63 NETWORK EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION

TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING

TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS

TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

verizonwireless

SITE NUMBER: 123792
SITE NAME:
FELL CLAYTON

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT	F.O.L.	FIBER OPTIC LINK	SIM.	SIMILAR
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SP	SERVICE PANEL
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SPEC.	SPECIFICATION(S)
		F.O.S.	FACE OF STUD	SQ.	SQUARE
ADD'L	ADDITIONAL	F.O.W.	FACE OF WALL	S.S.	STAINLESS STEEL
A.F.F.	ABOVE FINISHED FLOOR	F.S.	FINISH SURFACE	S.S.D	SEE STRUCTURAL DRAWINGS
A.F.G.	ABOVE FINISHED GRADE	FT.(')	FOOT(FEET)	STD.	STANDARD
A.G.L.	ABOVE GROUND LEVEL	FTG.	FOOTING	STL.	STEEL
ALUM.	ALUMINUM	GM	GROWTH (CABINET)	STRUC.	STRUCTURAL
ALT.	ALTERNATE	GA.	GAUGE	T.B.D.	TO BE DETERMINED
ANT.	ANTENNA	GI.	GALVANIZE(D)	TEMP.	TEMPORARY
APPRX.	APPROXIMATE(LY)	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	THK.	THICK(NESS)
ARCH.	ARCHITECT(URAL)	GLB.	GLUE LAMINATED BEAM	T.N.	TOE NAIL
AWG.	AMERICAN WIRE GAUGE	GPS	GLOBAL POSITIONING SYSTEM	T.O.A.	TOP OF ANTENNA
BCW.	BARE COPPER WIRE	GRND.	GROUND	T.O.C.	TOP OF CURB
BLDG.	BUILDING	HDR.	HEADER	T.O.P.	TOP OF PLATE (PARAPET)
BLK.	BLOCK	HGR.	HANGER	T.O.S.	TOP OF STEEL
BLKG.	BLOCKING	HT.	HEIGHT	T.O.W.	TOP OF WALL
BM.	BEAM	ICGB.	ISOLATED COPPER GROUND BUS	TYP.	TYPICAL
B.N.	BOUNDARY NAILING	IN.(")	INCH(ES)	UG	UNDERGROUND
B.O.F.	BOTTOM OF FOOTING	INT.	INTERIOR	U.L.	UNDERWRITERS LABORATORY
B/U	BACK-UP CABINET	LB.(#)	POUND(S)	U.N.O.	UNLESS NOTED OTHERWISE
CAB.	CABINET	L.B.	LAG BOLTS	V.I.F.	VERIFY IN FIELD
CANT.	CANTILEVER(ED)	L.F.	LINEAR FEET (FOOT)	W	WIDE(WIDTH)
C.I.P.	CAST IN PLACE	L.	LONG(ITUDINAL)	W/	WITH
CLG.	CEILING	MAS.	MASONRY	WD.	WOOD
CLR.	CLEAR	MAX.	MAXIMUM	W.P.	WEATHERPROOF
COL.	COLUMN	M.B.	MACHINE BOLT	WT.	WEIGHT
CONC.	CONCRETE	MECH.	MECHANICAL	XFMR	TRANSFORMER
CONN.	CONNECTION(OR)	MFR.	MANUFACTURER	℄	CENTERLINE
CONST.	CONSTRUCTION	MIN.	MINIMUM	▱	PLATE
CONT.	CONTINUOUS	MISC.	MISCELLANEOUS	AZ.	AZIMUTH
d	PENNY (NAILS)	MTL.	METAL		
DBL.	DOUBLE	(N)	NEW		
DEPT.	DEPARTMENT	NO.(#)	NUMBER		
D.F.	DOUGLAS FIR	N.O.C.	NATIONAL OPERATIONS CENTER		
DIA.	DIAMETER	N.T.S.	NOT TO SCALE		
DIAG.	DIAGONAL	O.C.	ON CENTER		
DIM.	DIMENSION	OPNG.	OPENING		
DWG.	DRAWING(S)	P/C	PRECAST CONCRETE		
DWL.	DOWEL(S)	PCS	PERSONAL COMMUNICATION SERVICES		
EA.	EACH	PLY.	PLYWOOD		
EL.	ELEVATION	POC	POINT OF CONNECTION		
ELEC.	ELECTRICAL	PPC	POWER PROTECTION CABINET		
ELEV.	ELEVATOR	PRC	PRIMARY RADIO CABINET		
EMT.	ELECTRICAL METALLIC TUBING	P.S.F.	POUNDS PER SQUARE FOOT		
E.N.	EDGE NAIL	P.S.I.	POUNDS PER SQUARE INCH		
ENG.	ENGINEER	P.T.	PRESSURE TREATED		
EQ.	EQUAL	PWR.	POWER (CABINET)		
EXP.	EXPANSION	QTY.	QUANTITY		
EXST.(E)	EXISTING	RAD.(R)	RADIUS		
EXT.	EXTERIOR	REF.	REFERENCE		
FAB.	FABRICATION(OR)	REINF.	REINFORCEMENT(ING)		
F.F.	FINISH FLOOR	REQ'D.	REQUIRED		
F.G.	FINISH GRADE	RGS.	RIGID GALVANIZED STEEL		
FIN.	FINISH(ED)	SCH.	SCHEDULE		
FLR.	FLOOR	S.E.D.	SEE ELECTRICAL DRAWINGS		
FDN.	FOUNDATION	SHT.	SHEET		

BASIC CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE I
NUMBER OF STORIES:	9 STORIES ABOVE GRADE PLUS 3 STORIES BASEMENT
OCCUPANCY GROUP:	I-2
YEAR OF CONSTRUCTION:	1971
AUTOMATIC FIRE SRINKLER SYSTEM:	YES, THROUGHOUT BUILDING

C

AGENCY APPROVALS

REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF T24, CCR
APPROVED
MAY 05 2011
Office of Statewide Health Planning & Development
FACILITIES DEVELOPMENT DIVISION

3860 BLACKHAWK ROAD
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FAX. 909.801.8161

ATI ARCHITECTS ENGINEERS

verizonwireless
VERIZON WIRELESS
2785 MITCHELL DRIVE
WALNUT CREEK, CA 94598

SITE NO. 123792
FELL CLAYTON
CELLULAR SITE
ST. MARY'S MEDICAL CNTR.
450 STANYAN STREET
SAN FRANCISCO, 94117

LICENSED ARCHITECT
ROBERT W. DESSE
C 28917
Exp. Sept 30, 2011
STATE OF CALIFORNIA
5/16/11

OSHPD PROJECT NO. SS102193-38

APPROVALS

LEASING:	DATE:
ZONING:	DATE:
RF ENGINEER:	DATE:
CONSTRUCTION:	DATE:
EQUIP. ENGR:	DATE:
OWNER:	DATE:

SITE NO	
APPROVED BY	TE
DRAWN BY	RD
CHECKED BY	TE

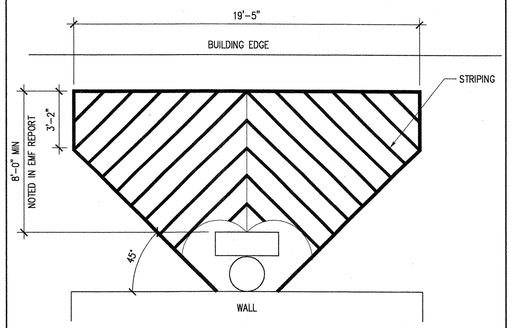
NO	DATE	ISSUE
A	07/16/10	CLIENT REVIEW
B	09/24/10	CLIENT REVIEW
C	02/28/11	RESUBMITTAL
D	04/06/11	RESUBMITTAL

SHEET TITLE
TITLE SHEET

SHEET NUMBER
SMMCTWR - T1

COMPANY JOB NO. 03001

P:\0\03000_On_Air_LLC\03001_Verizon_Fell_Clayton\dwgs\T1\T1.dwg 4-11-11 08:23:12 AM mtao



NOTE: TO BE USED ONLY WHEN INDICATED.

2 TYP. CAUTION STRIPAGE W/ PUBLIC ACCESS
STRIPING.dwg SCALE: 1/4" = 1'-0"

Verizon Wireless • Base Station No. 123792 "Fell Clayton"
450 Stanyan Street • San Francisco, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate proposed modifications to its existing base station (Site No. 123792 "Fell Clayton") located at 450 Stanyan Street in San Francisco, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Background

The San Francisco Department of Public Health has adopted a 10-point checklist for determining compliance of proposed WTS facilities or proposed modifications to such facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5,000–80,000 MHz	5.00 mW/cm²	1.00 mW/cm²
BRS (Broadband Radio)	2,600	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.35	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. David Kelly, a qualified field technician contracted by Hammett & Edison, Inc., during normal business hours on November 30, 2010, a non-holiday weekday, and reference has been made to information provided by Verizon, including construction drawings by ATI Architects and Engineers, dated September 24, 2010.

Checklist

1. The location of all existing antennas and facilities at site. Existing RF levels.

Verizon had installed nine directional panel antennas – reportedly three Andrew Model 931LG65VTE-B for PCS, three Andrew Model LBX9012DSVTM for cellular, and three Andrew Model LN6512DST4M for 700 MHz service – in groups of three (one of each) behind view screens on the sides of the mechanical equipment penthouse above the roof of the multi-story St. Mary's Hospital building located at 450 Stanyan Street. There were observed no other wireless base stations installed at the site. Existing RF levels for a person at ground near the site were less than 1% of the most restrictive public exposure limit.

Verizon Wireless • Base Station No. 123792 "Fell Clayton"
450 Stanyan Street • San Francisco, California

2. The location of all approved (but not installed) antennas and facilities. Expected RF levels from approved antennas.

No other WTS facilities are reported to be approved for this site but not installed.

3. The number and types of WTS within 100 feet of proposed site and estimates of additive EMR emissions at proposed site.

There were no other WTS facilities observed within 100 feet of the site.

4. Location (and number) of Applicant's antennas and back-up facilities per building and location (and number) of other WTS at site.

Verizon proposes to relocate its three east-facing antennas and view screens to the north side of the penthouse and to relocate one antenna on the west side of the penthouse closer to the other two antennas on that side. The antennas would be mounted with up to 6° downtilt at effective heights of about 114 feet above ground, 10 feet above the roof, and would be oriented in groups of three (one of each model) toward 150°T, 240°T, and 330°T.

5. Power rating (maximum and expected operating power) for all existing on proposed backup equipment subject to application.

The expected operating power of the Verizon transmitters is reflected in the resulting effective radiated power given in Item 6 below; the transmitters may operate at a power below their maximum rating.

6. Total number of watts per installation and total number of watts for all installations at site.

The maximum effective radiated power proposed by Verizon in any direction is 2,760 watts, representing simultaneous operation at 960 watts for PCS, 1,400 watts for cellular, and 400 watts for 700 MHz service.

7. Plot or roof plan showing method of attachment of antennas, directionality of antennas, and height above roof level. Discuss nearby inhabited buildings.

The drawings show the proposed antennas to be installed as described in Item 4 above. There were noted no buildings of similar height nearby.

8. Estimated ambient RF levels for proposed site and identify three-dimensional perimeter where exposure standards are exceeded.

For a person anywhere at ground, the maximum ambient RF exposure level due to the proposed Verizon operation is calculated to be 0.0029 mW/cm², which is 0.52% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain below 1% of the limit.

Verizon Wireless • Base Station No. 123792 "Fell Clayton"
450 Stanyan Street • San Francisco, California

The maximum calculated level at any nearby building* is 0.97% of the public exposure limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 38 feet out from the antenna faces, and to much lesser distances above, below, and to the sides; this reaches areas of the roof but does not reach any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the Verizon antennas would not be accessible to the general public, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, no access within 8 feet directly in front of the antennas themselves, such as might occur during maintenance work above the roof, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† at the roof access door and on the screens in front of the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines.

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2011. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

* Including the residences located at least 100 feet away, based on photographs from Google Maps.
† Warning signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (*e.g.*, a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter; the San Francisco Department of Public Health recommends that all signs be written in English, Spanish, and Chinese.

Verizon Wireless • Base Station No. 123792 "Fell Clayton"
450 Stanyan Street • San Francisco, California

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the proposed operation of the Verizon Wireless base station located at 450 Stanyan Street in San Francisco, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.

December 15, 2010

REGISTERED PROFESSIONAL ENGINEER WILLIAM F. HAMMETT E-13026 M-20676 Exp. 6-30-2011 ELECTRICAL MECHANICAL STATE OF CALIFORNIA

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

REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF T24, CCR
APPROVED
MAY 05 2011
Office of Statewide Health Planning & Development
FACILITIES DEVELOPMENT DIVISION

1 RF EXPOSURE LETTER
RF_EXPOSURE_LETTER.dwg SCALE: N/A

3960 BLACKHAWK ROAD
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450 STANYAN STREET
SAN FRANCISCO, 94117

LICENSED ARCHITECT ROBERT W. DEVAN C 28937 Exp. Sept. 30 2011 STATE OF CALIFORNIA

OSHPD PROJECT NO. SS102193-38

APPROVALS
LEASING: _____ DATE: _____
ZONING: _____ DATE: _____
RF ENGINEER: _____ DATE: _____
CONSTRUCTION: _____ DATE: _____
EQUIP. ENGR: _____ DATE: _____
OWNER: _____ DATE: _____

SITE NO	
APPROVED BY	TE
DRAWN BY	RD
CHECKED BY	TE

NO	DATE	ISSUE
A	02/28/11	RESUBMITTAL
B	04/06/11	RESUBMITTAL

SHEET TITLE
RF EXPOSURE LETTER / STRIPING DETAILS

SHEET NUMBER
T-1.1

COMPANY JOB NO. 03001

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SIGNAGE AND STRIPING INFORMATION

THE FOLLOWING INFORMATION IS A GUIDE LINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATION SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS THE MORE RESTRICTIVE GUIDE LINE OR REGULATION SHALL BE FOLLOWED AND OVER RIDE THE LESSER.

THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 1mWcm^2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 5mWcm^2

IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR ROOF LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOSE NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.

IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED OR HAVING A FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDE LINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.

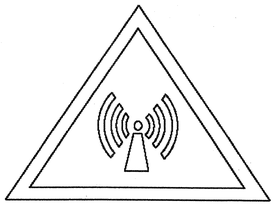
IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS NOT EXCEEDED AND THE AREA IS NOT PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR IS LOCKED), THEN JUST STRIPING OUT TO THE PUBLIC LIMIT WILL BE NEEDED AROUND THE ANTENNAS.THE EXACT EXTENT OF THE STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDE LINE FOR PLACEMENT OF SUCH STRIPING.

ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH AND CHINESE. THIS SIGN WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES IN PLANE SITE AND THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNAS THEMSELVES OR ON THE OUT SIDE OF THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGN WILL HAVE VERIZON WIRELESS'S NAME AND THE COMPANY CONTACT INFORMATION (e.g., TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.

PHOTOS OF ALL STRIPING, BARRICADES AND SIGNAGE WILL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE AND WILL BE TURNED INTO THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESTRAINT YELLOW SAFETY PAINT IN A CROSS HATCH PATTERN AS SHOW BY THE DETAIL. ALL BARRICADES SHELL BE MADE OF AN RF FRIENDLY MATERIAL SO THAT NOT TO BLOCK OR INTERFERE WITH THE OPERATION OF THE SITE SHALL BE PAINTED WITH FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEED AND SHALL PROVIDE THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER WITH A THE DETAILED SHOP DRAWING OF EACH BARRICADE.

GENERAL NOTES | SCALE: N.T.S. | 8

NOTE:
1. ALL REQUIRED SIGNAGE WILL BE INSTALLED AND FIELD VERIFIED. SEE SHEET SMMCTWR-A1A FOR SIGN LOCATIONS



WARNING

HIGH RADIO FREQUENCY EXPOSURE AREA

KEEP BACK 8 FEET FROM THIS ANTENNA. IF ACCESS IS REQUIRED WITHIN THIS DISTANCE, PLEASE CONTACT ANTENNA OWNER BEFORE APPROACHING.

ADVERTENCIA

AREA DE EXPOSICIÓN DE ALTAS FRECUENCIAS DE RADIO

MANTENERSE A 8 PIES DE DISTANCIA DE ESTA ANTENA. SI ES NECESARIO ACERCARSE MAS, COMUNIQUESE CON EL PROPIETARIO DE LA ANTENA ANTES DE HACERLO.

警 告

高廣無線電能量地區

話保持在此天線 8 呎以外，如需要進入此範圍內，話在進入之前先聯絡天線的持有人

PHONE NUMBER/ NUMBRÓ DE TELEFONO/ 電話號碼

ST. MARY'S MEDICAL CENTER

OWNER/ PROPIETARIO / 持有人

123792

SITE NUMBER/ NUMERÓ DEL SITIO/ 此站區號

Hammett & Edison, Inc.

MULTI-LANGUAGE SIGN | SCALE: N.T.S. | 7

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on frequency emissions 47 CFR 1.1307(b)

TYPICAL NOTICE SIGN | SCALE: N.T.S. | 4

! CAUTION

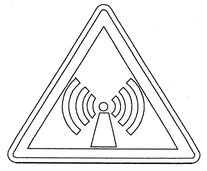
Beyond this point:
Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety obey all posted signs and site guidelines for working in radio frequency environments.

In accordance with Federal Communications Commission rules on radio Frequency emissions 47 CFR 1.1307(b)

TYPICAL CAUTION SIGN | SCALE: N.T.S. | 5

! WARNING



Beyond this point:
Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury

In accordance with Federal Communications Commission rules on radio Frequency emissions 47 CFR 1.1307(b)

TYPICAL WARNING SIGN | SCALE: N.T.S. | 6

CAUTION

Radio frequency fields within one foot of this antenna may exceed Federal limits for human exposure. Stay clear by that distance.

VERIZON
Carrier
123792
Site #

TYPICAL CAUTION SIGN | SCALE: N.T.S. | 1

IN CASE OF EMERGENCY
CALL

1-800-242-7622

Site No: 123325

EMERGENCY CONTACT SIGN | SCALE: N.T.S. | 2

REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF T24, CCR
APPROVED
MAY 05 2011
Office of Statewide Health Planning & Development
FACILITIES DEVELOPMENT DIVISION

NOTICE

GUIDELINES FOR WORKING IN RADIO FREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized. obey all posted signs.
- Assume all antennas are active. Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 8 feet clearance from all antennas Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment rooms.

RF GUIDELINES SIGN | SCALE: N.T.S. | 3

3960 BLACKHAWK ROAD
DANVILLE, CA 94506
TEL. 925.648.8690
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LICENSED ARCHITECT ROBERT W. DEITS C 28937 Exp: Sept. 30 '2011 STATE OF CALIFORNIA

OSHPD PROJECT NO. SS102193-38

APPROVALS

LEASING:		DATE:
ZONING:		DATE:
RF ENGINEER:		DATE:
CONSTRUCTION:		DATE:
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OWNER:		DATE:

SITE NO	
APPROVED BY	TE
DRAWN BY	RD
CHECKED BY	TE

NO	DATE	ISSUE
A	02/28/11	RESUBMITTAL
B	04/06/11	RESUBMITTAL

SHEET TITLE

RF EXPOSURE NOTES / SIGNAGE DETAILS

SHEET NUMBER

T-1.2

COMPANY JOB NO. 03001

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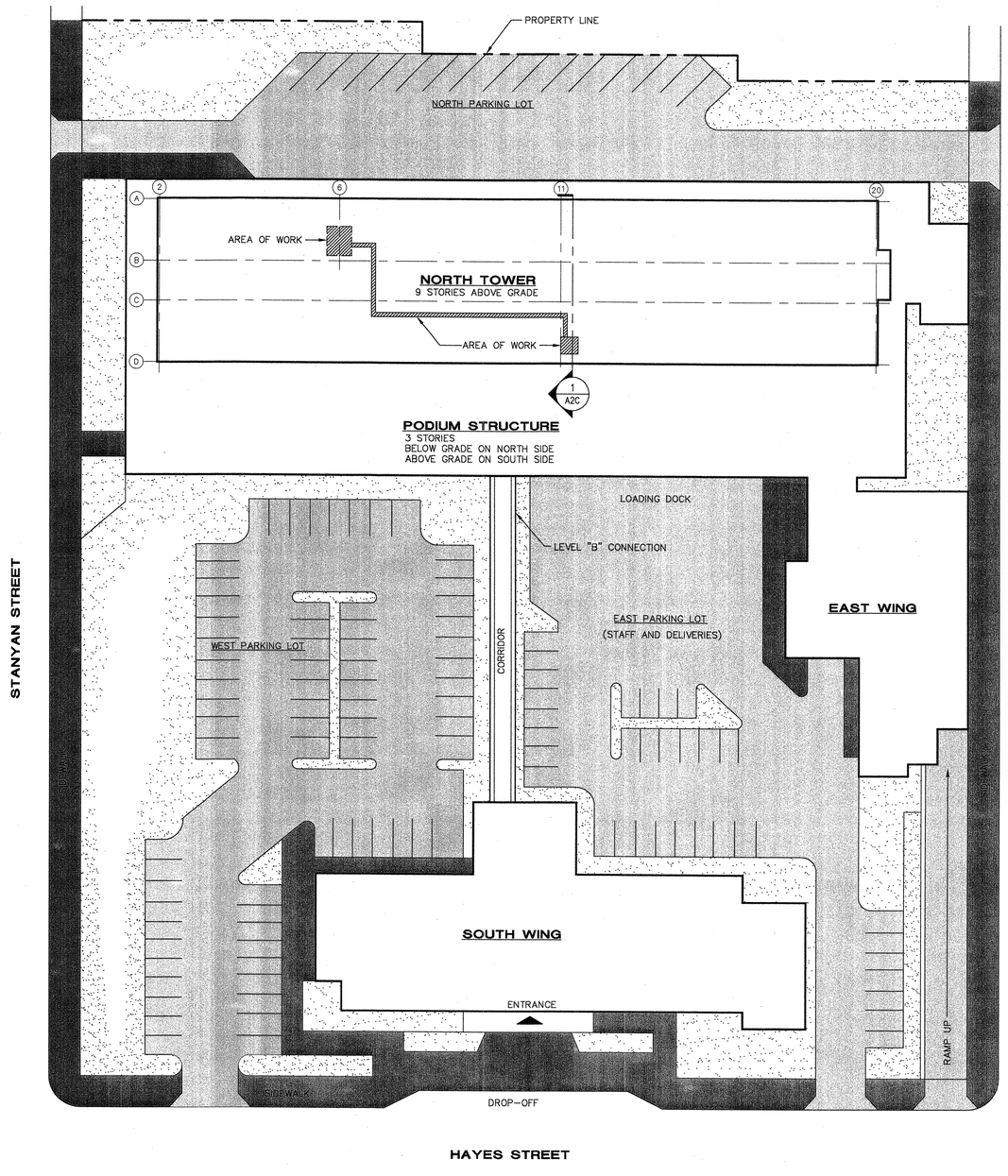

LEGEND:

- LANDSCAPE
- SIDEWALK
- DRIVEWAY
- PROPERTY LINE
- COLUMN LINE

3860 BLACKHAWK ROAD
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CELLULAR SITE
ST. MARY'S MEDICAL CNTR.
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STATE OF CALIFORNIA LICENSED ARCHITECT ROBERT W. DEAS C 28937 Exp: Sept. 30 2011 SAN RAMON CALIFORNIA

OSHPD PROJECT NO. SS102193-38

APPROVALS

LEASING: _____ DATE: _____
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OWNER: _____ DATE: _____

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DRAWN BY	RD
CHECKED BY	TE

NO	DATE	ISSUE
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C	02/28/11	RESUBMITTAL
D	04/06/11	RESUBMITTAL

SHEET TITLE

SITE PLAN

NEW SHEET C

SHEET NUMBER

SMMCTWR-A0

COMPANY JOB NO. 03001

REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF T24, CCR
APPROVED
MAY 05 2011
Office of Statewide Health Planning & Development
FACILITIES DEVELOPMENT DIVISION

NORTH

1 SITE PLAN

SCALE: 1/32" = 1'-0"

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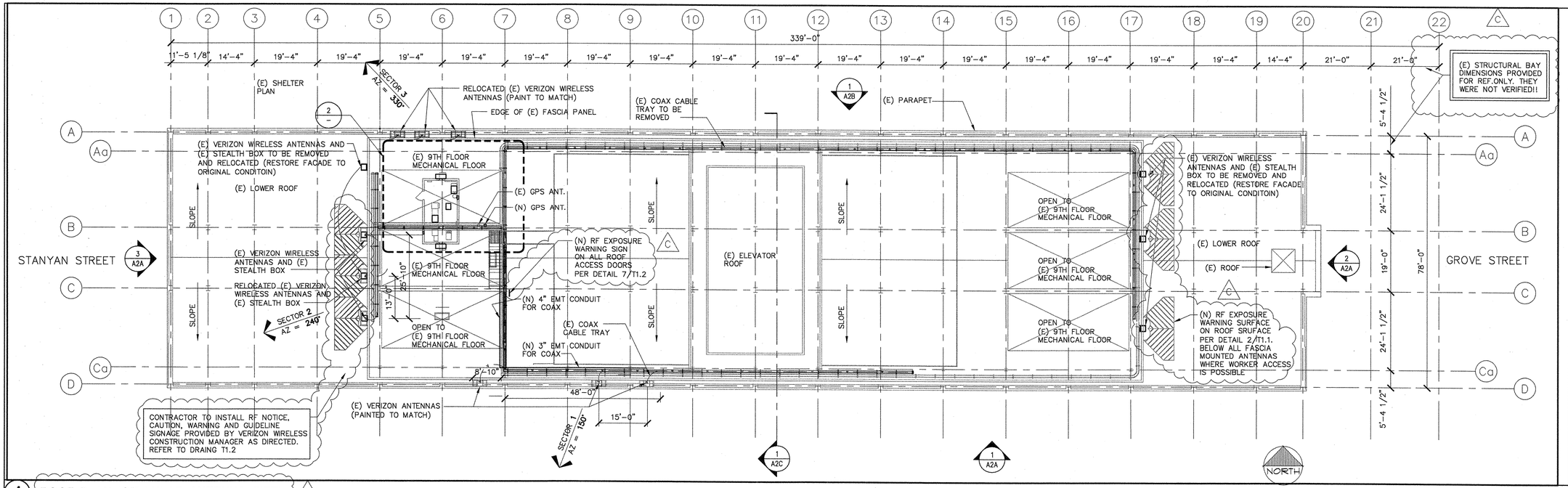


1 ROOF PLAN (CELLULAR ANTENNA SITE)

SCALE: 1/16" = 1'-0"

SECTOR	COAX CABLE LENGTH (ft)	SECTOR	COAX CABLE LENGTH (ft)
1	ANT1 (E) 75 ANT1 (N) 75	2	ANT1 3 (E) 60 ANTI 3 (N) 60
1	ANT2 (E) 50 ANT2 (N) 50	3	ANT1 (E) 234 (N) 60
1	ANT3 (E) 70 ANT3 (N) 70	3	ANT2 (E) 264 (N) 55
2	ANT1 (E) 65 ANT1 (N) 65	3	ANT3 (E) 288 (N) 50
2	ANT2 (E) 45 (N) 45		

3 COAX CABLE DATA

1. THREE ANTENNA PER SECTOR. TOTAL OF 3 SECTORS.
2. THERE ARE NO NEW ADDITIONAL ANTENNA QUANTITY. ALL ANTENNAS ARE EXISTING VERIZON WIRELESS ANTENNAS WITH NEW AZIMUTH.
3. THERE WILL BE A TOTAL OF 2 COAX CABLE PER ANTENNA.

5 ANTENNA NOTES AND DATA

1. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
2. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
3. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
4. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
5. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
6. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.

6 GENERAL NOTES FOR EXISTING AWS CELL SITES

	EQUIPMENT DATA	DETAIL / SHEET
A	(E) LOCATION OF (E) HALON GAS STORAGE TANK/ FM 200 SYSTEM	2/A1
B	(E) VERIZON WIRELESS CABINET, HD4.0	1/A4
C	(E) VERIZON WIRELESS CABINET, HD4.0	1/A4
D	NOT USED	–
E	(E) VERIZON WIRELESS CABINET, SAF–0	1/A4
F	(E) VERIZON WIRELESS CABINET, MISC	1/A4
G	(N) BATTERY CABINET, NSB170FT BATT 4080AH. SEE BATTERY REQUIREMENTS IN 7/A1A	1, 3 & 4/A4
H	(N) POWER BAY, EMERSON/MARCONI VORTEX, TO REPLACE (E) LORAIN MODULAR 900A	1 & 5/A4
L	(E) VERIZON WIRELESS CABINET, AIF–0	1/A4
M	(N) 5 TON HVAC UNIT TO REPLACE (E) 3–TON HVAC UNIT	2/A1
N	(N) ERRICSON 6201	7/S3

4 VERIZON EQUIPMENT DATA

THE NORTHSTAR #NSB170FT BATTERIES SPECIFIED ARE TYPE VRLA COMPLIANT WITH CFC SECTION 608 PER THE MANUFACTURER AS FOLLOWS.

ELECTROLYTE CAPACITY: THE TOTAL ELECTROLYTE CAPACITY FOR THE EXISTING AND ANY FUTURE BATTERIES THAT MAY BE INSTALLED TO FILL THE RACKS WILL BE 76 GALLONS.

SAFETY CAPS: SELF–RESEALING FLAME–ARRESTING CAPS PER 608.2.2 ARE FURNISHED WITH THE BATTERIES.

THERMAL RUNAWAY MANAGEMENT: THE BATTERIES ARE LOCATED IN AIR–CONDITIONED SPACE WITH AUTOMATIC, THERMOSTATIC CONTROLS.

SPILL CONTROL & NEUTRALIZATION: THE NSB170FT BATTERY IS A VRLA PRODUCT THAT MEETS THE REQUIREMENTS OF SR–4428, ISSUE 1, DECEMBER 1996 WITH RESPECT TO FREE ACID WITHIN VRLA PRODUCTS.

- THE ELECTROLYTE IS IMMOBILIZED IN THE CELL THROUGH THE USE OF A GELLING AGENT OR ABSORBED IN THE SEPARATORS AND PLATES.
- THE ELECTROLYTE SHALL EXCLUSIVELY BE WITHIN THE PLATES AND SEPARATOR OR THE GEL AND PLATES FOR THE ABSORBED AND GELLED TYPES RESPECTIVELY. THE CELLS SHALL HAVE NO FREE OR BULK LIQUID ELECTROLYTE ALTHOUGH ADDITIONAL IMMOBILIZED ELECTROLYTE RESERVOIRS ARE PERMITTED.
- THE CABINET INCLUDES SPILL CONTAINMENT AT SHELF LEVEL AND BATTERY BULK SPILL CONTAINMENT TRAY WITH LINER AT THE BOTTOM OF THE BATTERY RACK.

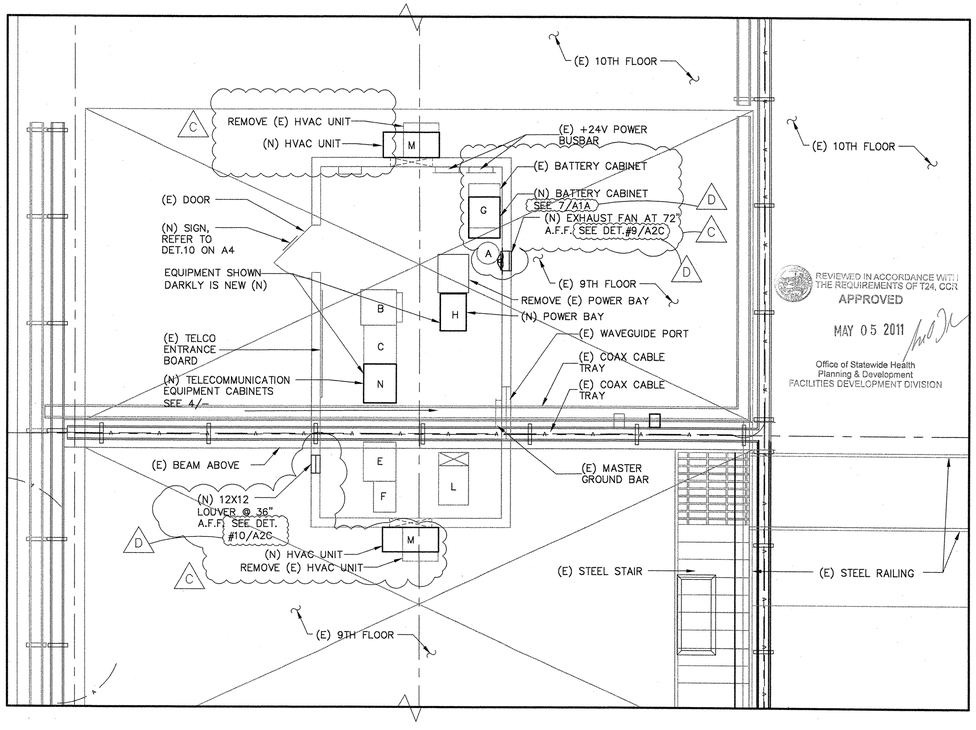
VENTILATION: CONTINUOUS ROOM VENTILATION OF 1 CUBIC FOOT PER MINUTE PER SQUARE FOOT OF ROOM FLOOR AREA HAS BEEN PROVIDED BY A NEW WALL–MOUNTED EXHAUST FAN IN ACCORDANCE WITH THE CFC 608.6.1(2).

SIGNAGE: SIGNAGE HAS BEEN SHOWN ON THE OUTSIDE OF THE DOOR TO THE EQUIPMENT ROOM IN A MANNER COMPLANT WITH CFC 608.7 REFER TO DRAWING #4, DETAIL #10

SEISMIC PROTECTION: SEISMIC ANCHORAGE HAS BEEN PROVIDED. REFER TO DETAIL #4 ON DRAWING A4.

SMOKE DETECTION: THE EXISTING FIRE/SMOKE DETECTION AND PROTECTION SYSTEMS ARE TO REMAIN IN PLACE.

7 BATTERY REQUIREMENTS



2 (E) EQUIPMENT ENCLOSURE

SCALE: 1/4" = 1'-0"

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STATE LICENSED ARCHITECT ROBERT W. DENSE C 28937 Exp. Sept. 30, 2011 STATE OF CALIFORNIA

OSHPD PROJECT NO. SS102193–38

APPROVALS

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REVIEWED IN ACCORDANCE WITH THE REQUIREMENTS OF T24, CCR
APPROVED
MAY 05 2011
Office of Statewide Health Planning & Development
FACILITIES DEVELOPMENT DIVISION

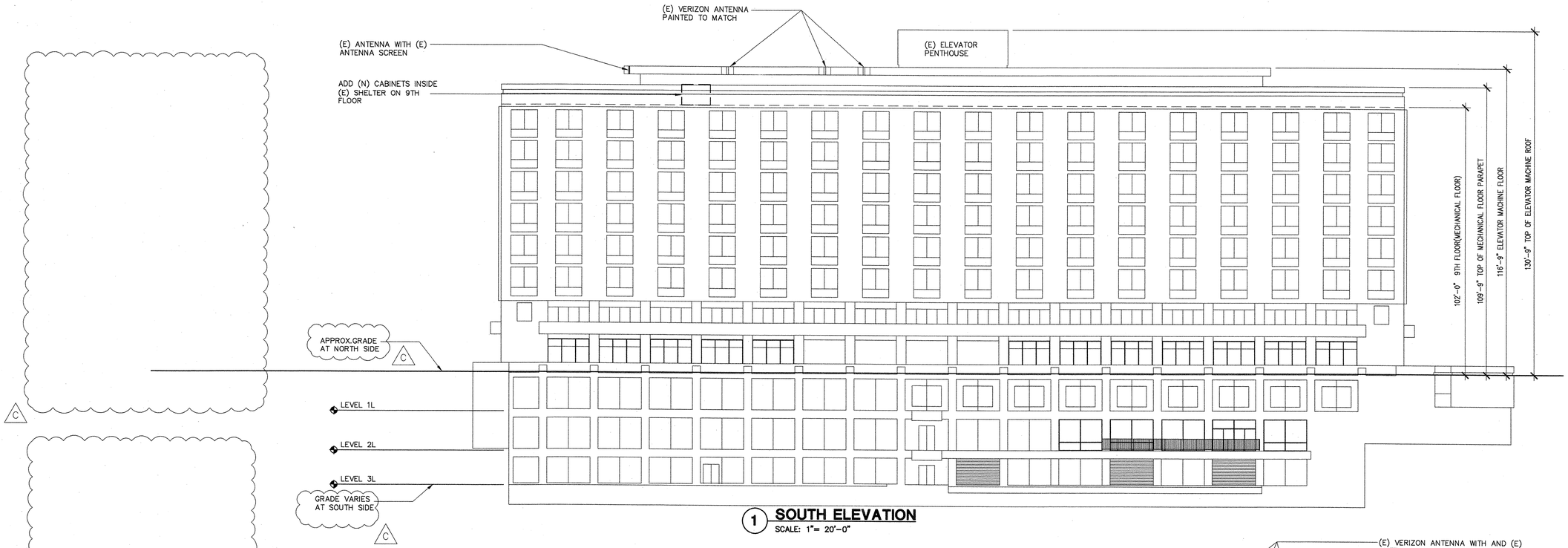
SHEET TITLE

ROOF PLAN, SHELTER PLAN, EQUIPMENT DATA AND NOTES

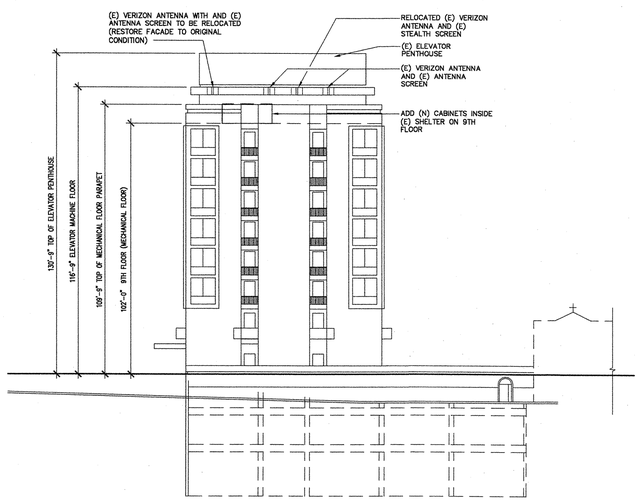
SHEET NUMBER

SMMCTWR-A1A

COMPANY JOB NO. 03001



1 SOUTH ELEVATION
SCALE: 1"= 20'-0"



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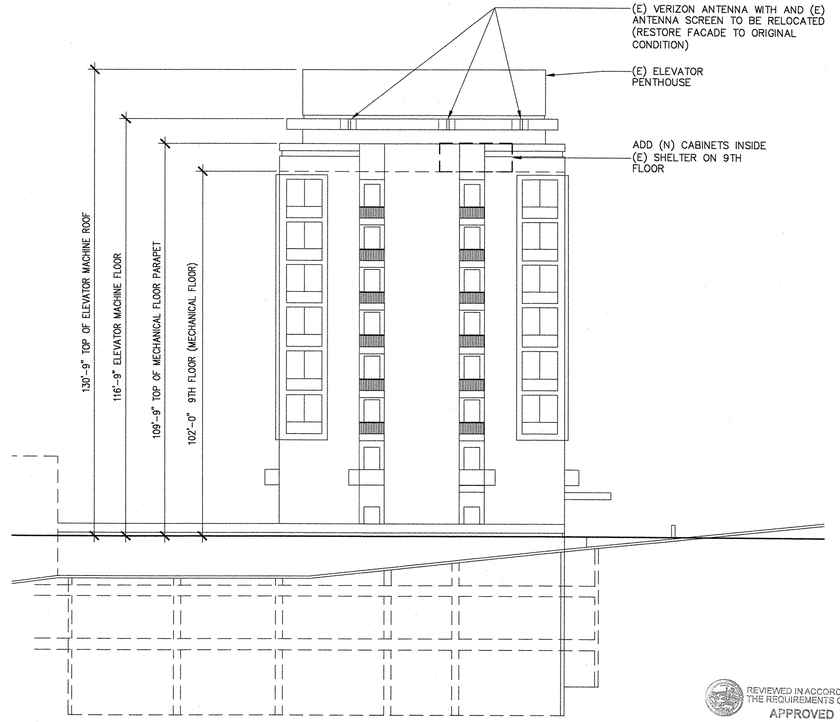
SCALE: 1"= 20'-0"



2 EAST ELEVATION
SCALE: 1"= 20'-0"

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LICENSED ARCHITECT ROBERT W. DESISTO C 28937 Exp. Sept. 30, 2011 STATE OF CALIFORNIA 4/11/11

OSHPD PROJECT NO. SS102193-38

APPROVALS

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CONSTRUCTION:	DATE:
EQUIP. ENGR:	DATE:
OWNER:	DATE:

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SHEET TITLE

SOUTH, EAST & WEST ELEVATIONS

SHEET NUMBER

SMMCTWR- A2A

COMPANY JOB NO. 03001

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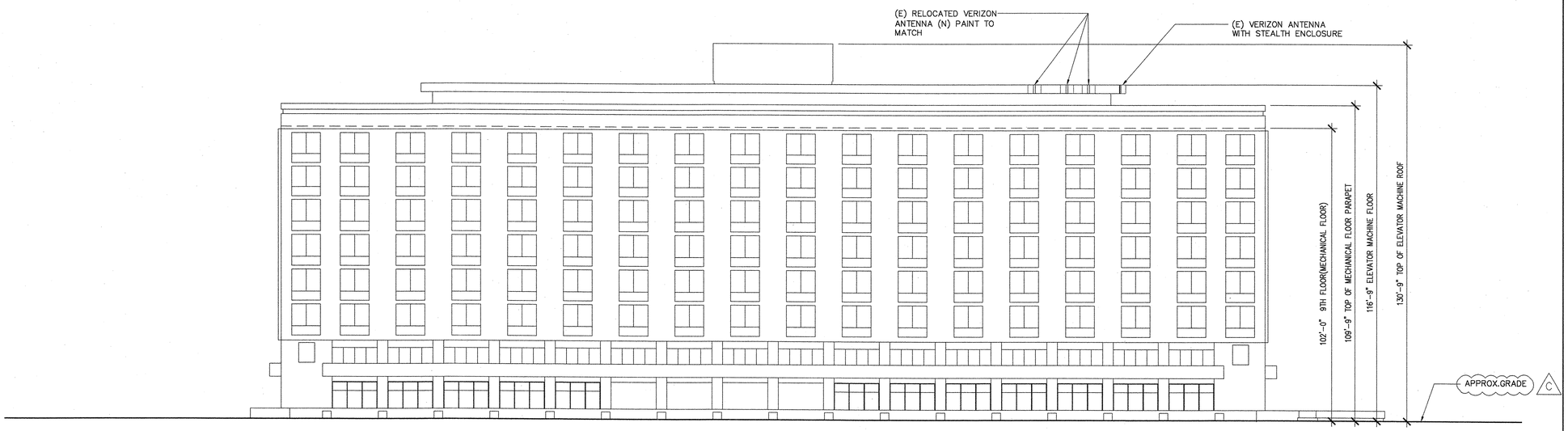

1 NORTH ELEVATION
SCALE: 1"= 20'-0"

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LICENSED ARCHITECT
ROBERT W. DEVRIES
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Exp: Sept. 30, 2011
STATE OF CALIFORNIA

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SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
SMMCTWR- A2B

COMPANY JOB NO. 03001

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