



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 1, 2010

Date: June 24, 2010
Case No.: **2010.0306C**
Project Address: **10 Bernal Heights Boulevard**
Current Zoning: RH-1(D) (Residential, House, Single-Family, Detached) District
40-X Height and Bulk District
Block/Lot: 5548 / 003
Project Sponsor: Joyce Chu
Modus Consulting
833 Market Street, Suite 805
San Francisco, CA 94103
jchu@moduscon.com
(909) 992-2212
for Clearwire
Staff Contact: Erika S. Jackson – (415) 558-6363
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposal is to install a wireless telecommunications facility consisting of 5 internet exchange switch antennas on an existing 50 foot tall communications tower at the top of the hill in Bernal Heights Park and an associated equipment cabinet as part of a wireless transmission network operated by Clearwire. The CU will modify the Conditional Use approval under Case No. 2008.1157C to modify the amount of allowed antennas on the site. Each internet exchange switch antenna ranges from 1 foot to 2.5 feet in diameter. The equipment cabinet would be placed within the existing equipment structure on the hill. The project site is a Location Preference 1, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at the top of the hill in Bernal Heights Park. The Project Site is owned and operated by American Tower Corporation and contains one equipment building and one approximately 50 foot tall telecommunications tower with 62 antennas. The antennas are operated by various tenants including Covad, WiLine, T-Mobile, and the City and County of San Francisco.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Bernal Heights neighborhood. The Project Site is located on a parcel of land within the RH-1(D) Zoning District surrounded by the Bernal Heights Park, which is within the P Zoning District. Land uses surrounding the park are primarily residential.

ENVIRONMENTAL REVIEW

The proposed project was determined by the San Francisco Planning Department to be categorically exempt from the environmental review process (CEQA) pursuant to exemption Classes 1, 3 and 11 of Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 11, 2010	June 11, 2010	20 days
Posted Notice	20 days	June 11, 2010	June 11, 2010	20 days
Mailed Notice	10 days	June 21, 2010	June 16, 2010	15 days

PUBLIC COMMENT

- The Department has received no public comments regarding the Proposed Project.

PROJECT ANALYSIS

On October 6, 1960, the Planning Commission, by Resolution No. 5313, authorized the construction of two approximately 50 foot tall telecommunications towers and an equipment building in Bernal Heights Park with a maximum of eight horn type antennas on each tower for use as a microwave radio relay station for telephone service. Only one tower was constructed and there are currently 71 antennas on the tower.

On October 15, 2009, the Planning Commission authorized the installation of a wireless telecommunications facility consisting of eight panel antennas and one dish antenna and related equipment as part of T-Mobile's wireless telecommunications network on the communications tower at the top of the hill in Bernal Heights Park. The Planning Commission modified the original Conditional Use approval under Case No. CU60.13 (Resolution 5313) to establish the existing tower configuration and number antennas on the site.

This Conditional Use application seeks to modify the permitted number of allowed antennas on the site from 14 round dish antennas and 57 panel antennas to 19 round dish antennas and 52 panel antennas. Clearwire is justifying this switch out for the following reasons:

- These dishes range from 1 foot to 2 feet in diameter and have a substantially lower surface area than panel antennas.

- These dishes are much smaller and have a substantially lower visual impact than the inactive antennas that are currently on the tower that would be replaced by the Clearwire antennas.
- There is a substantially lower RF emissions level at ground level due to the point-to-point feature of the dish that is concentrated in a linear beam and does not reach ground level as RF panel antennas do.

ISSUES AND OTHER CONSIDERATIONS

- The Project will utilize the existing tower.
- The Project will provide wireless coverage to an area that previously received no coverage.
- The Project will remove 8 out of the 9 dead antennas not in use on the tower.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission may grant the Conditional Use authorization pursuant to Planning Code Sections 209.6(b) and 303 to allow the installation of wireless facilities.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The Project is consistent with the 1996 WTS Facilities Siting Guidelines, Planning Commission Resolution No. 14182.
- The project site is a Location Preference 1, a preferred location, according to the Wireless Telecommunications Services (WTS) Siting Guidelines.

RECOMMENDATION: Approval with Conditions
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ATTACHMENTS

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Community Outreach Meeting Documents |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Public Comment Letter |
| <input type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Coverage Maps |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> RF Report / DPH Approval |
| <input checked="" type="checkbox"/> Context Photos | <input checked="" type="checkbox"/> Motion 17964 (2008.1157C) |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Photo Simulations | |

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

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 209.6(b) AND 303 TO INSTALL A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF FIVE INTERNET EXCHANGE SWITCH ANTENNAS ON AN EXISTING 50 FOOT TALL COMMUNICATIONS TOWER AND TO MODIFY THE CONDITIONAL USE APPROVAL UNDER CASE NO. 2008.1157C TO CHANGE THE NUMBER OF ALLOWED ANTENNAS ON THE SITE WITHIN A RH-1(D) (RESIDENTIAL, HOUSE, SINGLE-FAMILY, DETACHED) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 29, 2010, Joyce Chu (hereinafter "Project Sponsor"), made an application (hereinafter "application"), for Conditional Use (CU) authorization on the property at 10 Bernal Heights Boulevard, Lot 003 in Assessor's Block 5548, (hereinafter "Project Site") to install a wireless telecommunications facility consisting of 5 internet exchange switch antennas on an existing 50 foot tall communications tower at the top of the hill in Bernal Heights Park. The CU will modify the Conditional Use approval under Case No. 2008.1157C to modify the number of allowed antennas on the site. The Project Site is within the RH-1(D) (Residential, House, Single-Family, Detached) Zoning District, and a 40-X Height and Bulk District.

The San Francisco Planning Department (hereinafter "Department") determined the application to be categorically exempt from the environmental review process (CEQA) pursuant to exemption Classes 1, 3 and 11 of Title 14 of the California Administrative Code.

The Proposed Project as approved herein is consistent with the Project description contained in the categorical exemption and would not result in significant impacts not identified in the categorical exemption or cause significant effects already identified in the categorically exemption to be substantially more severe.

On July 1, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the application for a Conditional Use.

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. 2010.0306C, 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 is located at the top of the hill in Bernal Heights Park. The Project Site is owned and operated by American Tower Corporation and contains one equipment building and one approximately 50 foot tall telecommunications tower with 62 antennas. The antennas are operated by various tenants including Covad, WiLine, T-Mobile, and the City and County of San Francisco.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Bernal Heights neighborhood. The Project Site is located on a parcel of land within the RH-1(D) Zoning District surrounded by the Bernal Heights Park, which is within the P Zoning District. Land uses surrounding the park are primarily residential.
4. **Proposal.** The proposal is to install a wireless telecommunications facility consisting of 5 internet exchange switch antennas on an existing 50 foot tall communications tower at the top of the hill in Bernal Heights Park and an associated equipment cabinet as part of a wireless transmission network operated by Clearwire. The CU will modify the Conditional Use approval under Case No. 2008.1157C to modify the amount of allowed antennas on the site. Each internet exchange switch antenna ranges from 1 foot to 2.5 feet in diameter. The equipment cabinet would be placed within the existing equipment structure on the hill.

5. **Past History and Actions.** On October 6, 1960, the Planning Commission, by Resolution No. 5313, authorized the construction of two approximately 50 foot tall telecommunications towers and an equipment building in Bernal Heights Park with a maximum of eight horn type antennas on each tower for use as a microwave radio relay station for telephone service. Research regarding the Project has found that there was only one tower constructed and that there are currently approximately 62 antennas on the tower.

On October 15, 2009, the Planning Commission authorized the installation a wireless telecommunications facility consisting of eight panel antennas and one dish antenna and related equipment as part of T-Mobile's wireless telecommunications network on the communications tower at the top of the hill in Bernal Heights Park and to modify the original Conditional Use approval under Case No. CU60.13 (Resolution 5313) to establish the existing tower configuration and number antennas on the site.

6. **Location Preference.** The WTS Facilities Siting Guidelines identify different types of buildings for the siting of wireless telecommunications facilities, with Location Preference 1 being the most desirable location and Location Preference 7 being the least desirable location. Under the Guidelines, the Project is a Location Preference Number 1, as it is a preferred location for a publicly used structure.
7. **Radio Waves Range.** The Project Sponsor has stated that the proposed wireless network will transmit calls by radio waves operating in the 2496-2690 Megahertz (MHZ) bands, which are regulated by the Federal Communications Commission (FCC) and which 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. 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.** There are currently a large number of existing antennas located on a tower in the Bernal Hill Park. Existing RF levels at the ground level were less than 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Clearwire proposes to install five dish antennas. The antennas would be mounted at effective height of about 58 feet above the ground. The estimated ambient RF field from the proposed Clearwire transmitters at ground level is calculated to be 0.000012 mW/cm² which is 0.0012% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 10 feet from the antennas. Due to the mounting locations the Clearwire antennas would not be accessible to the general public. Warning signs must be posted at the access points and the antennas in English, Spanish and Chinese.

10. **Maintenance Schedule.** The proposed facility would operate without on-site staff but with a one- or two-person maintenance crew visiting the property approximately once or twice a month and on an as-needed basis to service and monitor the facility.
11. **Community Outreach.** A Community Outreach Meeting was conducted for the Proposed Project. The meeting was held at 7:00 P.M. on Wednesday, June 16, at the Bernal Heights Recreation Center located at 500 Moultrie Street, San Francisco, CA. No members of the public attended the meeting.
12. **Five-year plan:** Clearwire submitted its latest five-year plan, as required, in April 2010.
13. **Public Comment.** The Department has received no public comments regarding the Proposed Project.
14. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the amendments to Planning Code in the following manner:
 - A. **Use.** Per Planning Code Section 209.6(b), a Conditional Use authorization is required for communications utilities in the RH-1(D) Zoning District.
15. **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.

The Proposed Project will be generally desirable and compatible with the surrounding neighborhood because the Project will not conflict with the existing uses of the property. The Proposed Project will be comparable in size to the existing conditions. The approval of this authorization has been found, first and foremost, to insure public safety. The Proposed Project will also provide necessary facilities for emergency transmission and improved communication for the neighborhood, community and the region.
 - 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.

An evaluation of potential health effects from RF radiation, conducted by the Department of Public Health, has concluded that the proposed wireless transmission facilities will have no adverse health effects if operated in compliance with the FCC-adopted health and safety standards. The Department has received information that the proposed wireless system must be operated so as not to interfere with radio or television reception in order to comply with the provisions of its license under the FCC.

The Department is developing a database of all such wireless communications facilities operating or proposed for operation in the City and County of San Francisco. All applicants are now required to submit information on the location and nature of all existing and approved wireless transmission facilities operated by the Project Sponsor. The goal of this effort is to foster public information as to the location of these facilities.

- 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 erection of the antennas and transceiver equipment, noise or noxious emissions from continued use are not likely to be significantly greater than ambient conditions due to the operation of the wireless communication network.

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

The subject site has ample landscaping and open space. There is a proposed condition requiring the Project Sponsor to submit and install landscaping per an approved landscaping plan. The installation of antennas on the existing tower will not affect the existing landscaping.

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

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

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

The Proposed Project is consistent with the stated purposed of RH-1(D) Districts in that the intended use is located at an existing tower approximately 50 feet tall.

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

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.

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.

17. **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.

No landmarks or historic buildings would be affected by the Project.

- 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.

18. 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.
19. 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 install a wireless telecommunications facility consisting of five internet exchange switch antennas on an existing 50 foot tall communications tower at the top of the hill in Bernal Heights Park and to modify the Conditional Use approval under Case No. 2008.1157C to change the number of allowed antennas on the site within a RH-1(D) (Residential, House, Single-Family, Detached) Zoning District, a 40-X Height and Bulk District and 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. 17964. 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 **July 1, 2010**.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 1, 2010

Exhibit A

Conditions of Approval

Whenever "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the Project or other persons having an interest in the Project or underlying property.

General Conditions

1. This approval is for Conditional Use authorization under Planning Code Sections 209.6(b) and 303 to install a wireless telecommunications facility consisting of 5 internet exchange switch antennas on an existing 50 foot tall communications tower at the top of the hill in Bernal Heights Park and to modify the Conditional Use approval under Case No. 2008.1157C to change the number of allowed antennas on the site within a RH-1(D) (Residential, House, Single-Family, Detached) Zoning District, a 40-X Height and Bulk District.
2. The Project approved by this Motion is in general conformity with the plans dated April 6, 2010, on file with the Department in the docket for Case No. 2010.0306C (labeled EXHIBIT B), reviewed and approved by the Commission on July 1, 2010.
3. This Conditional Use authorization restricts the number of towers in Bernal Heights Park to one and limits the number of antennas to 71. The antennas shall be limited further to no more than 19 dish antennas with a diameter of 4 feet or less, and 52 other types of antennas (including cable, panel, access, omni, radiowave, amplifier, bogner, whip, dipole, and yagi) at any time.
4. The Property Owner is responsible for the removal of the 9 inactive antennas on the Project Site.
5. The Property Owner is responsible for filing Building Permit Applications or for requiring tenants to file Building Permit Applications to legalize all existing antennas and for all future antennas on the site.
6. Installation of additional antennas beyond the 71 authorized by this Conditional Use Application requires the approval of a new Conditional Use Application.

Design

7. The final plans shall meet the standards of the Planning Code and be in general conformity with the plans approved by the Commission on July 1, 2010 as Exhibit B found in the Case docket.
8. 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:
 - 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.

Performance

9. Project Implementation Report. 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. 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 week day with the subject equipment measured while operating at maximum power.
 - d. 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.
10. Notification and Testing. The Project Implementation Report shall set forth the testing and measurements undertaken pursuant to Conditions 4 and 13.
11. 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.

12. Notification prior to Project Implementation Report. The Project Sponsor shall undertake to inform and perform appropriate tests for residents of any dwelling units located within 25 feet of the transmitting antennae 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.
13. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer 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.
14. Installation. 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.
15. Screening.
 - a. 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:
 - i. Modify the placement of the facilities;
 - ii. Install fencing, barriers or other appropriate structures or devices to restrict access to the facilities;
 - iii. 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; or
 - iv. Implement any other practice reasonably necessary to ensure that the facility is operated in compliance with adopted FCC RF emission standards.

- b. To the extent necessary to minimize visual obtrusion and clutter, installations shall conform to the following standards:
 - i. Antennas and back-up equipment shall be painted, fenced, landscaped or otherwise treated architecturally so as to minimize visual impacts;
 - ii. Rooftop installations shall be setback such that back-up facilities are not viewed from the street;
 - iii. Antennae attached to building facades shall be so placed, screened or otherwise treated to minimize any negative visual impact; and
 - iv. 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.
16. The Project Sponsor or Property Owner shall remove antennae and equipment that has been out of service for a continuous period of six months.
17. Periodic Safety Monitoring. 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.
18. Emissions Conditions. 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.
19. Noise and Heat. The WTS facility, including power source and cooling facility, shall be operated at all times within the limits of the San Francisco Noise Ordinance. The WTS facility, including power source and cooling facility, shall not be operated so as to cause the generation of heat that adversely affects a building occupant.
20. Implementation and Monitoring Costs.
 - 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 the monitoring of the conditions of approval contained in this authorization, including costs incurred by this Department, the Department of Public Health, the Department of Electricity and Telecommunications, Office of the City Attorney, or any other appropriate City Department or agency pursuant to Planning Code Section 351(f)(2). 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.
21. All Conditions Basis for Revocation. The Project Sponsor or its successors shall comply fully with all conditions specified in this authorization. Failure to comply with any condition shall constitute grounds for revocation under the provisions of Planning Code Sections 174, 176 and 303(d). The Zoning Administrator shall schedule a public hearing before the Planning Commission to receive testimony and other evidence to demonstrate a finding of a violation of a condition of the authorization of the use of the facility and, finding that violation, the Commission shall revoke the Conditional Use authorization. Such revocation by the Planning Commission is appealable to the Board of Supervisors.

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.

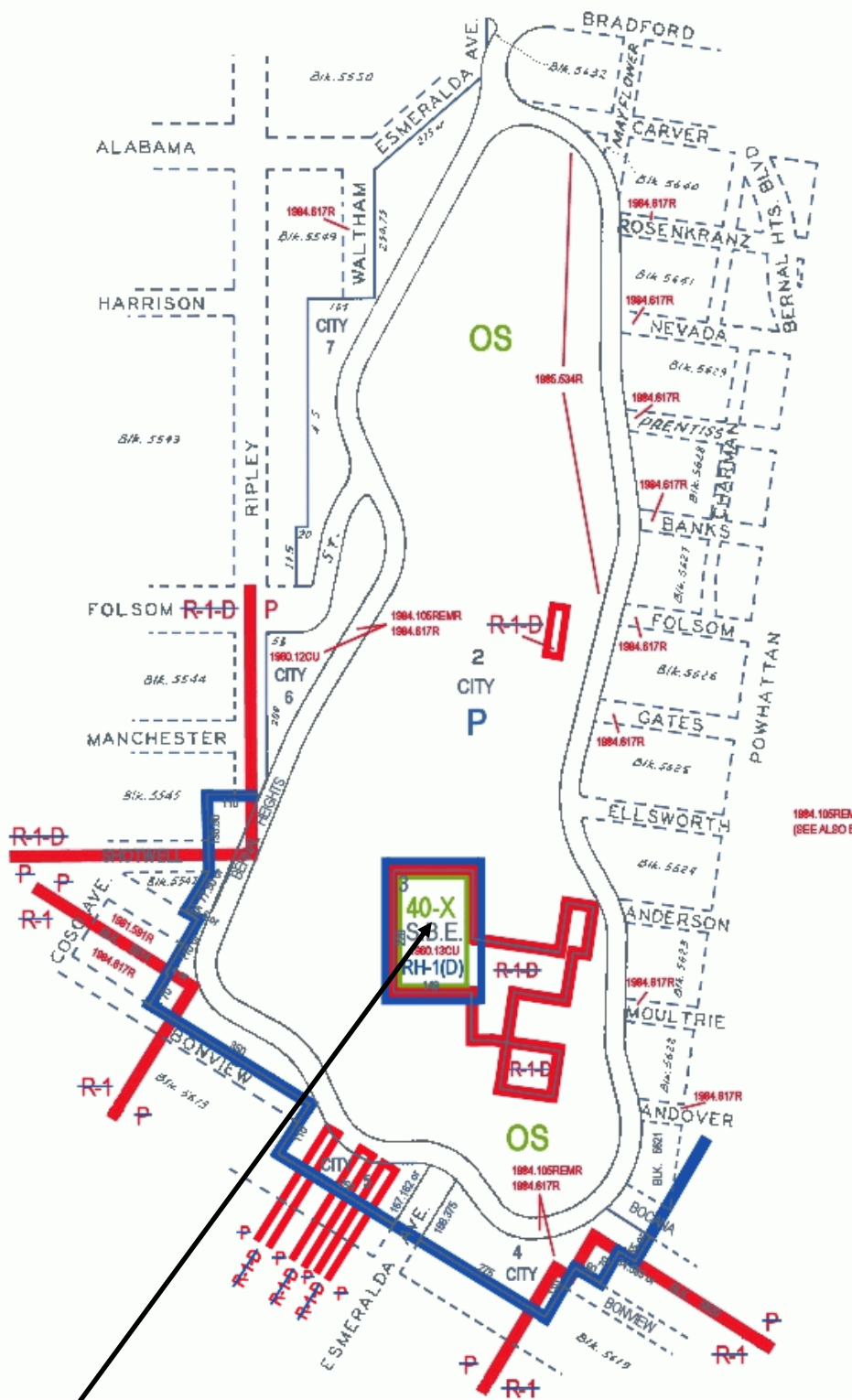
22. Complaints and Proceedings. Should any party complain to the Project Sponsor about the installation or operation of the facilities, which complaints are not resolved by the Project Sponsor, the Project Sponsor (or its appointed agent) shall advise the Zoning Administrator of the complaint and the failure to satisfactorily resolve such complaint. If the Zoning Administrator thereafter finds a violation of any provision of the Planning Code and/or any condition of approval herein, the Zoning Administrator shall attempt to resolve such violation on an expedited basis with the Project Sponsor. If such efforts fail, the Zoning Administrator shall refer such complaints to the Commission for consideration at the next regularly scheduled public meeting.
23. Severability. 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 of the remaining provisions, clauses, sentences, or sections of these conditions. It is hereby declared to be the intent of the Commission that these conditions of approval would have been adopted had such invalid sentence, clause, or section or part thereof not been included herein.
24. Transfer of Operation. 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, and the authorizing Motion is recorded on the deed of the property stating the new carrier/provider and authorizing conditions of approval.
25. Compatibility with City Emergency Services. The facility shall not be operated, nor 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.

Motion No. XXXXX
Hearing Date: July 1, 2010

CASE NO. 2010.0306C
10 Bernal Heights Boulevard

ESJ:G:\DOCUMENTS\Projects\CU\Bernal Heights 10\Clearwire\Motion (Conditional Use Authorization - Wireless).DOC

Parcel Map

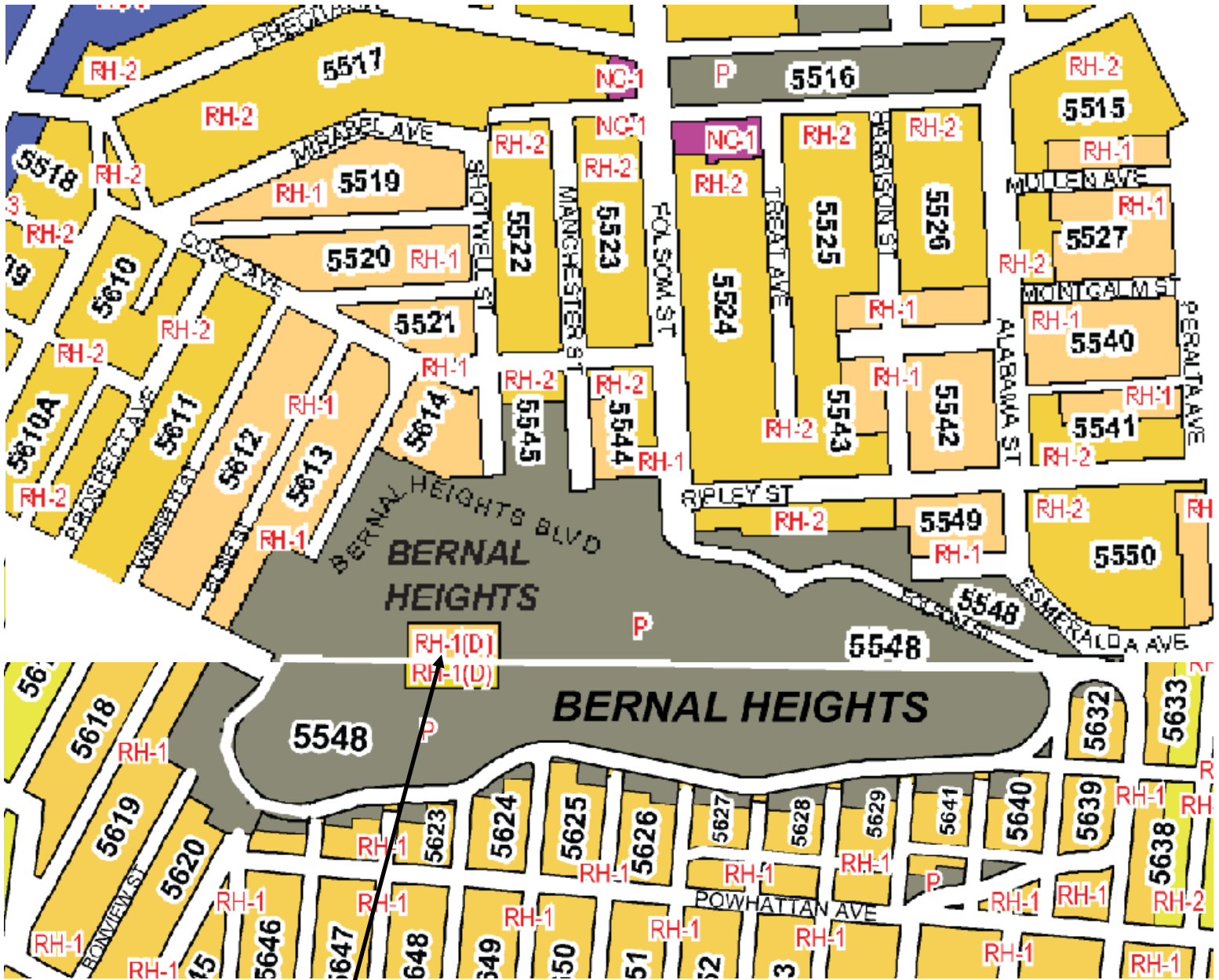


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0306C
10 Bernal Heights Boulevard
5548 / 003

Zoning Map

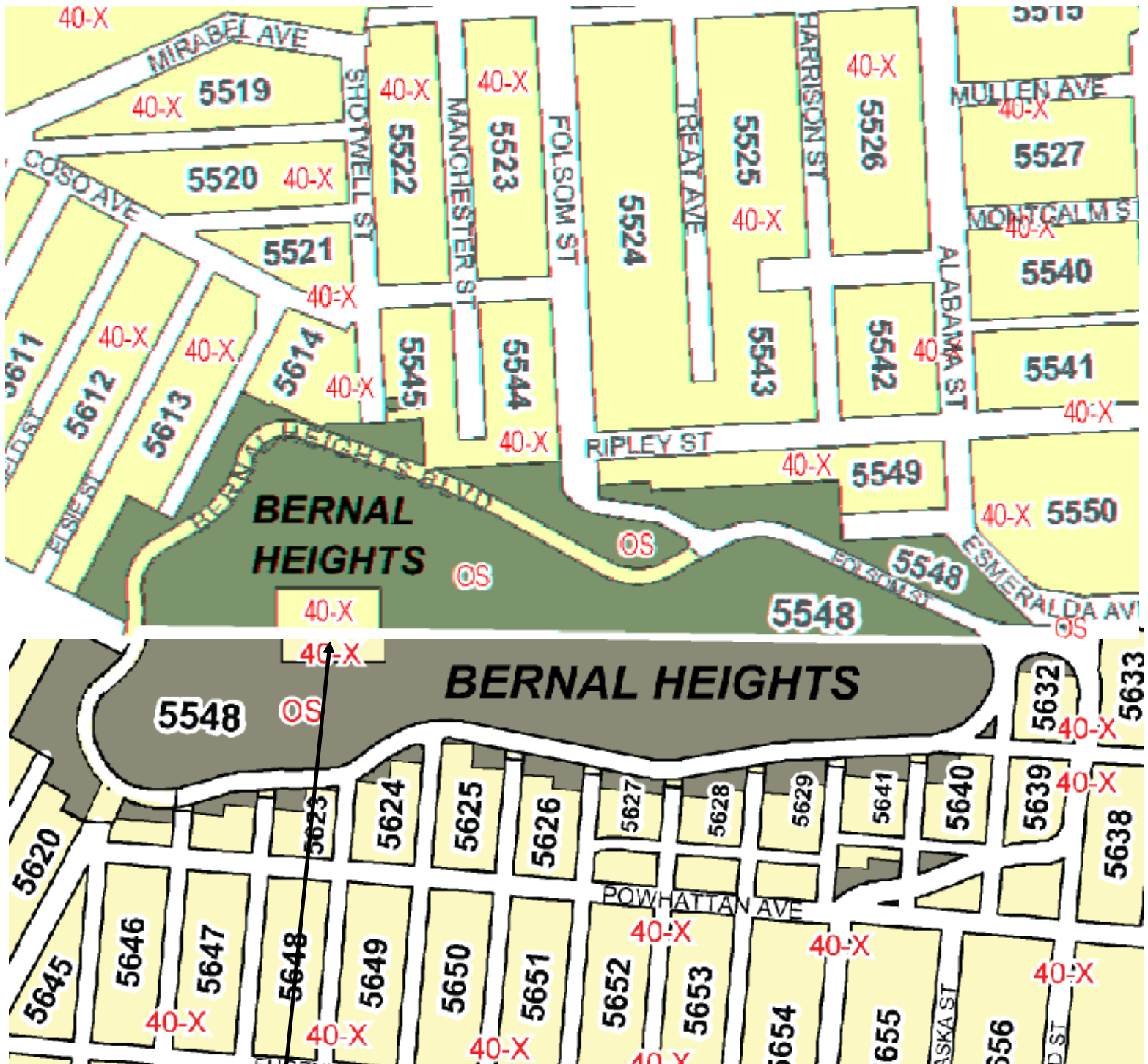


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0306C
10 Bernal Heights Boulevard
5548 / 003

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0306C
10 Bernal Heights Boulevard
5548 / 003

Aerial Photograph



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0306C
10 Bernal Heights Boulevard
5548 / 003

Existing



close up view

Existing Antennas

Proposed



close up view

Proposed Clearwire Antennas

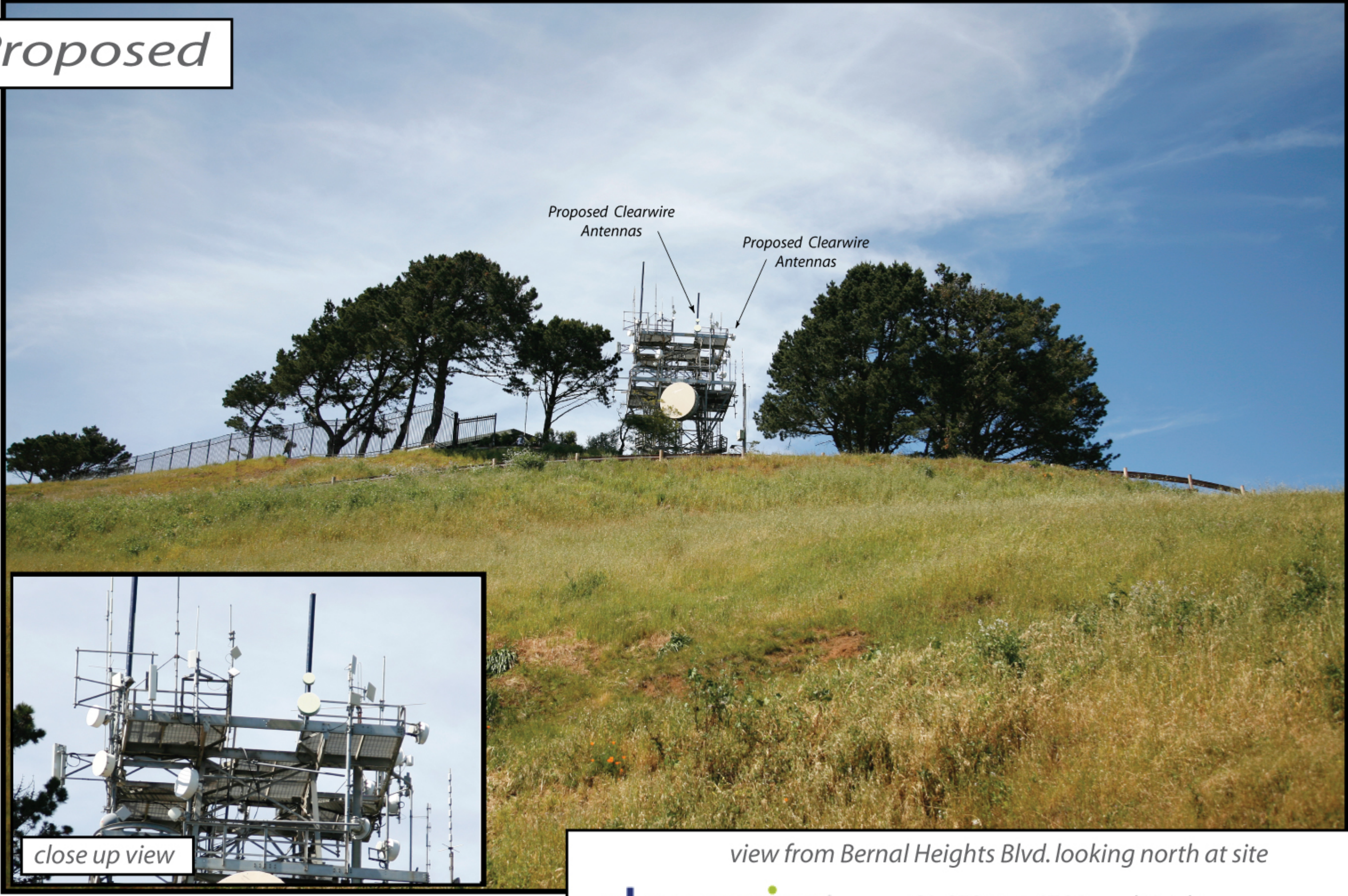
Proposed Clearwire Antennas

view from Manchester Street looking southwest at site

Existing



Proposed



view from Bernal Heights Blvd. looking north at site

clearwire CA-SFO0581 ATC Bernal Heights
99 Moultrie Street, San Francisco, CA

Existing



Proposed



view from property looking east at site

clearwire CA-SFO0581 ATC Bernal Heights
99 Moultrie Street, San Francisco, CA

Notice of Neighborhood Meeting

To: All Neighbors and Owners within a 500 foot radius of 10 Bernal Heights, San Francisco, California

Meeting Information:

Date: Wednesday, June 16, 2010
Time: 7:00 PM – 8:30 PM
Where: Bernal Heights Rec Center
500 Moultrie
San Francisco, CA 94110

Site Information:

Address: 10 Bernal Heights
San Francisco, CA 94110
Block/Lot: 5548 / 003
Zoning: RH-1 (D)

Applicant:

Clear Wireless, LLC

Contact Information:

Joyce Chu
Modus Consulting, LLC
(909) 992-2212

PROJECT DESCRIPTION: Clearwire is proposing a wireless communication facility at 10 Bernal Heights, San Francisco. The proposed Clearwire facility would be an unmanned facility, adding 5 internet services exchange antennas, mounted on the existing lattice tower. One associated equipment cabinet will be placed inside the equipment room on the ground level of the tower. This project will be scheduled for a Planning Commission Hearing at a later date.

You are invited and encouraged to attend the Community Outreach Meeting. If you have any questions regarding the proposal and are unable to attend the meeting, please contact Joyce Chu at (909) 992-2212 or email jchu@moduscon.com. Please contact Ericka Jackson, City of San Francisco Planning Department at (415) 558-6363, should you have any questions about the City of San Francisco Planning permit process.

NOTE: If you need an interpreter to be present at the meeting, please contact our office: (909) 992-2212 at your earliest convenience and we will make every effort to provide you with an interpreter.

Convocatoria a reunión vecinal

Para: Todos los vecinos y propietarios en un radio de 500 pies (150 metros) a la redonda de la siguiente dirección: 10 Bernal Heights, San Francisco, California.

Información sobre la reunión:

Fecha: Miércoles, 16 de junio del 2010
Hora: 7:00 PM – 8:30 PM
Lugar: Bernal Heights Rec Center
500 Moultrie
San Francisco, CA 94110

Información del sitio donde se instalarán los equipos:

Dirección: 10 Bernal Heights
San Francisco, CA 94110
Bloque/Lote: 5548 / 003
Zonificación: RH-1 (D)

Solicitante:

Clear Wireless, LLC

Información de contacto:

Joyce Chu
Modus Consulting, LLC
(909) 992-2212

DESCRIPCIÓN DEL PROYECTO: Clearwire está proponiendo instalar equipos de comunicación inalámbrica en la siguiente ubicación: 10 Bernal Heights, San Francisco. La propuesta consiste en instalar un equipo automatizado (sin operadores humanos) que agregaría cinco (5) antenas para el intercambio de tráfico por Internet montadas en la torre de celosía que ya existe en la edificación. Dentro de una sala de equipos ubicada en la base de la torre se instalará un módulo para equipos relacionados con las antenas. El proyecto se presentará en una Audiencia de la Comisión de Planificación en una fecha futura.

Lo invitamos a asistir a la Reunión de Acercamiento con la Comunidad; esperamos contar con su presencia. Si tiene alguna duda sobre la proposición y no puede asistir a la reunión, comuníquese con Joyce Chu por el teléfono (909) 992-2212 o por el correo electrónico jchu@moduscon.com. Si tiene dudas sobre el proceso de otorgamiento de permisos del Departamento de Planificación de la Ciudad de San Francisco, comuníquese con Ericka Jackson, del Departamento de Planificación de la Ciudad de San Francisco, por el teléfono (415) 558-6363.

OBSERVACIÓN: Si necesita que un intérprete esté presente en la reunión, llame a nuestra oficina por el teléfono (909) tan pronto como le sea posible. Haremos todo lo posible por conseguirle un intérprete.

邻里会议通知

致：10 Bernal Heights, San Francisco, California（加州旧金山伯纳尔高地 10 号）500 英尺半径内的所有居民和业主

会议信息：

日期：2010 年 6 月 16 日（周三）
时间：晚上 7:00 - 8:30
地点：Bernal Heights Rec Center
500 Moultrie
San Francisco, CA 94110

场地信息：

地址：10 Bernal Heights
San Francisco, CA 94110
楼号/地块：5548 / 003
分区：RH-1 (D)

申请人：

Clear Wireless, LLC

联系信息：

Joyce Chu
Modus Consulting, LLC
(909) 992-2212

项目说明：Clearwire 提议在 10 Bernal Heights, San Francisco（旧金山伯纳尔高地 10 号）安装一套无线通讯设施。所建议的 Clearwire 设施是一套无人职守设施，旨在一座现有的格构塔上添加 5 个互联网服务交换天线。一个相关设备柜将被置于塔底层的设备室内。此项目将安排在日后某个时间进行一次规划委员会听证(Planning Commission Hearing)。

现邀请并鼓励您参加社区外联会议(Community Outreach Meeting)。如果您对这项提议有任何问题，或者无法参加会议，请联系 Joyce Chu（电话：(909) 992-2212；电子邮件：jchu@moduscon.com）。如果您就旧金山市规划许可程序有任何问题，请联系旧金山市规划局(City of San Francisco Planning Department)的 Ericka Jackson（电话：(415) 558-6363）。

注：如果您在会议现场需要一位口译员，请尽快联系我们的办公室（电话：(909) 992-2212）。我们将尽可能为您提供一位口译员。



16 June 2010

RE: AFFIDAVIT FOR COMMUNITY OUTREACH MEETING

To Whom It May Concern:

Clear Wireless LLC ("Clearwire") conducted a community outreach meeting and notified all owners and tenants within a 500' radius of the subject property, 10 Bernal Heights Blvd (Bernal Heights Tower) on Wednesday, June 16, 2010. Please see the attached sign-in sheet and minutes for the meeting.

Location: Bernal Heights Recreation Center @ 500 Moultrie, San Francisco, CA

Date & Time: 16 June 2010 @ 7:00 PM – 8:30 PM

Clearwire Representatives:

Kevin Vuong, RF Engineer, Clearwire
Noel Cuenco, Backhaul Engineer, Clearwire
Joyce Chu, Land Use Manager, Modus Consulting
Erik Corkery, Principal, Modus Consulting
Samuel Judd, Site Acquisition, Modus Consulting

Hammett & Edison Representative: Rajat Mathur, P.E.

Public Attendance: 0 persons

Please contact me if there are any questions or concerns

Sincerely,

A handwritten signature in black ink, appearing to read "jchu".

Joyce Chu

Land Use Manager, Modus Consulting

On behalf of Clearwire

June 16, 2010 @ 7:00 PM – 8:30 PM | Bernal Heights Recreation Center @ 500 Moultrie

Community Outreach Meeting Minutes

Re: WTS Facility @ 10 Bernal Heights (Bernal Heights Tower), San Francisco, California

Attendance:

Clearwire Representatives: Kevin Vuong & Noel Cuenco

Modus Consulting Representatives: Joyce Chu, Sam Judd & Erik Corkery

Hammett & Edison Representative: Rajat Mathur, P.E.

Public Attendance: 0

MEETING MINUTES

- No one showed up. Stayed from 7 PM – 8:30 PM.

CA-SFO0581

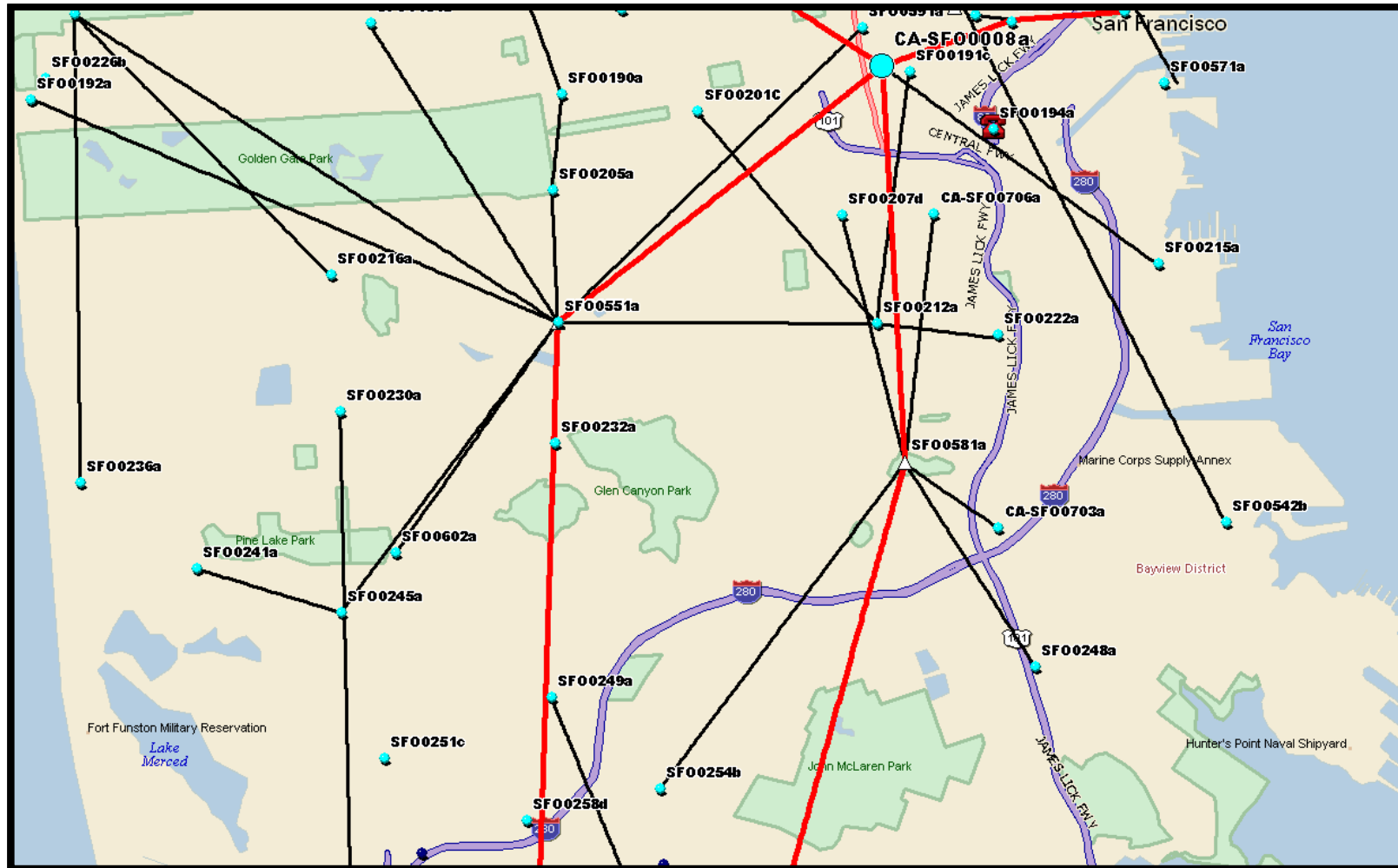
Bernal Heights Tower

Coverage Maps

5 Internet Services Exchange Antennas & 1 Associated Equipment Cabinet



Clearwire's SFO Network with CA-SFO0581a



clearw^{ire}

CONNECTING PEOPLE. SIMPLY.



The Bernal Heights Sites connects the following sites and enables these site to function at its fullest capabilities in order to provide coverage to Clearwire's consumer, as described in the earlier slides.

CA-SFO0706: 375 Alabama Street

CA-SFO0703: 70 Charter Oak

CA-SFO0207: 528 Valencia

CA-SFO0248: 1485 Bay Shore Blvd

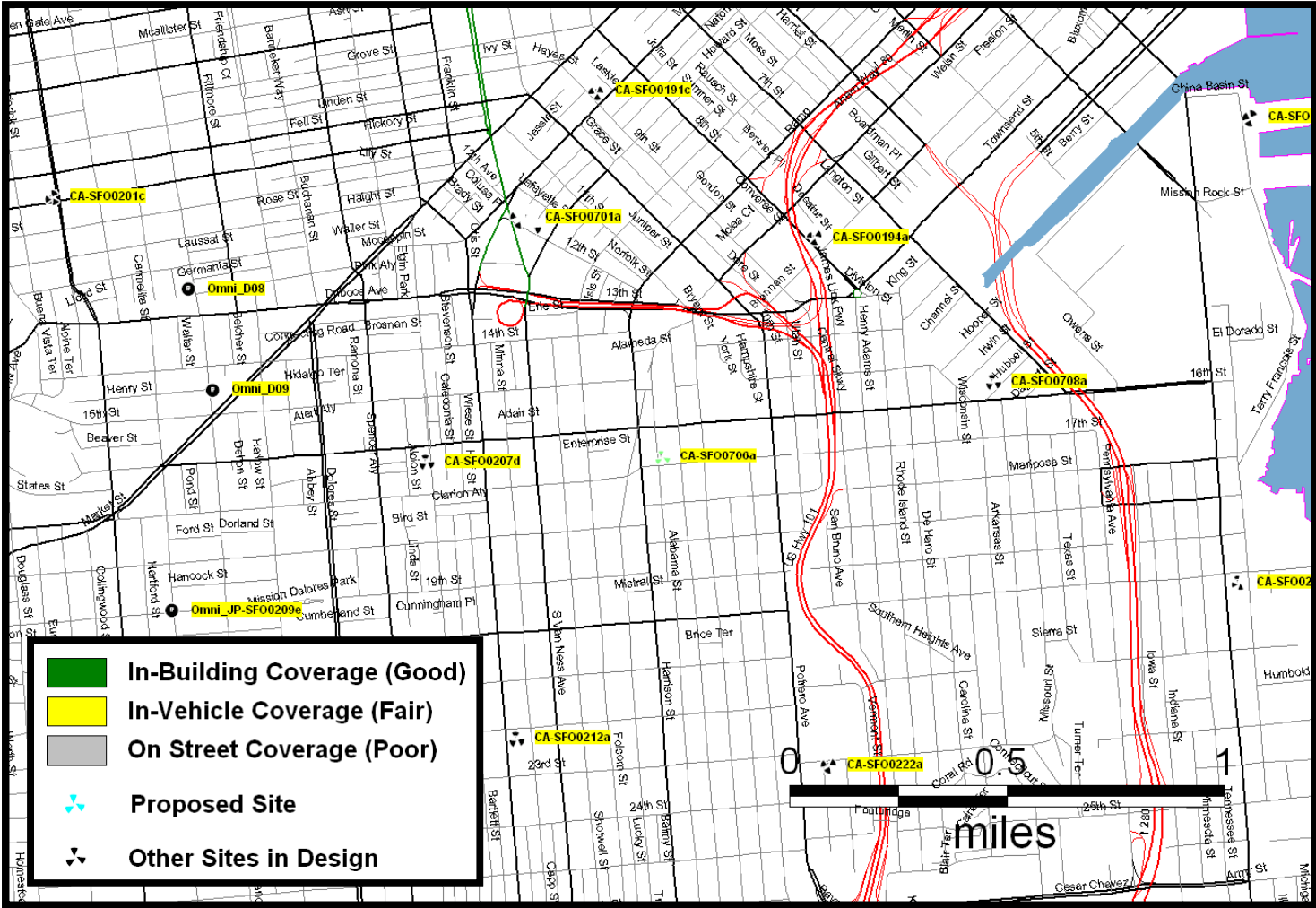
CA-SFO0254: 5226 Mission Street



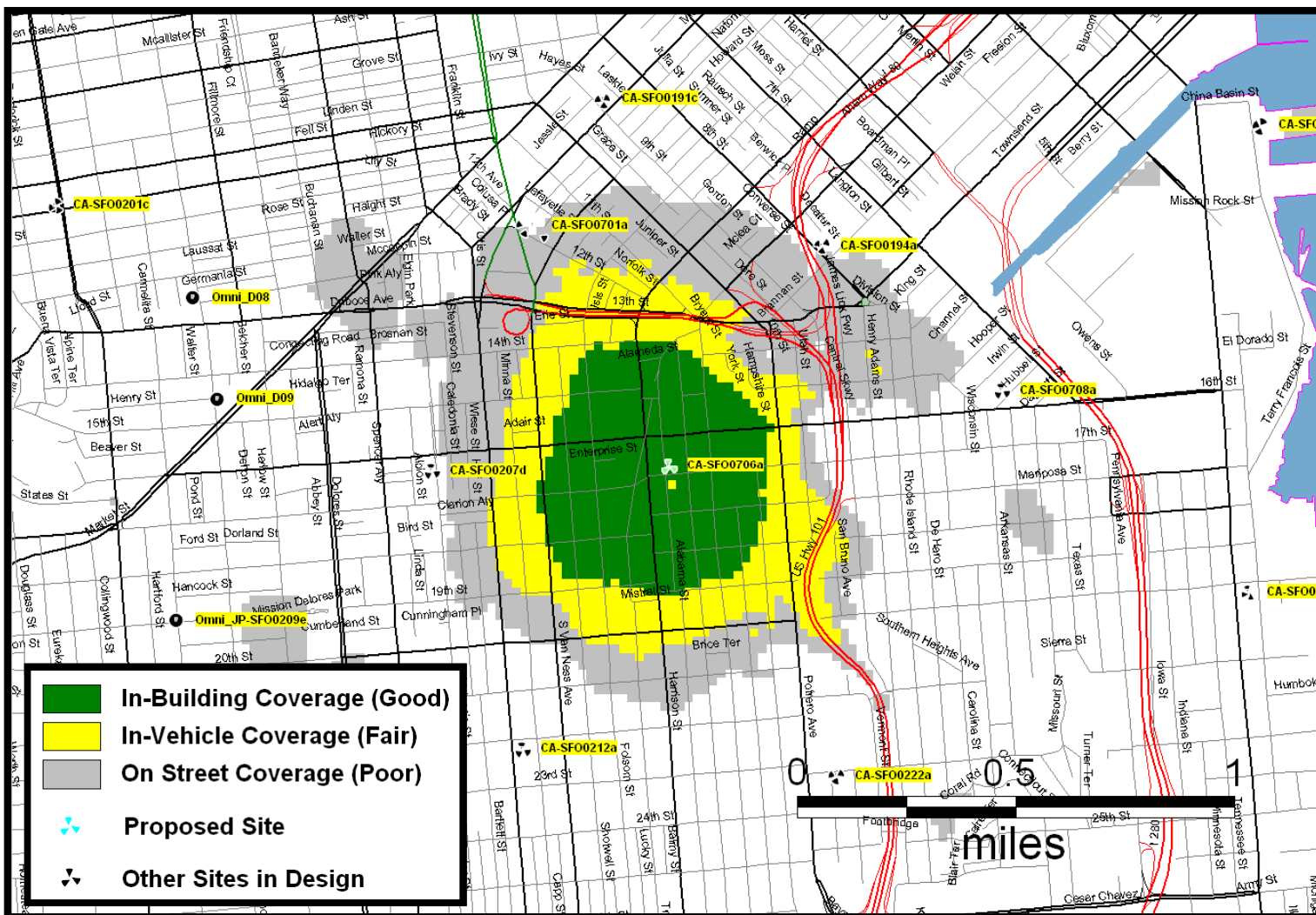
CA-SF0706 Coverage 375 Alabama



Existing Coverage



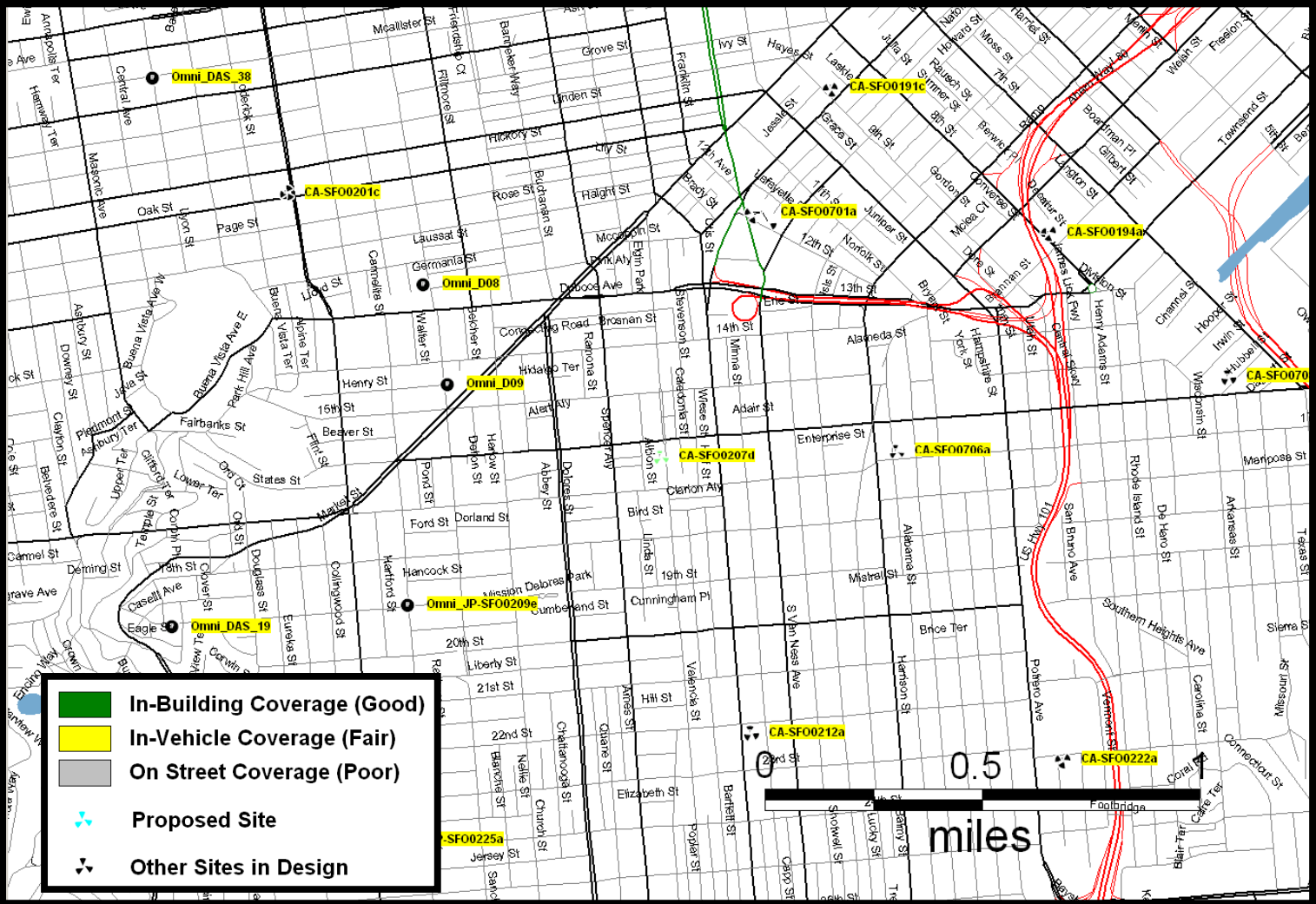
Coverage with CA-SFO0706



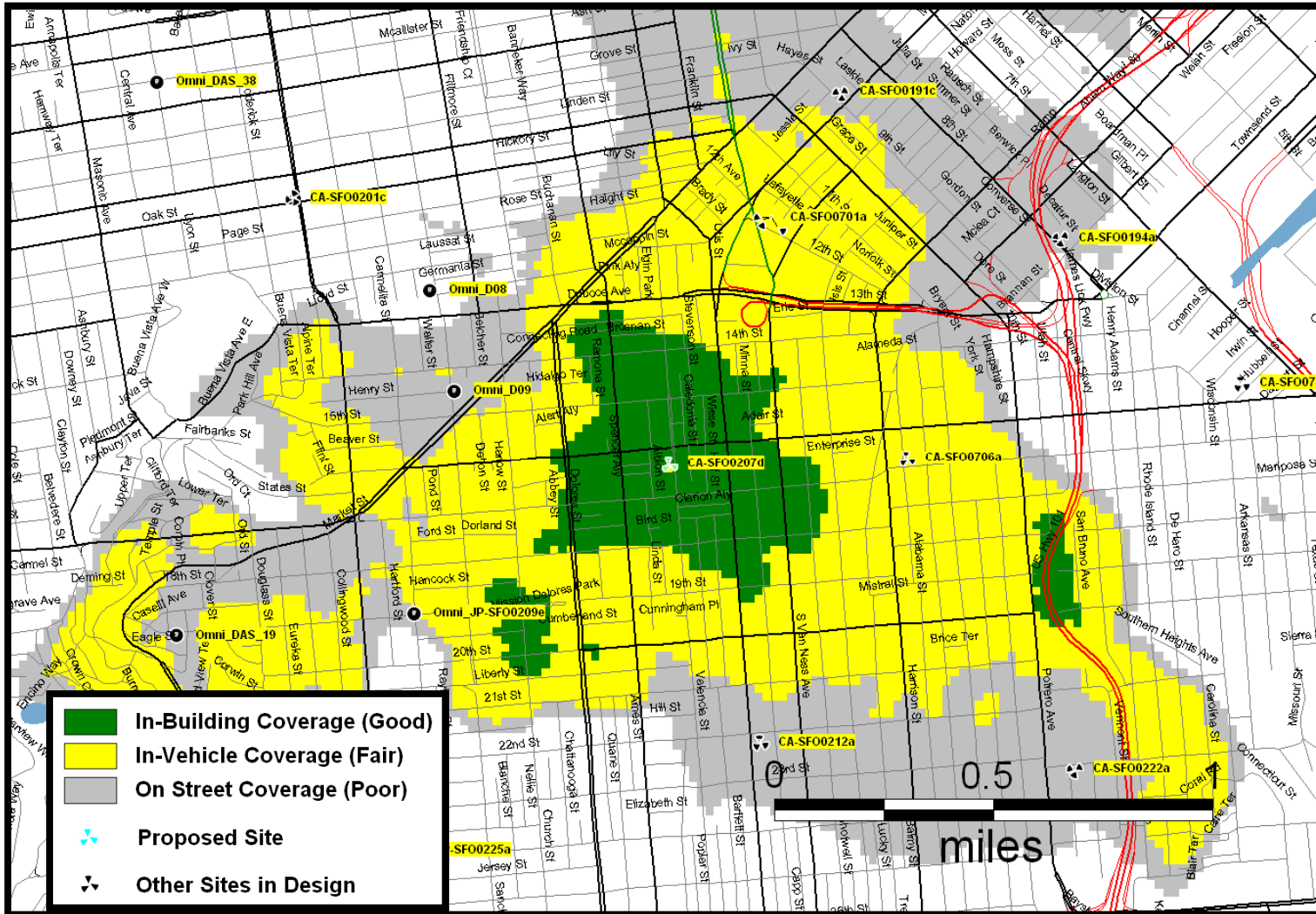
CA-SF0207 Coverage 528 Valencia



Existing Coverage



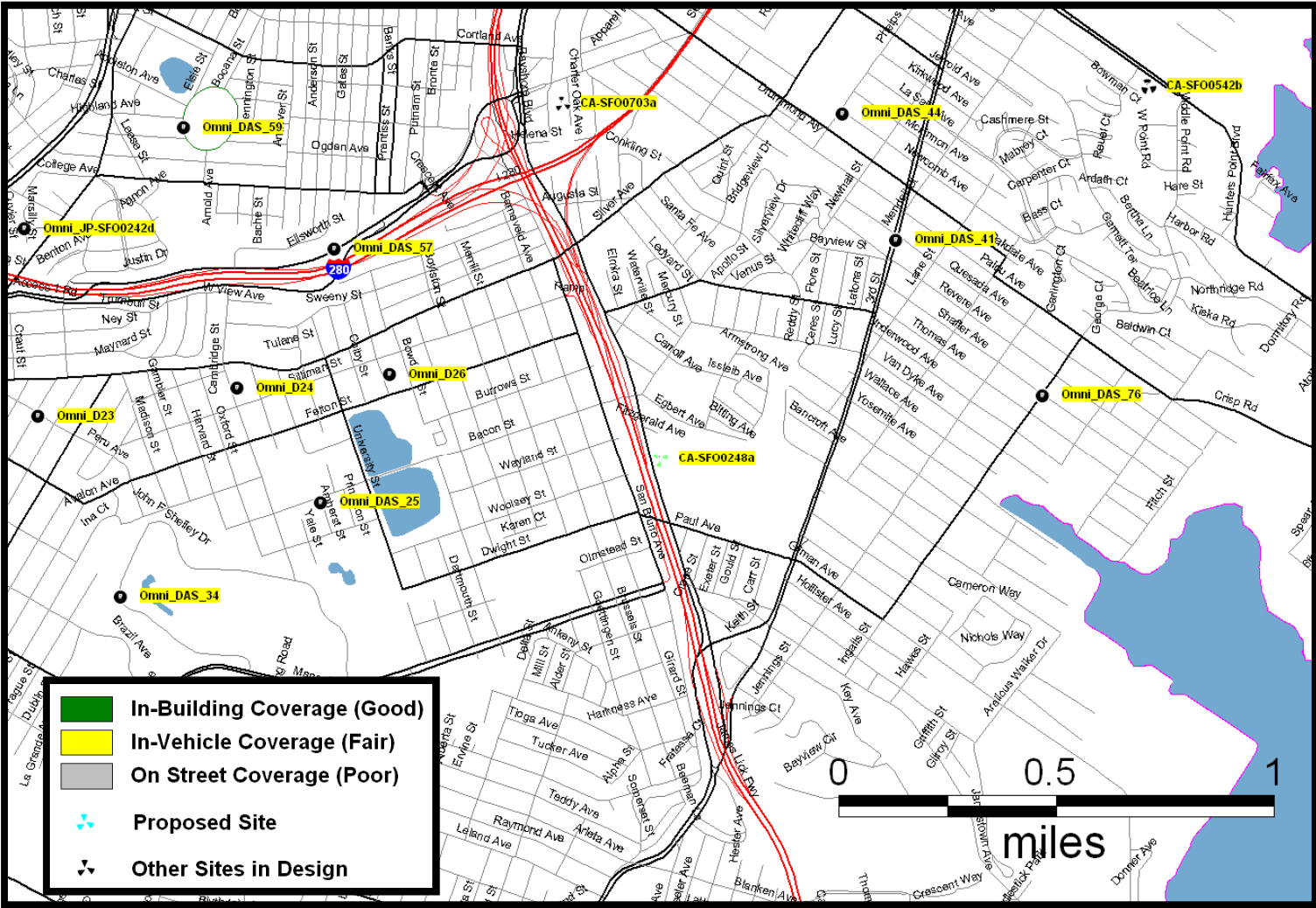
Coverage with CA-SFO0207



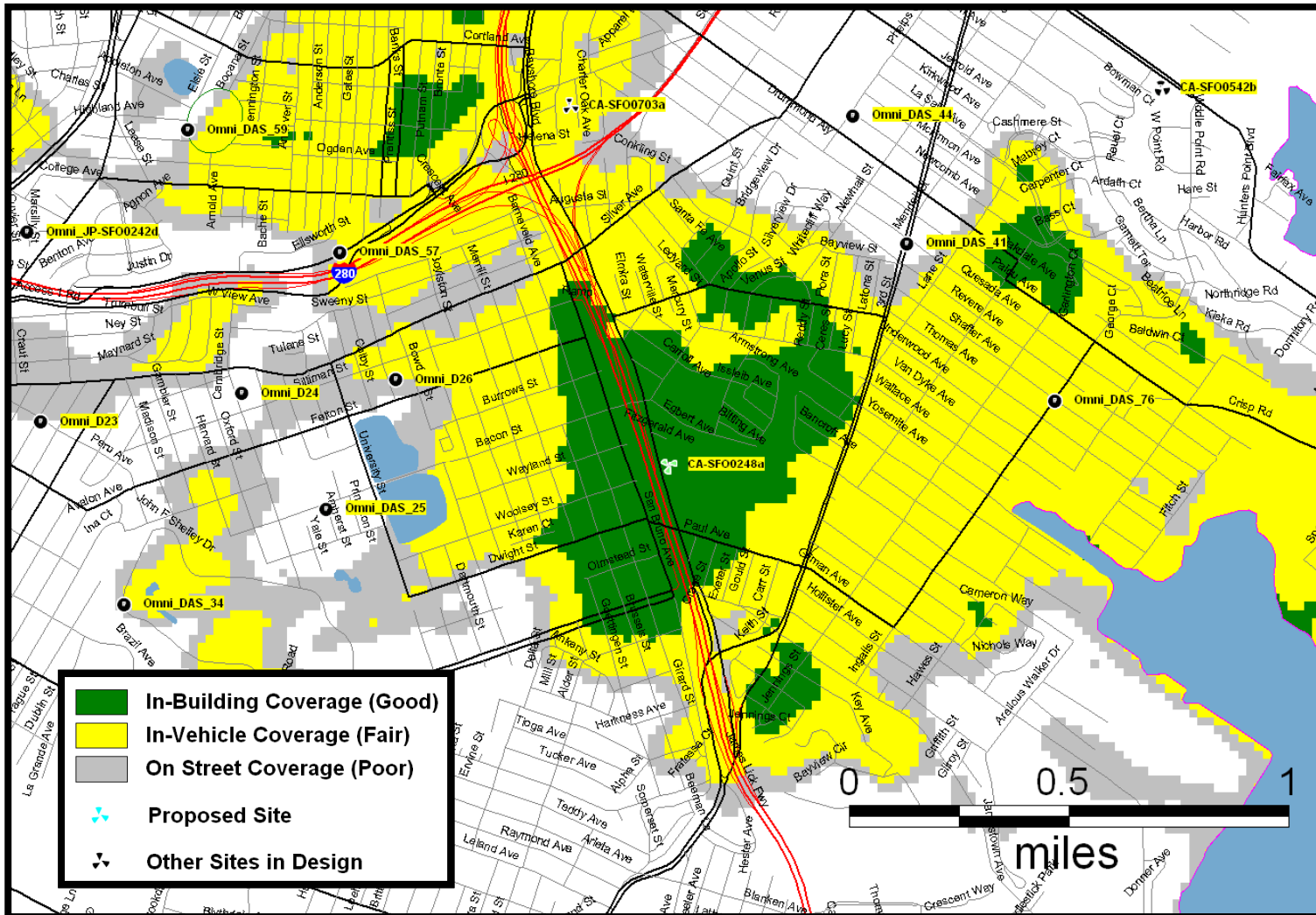
CA-SF0248 Coverage 1485 Bay Shore Blvd



Existing Coverage



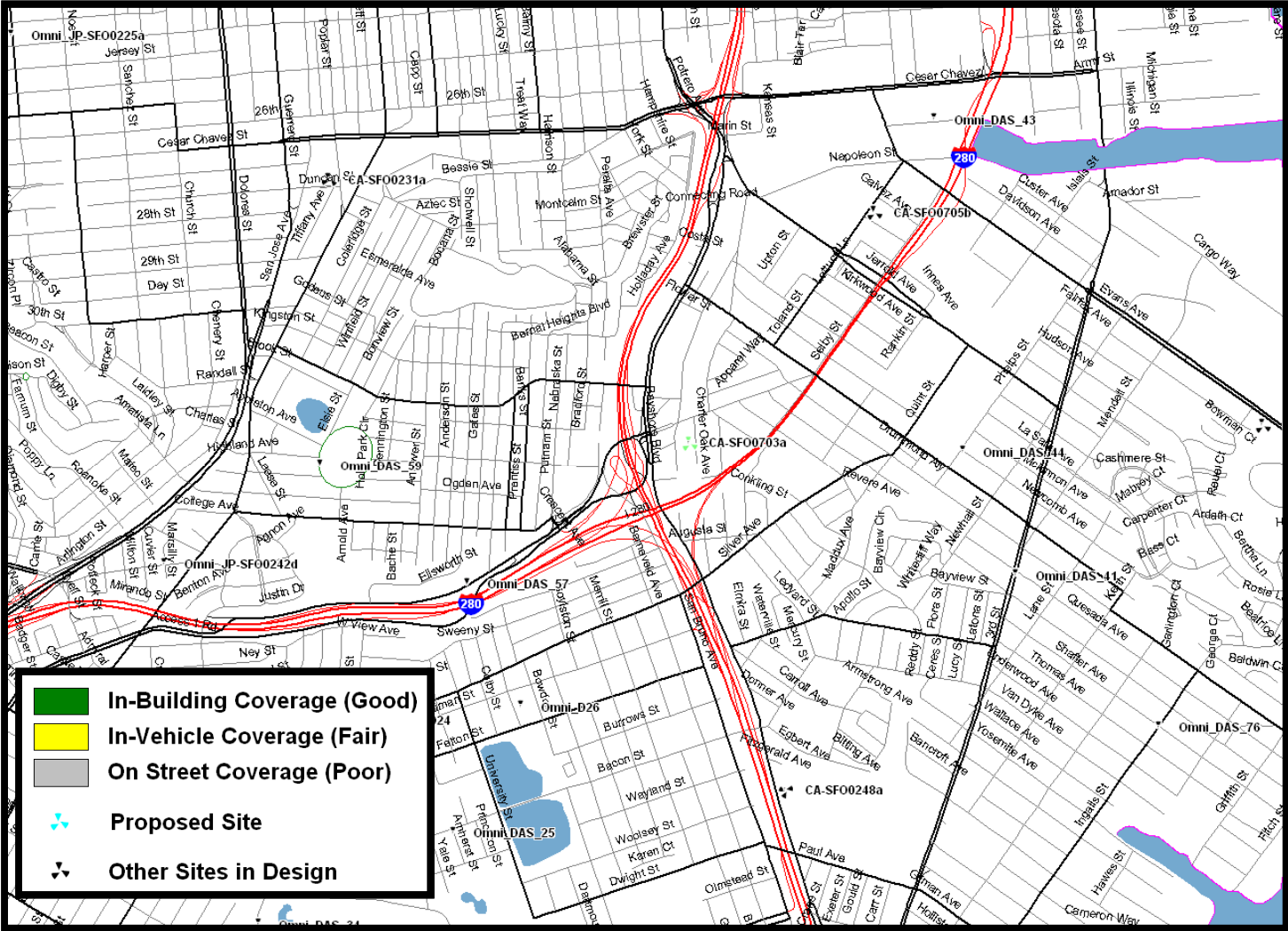
Coverage with CA-SFO0248



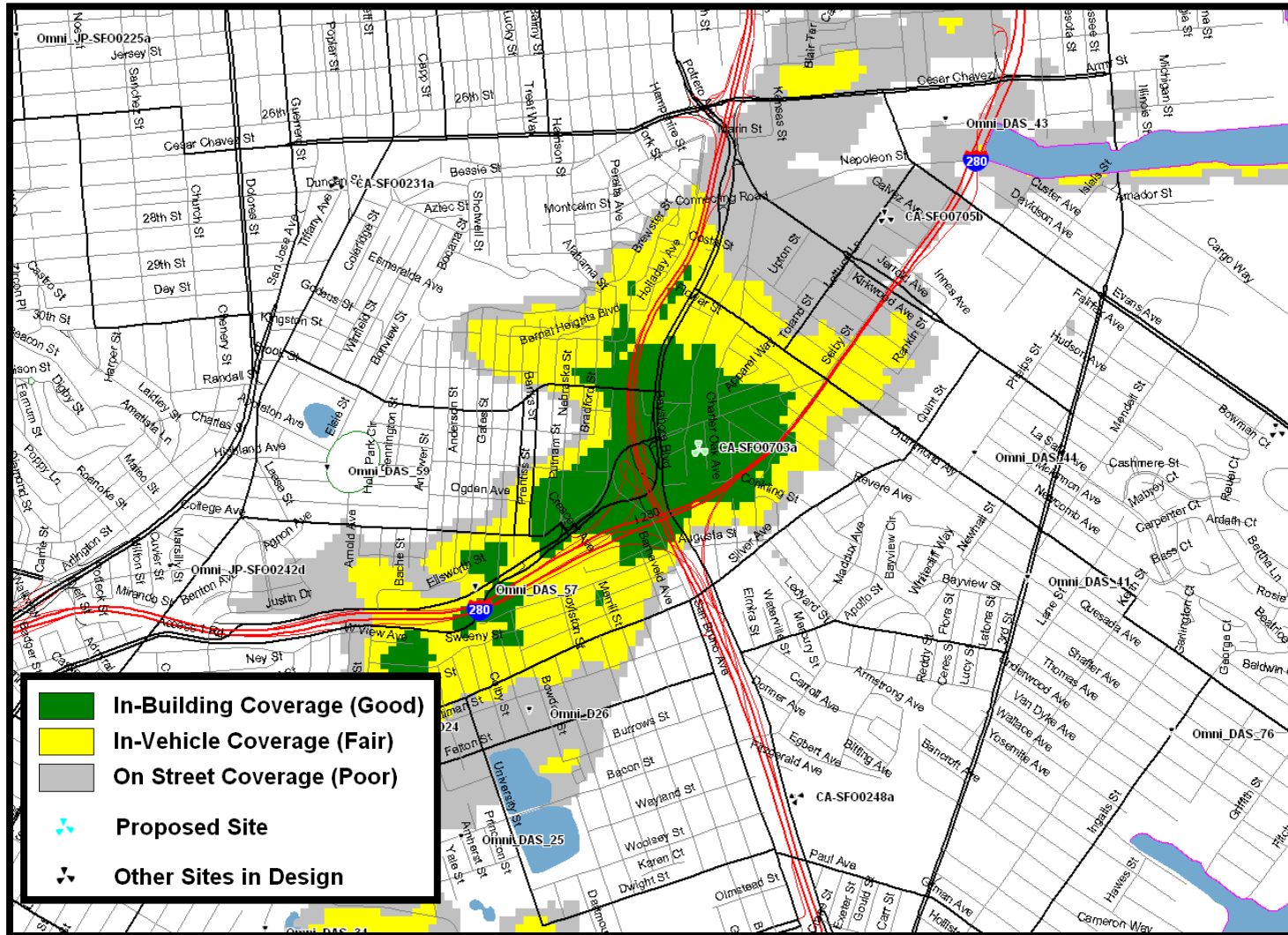
CA-SF0703 Coverage 70 Charter Oak



Existing Coverage



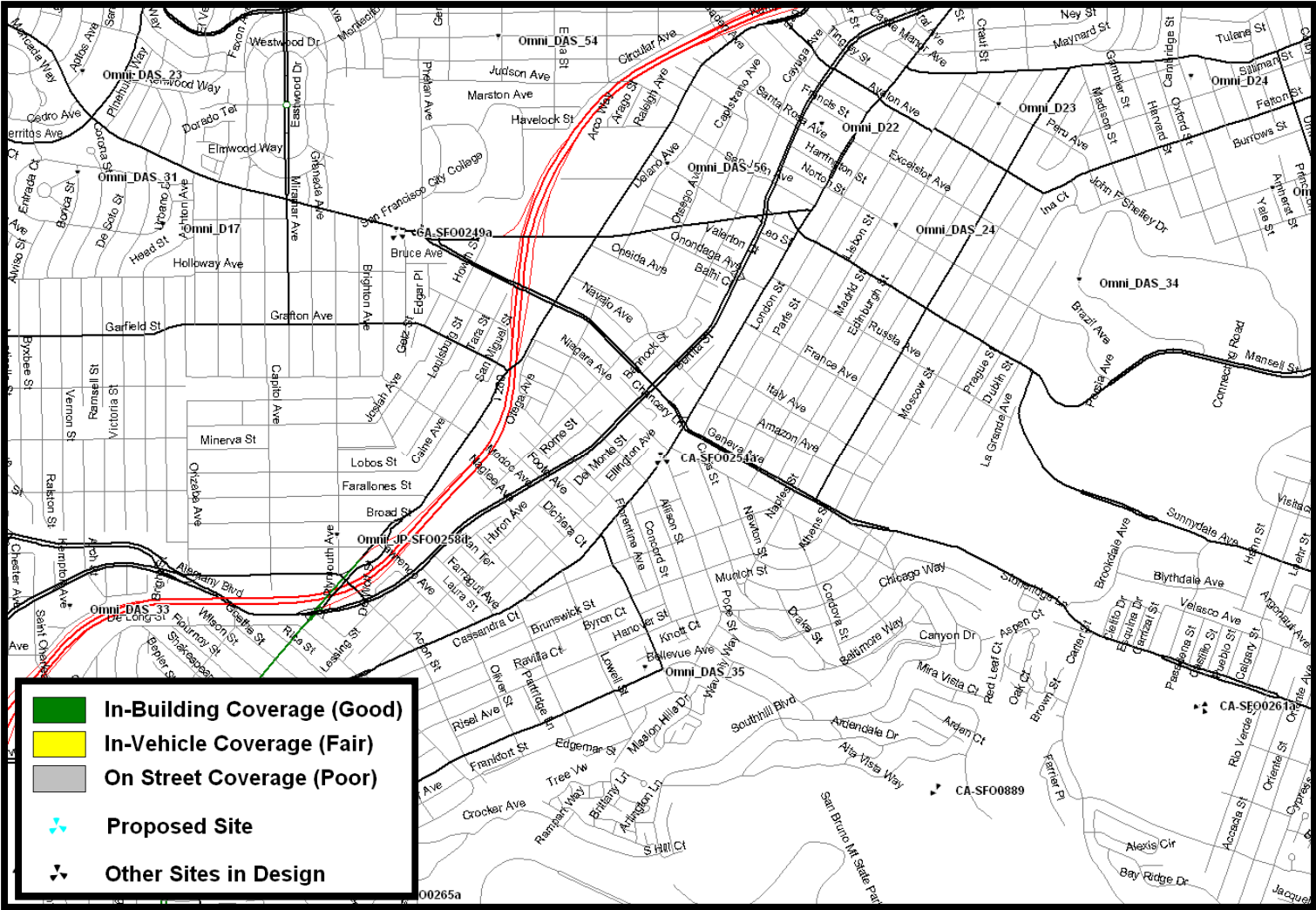
Coverage with CA-SFO0703



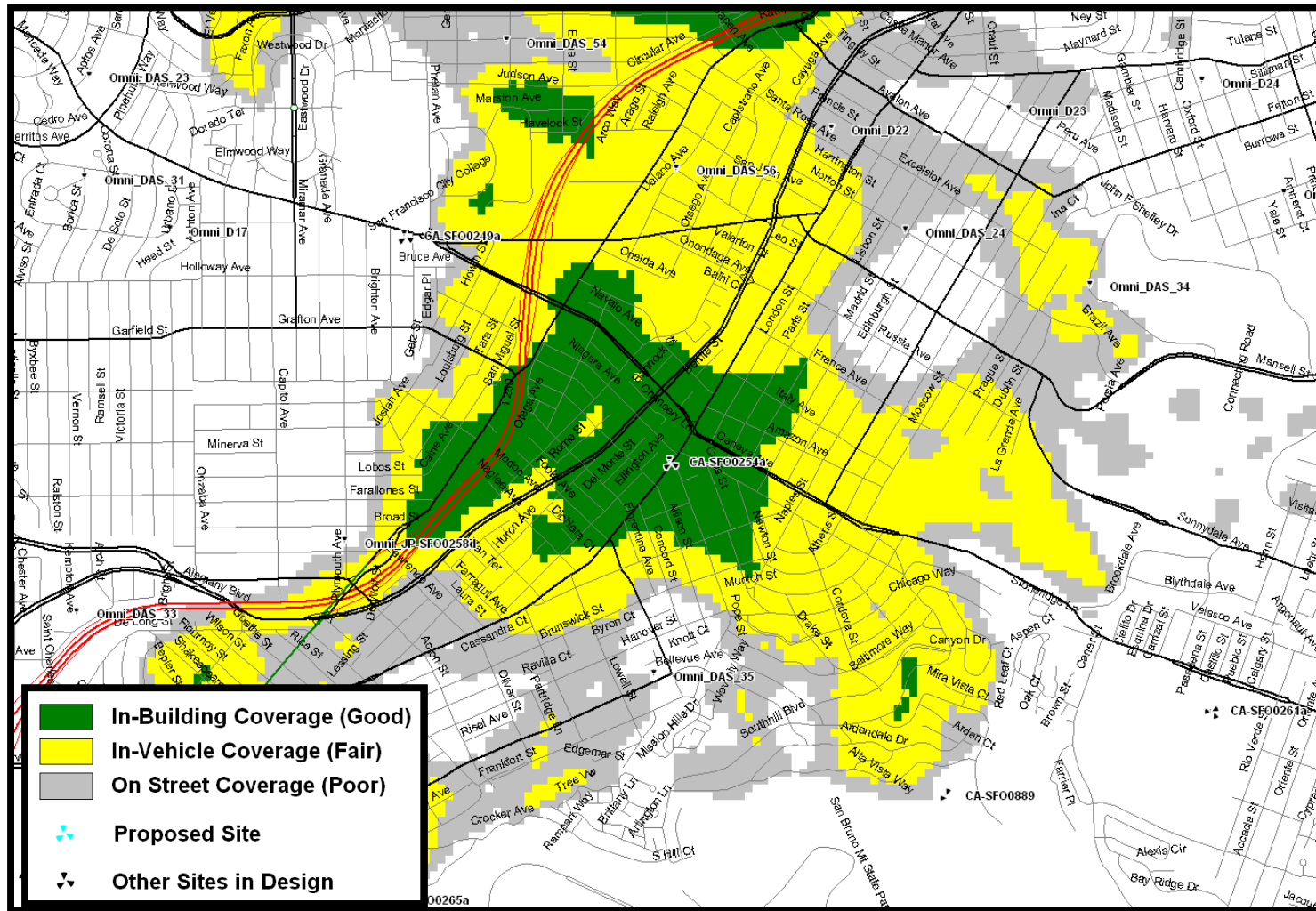
CA-SF0254 Coverage 5226 Mission



Existing Coverage



Coverage with CA-SFO0254



**Clearwire, LLC • Proposed Relay Station (Site No. CA-SFO0581)
Bernal Heights Boulevard • San Francisco, California**

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Clearwire, LLC, a wireless service provider, to evaluate the relay station (Site No. CA-SFO0581) proposed to be located at Bernal Heights Boulevard 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 WTS facilities with prevailing safety standards. The acceptable limits set by the FCC for exposures of unlimited duration are:

Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Point-to-Point (“microwave”)	5–23,000 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Broadband Radio (“BRS”)	2,600	5.00	1.00
Advanced Wireless (“AWS”)	2,100	5.00	1.00
Personal Communication (“PCS”)	1,950	5.00	1.00
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio (“SMR”)	855	2.85	0.57
Long Term Evolution (“LTE”)	700	2.33	0.47
[most restrictive frequency range]	30–300	1.00	0.20

The site was visited by Mr. Robert H. Taylor, a qualified field technician employed by Hammett & Edison, Inc., during normal business hours on April 13, 2010, a non-holiday weekday, and reference has been made to information provided by Clearwire, including zoning drawings by Michael Wilk Architecture, dated April 6, 2010.

Checklist

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

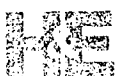
There were observed a large number of antennas mounted on the existing communications tower sited within Bernal Hill Park located at Bernal Heights Boulevard. Existing RF levels at ground level near the site were less than 1% of the most restrictive public exposure limit.

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

The installation on the tower of several directional panel antennas for use by T-Mobile was approved by the Planning Commission.

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

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



**Clearwire, LLC • Proposed Relay Station (Site No. CA-SFO0581)
Bernal Heights Boulevard • San Francisco, California**

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

Clearwire proposes to install five “dish” antennas – one each of Radiowaves Models HPCPE-23, and HP2-23 and Andrew Model VHLP2.5-18 and two each of Radiowaves Model HP2-18 – mounted at effective heights of about 54 and 58 feet above ground. The antennas are for internet services exchange between this site and other base stations.

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

The maximum power rating of the new Clearwire transmitters is 0.5 watts per channel. The maximum power ratings are not known for the radio transmitters at the site.

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

The maximum effective radiated power from any of Clearwire antennas would be 3,850 watts.

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

The antennas were installed as described in Item 4 above. There were observed 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 Clearwire relay operation by itself is calculated to be 0.000012 mW/cm², which is 0.0012% of the applicable public exposure limit. Ambient RF levels at the site are therefore estimated to remain less than 1% of the limit. The three-dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend up to 10 feet out from the antennas; this does not reach any publicly accessible areas.

9. Describe proposed signage at site.

Due to their mounting locations, the Clearwire antennas would not be accessible to the general public and so, in the absence of other structures of comparable height in the immediate vicinity, no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Clearwire and the other FCC licensees will take adequate steps to ensure that their employees or contractors comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.



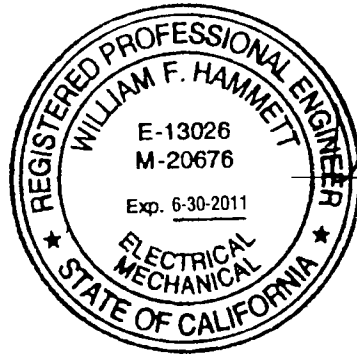
**Clearwire, LLC • Proposed Relay Station (Site No. CA-SFO0581)
Bernal Heights Boulevard • San Francisco, California**

10. Statement of authorship.

The undersigned author of this statement is a qualified Professional Engineer, holding California Registrations 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.

Conclusion

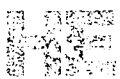
Based on the information and analysis above, it is my professional opinion that the proposed Clearwire, LLC relay station operation at Bernal Heights Boulevard in San Francisco can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment.



William F. Hammett

William F. Hammett, P.E.

April 16, 2010





Review of Cellular Antenna Site Proposals

Project Sponsor : Clearwire **Planner:** Ionin
RF Engineer Consultant: Hammett and Edison **Phone Number:** (707) 996-5200
Project Address/Location: 1 Bernal Heights Blvd
Site ID: 1262 **SiteNo.:** SFO0581

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: _____
- 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: 0.5 watts.
- 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: 3850 watts.
- X 7. Preferred method of attachment of proposed antenna (roof, wall mounted, monopole) with plot or roof plan. Show directionality of antennas. Indicate height above roof level. Discuss nearby inhabited buildings (particularly in direction of antennas) (WTS-FSG, Section 10.41d)
- X 8. Report estimated ambient radio frequency fields for the proposed site (identify the three-dimensional perimeter where the FCC standards are exceeded.) (WTS-FSG, Section 10.5) State FCC standard utilized and power density exposure level (i.e. 1986 NCRP, 200 $\mu\text{w}/\text{cm}^2$)
 Maximum RF Exposure: 1.2E-05 mW/cm^2 Maximum RF Exposure Percent: 0.0012
- 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: 10
 Occupational_Exclusion_Area Occupational Exclusion In Feet: 0

10. Statement on who produced this report and qualifications.

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 currently a large number of existing antennas located on a tower in the Bernal Hill Park. Existing RF levels at ground level were less than 1% of the FCC public exposure limit. There were observed no other antennas within 100 feet of this site. Clearwire proposes to install five dish antennas. The antennas would be mounted at effective height of about 58 feet above the ground. The estimated ambient RF field from the proposed Clearwire transmitters at ground level is calculated to be 0.000012 mW/cm² which is 0.0012% of the FCC public exposure limit. The three dimensional perimeter of RF levels equal to the public exposure limit is calculated to extend 10 feet from the antennas. Due to the mounting locations the Clearwire antennas would not be accessible to the general public. Warning signs must be posted at the access points and the antennas in English, Spanish and Chinese

There are currently a large number of existing antennas located on a tower in the Bernal Hill Park. Existing RF levels at

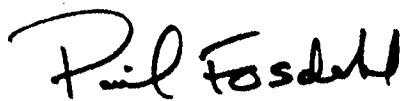
Not Approved, additional information required.

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: 4/27/2010

Patrick Fosdahl

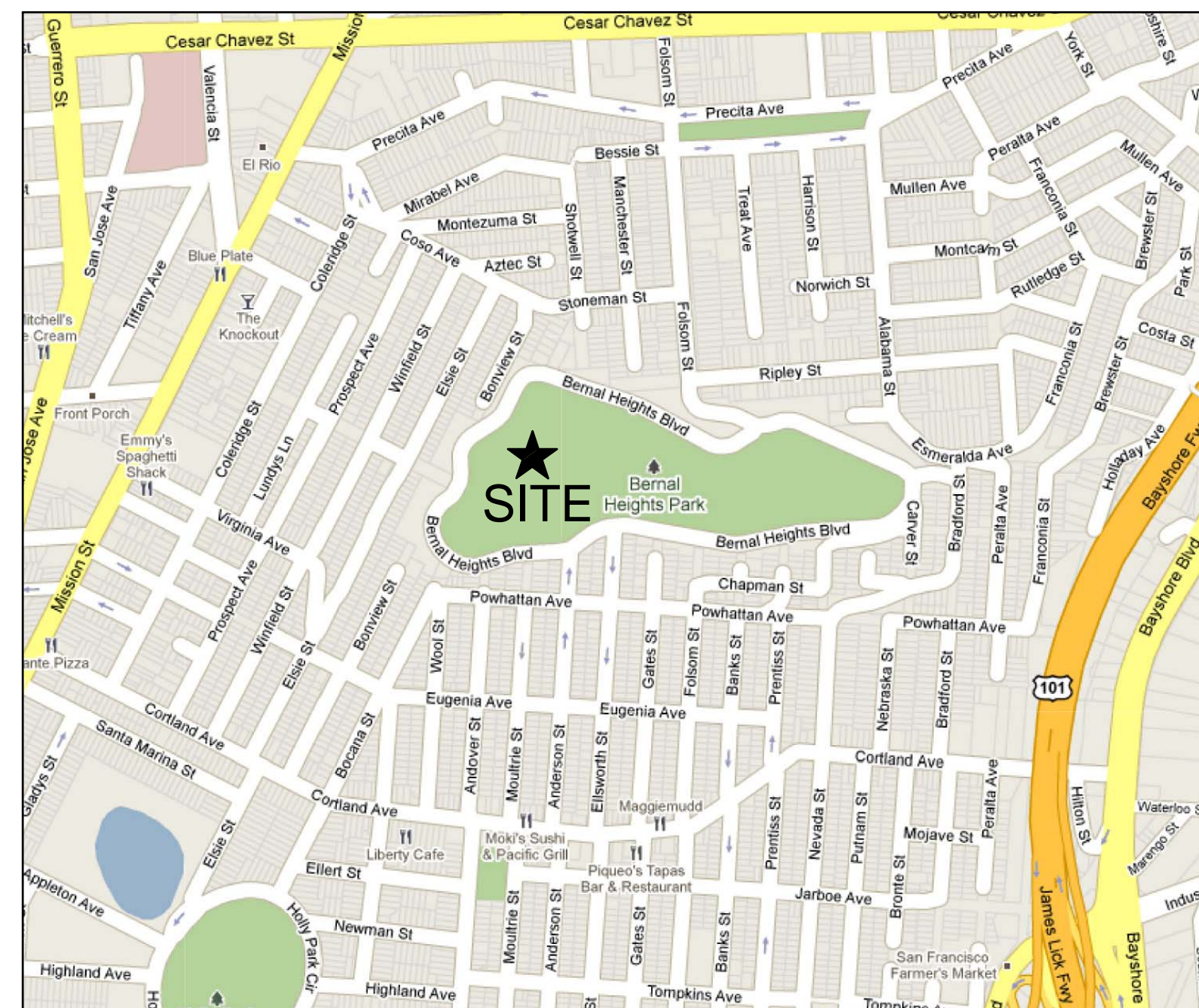
Environmental Health Management Section
San Francisco Dept. of Public Health
1390 Market St., Suite 210,
San Francisco, CA. 94102
(415) 252-3904



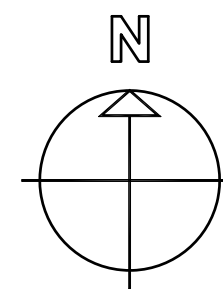
ATC BERNAL HEIGHTS CA-SFO0581

99 MOULTRIE STREET
SAN FRANCISCO, CA 94110

VICINITY MAP - N.T.S.



SAN FRANCISCO



CODE COMPLIANCE

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

- CALIFORNIA ADMINISTRATIVE CODE (INCL TITLE 24 & 25)
- 2007 CALIFORNIA BUILDING CODE
- CITY/COUNTY ORDINANCES
- BUILDING OFFICIALS AND CODE ADMINISTRATORS (BOCA)
- MECHANICAL 2007 CALIFORNIA CODE
- ANSI/EIA-222-F LIFE SAFETY CODE NFPA-101
- 2007 CALIFORNIA PLUMBING CODE
- 2007 CALIFORNIA ELECTRICAL CODE
- LOCAL BUILDING CODE

NOTE: A SEPARATE FIRE DEPARTMENT PERMIT WILL BE OBTAINED FROM SFFD HEADQUARTERS AT 698 2ND STREET.

CONSULTANT CONTACT

PROPERTY OWNER:

AMERICAN TOWERS, INC.
10 PRESIDENTIAL WAY
WOBURN, MA 01801
CONTACT: MANAGER
PHONE: (781) 926-4500

ARCHITECT:

MICHAEL WILK ARCHITECTURE
833 MARKET ST, SUITE 805
SAN FRANCISCO, CA 94103
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PHONE: (415) 839-9594
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APPLICANT:

CLEARWIRE
2999 OAK ROAD
WALNUT CREEK, CA 94597
CONTACT: TOME DERKAS
PHONE: (925) 202-3333
EMAIL: Tom.Derkas@clearwire.com

CONSTRUCTION MANAGER:

CLEARWIRE
182 2ND ST., SUITE 210
SAN FRANCISCO, CA 94105
CONTACT: RON MAX
PHONE: (707) 363-6379
EMAIL: ron@siteservicesllc.net

LEASING MANAGER:

MODUS CONSULTING, LLC
833 MARKET ST., SUITE 805
SAN FRANCISCO, CA 94103
CONTACT: SAM JUDD
PHONE: (415)533-9298
FAX: (415)651-9219
EMAIL: sjudd@moduscon.com

ZONING MANAGER:

MODUS CONSULTING, LLC
833 MARKET ST., SUITE 805
SAN FRANCISCO, CA 94103
CONTACT: JOYCE CHU
PHONE: (909)992-2212
FAX: (415)651-9219
EMAIL: jchu@moduscon.com

BUILDING/ SITE DATA LEGEND

LATITUDE:	37° 44' 35.87" N (NAD83)
LONGITUDE:	122° 24' 55.66" W (NAD83)
ELEVATION:	437.52' AMSL (NGVD 29)
A.P.N.:	5548/003
ZONING:	RH-1 (D)
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	T.B.D.
AREA OF CONST.:	20 SQ. FT.
HANDICAP REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
TITLE 24 REQUIREMENTS:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. TITLE 24 IS EXEMPT.

DRIVING DIRECTIONS

FROM: CLEARWIRE REGIONAL OFFICE
182 2ND ST., SUITE 210
SAN FRANCISCO, CA 94105

TO: 99 MOULTRIE STREET
SAN FRANCISCO, CA 94110

DISTANCE: 38.4 MILES

- HEAD SOUTHEAST ON 2ND ST TOWARD HOWARD ST 0.3 MI
- TURN RIGHT AT HARRISON ST 0.3 MI
- SLIGHT LEFT ONTO THE RAMP TO US-101 S/SAN JOSE 0.2 MI
- MERGE ONTO I-80 W 1.0 MI
- MERGE ONTO US-101 S 2.0 MI
- TAKE THE I-280 S EXIT TOWARD DALY CITY 0.3 MI
- KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR CRESENT AVE/ALEMANY BLVD AND MERGE ONTO CRESCENT AVE 0.2 MI
- TURN LEFT TO STAY ON CRESCENT AVE 0.3 MI
- TURN RIGHT AT MOULTRIE ST

PROJECT DESCRIPTION

- INSTALLATION OF A WIRELESS COMMUNICATIONS FACILITY, INCLUDING THE INSTALLATION OF (1) EQUIPMENT CABINET, AND (5) INTERNET SERVICES EXCHANGE ANTENNAS.
- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (HANDICAPPED ACCESS NOT REQUIRED).
 - FACILITY HAS NO PLUMBING.
 - FACILITY WILL BE INDEPENDENTLY POWERED.
 - ANTENNA INSTALLATION SHALL BE CONDUCTED BY FIELD CREWS EXPERIENCED IN THE ASSEMBLY AND ERECTION OF RADIO ANTENNAS, TRANSMISSION LINES, AND SUPPORT STRUCTURES.
 - CONTRACT COMPANIES AND THEIR EMPLOYEES SHALL OBSERVE AND PRACTICE ALL O.S.H.A. SAFETY GUIDELINES WHILE PERFORMING SERVICE FOR SPRINT.
 - CONTRACTOR SHALL PERFORM A SAFETY INSPECTION PRIOR TO COMMENCING ALL WORK ACTIVITIES AT A SPRINT LEASED OR OWNED SITE. SPRINT SHOULD BE IMMEDIATELY NOTIFIED OF SAFETY HAZARD(S) FOUND DURING THE INSPECTION THAT COULD CAUSE DAMAGE TO PROPERTY. ALL WORK SHALL BE HALTED UNTIL SUCH TIME THE REPORTED SAFETY HAZARD IS CORRECTED. THE SAFETY HAZARD, IF POSSIBLE, SHOULD BE CORRECTED BY THE CONTRACTOR WHILE ON SITE. AFTER THE CONTRACTOR HAS NOTIFIED SPRINT TO PERFORM THE CORRECTION.
 - TOWER MODIFICATIONS, IF REQUIRED, ARE TO BE COMPLETED BEFORE THE INSTALLATION OF ANY EQUIPMENT.

SHEET INDEX

T-1	TITLE SHEET
T-2	EQUIPMENT SPECIFICATION
T-3	EQUIPMENT SPECIFICATION
A-1	OVERALL SITE/ROOF PLAN
A-2	ENLARGED ANTENNA LAYOUT/EQUIPMENT PLAN
A-3	ELEVATIONS



182 2ND ST., SUITE 210
SAN FRANCISCO, CA 94105

PROJECT INFORMATION:

**ATC BERNAL HEIGHTS
CA-SFO0581**

99 MOULTRIE STREET
SAN FRANCISCO, CA 94110
CITY OF SAN FRANCISCO

CURRENT ISSUE DATE:

04/06/10

ISSUED FOR:

100% ZONING DRAWINGS

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	03/23/10	100% ZONING DRAWINGS	SH
1	04/06/10	100% ZONING REVISION DRAWINGS	SH

PROJECT ARCHITECT/ENGINEER:

MICHAEL WILK ARCHITECTURE

833 Market Street, #805
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F: 415-904-8388
www.wilkarch.com

DRAWN BY: CHK.: APV.:

SH MWA MW

CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER: REVISION:

T-1



ValuLine® III Next Generation Antennas VHL2.5

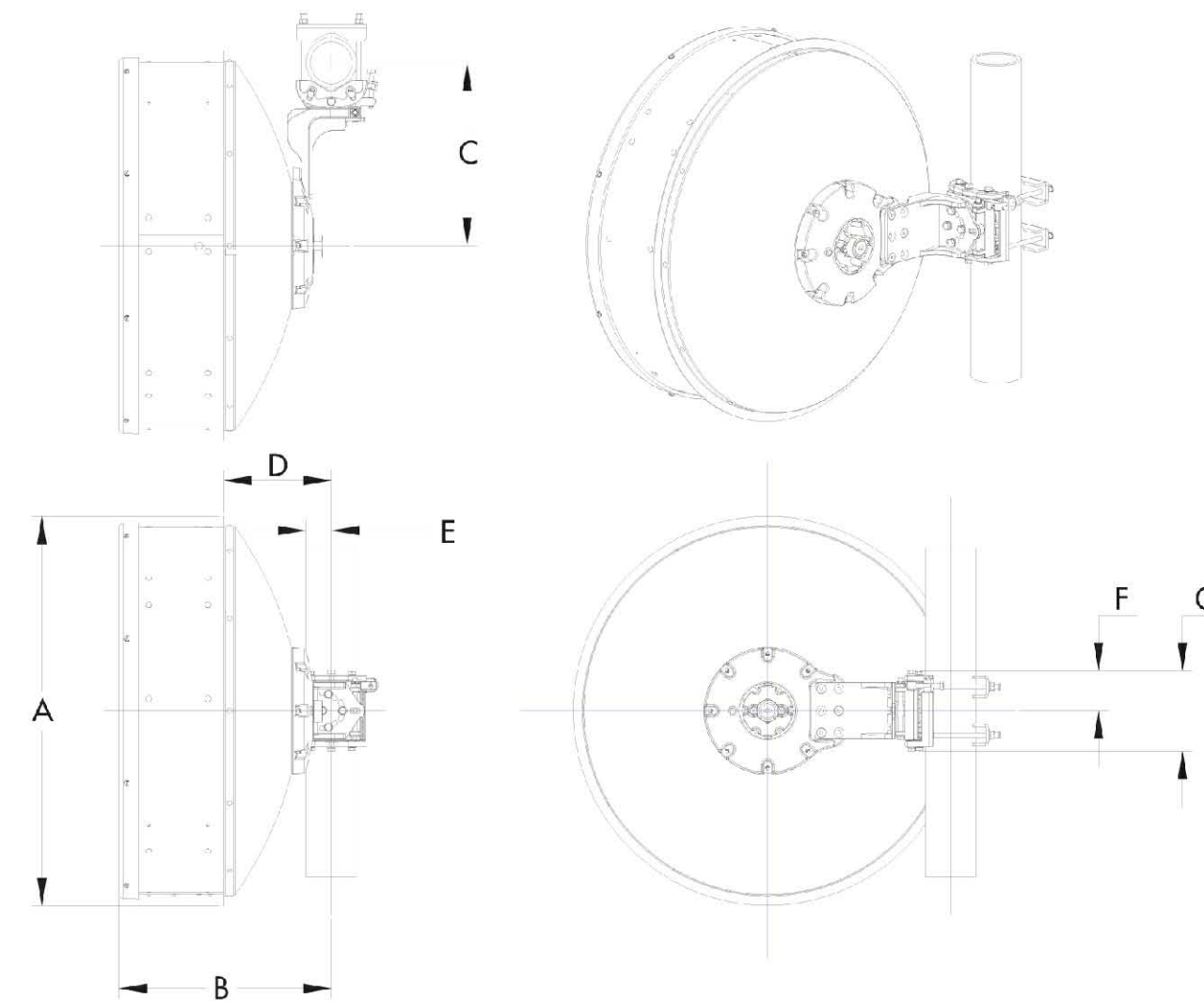
SPECIFICATIONS

	VHL2.5-7W	VHL2.5-10W	VHL2.5-11	VHL2.5-13	VHL2.5-15	VHL2.5-18	VHL2.5-23	VHL2.5-26
Frequency Band, GHz	7.125-8.5	10.0-10.7	10.7-11.7	12.7-13.25	14.25-15.25	17.7-19.7	21.2-23.6	24.25-26.5
Bottom Band Gain, dBi	33.2	36.3	36.8	38.2	39.3	40.5	42.5	43.7
Mid Band Gain, dBi	33.9	36.7	37.5	38.4	39.7	41.0	43.0	44.1
Top Band Gain, dBi	34.4	37.0	38.1	38.6	40.1	41.4	43.4	44.5
Beamwidth, degrees	3.3	2.7	2.1	2.1	1.8	1.5	1.2	1.0
Front/Back, dB	60	63	63	65	68	69	72	72
XPD, dB	32	30	30	30	30	30	30	30
Return Loss, dB	17.7	17.7	17.7	17.7	17.7	17.7	17.7	17.7
Regulatory Compliance								
ETSI Class	R1 C3	R1 C3	R1 C3	R1 C3	R2 C3	R2 C3	R3 C3	R4 C3
FCC Part 10	N/A	CAT A	CAT B	N/A	N/A	CAT A	CAT A	CAT A
Brazil Anatel	N/A	C2	C2	C2	C2	C2	C2	C2
Canada SRSP	N/A	N/A	N/A	312.7B	314.5A	317.8A	321.8A	N/A
Andrew RPE Number	7077	7087	7041	7047	7053	7059	7065	7071

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SPECIFICATIONS

ValuLine® III Next Generation Antennas—VHL2.5

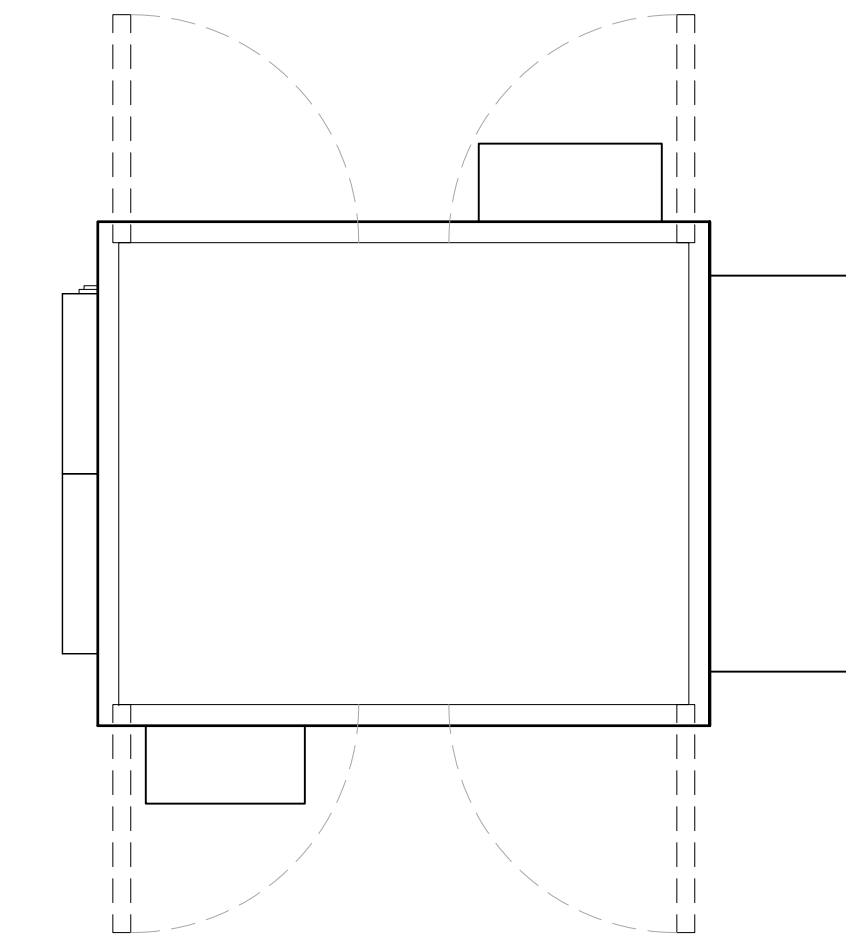


Antenna Dimensions, mm (in)

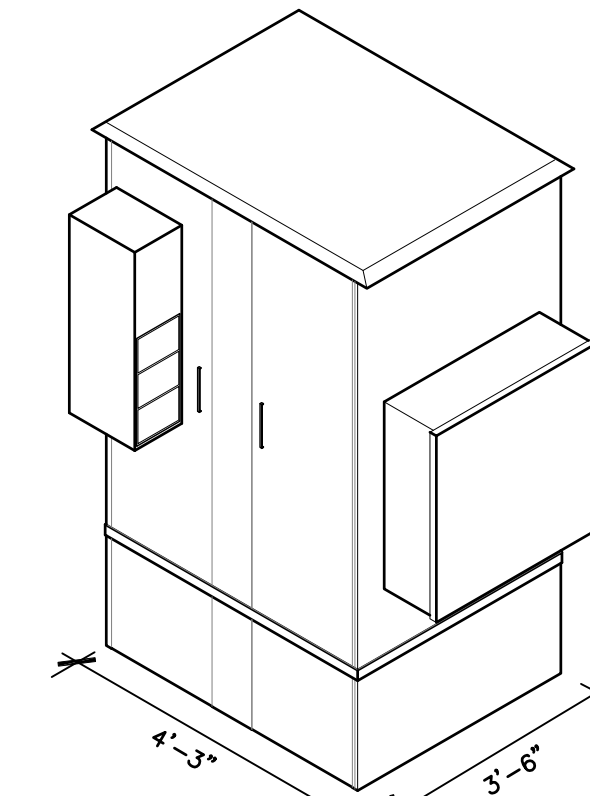
A	889.00 (35.0)
B	485.30 (19.1)
C	418.00 (16.5)
D	244.75 (7.2)
E	57.60 (2.3)
F	91.70 (3.6)
G	184.00 (7.2)

Antenna Fine Adjustment

Fine Azimuth	±10°
Fine Elevation	±25°



TYPICAL PLAN GROWTH CONFIGURATION FOR
DDB R7-20D-62DDXCW-2B-ACD



DDB R7-20D-62DDXCW-2B-ACD
CABINET ISOMETRIC

DDB R7-20D-62DDXCW-2B-ACD DIMENSIONS	
CABINET	DEPTH x WIDTH x HEIGHT
DDB R7-54DXCW	42"x51"x78"
INSIDE CLEARANCE	SEE RACKING SPEC x23 5/8"x54"
TEL 12-70 BATTERY BACK-UP	6.83"x10.26"x8.01"

DDB R7-20D-62DDXCW-2B-ACD WEIGHT & FLOOR LOADING		
CABINET	APPROX. MAX. WEIGHT	MAX. FLOOR LOADING
OUTDOOR R7-54DXCW	254 LBS	196 LBS/FT ²
TEL 12-70 BATTERY BACK-UP	560 LBS	129 LBS/FT ²

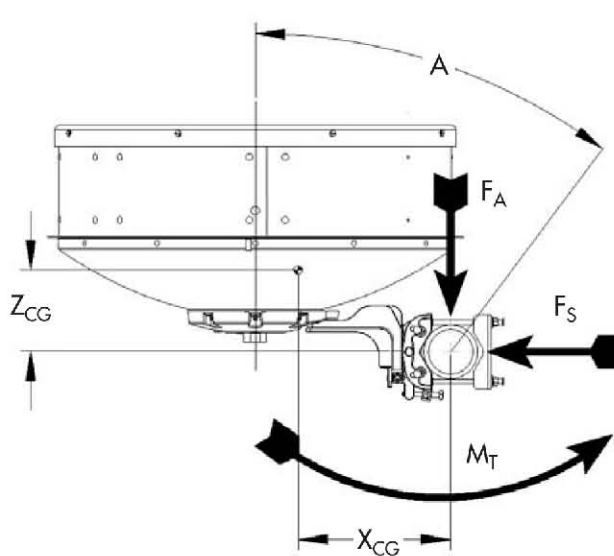
DDB R7-20D-62DDXCW-2B-ACD MINIMUM CLEARANCES	
DIRECTION	MINIMUM CLEARANCE
CABINET FRONT AND REAR DOOR CLEARANCE	26" x 51"
CABINET RIGHT/LEFT SIDE AND WALL	0"
ABOVE THE RBS CABINET	18"/9.84" B/T TOP OF RBS CAB./CABLE TRAY
IN FRONT OF THE CABINET	40"
B/T RBS AND BBS	MIN. SPACING 6" MAX. SPACING 49.2"

SPECIFICATIONS

ValuLine® III Next Generation Antennas—VHL2.5

Wind Loading

The axial, side, and twisting moment forces stated below are the maximum loads applied to the tower by the antenna at a survival windspeed of 200 km/h (125 mph). They are the result of wind from the most critical direction for each parameter. The individual maximums may not occur simultaneously. All forces are referenced to the antenna mounting pipe.



Axial force	F_A	1500 N
Side force	F_S	743 N
Moment	M_T	673 N-m
Angle A for M_T maximum		-30°
Z_{CG} without ice, mm (in)		180.3 (7)
X_{CG} without ice, mm (in)		304.4 (11.98)

* Z_{CG} is the axial distance from the center of gravity to the mounting pipe.

Antenna Weights Including Mount

Antenna Without Ice, kg (lb)	21.6 (47.6)
Antenna with 25 mm (1.0 in) Radial Ice, kg (lb)	34.5 (76.1)

Antenna Packed Weights (Gross)

Weight, kg (lb)	30 (66.1)
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Packed Antenna Dimensions (Single Unit Pack)

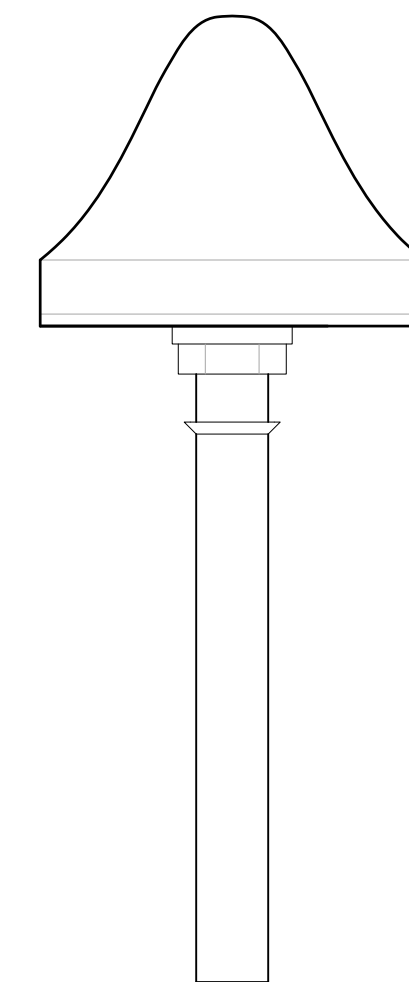
Dimensions, cm (in)	90 x 90 x 65 (35.5 x 35.5 x 25.0)
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One Company. A World of Solutions.

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Fax: 1-800-349-5444
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Internet: www.andrew.com

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MANUFACTURER: MOTOROLA
MODEL #: MNT62312B1
HEIGHT: 3.23"
WIDTH: 4"
WEIGHT: 312 GRAMS



182 2ND ST., SUITE 210
SAN FRANCISCO, CA 94105

PROJECT INFORMATION:

ATC BERNAL HEIGHTS CA-SFO0581

99 MOULTRIE STREET
SAN FRANCISCO, CA 94110
CITY OF SAN FRANCISCO

CURRENT ISSUE DATE:

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PROJECT ARCHITECT/ENGINEER:

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DRAWN BY: CHK.: APV.:

SH	MWA	MW
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CONSULTANT:

SEAL OF APPROVAL:

SHEET TITLE:

EQUIPMENT SPECIFICATIONS

SHEET NUMBER: REVISION:

T-3

PROJECT INFORMATION:

**ATC BERNAL
HEIGHTS
CA-SFO0581**

99 MOULTRIE STREET
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CITY OF SAN FRANCISCO

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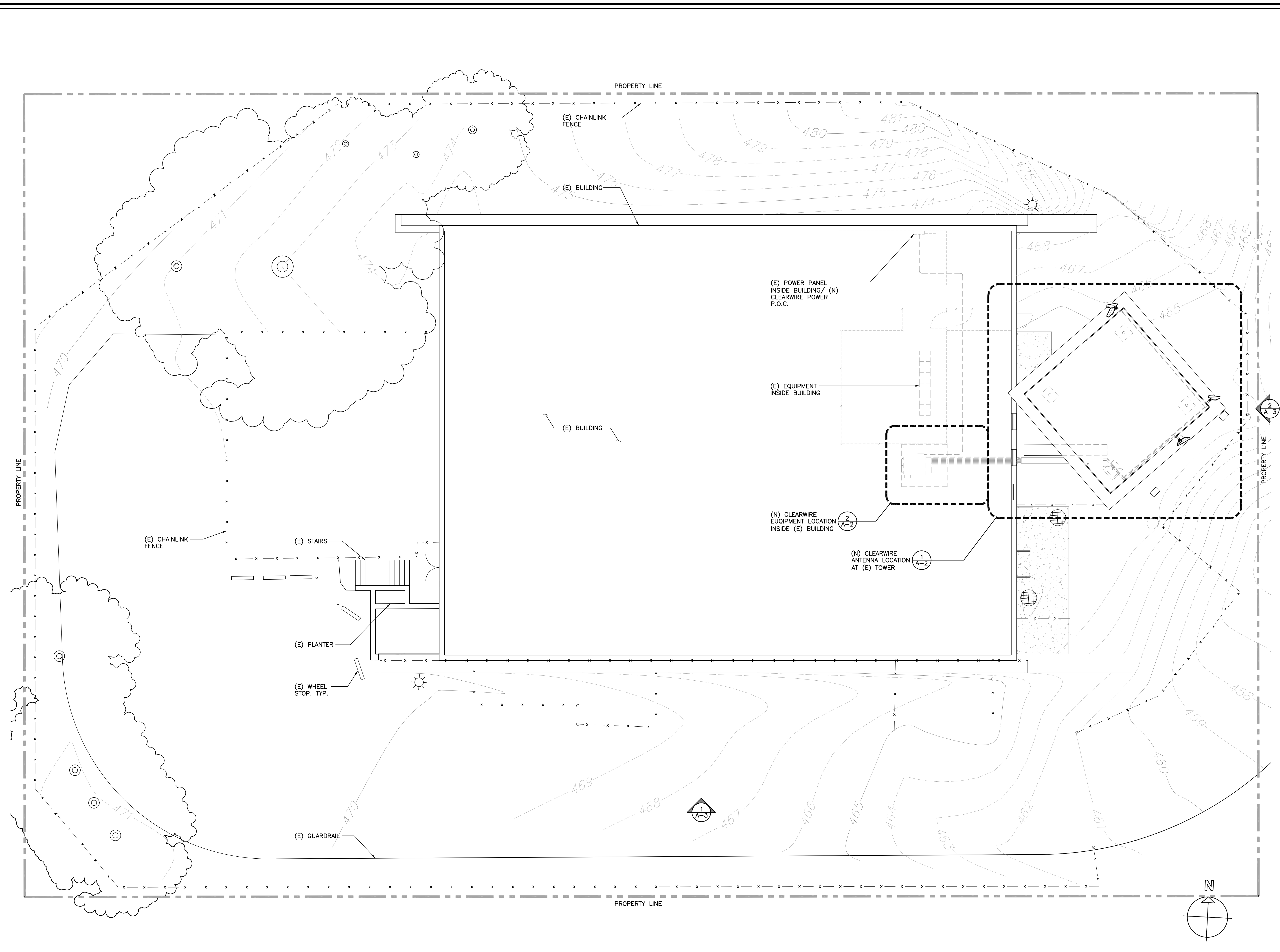
SEAL OF APPROVAL:

SHEET TITLE:

**OVERALL SITE/ROOF
PLAN**

SHEET NUMBER: REVISION:

A-1



OVERALL SITE / ROOF PLAN

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CA-SFO0581**

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SAN FRANCISCO, CA 94110
CITY OF SAN FRANCISCO

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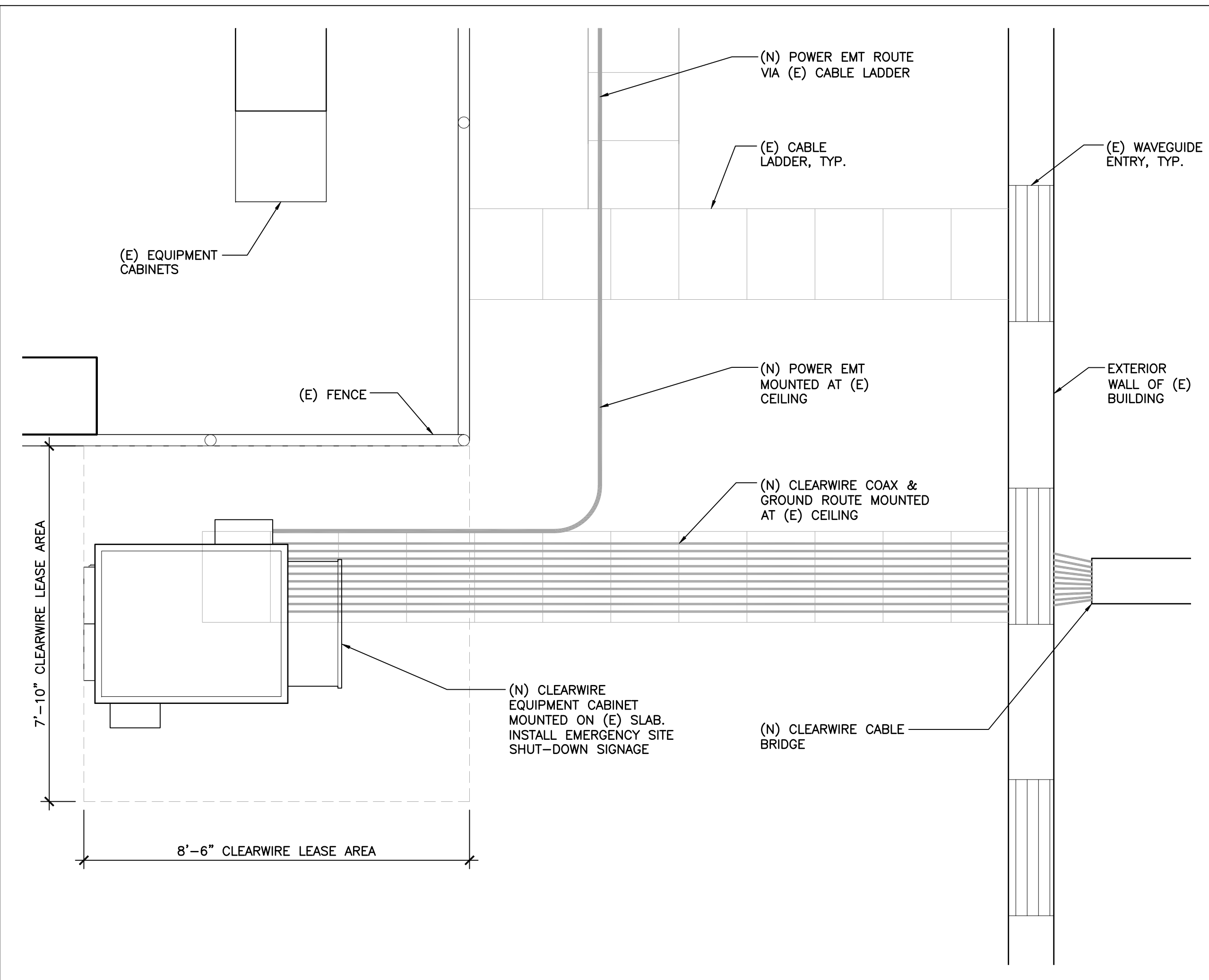
SEAL OF APPROVAL:

SHEET TITLE:

**ENLARGED
ANTENNA LAYOUT/
EQUIPMENT PLAN**

SHEET NUMBER: REVISION:

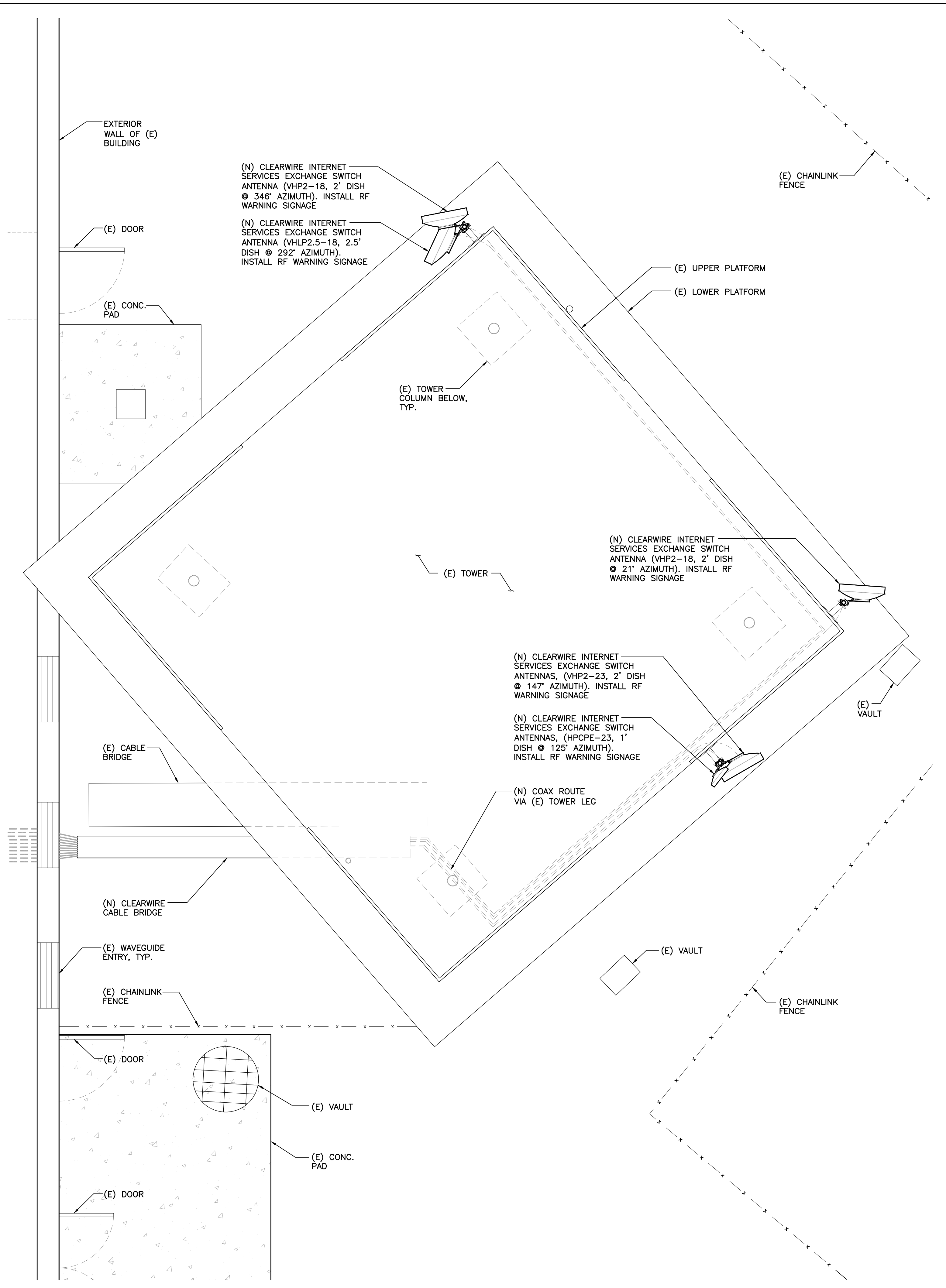
A-2



ENLARGED EQUIPMENT AREA PLAN

SCALE:
1/2"=1'-0"

2



ENLARGED ANTENNA LAYOUT PLAN

SCALE:
3/8"=1'-0"

1

PROJECT INFORMATION:

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CA-SFO0581**

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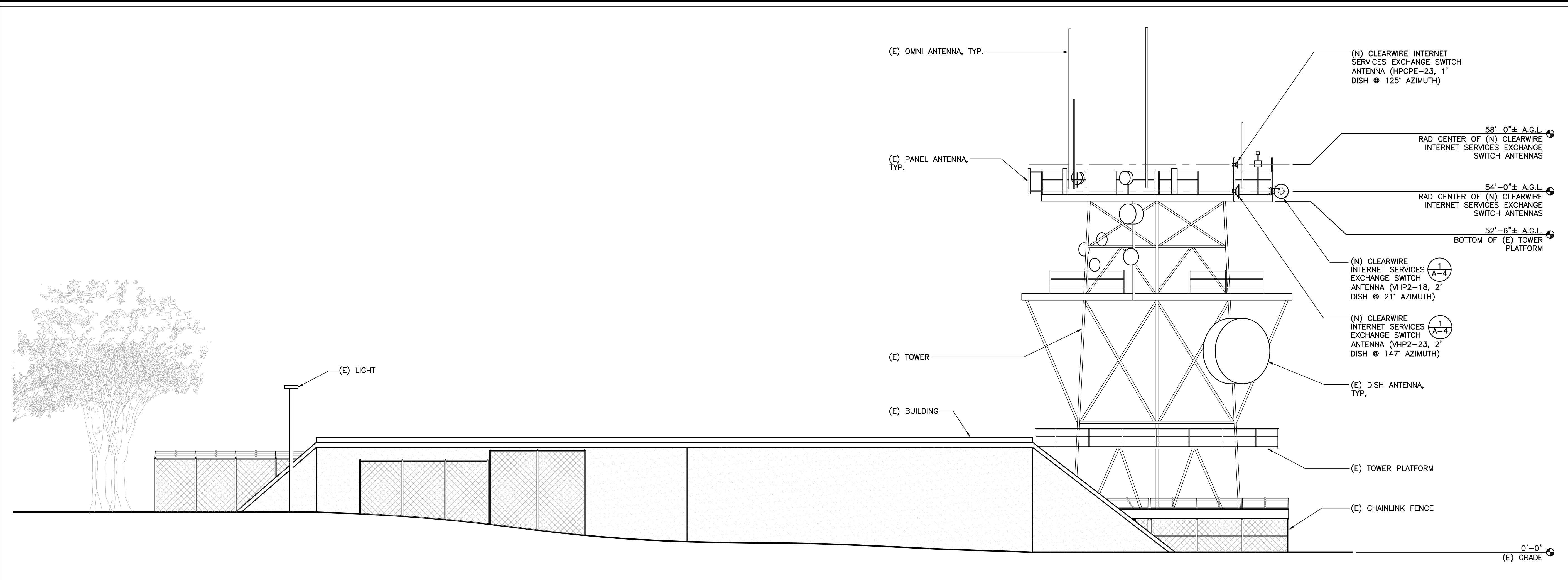
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SHEET TITLE:

ELEVATIONS

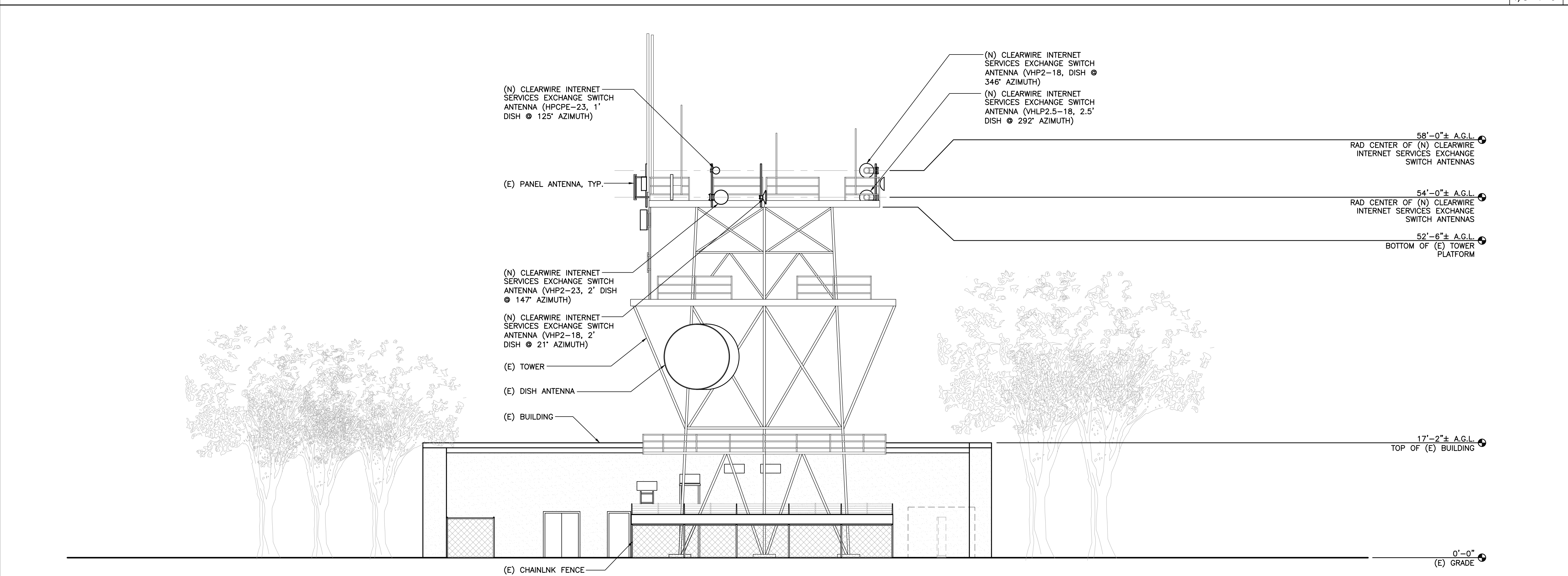
SHEET NUMBER: REVISION:

A-3



SOUTH ELEVATION

SCALE:
1/8"=1'-0" **1**



EAST ELEVATION

SCALE:
1/8"=1'-0" **2**