

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
GOLDEN GATE HEIGHTS
NEIGHBORHOOD ASSOCIATION.)
Appellant(s))
vs.)
DEPARTMENT OF PUBLIC WORKS)
BUREAU OF STREET-USE AND MAPPING.)
Respondent

Appeal No. 14-065

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on April 02, 2014, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on March 19, 2014, to SBC- Pacific Bell Engineering, EXCAVATION PERMIT (install new cabinet; telephone purpose) at 203 Quintara Street.

APPLICATION NO. 14EXC-1497

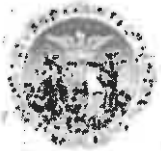
FOR HEARING ON May 14, 2014

Address of Appellant(s):

Golden Gate Heights Neighborhood Assoc., Appellant
c/o Marina Moreno, Agent for Appellant
201 Quintara Street
San Francisco, CA 94116

Address of Other Parties:

SBC- Pacific Bell Engineering, Permit Holder
c/o John diBene, Attorney for Permit Holder
2600 Camino Ramon
San Ramon, CA 94583



BOARD OF APPEALS

Date Filed:

APR 02 2014

APPEAL # 14-065

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT OF APPEAL

I / We, **Golden Gate Heights Neighborhood Association**, hereby appeal the following departmental action:
ISSUANCE of EXCAVATION PERMIT 14EXC-1497 by Department of Public Works Bureau of Street-Use and Mapping which was issued or became effective on: **March 19, 2014**, to: **SBC- Pacific Bell Engineering**, for the property located at: **203 Quintara Street**.

BRIEFING SCHEDULE:

The Appellant may, but is not required to, submit a one page (double-spaced) supplementary statement with this Preliminary Statement of Appeal. No exhibits or other submissions are allowed at this time.

Appellant's Brief is due on or before: **April 24, 2014, (no later than three (3) Thursdays prior to the hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

DPW Permit Holder
Respondent's and Other Parties' Briefs are due on or before: **May 08, 2014, (no later than one (1) Thursday prior to hearing date)**, up to 12 pages in length, double-spaced, with unlimited exhibits, with an original and 10 copies delivered to the Board office by 4:30 p.m., and with additional copies delivered to the other parties the same day.

Only photographs and drawings may be submitted by the parties at hearing.

Hearing Date: **Wednesday, May 14, 2014, 5:00 p.m., City Hall, Room 416, One Dr. Carlton B. Goodlett Place.**

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any change to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should submit an original and 10 copies of all documents of support/opposition no later than one (1) Thursday prior to hearing date by 4:30 p.m. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection at the Board's office. You may also request a copy of the packet of materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

If you have any questions please call the Board of Appeals at 415-575-6880

The reasons for this appeal are as follows:

see attached.

Appellant or Agent (Circle One):

Signature: _____

Print Name: _____

MARINA MORENO



Golden Gate Heights Neighborhood Association

BOARD OF APPEALS

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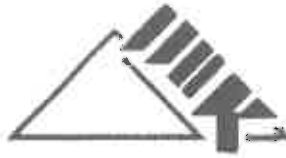
APPEAL # 14-065

Golden Gate Heights Neighborhood Association Supplementary Statement Regarding Appeal for Department of Public Works Utility Excavation Permit #14EXC-1497

The Golden Gate Heights Neighborhood Association represents 400 households in the neighborhood where AT&T seeks to place a second U-verse utility box.

GGHNA requests the denial of a utility excavation permit at 203 Quintara Street (a.k.a. 197 Quintara) DPW REF# 13SMF-0146 based on the following reasons:

- 1) There are high negative environmental impacts at 203/197 Quintara that have not been compared with those of the previously permitted location at 2096 12th Ave, or suggested alternative sites for the ultimate selection of the least impactful site.
- 2) There was no notification to any parties of reasons for abandonment of previously permitted site at 2096 12th Avenue.
- 3) There was no site walk or any involvement by GGHNA, other neighborhood associations like Sunset Heights Association of Responsible People, or other known community involvement in the selection of 203/197 Quintara.
- 4) The notice posted and mailed to neighbors for the prospective utility box at 203/197 Quintara grossly misrepresented the installation that would be required at this site, preventing the evaluation of facts necessary to voice public opposition.
- 5) AT&T has refused to provide information regarding the service distribution area so the community is not able to understand who will be served by the addition of this box.
- 6) DPW does not have any information regarding the location of existing SAI boxes to which the U-verse boxes can co-connect, therefore no member of the public or a public agency has the ability to evaluate possible sites for U-verse boxes that cover the intended service areas in the least impactful and fairest way.



Golden Gate Heights Neighborhood Association

April 2, 2014

San Francisco Board of Appeals
City and County of San Francisco
1650 Mission St #304
San Francisco, CA 94103

BOARD OF APPEALS

APR 02 2014

APPEAL #

14-065

RE: Appeal of Department of Public Works Utility Excavation Permit # 14EXC-1497 approved on 03/19/2014

Dear Board of Appeals Staff and Commissioners,

We, the Board of Golden Gate Heights Neighborhood Association (GGHNA), hereby authorize Association member Marina Moreno to act as our agent to file the appeal, submit all requisite documents including appeal briefs and exhibits, and present on our behalf as appellants the GGHNA Board during the appeal hearing for above referenced DPW permit.

Please copy Ms. Moreno as well as myself on all documents related to this appeal.

Sincerely,

Sally Stephens
President, Golden Gate Heights Neighborhood Association

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Department of Public Works
Bureau of Street-Use and Mapping
1155 Market St, 3rd Floor
San Francisco, CA 94103

BOARD OF APPEALS

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APPEAL # 14-065

Utility Excavation Permit

14EXC-1497 ✓

Address : Multiple Locations

Cost: \$2,294.67

Block: Lot: Zip:

Pursuant to Article 2.4 of the Public Works Code in conjunction to DPW Order 173,940 permission, revocable at the will of the Director of Public Works, to excavate and restore the public right-of-way is granted to Permittee.

Permittee

Name: SBC - Pacific Bell Engineering

Address: 795 Folsom Street, Room 426 San Francisco, CA 94107-1243

Contact: Phone:

Conditions	In lieu paving payment cost will be required. ==>>>Work locations is scheduled for paving within six (6) months: ==>>>Due to this planned paving schedule, the required minimum pavement restoration which includes the restoration of the full width of all affected lanes will not be required rather in lieu paving payment cost will be required. SBC will, as an interim pavement, hot patch (place concrete base and hot asphalt concrete flush to the wearing surface) the size of the excavations only but will pay the in lieu paving cost of \$ 952.00===(09:29 AM ==3-19-2014)
EmergencyConfirmationNumber	
24 Hour / 7 Day Contact:	Paul Wolfson ✓
Service Address/Project:	203 Quintara St. @ Cragmont Ave. LSMF MT 8270173 3C-R1 (13SMF-0146)
Start Date	04/14/2014
Permit expires on:	4/27/2014
Purpose	Telephone
Excavation Reason	Install New Cabinet
Excavation Reason Description	Approved Cabinet Application No.-(13SMF-0146)
Method:	Open Cut Sawcut
TrackingNumber1	8270173, R303, 4C
TrackingNumber2	13SMF-0146, SF14-330541
Project Size	415
Inspection	

The undersigned Permittee hereby agrees to comply with all requirements and conditions noted on this permit

Approved Date : 03/19/2014 ✓

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MAY 15 2014

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**CITY AND COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

**GOLDEN GATE HEIGHTS NEIGHBORHOOD ASSOCIATION
APPELLANT**

APPEAL NO. 14-065

APPELLANT'S BRIEF

Exhibit Table

Parks Alliance Letter Dated 4/23/14 Detailing Partnership with Stewards of Cragmont Avenue under Street Park and Park Partner Programs.....	Exhibit A
Petition to Overturn Excavation Permit 14EXC-1497.....	Exhibit B
Map Showing Nearby Opposing Neighbors.....	Exhibit C
Nature in the City Letter Dated 3/31/14 Opposing SMF	Exhibit D
C.Wong, Abutting Property Owner, Letter Dated 4/24/14 Opposing SMF	Exhibit E
Email from Mr. Abad from the San Francisco Planning Department	Exhibit F
Photos of Site Taken in 2009 and 2014.....	Exhibit G
Plant List	Exhibit H
Letters of Support for Action Grant Application Submitted 2014.....	Exhibit I
DPW SMF Order No. 175,566.....	Exhibit J
Page 4 of DPW Combined Response to 21 Appeals heard by the Board 4/16/2014.	Exhibit K
Memorandum of Understanding for AT&T Lightspeed Network Upgrade in the City of San Francisco (AT&T “MOU”)	Exhibit L
San Francisco General Plan Recreation and Open Space Element (R.O.S.E)	Exhibit M
San Francisco Better Streets Plan Chapter 6.6: Utilities and Driveways.....	Exhibit N
Excavation Permit Pre-Application 11SMF-0097 - 2101 Funston Avenue	Exhibit O
Excavation Permit Pre-Application 11SMF-0029 - 2096 12th Avenue	Exhibit P
Excavation Permit Pre-Application 13SMF-0146 - 197/203 Quintara St.	Exhibit Q
Public Notice Approval Form and Email for 13SMF-0146 - 197 Quintara.....	Exhibit R
Utility Excavation Permit 14EXC-1497	Exhibit S
Photos of Previously Permitted Site 11SMF-0029	Exhibit T

Dear President Lazarus, Vice President Hurtado, and Commissioners Fung, Honda, and Hwang:

Golden Gate Heights Neighborhood Association submits its brief in support of its appeal to revoke Utility Excavation Permit 14EXC-1497.

I. BACKGROUND

Golden Gate Heights Neighborhood Association represents 400 households in Golden Gate Heights, a low density neighborhood set among some of the highest hilltops in San Francisco with frequent large rock outcrops, winding streets, and steep terrain. Quintara St. offers the most direct way to cut across the hills East-West between Kirkham St. and Taraval St., making Quintara St. between 10th Ave. and 14th Ave. a busy thoroughfare for traffic and for the trolley bus 6 Parnassus. At the top of the hill between 199 Quintara and 201 Quintara extends an open space which is the unimproved portion of Cragmont Avenue 70 ft. wide x 100 ft. deep.

Neighbors of Golden Gate Heights organized under “Stewards of Cragmont Avenue” (SCA) have been tending to this open space under the Department of Public Works (DPW) “Street Park Program” and the San Francisco Parks Alliance’s “Park Partner Program” since 2009¹. This open space is within reach of the green hairstreak butterfly corridor established to preserve this endangered endemic insect ². The open space is home to 2 mature Monterey pine and 4 mature Monterey cypress with canopies reaching ~80 feet viewable from Ocean Beach. Since 2009, SCA with support from Parks Alliance and DPW, have removed 3,500 sq. ft. of invasive species, have planted ~1800 sq. ft. of drought-tolerant California natives and succulents; and have enabled native plants to return to the site from buried seed after invasive plants were removed³.

¹ Parks Alliance letter documenting partnership is attached hereto as Exhibit A

² Nature in the City letter in support of GGHNA appeal is attached hereto as Exhibit D

³ List of invasive plants removed and native plants put in/restored is attached hereto as Exhibit H

On 3/19/2014, DPW granted Utility Excavation Permit 14EXC-1497⁴ to install a Surface-Mounted Facility [SMF] fronting this open space. As we will demonstrate throughout our brief an [SMF] installed at this location is in direct conflict with well-established City greening efforts, and the process used to grant the aforementioned permit was in violation of several points under DPW Order 175,566⁵ and AT&T's Memorandum of Understanding⁶ ("MOU"). Therefore, we respectfully request that The Board of Appeals overturn the permit 14EXC-1497.

II. ORDER 175,566 VIOLATIONS

A. DPW failed to request that AT&T comply with site visit requirements to explore proposed locations for the SMF; and implicitly waived this requirement without having sufficient information to warrant the waiver.

According to DPW's own opinion⁷,

"The purpose of the SMF Order is to "minimize the impact that the placement of any [SMFs] will have on use of the public rights-of-way." Consistent with this purpose, the siting process in the SMF Order serves two basic functions.

The first function is to ensure that an SMF is sited at a location that will have the least negative impact on the surrounding neighborhood. In order to do so, it is generally necessary for the applicant to locate more than one suitable location. The following sections of the SFM Order contemplate that the purpose of the process is for the Director to choose among various proposed locations for a single SMF: (i) allowing DPW to require a site visit to "identify appropriate locations" for the proposed SMF (section 3.B.1.a); (ii) requiring public notice of the applicant's "proposed locations" for the SMF (section 3.C.1.a) and (iii) authorizing the hearing officer to choose the best of the proposed locations..."

Clearly the intent is to have the applicant identify and propose at least two and ideally more sites for consideration and vetting, so that ultimately, as the Order prescribes, DPW can determine "whether any of the proposed locations are acceptable locations consistent with the

⁴ Copy of Utility Excavation Permit 14EXC-1497 is attached hereto as Exhibit S

⁵ Copy of DPD Order 175,566 is attached hereto as Exhibit J

⁶ Copy of AT&T Memorandum of Understanding is attached hereto as Exhibit L

⁷ See page 4 of DPW's combined response to AT&T's appeals heard by the Board of Appeals 4/16/14 attached hereto as Exhibit K

guidelines set forth in Exhibit B” (section 3.B.3.a.); and “how the proposed locations should be prioritized...” (section 3.B.3.b.). This important point is emphasized in the new legislation the Board of Supervisors has proposed to help the process moving forward.

By bypassing this critical siting step, and allowing AT&T to use the process to select only one location at a time unilaterally, without any DPW involvement, DPW effectively: eliminated comparative DPW review and recommendations; obstructed the selection of the location acceptable to Applicant that minimizes negative impacts to the use of the public right-of-way; deterred City inter-departmental discussions about impacts of alternatives before public notice was allowed; and prevented the public from comparing alternate sites on a single notice.

DPW never once visited the area to explore, evaluate, or provide feedback on any proposed locations for SAI at 301 Quintara. To grant the site visit waiver for 11SMF-0097 (2101 Funston), and 13SMF-0146 (197 Quintara) that complied with sections 3.B.1, 3.B.2 and 3.B.3, DPW relied only on a statement by AT&T at AT&T’s sole discretion that: “This site complies with the DPW placement guidelines for [SMFs] stipulated in Exhibit B of Order 175,566, dated August 17th, 2005.”⁸ For 11SMF-0029 Applicant did not even provide the above summary statement as to compliance with Exhibit B, yet DPW still waived site visit requirements in this case as well.

In none of these three cases did AT&T expressly request a site visit, expressly request a waiver for a site visit, or DPW expressly grant a waiver for a site visit with any explanations as to reasons for granting a waiver⁹. All of these steps have apparently been “implied” by DPW granting approvals for AT&T to post public notices.

⁸ See pg 7 of 11SMF-0097 attached as Exhibit O, and pg 9 of 13SMF-0146 attached hereto as Exhibit Q

⁹ See Approval by DPW for posting notice for 13SMF-0146 attached hereto as Exhibit R

Good faith effort by AT&T to comply with 3.A.2 should not automatically offer implied exemption to the site visit requirement prescribed by the Order per 3.A.1 and 3.A.3 as this is a critical part of the Order to minimize negative impacts to the public rights-of-way. We contend that each waiver should be considered carefully, and reasons should be expressly stated for such waivers as required by the appropriate forms that need to be filled out by DPW.

We recognize that DPW has been taxed in an unprecedented way with this rollout, and that it requires a lot of resources to be present in the field and be part of this important siting process. However, we contend DPW cannot rely on AT&T's efforts alone to select the locations that minimize impacts to the public rights-of-way, especially given that the public has never been given an opportunity to compare several sites on a single notice.

B. AT&T and DPW failed to minimize the impact that the placement of the SMF would have on use of the Public rights-Of-Way by identifying a location that unreasonably affects the Aesthetic character of the streets cape.

Section 1.A.1 defines "Aesthetic" as "pleasing in appearance in the context of the surrounding area".

Section 3.B.1 prescribes that:

"In selecting and appropriate location for a [SMF] in the Public Rights-Of-Way, an Applicant shall minimize the impact that the placement of the [SMF] will have on use of the Public Rights-Of-Way by, among other things: ... b. Placing the [SMF] in the Public Rights-of Way so that the Aesthetic character of the streets cape will not be unreasonably affected by the installation of the [SMF]."

The Aesthetic character of the open space between 199 and 201 Quintara Street is best described with pictures, so we have included some in Exhibit G. This stretch of sidewalk is fronted by a very low 2' wood retaining wall painted green that marks the edge of the open space that is home to 6 large trees, 4 small trees, and scores of beautiful plants. It is completely unpaved; and the natural grade invites the eye up the hillside toward the back 100 feet away into beautiful greenery made of pleasant mixed shapes and colors.

We contend that a 9 foot by 6 foot cement pad surrounded by 4+ foot cement retaining walls, containing a metallic SMF fronting this space will most certainly unreasonably affect the Aesthetic character of the street cape at this location.

C. AT&T and DPW failed to minimize the impact that the placement of the [SMF] would have on use of the Public rights-Of-Way by identifying a location that will obstruct access to other facilities that are installed in the Public Rights-Of-Way. (DPW Order 175,566 - Section 3.B.1.c)

The location where Applicant intends to place the [SMF] is the de-facto entrance to this site. It is the lowest and safest point of entry to the hillside path, and the only one that has been used to-date by Utility service crews, Utility-hired arborists, and neighbors for maintenance.

There are two utility poles on the site approximately 40 and 75 feet up the hillside toward the Western side. When PG&E comes to trim the trees to clear the wires around the lines, they enter the site at this lowest point where the natural entry and path have developed over the decades. For example, in 2013 a large eucalyptus fell during a storm and it took down the lines. PG&E sent a crew to restore the lines and all the workers entered at the West end through this same path entrance to gain access to the utility poles.

If a SMF is installed at this location it will obstruct access to these facilities, and to the general public who care for and use the site. Access through the East end of the site will create a hazard for crews carrying equipment and heavy tree limbs, will cause erosion due to the steepness of the terrain, and will make it necessary to modify the existing low retaining structure.

D. AT&T failed to minimize the impact that the placement of the SMF would have on use of the Public rights-Of-Way by identifying a location in violation of Exhibit B of the Order (DPW Order 175,566 - Section 3.B.1.d)

- 1. Utility Excavation Permit 14ESC-1497 is in violation of Exhibit B. 18.**

Exhibit B. 18 states that “[SMFs] shall not front the boundaries of a park, recreation area, or open space.

City Departments rely on the Recreation and Open Space Element (ROSE) of the San Francisco General Plan¹⁰ for direction as to the definition of open space, best open space management practices and programs, and vision for open space for the City of San Francisco.

The ROSE, which has been carefully crafted over the past 7 years, specifically identifies the “Street Park Program” that Stewards of Cragmont Avenue participate in under “Related Plans and Agency Programs” that are designed to support the objectives and policies of the ROSE:

Related Plans and Agency Programs

The Recreation and Open Space Element, along with its related components that make up the City’s overall Open Space Framework, aims to provide the elements needed to strive towards San Francisco’s goal of a comprehensive open space network: a broad vision, a policy context, and a tangible task list for moving forward. The City also maintains several policy documents, plans and programs provide direction about specific open space and recreational components, or to certain parts of the City. These include:

Street Park Program

Street Parks is a partnership between San Francisco Parks Alliance and the San Francisco Department of Public Works (DPW) to support the development and maintenance of community-managed open spaces on DPW owned properties, such as streets, stairways, sidewalks, median strips, traffic circles, and vacant lots. Improvements range from sidewalk landscaping to median plantings to creation of mini-parks in unpaved street right-of-ways and in traffic circles. The program provides technical support on how to accomplish such projects, organizing seminars to assist in building a budget, and can provide matching funds.

The community efforts by Stewards of Cragmont Avenue are directly aligned with the objectives and policies set forth in the San Francisco General Plan ROSE, especially the following:

OBJECTIVE 1: ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

POLICY 1.1 Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

¹⁰ A copy of the R.O.S.E. of the San Francisco General Plan is attached hereto as Exhibit M

POLICY 1.3: Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

OBJECTIVE 2: INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

POLICY 2.8 Consider repurposing underutilized City-owned properties as open space and recreational facilities.

OBJECTIVE 3: IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

POLICY 3.1: Creatively develop existing publicly-owned right-of-ways and streets into open space.

POLICY 3.6: Maintain, restore, expand and fund the urban forest.

OBJECTIVE 4: PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT VALUE, AND ECOLOGICAL INTEGRITY OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM

POLICY 4.1 Preserve, protect and restore local biodiversity.

POLICY 4.3 Integrate the protection and restoration of local biodiversity into open space construction, renovation, management and maintenance.

POLICY 4.4 Include environmentally sustainable practices in construction, renovation, management and maintenance of open space and recreation facilities.

OBJECTIVE 5: ENGAGE COMMUNITIES IN THE STEWARDSHIP OF THEIR RECREATION PROGRAMS AND OPEN SPACES

POLICY 5.1 Engage communities in the design, programming and improvement of their local open spaces, and in the development of recreational programs

POLICY 5.3 Facilitate the development of community-initiated or supported open spaces

POLICY 5.4 Reduce governmental barriers to community-initiated recreation and open space efforts.

POLICY 5.5 Encourage and foster stewardship of open spaces through well-run, active volunteer programs.

We contend that installing a 9 foot by 6 foot cement pad surrounded by 4+ foot cement retaining walls to house a SMF at the proposed location is in violation of Order 175,566 because it will be fronting an open space as clearly identified by the San Francisco General Plan.

Placing a box at this location negates the hundreds of hours of volunteer work and thousands of dollars that neighbors have put into the restoration of this area and is directly against the City of San Francisco's greening efforts. Instead of "Pavement to Parks" and "Green to Gray" AT&T is proposing "Parks to Pavement" and "Gray to Green".

Furthermore, a box at this location will block access to volunteers and neighbors, and it will be an eye sore fronting this open space the community has worked so hard to improve.

Before clean-up and habitat creation efforts began in 2009, this site was derelict, covered in invasive plants, and a target for dumping and graffiti. Pedestrians could not walk on the sidewalk due to the overgrown weeds and hanging tree limbs¹¹. Today it is a place of beauty with great potential for further development. Stewards of Cragmont Avenue recently applied for an "Action Grant" from San Francisco Parks Alliance that if approved will help expedite habitat creation by enabling the purchase of plants to cover the parts of the site that still need landscaping¹². Whether with the help of grant funds or not, the community is determined to continue its stewardship of this open space through volunteer work and plant donations.

2. Utility Excavation Permit 14ESC-1497 is in violation of Exhibit B. 21

DPW Order 175,566 Exhibit B. 21 states that:

"[SMFs] shall not unreasonably affect the aesthetic character of neighborhoods or the natural character of regional open spaces in accordance with the City and County of San Francisco General Plan."

Open spaces are protected in two different points of Exhibit B because the City of San Francisco places high value on its limited open space resources. San Francisco is one of the top tourist destinations in the world because of its unique Aesthetic character worth protecting.

For reasons previously presented under II. B and II.D.1 above, we contend that the placement of a SMF box with its housing 9'x6' pad and 4'+ retaining walls will unreasonably affect the aesthetic character of the neighborhood, and is therefore in violation of Order 175,566.

¹¹ 2009 and 2014 Photographs of the site are attached hereto as Exhibit G

¹² Copies of letters of support for Action Grant Application are attached hereto as Exhibit I

Moreover, dozens of residents who walk the hills regularly, some organized as formal tour hikes of San Francisco's Western Hills, routinely stop at this location to admire the mural painted on the backdrop walls at 201 Quintara that complement the natural landscape.

E. Applicant failed to send public notice to the Department of City Planning.

DPW Order 175,566 - Section 3 C 1 c requires that:

"If the Applicant is seeking a permit to install a [SMF] in any location prohibited by item numbers 14 through 18 of Exhibit B, the Applicant shall send the notice to the appropriate City agency identified in Exhibit D attached hereto and incorporated by this reference"

Mr. Robin Abad of the Department of City Planning confirmed that the Department of City Planning did not have the opportunity to review this pre-application¹³.

Had the Department of City Planning had an opportunity to review this location before or during public notification, it would have adhered to the guidelines set forth in the ROSE and Better Street Plan, and most likely recommended against the placement of a SMF at this location.

Fortunately, The Planning and Public Works Departments did begin to work more closely on review of SMF applications submitted by AT&T (see Mr. Abad's letter and testimony by Mr. Kwong on 4/16/2014 in front of the Board of Appeals); unfortunately, closer collaboration did not happen until after this location had gone through the hearing and recommendation process.

F. Applicant failed to indicate true dimensions and location of the SMF in its notice to the public -and DPW approved misleading notice.

Order 175,566 Section 3.C.2 requires that the notice be "similar to Exhibit E." In the Exhibit E example dimensions are shown not just for the SMF, but also for the pedestal. The notice for 197 Quintara did not include the 9 foot by 6 foot cement pad, or the 4 foot retaining walls the Applicant intended to install to house the SMF. Additionally, it placed the box 2 feet

¹³ Copy of email from Mr. Abad is attached hereto as Exhibit F

off the ground when in truth it would be installed flush with the sidewalk. Overall, it grossly misrepresented the physical impacts to the site thwarting true public opinion and opposition¹⁴.

III. AT&T MEMORANDUM OF UNDERSTANDING VIOLATIONS

A. Applicant failed to conduct a pre-application community meeting and site walk with interested parties for the cabinet location at 197 Quintara (AT&T MOU II. A. 1.)

As stated above under II A, site visits are a critical part of selecting box locations that minimize negative impacts to use of public rights-of-way. In addition to the requirements set forth in Order 175,566 Section 3.A. and B. to involve DPW in site walks, AT&T agreed to the following, among other additional commitments: "AT&T will conduct a pre-application community meeting and site walk with interested parties for each cabinet location."

Despite its commitments under the MOU, not once in the whole siting process of identifying, proposing and selecting appropriate locations for a pre-application of the SMF to connect to 301 Quintara did AT&T reach out to Golden Gate Heights Neighborhood Association, Sunset Heights Association of Responsible People (a 100 year old civic organization representing hundreds of households in the area), or other community organizations to solicit feedback and participation in a discussion about minimizing overall environmental impacts to the public rights-of-way.

Even after DPW had permitted a previous location for this SMF at 2096 12th Avenue, AT&T abandoned the site without notifying DPW or any neighborhood organizations as to the reasons; and proceeded to identify 197 Quintara without a DPW site visit, community meetings, or involvement from neighborhood organizations. The first time DPW heard of AT&T's abandonment of this site was during the hearing for 197 Quintara, during which AT&T presented

¹⁴ See Page 10 of Excavation Permit Pre-Application 13SMF-0146 attached hereto as Exhibit Q

misleading information that “the DPW inspector and AT&T inspector went out to the site and found erosion had taken place between the time we had applied for the original permit and gotten approval for it”. The photos attached hereto under Exhibit T from Google Maps and AT&T taken in 2011, and those taken April 2014 clearly show that this site location has remained the same and there has been no erosion where AT&T was permitted to place its box. The only change has been AT&T’s willingness to make the necessary investment to protect its box at this location. By providing misleading information during the 197 Quintara hearing, AT&T effectively took away the Hearing Officer’s ability to compare site impacts to the public rights-of-way, rendering the hearing process ineffective in its function prescribed by Order 175,566.

AT&T falsely represents it has been working with “the community” when in reality they have at best met with three neighbors to find alternative sites to the original 2101 Funston Avenue site, following a process where DPW is conspicuously absent that encourages pitting of individual neighbors against each other, rather than vetting various options to find the one that will minimize the impact the SMF will have in the use of the public right-of-way. See II.A above.

Despite its representatives’ rhetoric, AT&T failed to work with residents and their representative organizations to determine the best locations for potential cabinets for 301 Quintara. AT&T has considered its best interest only, and has ignored the neighborhoods’ preferences, volunteer programs, and Associations.

B. There is no evidence that the placement of a SMF in this general area will bring any additional benefits to the surrounding neighborhoods.

AT&T’s MOU states that “In order to determine which locations it will construct, AT&T will work with the city, community organizations, neighborhood associations and residents to determine the best locations for potential cabinets and will not build locations where there is significant community opposition to the placement of additional cabinets.”

However, when asked about the distribution service area for the SMF to co-connect to 301 Quintara, AT&T refused to provide any information citing it as “proprietary”. How can the community determine if the added benefits of an SMF warrant the negative impacts to the public right-of-way without understanding who will receive the benefit of these new services?

Since AT&T would not provide service information, we conducted a thorough online search of households in the area to investigate where high-speed internet U-Verse service may be needed and we found that the entire area between 19th Ave. W, Kirkham St. N, 9th Ave. E, and Taraval St. S, already has U-verse access and subscribers. Furthermore, there already is a box at a central location in this neighborhood at the Quintara steps just two blocks from 301 Quintara.

There is significant community opposition to the location of this box at 197 Quintara evidenced by our Appeal, the petition signed by neighbors and opposition letters¹⁵. Regardless of a decision by the Board, if AT&T is candid about the intent of its MOU, AT&T should voluntarily abandon this site for the placement of an additional box.

IV. CONCLUSION

The City of San Francisco has provided clear guidelines for the protection of its limited open space in its General Plan. This site conforms to those specific definitions, and neighbors have participated in one of the few bonafide programs designed to involve the community in the protection and stewardship of those open spaces. Surface-Mounted facilities shall not front open spaces, therefore an SMF fronting this space is in direct conflict with City greening efforts and DPW rules. Based on the aforementioned and all the other rule violations cited throughout our brief, we respectfully request that the Board revoke Utility Excavation Permit 14EXC-1497.

¹⁵ See Petition to Revoke Permit attached hereto as Exhibit B, Nearby Opposition Map as Exhibit C, and Opposition Letters from Nature in the City and Abutting Property Owner as Exhibits D and E respectively.



Exhibit A

Board of Appeals
City and County of San Francisco
1650 Mission St #304
San Francisco, CA 94103

April 23, 2014

Dear Members of the Board of Appeals,

I write to provide information regarding the partnership between Stewards of Cragmont Avenue (SCA) and Parks Alliance under our Park Partner and Street Parks Programs.

When residents (led by Marina Moreno) first contacted us for assistance to improve the open space between 199 and 201 Quintara -then a site overgrown with weeds- we encouraged them to conduct community outreach, to create a formal group, and to apply for a Community Challenge Grant (CCG) to help fund their efforts. The residents then formed "Stewards of Cragmont Avenue" and in 2009 applied for the CCG with Parks Alliance (then San Francisco Parks Trust) as their fiscal sponsor.

While making modifications to reapply for the grant (they did not get funding in 2009), the Water Department announced the need to retrofit the water pumps at the top of the hill, and install a temporary pump station along Quintara Street, making access to the site difficult for a couple of years. SCA decided to wait until the work was completed to reapply for CCG funding.

The temporary pump station was removed in 2012. In 2013 the Stewards of Cragmont Avenue worked in tandem with SF Parks Alliance, DPW and the Mission Neighborhood Centers' "Clean & Green Crew" under the Street Parks Program to clean up the site and put in habitat-enhancing plantings. The Clean and Green Crew worked on the site with neighbors on 5.17.2013, 6.15.2013, and 9.27.2013 and the work scope included: weeding out invasive plants, taking out unwanted brush and debris, spreading wood chips, as well as putting in California native plants. On the occasions I visited the site during this period, pedestrians were able to walk comfortably on the sidewalk, as the sidewalk was clear of obstacles.

Marina Moreno and her neighbors have demonstrated a commitment to the transformation of the site into a place of beauty and natural habitat to be enjoyed by all. SF Parks Alliance continues to work with SCA to support them in obtaining additional funding to continue their work, as the site offers much potential for additional improvement. I understand Marina Moreno has voiced concern regarding the placement of a utility box fronting this open space. I hope this letter assists you in arriving at a decision in this matter. If you have any questions, please do not hesitate in contacting me at Julia@sfparksalliance.org

Regards,

Julia Brashares
Director of Street Parks

Exhibit B

Petition to overturn permit for AT&T U-verse box at 197 Quintara fronting Street Park at end of Cragnmont San Francisco, April 2014

We the undersigned neighbors of Golden Gate Heights, oppose the installation of an AT&T utility box at 203/197 Quintara in front of the green open space that is our Street Park at the end of Cragnmont Avenue, and request that utility excavation permit 14EXC-1497 for this site be overturned. We support The Golden Gate Heights Neighborhood Association in its appeal to overturn the aforementioned permit.

This permit violates DPW Order 175,566 (Exhibit B points 18 and 21). Under that latest SF General Plan (Recreation and Open Space Element our Street Park qualifies as an OPEN SPACE. DPW Order 175,566 states that SMPs shall not be placed fronting an open space; and that SMPs shall not unreasonably affect the natural character of open spaces in accordance with the City and County of San Francisco General Plan.

We, the neighbors of Golden Gate Heights, in partnership with SF Parks Alliance, and assistance from DPW have cleaned up and beautified the green space at 197 Quintara under the Street Parks Program. We have spent hundreds of hours tending to the site adding it of noxious weeds, planting habitat, and eliminating dumping and graffiti.

Furthermore, this large installation that was grossly misrepresented in the notice, will block the most accessible entry to the site for children, neighbors, volunteers, tree maintenance crews, and other utility workers.

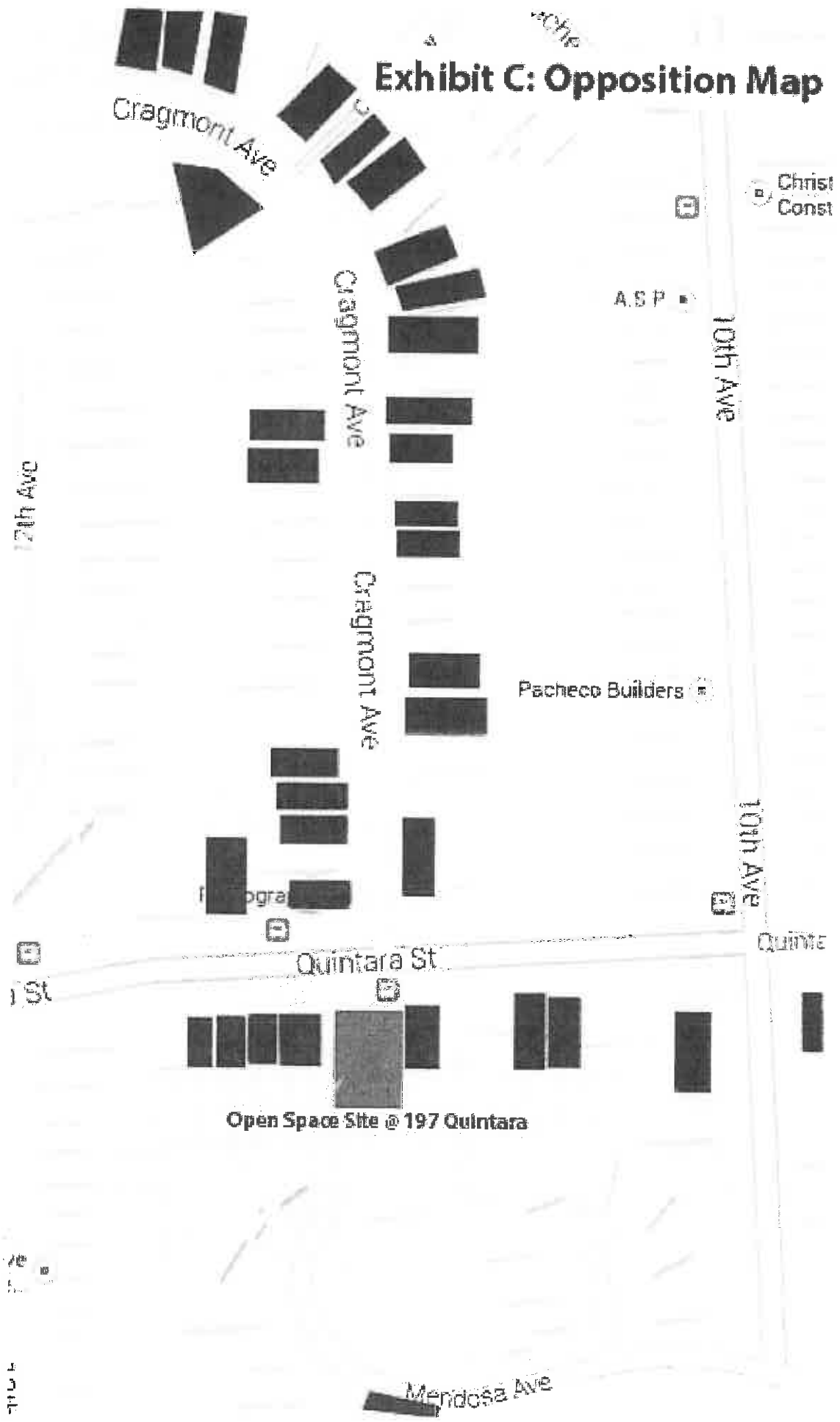
A box at this location negates all community efforts to maintain its Street Park, and is in violation of DPW Order 175,566 AT&T agreed to be bound by in its Memorandum of Understanding dated June 12, 2011.

NAME	ADDRESS	SIGNATURE
1. Lisa Scott DeLorenzo	207 Quintara	[Signature]
2. Shereen Olexak	207 Quintara	[Signature]
3. Phyllis Chang	207 Quintara	[Signature]
4. Melissa Lee	207 Quintara	[Signature]
5. Heather Cho	126 North St	[Signature]
6. Peter Chan	215 North St	[Signature]
7. MARINA SARKIS	250 QUINTARA ST	[Signature]
8. CAROLINE SARKIS	250 QUINTARA ST	[Signature]
9. Felicia Mccoy	221 Probers	[Signature]
10. Nicole Lim	77 Cragnmont	[Signature]
11. Anthony A. Sargent	65 Cragnmont	[Signature]
12. Kimberly Sargent	65 Cragnmont	[Signature]

petition to oppose AET U. versus box at 197 Quintara fighting green open space at end of Cragmont Avenue
 San Francisco, March 2014

LINE	NAME	ADDRESS	SIGNATURE
13	ALAN KLINK	60 CAGMONT AVE	[Signature]
14	Ann Klink	54 Cagmont Ave	[Signature]
15	John Klink	50 Cagmont Ave	[Signature]
16	Michael Klink	50 Cagmont Ave	[Signature]
17	John Klink	50 Cagmont Ave	[Signature]
18	Dale Cherry	50 Cagmont Ave	[Signature]
19	FRANK CASIMIRO	50 Cagmont Ave	[Signature]
20	Alan Hayes	21 Cagmont Ave	[Signature]
21	Michael Hayes	21 Cagmont Ave	[Signature]
22	David Hayes	21 Cagmont Ave	[Signature]
23	Frank Hayes	21 Cagmont Ave	[Signature]
24	Frank Hayes	21 Cagmont Ave	[Signature]
25	Frank Hayes	21 Cagmont Ave	[Signature]
26	Frank Hayes	21 Cagmont Ave	[Signature]
27	Frank Hayes	21 Cagmont Ave	[Signature]
28	Frank Hayes	21 Cagmont Ave	[Signature]
29	Frank Hayes	21 Cagmont Ave	[Signature]
30	Frank Hayes	21 Cagmont Ave	[Signature]
31	Frank Hayes	21 Cagmont Ave	[Signature]
32	Frank Hayes	21 Cagmont Ave	[Signature]
33	Frank Hayes	21 Cagmont Ave	[Signature]
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35	Frank Hayes	21 Cagmont Ave	[Signature]
36	Frank Hayes	21 Cagmont Ave	[Signature]
37	Frank Hayes	21 Cagmont Ave	[Signature]
38	Frank Hayes	21 Cagmont Ave	[Signature]
39	Frank Hayes	21 Cagmont Ave	[Signature]
40	Frank Hayes	21 Cagmont Ave	[Signature]
41	Frank Hayes	21 Cagmont Ave	[Signature]
42	Frank Hayes	21 Cagmont Ave	[Signature]
43	Frank Hayes	21 Cagmont Ave	[Signature]
44	Frank Hayes	21 Cagmont Ave	[Signature]
45	Frank Hayes	21 Cagmont Ave	[Signature]

Exhibit C: Opposition Map



Nature in the City

P.O. Box 170088
San Francisco, CA 94117
natureinthecity.org
415-564-4107



March 31, 2014

San Francisco Board of Appeals
City and County of San Francisco
1650 Mission St #304
San Francisco, CA 94103

RE: Protesting issuance of DPW Excavation Permit # 14EXC-1497 issued 03/19/2014

Dear Board Commissioners,

I write in support of the appeal the Golden Gate Heights Neighborhood Association has filed protesting the placement of a utility box fronting the Cragmont Avenue Street Park at 197 Quintara Street.

The neighbors and Park Alliance with support from DPW have been cleaning up this site, which today is rich with native plants that support local birds, bees and local butterflies, such as the green hairstreak, for which our non-profit has been creating habitat patches since 2007.

Invasive species like Cape ivy, Hymalayan blackberry and South African grass have been removed, and the following native plants are growing: Bracken fern (*Pteridium aquilinum v pubescens*), California bee plant (*Scrophularia californica*), Wild cucumber/manroot (*Marah fabaceus*), Pink flowering currant (*Ribes sanguineum*), Coast strawberry (*Fragaria chiloensis*), California blackberry (*Rubus ursinus*), California fescue (*Festuca californica*), pink/sea thrift (*Armeria maritima*)

The advantage of this site is that it is large enough to accommodate larger plants. The site needs to continue to be weeded and developed. Much work remains to be done.

Neighbors need access to tend to the site, and the AT&T box placement would block access. It will also take away a large area of potential plantings, and it will create an eyesore in an otherwise beautiful natural area the community has been caring for years to convert to an enjoyable street park that enhances our limited natural habitat in the city.

Nature in the City

P.O. Box 170088
San Francisco, CA 94117
natureinthecity.org
415-564-4107



On behalf of my organization, and in observance of the goals set forth in the San Francisco General Plan with regard to public rights-of-way (see Policy 2.2), I respectfully request that you deny the permit to install a utility box at this location.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Amber Hasselbring'. The signature is fluid and cursive, with a long, sweeping tail that loops back under the main name.

Amber Hasselbring
Executive Director, Nature in the City

Exhibit E

April 24, 2014

San Francisco Board of Appeals
City and County of San Francisco
1650 Mission St #304
San Francisco, CA 94103

RE: DPW Excavation Permit # 14EXC-1497 issued 03/19/2014 for 203/197 Quintara

Dear Board Commissioners,

I write to protest the referenced excavation permit and to support our neighborhood Association in its appeal to the Board to overturn such permit.

I am the owner of adjacent property at 199 Quintara Street and have lived in the neighborhood all my life. I am an engineer by trade and am very familiar with the engineering and permitting process.

There are many problems with the process used to select this site, with the notice used to inform the community about this installation, and many more problems with the site itself that I hope the Board will take into consideration to overturn this permit.

As adjacent property owner I was never included in the neighborhood site walk to determine if this was a suitable site.

I must strongly object to the installation for the following reasons:

- Notice significantly misrepresented installation
- Box defiles site
- Box creates **significant safety and security hazards** for residents and pedestrians

Ultimately the box is of benefit to only one entity – AT&T and only for AT&T's profits. I am not aware of a single member of my community that is supportive of this installation when considering the ultimate detriment to the community. The Board should not permit AT&T to proceed with this installation at the detriment of my neighbors, my community and the residents that you as the Board are representing.

I strongly urge you to overturn the subject permit.

Regards,


Clifford Wong
199 Quintara Street

Pre-Application information for three alternate locations (4)

Apr 24

Abad, Robin (CPC)

To Me, Frushowy, Neil (CPC), Shaw, Jeremy (CPC), and 2 More...

Dear Ms. Moreno,

Thank you for expressing your concern to the Planning Department. I can confirm that this application was received and processed by the City before the Planning and Public Works Departments began to work more closely on review of Surface Mounted Facility (SMF) applications submitted by AT&T.

To reiterate, the Department of Public Works and Planning Department are together committed to careful review of SMF applications to ensure that they conform to DPW Order No. 175,566 "Regulations for Issuing Excavation Permits for the installation of Surface-Mounted Facilities in the Public Rights-of-Way" (August 2005) and the "Memorandum of Understanding for AT&T Lightspeed Network Upgrade in the City of San Francisco" (July 2011). Both the DPW Order and the MOU are attached here. At present, the Board of Supervisors is considering legislation that would codify many of the location and process provisions articulated in the above documents.

Please let me know if you require additional clarification. Best,

Robin Abad Ocubillo
Urban Designer

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9123 Fax: 415-559-8409

Emailing to robin@ciplan.org

Webpage: www.ciplan.org



Refresh message history

2 Attachments View all Download all

ATT 14507-19-2011.pdf View Download

DPW Order 17556-2005.pdf View Download

Exhibit F



2009

EXHIBIT G

2014

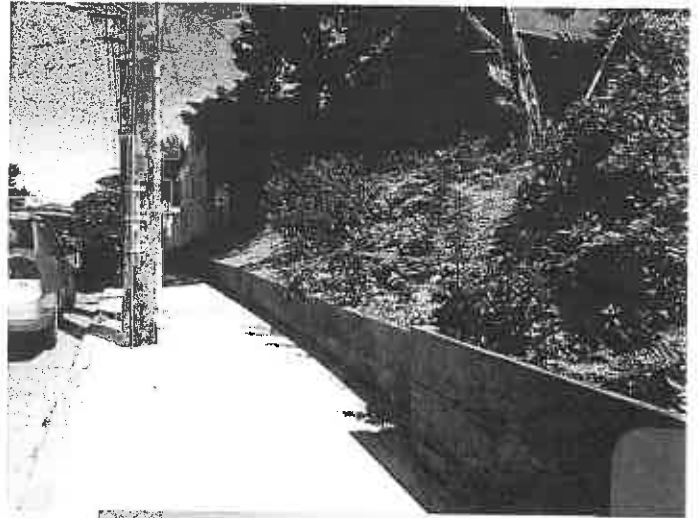


Exhibit H

Invasive Species removed from 3,500 Square Feet of Site:

- Cape Ivy (*Delairea odorata*)
- Himalayan Blackberry (*Rubus armeniacus*)
- South African Grass (*Ehrharta*)
- Bermuda Buttercup (*Oxalis pes-caprae*)
- Sheep Sorrel (*Rumex acetosella*)
- Persian Ivy (*Hedera colchica*)
- English Ivy (*Hedera helix*)

Native and Drought-Tolerant Species Planted in 1,800 Square Feet of Site:

Large bushes and sub-trees

- (11) Pacific Wax Myrtle (*Myrica californica*)
- (4) Island Snapdragon (*Galvezia speciosa*)
- (2) California Holly/Toyon (*Heteromeles arbutifolia*)

Medium Bushes

- (12) Pink and White Flowering Currant (*Ribes sanguineum* & *Ribes indecorum*)

Ground Cover and Smaller Plants

- (40+) Strawberry (*Fragaria chiloensis* & *Fragaria californica*)
- (20) California Fescue (*Festuca californica*)
- (30) Succulents (*different varieties*)
- (15) California Poppy (*Eschscholzia californica* & *Eschscholzia californica maritima*)
- (12) Douglas Iris (*Iris douglasiana*)
- (10) Sea Thrift (*Armeria maritima*)
- (8) Yerba Buena (*Satureja douglasii*)
- (7) Phormium (*different varieties*)
- (3) Island Alum Root (*Heuchera Maxima*)
- (1) Cow Parsnip (*Heracleum lanatum*)

Vine

- (1) California Grape (*Vitis californica*)

EXHIBIT I

Action Grant Support Letters



Edwin M. Lee, Mayor
Mohammed Nuru, Director



Larry Stringer, Deputy Director

April 23, 2014

To Whom It May Concern:

On behalf of the Department of Public Works (DPW), I am pleased to write this letter of support for the Stewards of Cragmont Avenue. Cragmont Avenue south of Quintara Street is an unimproved / unaccepted right of way. The Stewards of Cragmont Avenue have proposed improving this section of right of way with artwork, a demonstration shade garden, and maintained landscaping.

The Department of Public Works is supportive of this project as it will reduce the number of invasive species on the site, decrease incidences of graffiti, and deter illegal dumping in this area. Overall, the proposed project will reduce the resource burden on the City of San Francisco while improving the quality of the green space within the neighborhood. Active stewardship of the site will also increase native habitat which will help advance the City's biodiversity goals. The site is also adjacent to a popular bus stop; reducing overgrowth and thinning out existing vegetation will improve the overall experience and safety for transit riders.

The San Francisco Department of Public Works is supportive of this project and will work with this group to facilitate the necessary step advance the progress of this project.

Sincerely,

A handwritten signature in black ink that reads "Larry Stringer".

Larry Stringer
Deputy Director for Operations
Department of Public Works



Steve Schweigerdt
Director of Stewardship
San Francisco Parks Alliance
451 Hayes Street, Second Floor
San Francisco, CA 94102

San Francisco, April 24, 2014

Dear Mr. Schweigerdt,

I endorse the Stewards of Cragmont application for an Action Grant for a habitat-enhancement project on a "paper street"--an unimproved right-of-way (ROW) on Cragmont and Quintara Streets.

I first visited the project site several years ago and was impressed by what a few committed neighbors had accomplished on their own. They have persisted, but the site is quite large and still requires weeding in approximately 50% of the area, and landscaping with habitat-enhancing native and adapted plantings in about 65% of the area. An Action Grant will allow Stewards of Cragmont to engage more community volunteers, and will provide the necessary tools and planting materials to make this worthy project a reality for the benefit of neighbors and wildlife.

Members of the California Native Plant Society and I work to restore biological communities throughout the city, weekly as volunteers with the San Francisco Recreation-Park Department's Natural Areas Program, with the Mt Sutro Stewards, and with neighbors. Corridors for wildlife and for human recreation is a component of these projects, but participants soon discover the community-building aspects--getting to know neighbors and relating to them in a new way. In the case of the Golden Gate Heights neighborhood, we already have two thriving projects: 12th & Pacheco (a DPW triangle), and the nearby Green Hairstreak Project (see natureinthecity.org).

Mr. Schweigerdt, I strongly encourage this effort and hope you decide to grant the funds Stewards of Cragmont has requested through the Action Grant.

Sincerely,

Jake Sigg

Jake Sigg
California Native Plant Society
Yerba Buena Chapter
338 Ortega Street
San Francisco
jakesigg@earthlink.net

ALAN KLONSKY

design &
C o n s t r u c t i o n
M a n a g e m e n t
Calif.Lic # 408933

60 Cragmont Ave
San Francisco, CA 94116
tel 415-722-1186
fax 415-753-3534
apklonsky@gmail.com

23 April 2014

Steve Schweigerdt
Director of Stewardship
SAN FRANCISCO PARKS ALLIANCE
451 Hayes Street, Second Floor
San Francisco, CA 94102

Dear Mr. Schweigerdt,

I submit this letter of support for the Stewards of Cragmont application for an Action Grant to allow for and facilitate the creation of physical improvements to the open space at the southern end of Cragmont Avenue along Quintara St

This site as it stands is underused and underappreciated but has great environmental and community benefit potential. Neighbors have already begun work to clean up the site, install plant material and improvements with their own resources. An Action Grant to acquire native and drought tolerant plants, mulch and soil enhancers and various other tools to assist these efforts will allow a larger group of volunteers at increased frequency to work to enhance the site to the benefit of the entire community. Volunteers will be organized and coordinated to come together on a regular schedule to weed, mulch and care for the plants and paths that have been established with the resources that this grant will provide.

I enthusiastically support this effort and expect to be involved with my neighbors and friends in making it a reality. It is with great and reasonable expectation that you decide in favor of granting these much needed funds to further this highly desirable endeavor.

Thank you for your consideration,
Sincerely Yours;

Alan Klonsky

Alan Klonsky

April 23, 2014

Steve Schweigerdt
Director of Stewardship
SAN FRANCISCO PARKS ALLIANCE
451 Hayes Street, Second Floor
San Francisco, CA 94102

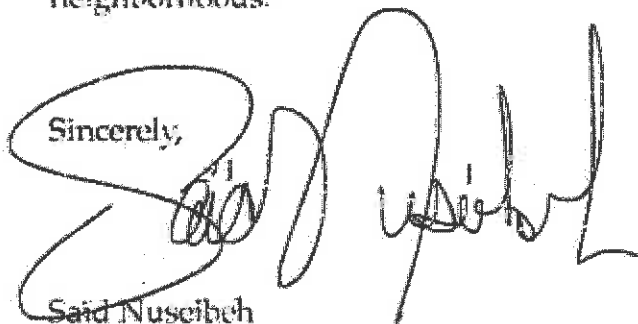
Dear Mr. Schweigerdt,

I am writing in support of the *Stewards of Cragmont* application for an Action Grant to conduct physical improvements to the open space at the south end of Cragmont Avenue.

This site has fabulous potential to benefit our neighborhood environment. After a long period in which the water department had an ugly construction trailer parked at the end of our street, the greenery is now open and visible. Unfortunately, the hillside has had invasive vines growing there with the potential to infest the entire neighborhood (because the winds blow so fiercely from the ocean). I have been picking these vines out periodically and have seen others working and weeding in the space too. It would be wonderful if the community could come together to do more and I believe an Action Grant would be the perfect catalyst.

I support this effort and will collaborate with the community in making it a reality. I live down the street and in full view of the space; I see it regularly as I get in and out of my car or walk to the bus or postal drop box. The site is certainly a lot more attractive now than it has been for years and I look forward to contributing to its ongoing beautification. I hope you decide in favor of granting us these funds to galvanize the community effort and to improve the green-quality of our San Francisco neighborhoods.

Sincerely,



Said Nuseibeh

90 Cragmont Ave.

San Francisco CA 94116

nuseibeh@pacbell.net

April 22, 2014

Steve Schweigerdt
Director of Stewardship
SAN FRANCISCO PARKS ALLIANCE
451 Hayes Street, Second Floor
San Francisco, CA 94102

Dear Mr. Schweigerdt,

This letter is in support of Stewards of Cragmont application for an Action Grant to conduct physical improvements to the open space at the end of Cragmont Avenue.

This site has great environmental benefit potential, and though the community has worked to clean, maintain the site, and put in some plantings, an Action Grant for native and other drought tolerant plants, mulch and tools to assist our efforts would allow us to have larger groups of volunteers work together and have a sense of completion as we transform the entire site. Volunteers will then come together regularly to weed and mulch and care for the plants established thanks to this grant.

I support this effort and will be involved with the community in making it a reality. I live down the street and in full view of the space; I walk by it regularly on my way to and from work via MUNI, and when walking my dog. The improvements took a lot of time and effort but the results have been wonderful, and I look forward to helping make this the beautiful space it should be for a civic-minded and neighborly area. I hope you decide in favor of granting us these much needed funds.

Regards,



Carla Kozak
42 Cragmont Ave.
San Francisco, CA 94116
CarlaKozak@yahoo.com

Steve Schweigerdt
Director of Stewardship
San Francisco Parks Alliance
451 Hayes Street, Second Floor
San Francisco, CA 94102

San Francisco, April 24, 2014

Dear Mr. Schweigerdt,

We write to offer support for Stewards of Cragmont application for an Action Grant for a habitat-enhancement and shade garden project at the site that lies at the end of Cragmont Avenue where it meets Quintara Street.

This area under the purview of DPW has great potential to offer environmental benefits to our neighbors and urban wildlife. An Action Grant for native and other drought-tolerant shade plants, mulch and tools to assist our efforts would enable larger groups of volunteers to work side-by-side and make our vision a reality.

Mr. Schweigerdt, we strongly encourage this effort and plan to get involved as members of the community to continue to improve this open space. We have been tending to this site, but the area is very large, so without these much needed funds it would take the community many more years to achieve our ultimate goals.

I hope you decide to grant funds to Stewards of Cragmont under your Action Grant.

Sincerely,



Christine Chang and William Woo
209 Quintara Street
San Francisco

Steve Schweigerdt
Director of Stewardship
San Francisco Parks Alliance
451 Hayes Street, Second Floor
San Francisco, CA 94102

April 23, 2014

Dear Mr. Schweigerdt,

I am writing to support the Stewards of Cragmont application for an Action Grant to conduct physical improvements to the open space located between 199 and 201 Quintara Street currently under the purview of San Francisco Department of Public Works.

The proposed grant will allow a larger group of volunteers to work to extend improvements to the majority of the site for greater environmental and community benefit.

I strongly encourage this effort and expect to be involved with the community to contribute to the ongoing beautification of this public site.

I appreciate your support of this grant.

Thank you for your consideration,

Sincerely,


Cliff Wong
199 Quintara Street
San Francisco, CA 94116



Exhibit J

Gavin Newsom, Mayor
Edwin M. Lee, Director

Department of Public Works
Office of the Director
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4645

ORDER NO. 175,566

Regulations for Issuing Excavation Permits for the Installation of Surface-Mounted Facilities in the Public Rights-Of-Way

The Department of Public Works (the "Department") has broad authority under Article 18 of the City and County of San Francisco Public Works Code to regulate the placement of utility facilities in the public rights-of-way. In addition, under Article 2.4 of the Public Works Code, any person excavating in the public rights-of-way must obtain an excavation permit and comply with any orders and regulations adopted by the Department that are necessary to preserve and maintain the public health, safety, welfare, and convenience.

The Department has received applications for excavation permits from a number of utility companies and City departments seeking to install surface-mounted facilities in the public rights-of-way. The Department is concerned that the installation of surface-mounted facilities in the public rights-of-way will impede travel on public streets, inconvenience property owners, create visual blight, or otherwise incommode the use of the public rights-of-way by the public.

The Department has consistently informed applicants and potential applicants for excavation permits that it is the Department's policy to require that such surface-mounted facilities be installed on private property or be placed underground to the extent either of these options is technologically and economically feasible. At the very least, the Department has required that applicants minimize the impact that the placement of any surface-mounted facilities will have on use of the public rights-of-way.

The Department adopts this Order to establish rules and regulations for excavators seeking permits to install such surface-mounted facilities in the public rights-of-way. In so doing, the Department will be better able to enforce this long-standing policy. The Department will also ensure that persons affected by the installation of such surface-mounted facilities will have an opportunity to be heard before the Department issues any permits.

Edwin M. Lee

Edwin M. Lee
Director of Public Works

Approved: August 17, 2005

**Regulations for Issuing Excavation Permits for the Installation of
Surface-Mounted Facilities in the Public Rights-Of-Way**

Section 1. Definitions.

- A. For purposes of this Order, the following terms, phrases, words, abbreviations their derivations, and other similar terms, when capitalized, shall have the meanings given herein:
1. "Aesthetic" means pleasing in appearance in the context of the surrounding area.
 2. "Applicable Law" means all applicable federal, state, and City laws, ordinances, codes, rules, regulations, orders, standard plans and specifications, as the same may be amended or adopted from time to time. Where applicable, Applicable Law also means the requirements contained in any franchise agreement, utility conditions permit or encroachment permit.
 3. "Applicant" means any person filing an application for a Permit to install a Surface-Mounted Facility in the Public Rights-of-Way. Unless expressly stated herein or otherwise prohibited by law, for the purpose of this Order Applicant shall include Municipal Applicant.
 4. "Approval," "Approve," or "Approved," when used with reference to City approval, mean the prior written approval of the Director unless another person or method for approval is specified herein or under Applicable Law. When used in reference to another agency, they mean the final approval of that agency as provided under Applicable Law.
 5. "City" means the City and County of San Francisco.
 6. "City Business Day" means any Monday through Friday that is not observed as an official holiday by the City.
 7. "Day" means any calendar day, unless a City Business Day is specified. For the purposes hereof, the time in which an act is to be performed shall be computed by excluding the first day and including the last. For the purposes hereof, if the time in which an act is to be performed falls on a Saturday, Sunday, or any day observed as an official holiday by the City, the time for performance shall be extended to the following City Business Day. For the purposes hereof, the time in which an act is to be performed shall be computed by excluding the first day and including the last.
 8. "Department" means the Department of Public Works.
 9. "Director" means the Director of the Department or his designee.
 10. "Graffiti" means any inscription, word, figure, marking or design that is affixed, marked, scratched, drawn or painted on a Surface-Mounted Facility, whether permanent or temporary, without the consent of the Applicant.

11. "Municipal Applicant" means any agency, board, commission, department, or subdivision of the City filing an application to install a Surface-Mounted Facility in the Public Rights-Of-Way.
12. "Order" means these Regulations for Issuing Excavation Permits for the Installation of Surface-Mounted Facilities in the Public Rights-Of-Way.
13. "Permit" means a permit to perform an excavation to install a Surface-Mounted Facility as it has been approved, amended, or renewed by the Department.
14. "Public Rights-Of-Way" means the area in, on, upon, above, beneath, within, along, across, under, and over the public, sidewalks, within the geographic area of the City in which the City now or hereafter holds any property interest, which is dedicated to public use.
15. "Public Works Code" means the City and County of San Francisco Public Works Code.
16. "Surface-Mounted Facility" means any Utility facility (physical element or structure) that installed, attached, or affixed in the Public Rights-of-Way on a site that is above the surface of the street, except a Utility pole or associated appurtenances. The term Surface-Mounted Facility shall not include transit shelters, ramps, and platforms, or traffic signal poles; but shall include other facilities installed in the Public Rights-of-Way for transportation purposes such as, but not limited to traffic signal controllers, communications hubs, back-up power supplies, switch controllers, electric service panels, and ticket vending machines.
17. "Utility" means any of the following services: electricity, gas, information, sewer, steam, telecommunications, high-speed Internet, voice over Internet protocol, video over Internet protocol, cable television, open video, water, or other services that require the provider to install facilities in the Public Rights-of-Way to serve its customers.

Section 2. Permit Required.

- A. An Applicant shall apply for and obtain a Permit and/or all other required regulatory permits and/or Approvals for placement of a Surface-Mounted Facility in the Public Rights-Of-Way that is regulated by the Department in accordance with this Order and Applicable Law, except that no Permit shall be required where the Applicant has applied for and obtained an encroachment permit as required under Applicable Law.
- B. Unless otherwise agreed to by the Department in writing, the requirements of this Section shall apply to an Application to install a Surface-Mounted Facility that is replacing an existing Surface-Mounted Facility, except where the new Surface-Mounted Facility will be placed on an existing foundation and the size of the new Surface-Mounted Facility shall be the same or smaller.

Section 3. Pre-Application Procedures for Obtaining Permits for Surface-Mounted Facilities.

A. Request for a Department Site Visit.

1. Prior to submitting an application for a Permit to construct a Surface-Mounted Facility, an Applicant shall request that the Department conduct a site visit to explore proposed locations for the Surface-Mounted Facility.
2. The Department will not conduct a site visit unless an Applicant sufficiently demonstrates to the Department (by submitting to the Department a complete copy of the form attached hereto as Exhibit A and incorporated by this reference) that it made a good faith effort to comply with each of the following requirements (unless the Department determines that any or all of the requirements of this Section should not apply to a particular Surface-Mounted Facility):
 - a. Prepared and submitted to the Department, or has on file with the Department, a plan, in a format specified by the Department, that shows all Surface-Mounted Facilities anticipated to be installed in the Public Rights-Of-Way in the next five years. Any Applicant that does not anticipate installing any other Surface-Mounted Facilities in the next five years shall submit a plan with a statement to that effect and shall immediately report any Surface-Mounted Facilities that are anticipated to the Department. The Department may refuse to conduct more than five site visits in a calendar year for any Applicant that has not completed a five-year plan.
 - b. Prepared and submitted to the Department plans showing all of the sizes and shapes of the cabinets proposed to be used for its Surface-Mounted Facilities. If the Applicant is seeking Approval of a larger cabinet of the Surface-Mounted Facility, the Applicant shall sufficiently demonstrate to the Department why the larger cabinet is necessary.
 - c. Surveyed the area to be serviced by a Surface-Mounted Facility to identify at least three locations on private property (including City-owned property) that may be appropriate for the installation of the Surface-Mounted Facility.
 - d. Contacted the owners of such properties to determine whether the owners will allow the Applicant to use the property to install the Surface-Mounted Facility.
 - e. Attempted to enter into an agreement with any interested property owner.
 - f. Attempted to place the Surface-Mounted Facility (or parts thereof) underground where such underground placement is technologically or economically feasible. An Applicant may satisfy the requirement contained in this Section by demonstrating to the satisfaction of the Director that it is not technologically or economically feasible for the Applicant to place the Surface-Mounted Facility (or parts thereof) underground. At a minimum, the Applicant must demonstrate to the Director that it conducted a thorough search for adequate underground technology.

- c. Ensuring that the Surface-Mounted Facility will not obstruct access to other facilities that are installed or the Department knows are to be installed in the Public Rights-Of-Way (whether above or below ground) by other entities including City departments and entities providing Utility services.
 - d. Placing the Surface-Mounted Facility in a location that is consistent with the placement criteria set forth in Exhibit B attached hereto and incorporated by this reference.
2. During the site visit, the Department will explore any proposed site for the Surface-Mounted Facility that has been identified by the Applicant and any other sites that are consistent with the placement criteria set forth in Exhibit B.
 3. Within five City Business Days of the site visit, the Department will notify the Applicant:
 - a. Whether any of the proposed locations are acceptable locations consistent with the guidelines set forth in Exhibit B.
 - b. How the proposed locations should be prioritized if more than one of the proposed locations are acceptable under the guidelines.
 - c. If the Department has any recommendations to minimize the Aesthetic affect of the Surface Mounted Facility of the streetscape including, but not limited to, a color for the Surface-Mounted Facility, any screening that should be installed around the Surface-Mounted Facility, any Aesthetic changes to the Surface-Mounted Facility itself or to its installation, and any opportunities for collocating the Surface-Mounted Facility.
 - d. If the Department will require the Applicant, pursuant to Section 3.C below, to notify the public of the proposed installation of the Surface-Mounted Facility prior to submitting an application for a Permit.

C. Notice of Intent to Submit Application.

1. If the Department so requires, prior to submitting an application for a Permit to install a Surface-Mounted Facility an Applicant shall notify the public of its intent to submit an application in the following manner:
 - a. The Applicant shall post the notice in conspicuous places along the Public Rights-Of-Way within 300 feet of either side of the fronting streets of any of the proposed locations for the Surface-Mounted Facility. An example of the area required to be noticed is attached hereto as Exhibit C and incorporated herein by this reference. A minimum of two notices shall be posted along the fronting streets in every direction. The Applicant shall ensure that the notices remain posted for 20 Days after they are first posted and shall remove the notices after the 20 Day notice period ends.

- b. The Applicant shall send the notice to any neighborhood association identified by the Department of City Planning for any neighborhood within 300 feet of any of the proposed locations for the Surface-Mounted Facilities.
 - c. If the Applicant is seeking a permit to install a Surface-Mounted Facility in any location prohibited by item numbers 14 through 18 of Exhibit B, the Applicant shall send the notice to the appropriate City agency identified in Exhibit D attached hereto and incorporated by this reference.
 - d. The Applicant shall send the notice to the Department at the following address: Bureau of Street-use and Mapping, 875 Stevenson Street, Room 460, San Francisco, California, 94103-0942 (Tel: (415) 554-5810; Fax: (415) 554-5843.
2. The notice shall be in a form to be approved by the Department and shall be similar to the form attached hereto as Exhibit E and incorporated herein by this reference. At a minimum, the notice shall contain the following information:
 - a. A picture of the Surface-Mounted Facility in each proposed location.
 - b. If there is more than one acceptable location for the Surface-Mounted Facility, the Applicant's order of preference for the proposed locations.
 - c. That the recipient has 20 Days from the date of notice to notify the Department that the recipient objects to any or all of the proposed locations for the Surface-Mounted Facility.

D. Notice of Site Approval.

Where the Department has Approved a site for a Surface Mounted Facility without requiring the Applicant to send a notice of intent to submit an Application, the Applicant shall instead notify the public of the location of the Approved site at least 30 Days prior to filing an application for a Permit. The notice shall comply with the requirements of Section 3.C.1 and Section 3.C.2 above.

E. Department Hearing.

1. An objection to an intent to submit an application will be timely if made by telephone or postmarked within 20 Days of the date of the notice. Within two City Business Days of the Department's receipt of an objection, the Department shall notify the Applicant by electronic mail of such objection.
2. If the Department receives a timely objection to the notice of intent to apply from the public, the Director will convene a hearing unless the Director in his sole discretion determines that the objection is frivolous or vexatious.
3. If the Director determines that a hearing is required, within ten days after receiving the objection the Director will issue a notice scheduling the hearing for a date that is no later than thirty days after the date of the notice. The hearing will be conducted in accordance with the following procedures:

- a. The Director will appoint an impartial hearing officer to conduct the hearing. The hearing officer will be experienced in conducting proceedings of this kind. The hearing officer shall take evidence and testimony from the Department, the Applicant, and any persons objecting to or supporting any of the proposed locations for the Surface-Mounted Facility.
 - b. The hearing officer will issue a report to the Director. In the report, the hearing officer will summarize the evidence and testimony and recommend that the Director either Approve one of the proposed locations for the Surface-Mounted Facility, or Approve one of the proposed locations provided that the Applicant make reasonable changes to the installation of the Surface-Mounted Facility consistent with Section 3.E.6.b below and Section 3.E.6.c below. The Director may adopt, modify, or reject the hearing officer's recommendation.
4. At the conclusion of the hearing, the hearing officer may keep the hearing open for up to 20 Days to consider additional evidence concerning other locations identified during the hearing. The Applicant and the Department will report to the hearing officer within three City Business Days after the hearing whether or not any of these locations are acceptable and shall provide a copy of the report to all persons participating in the hearing. If the Applicant and the Department determine that none of these locations are acceptable, the hearing officer shall close the hearing.
 5. If the Applicant and the Department determine that any of these proposed locations are acceptable, within three City Business Days of issuing the report to the hearing officer the Applicant will notify all persons owning or occupying any property located within 300 feet along either side of the fronting streets of the proposed locations and any neighborhood associations of the hearing. The notice shall be posted and mailed as required in Section 3.C.1 above. The notice shall state that: (a) the hearing officer may recommend to the Director that the Surface-Mounted Facility be installed in one of these proposed locations; and (b) any objection to these proposed locations must be in writing and must be sent to the Department within seven Days of the notice. The Department will provide a copy of such objections to the hearing officer, the Applicant, and all persons participating in the hearing.
 6. The hearing officer will base the recommendation, and the Director will base his determination, upon the following matters only:
 - a. Which of the proposed locations (if there is more than one) will have less of an impact on the convenience and necessities of the property owners and occupants in the immediate vicinity of the Surface-Mounted Facility.
 - b. Whether the Applicant could make any reasonable changes to the location of the Surface-Mounted Facility within the same frontage of the given address of the proposed location such that it will have less of an impact on the convenience and necessities of the property owners and occupants in the immediate vicinity of the Surface-Mounted Facility.

- c. Whether the Applicant could make any reasonable changes to the installation of the Surface-Mounted Facility at the proposed location that would address any of the objections.
 - d. Whether the Applicant could install the Surface-Mounted Facility in other acceptable locations (in accordance with Exhibit B) that are preferable to any of the proposed locations because use of such other acceptable locations will have less of an impact on the convenience and necessities of the property owners and occupants in the immediate vicinity of the Surface-Mounted Facility.
7. Within thirty days after the conclusion of the Director's hearing or any decision not to hold a hearing, the Department will notify the Applicant in writing which one of the proposed locations for the Surface-Mounted Facility the Director has Approved and whether the Director will require the Applicant to make reasonable changes to the installation of the Surface-Mounted Facility.

Section 4. Application Procedures for Obtaining Permits for Surface-Mounted Facilities.

- A. Any application that an Applicant submits to the Department for a Permit to install a Surface-Mounted Facility in the Public Rights-Of-Way shall contain, in addition to the information required under Article 2.4 of the Public Works Code and Department Order No. 171,442, the information set forth in Exhibit F attached hereto and incorporated by this reference.
 1. An Applicant may submit an application for a Permit to install a Surface-Mounted Facility if the Department does not require public notice under Section 3.C above, the Department does not receive a timely objection to the notice of intent to apply for a Permit under Section 3.E.1 above, or a proposed location for a Surface-Mounted Facility has been Approved under Section 3.E.7 above.
 2. The Department will process an application for a Permit to install a Surface-Mounted Facility for one of the approved sites in the manner set forth below and as shown in Exhibit G attached hereto and incorporated herein by this reference:
 - a. The Department will notify an Applicant within a reasonable time after receipt of an application to install a Surface-Mounted Facility whether the application is complete. If an application is not complete, the Department will return the application to the Applicant along with a checklist in the form attached hereto as Exhibit H and incorporated by this reference showing where the application is incomplete. The Applicant may complete the application and resubmit it at any time.
 - b. If the Department notifies an Applicant that an application is complete, the Applicant may apply for a Permit using the Department's electronic permitting system.
 - c. Within three City Business Days after receiving an application through the Department's electronic permitting system, the Department will notify the Applicant within whether the application has been Approved or denied.

3. The Department's Approval or denial of any Permit to install a Surface-Mounted Facility under this Order may be appealed to the Board of Permit Appeals pursuant to Section 4.106(b) of the City's Charter.

Section 5. Department Meetings.

Once a year the Department will convene a meeting with persons who submitted applications for Permits to install Surface-Mounted Facilities in the past year and any other interested persons to discuss issues related to the permitting and construction of Surface-Mounted Facilities in the Public Rights-Of-Way. The Department may also invite equipment vendors to the meeting. At such meetings, the Department will discuss any advancement in technology that would permit Applicants to install Surface-Mounted Facilities underground and any opportunities for Applicants to collocate their Surface-Mounted Facilities. The Department will also post a public notice of the meeting.

Section 6. Additional Permit Fees.

The Department has determined that processing an application for a Permit to install a Surface-Mounted Facility in accordance with the requirements of this Order will require the Department to incur expenses for employee time and materials in excess of those the Department generally incurs to process an application for a Permit. Pursuant to Public Works Code Section 2.4.43, in addition to all other fees required under Subarticle IV of Article 2.4 of the Public Works Code, the Department shall charge an Applicant filing an application for a Permit to install a Surface-Mounted Facility a pre-application site visit fee of \$75.00 for each site visit, an additional administrative fee of \$75.00 for any application Approved without a hearing, a hearing fee of \$150.00 for any application for which a Department hearing is required, and an additional hearing fee of \$100.00 if a hearing is continued to investigate other potential sites for a Surface-Mounted Facility.

Section 7. Applicant's Use of the Public Rights-Of-Way is Subordinate to City's Use.

A. Use of the Public Rights-Of-Way by an Applicant other than a Municipal Applicant for installation of a Surface-Mounted Facility shall be subordinate to any prior lawful occupancy and the continuing right of the City to use and occupy the Public Rights-Of-Way, or any part thereof, exclusively or concurrently with any other person or persons, and further subject to the public easement for streets and any and all other deeds, easements, dedications, conditions, covenants, restrictions, encumbrances, franchises and claims of title which may affect the Public Rights-Of-Way.

B. An Applicant shall not place a Surface-Mounted Facility in the Public Rights-Of-Way in a manner inconsistent with the Public Works Code, the rules, regulations, orders, and standard plans and specifications issued by the Department, other Applicable Law, or in such a way as to interfere with or incommode public use of the Public Rights-Of-Way or create visual blight.

C. When required to ensure the public health, safety or welfare, an Applicant shall at its own cost and expense temporarily or permanently remove, relocate, adjust, and/or support a Surface-Mounted Facility or any part thereof, to such other locations in the Public Rights-Of-Way, in such manner as appropriate and as may be approved by the City in writing and in advance, or otherwise required by the City. The City may not unreasonably withhold its approval of any plan for removal, relocation, adjustment, and/or support of a Surface-Mounted Facility ordered pursuant to this Section. Such removal, relocation, adjustment, and/or support shall be completed within the time and manner prescribed by the

City; however, where feasible the City may require the Applicant to follow the procedures set forth in this Order to obtain a new site for the Surface-Mounted Facility. If an Applicant does not remove, relocate, adjust, and/or support a Surface-Mounted Facility in the manner and time prescribed by the Department, the Department shall take all reasonable, necessary, and appropriate action, including removing the Surface-Mounted Facility, and may charge the Applicant the reasonable costs actually incurred including, but not limited to, administrative costs.

D. Whenever the Department requires an Applicant to remove, relocate, adjust, and/or support a Surface-Mounted Facility to ensure the public health, safety or welfare, the Applicant shall, after such work is complete, at its own cost and expense, promptly restore the Public Rights-Of-Way in accordance with Applicable Law. If an Applicant fails to restore the Public Rights-Of-Way in accordance with Applicable Law, the Department shall have the option to perform or cause to be performed such restoration in such manner as the Director deems expedient and appropriate on behalf of the Applicant and charge the actual costs incurred including, but not limited to administrative costs, to the Applicant.

E. Upon the receipt of a demand for payment by the Department, the Applicant shall reimburse the City for any costs incurred by the Department to remove a Surface-Mounted Facility, as required under Section 7.C above, or to restore the Public Rights-Of-Way, as required under Section 7.D above, or the costs may be deducted from the Applicant's deposit under Public Works Code Section 2.4.46(c).

Section 8. Maintenance and Abandonment of Surface-Mounted Facilities.

A. An Applicant shall be solely responsible for maintaining a Surface-Mounted Facility installed in the Public Rights-Of-Way in a clean and safe condition. The Applicant shall inspect each Surface-Mounted Facility installed in the Public Rights-Of-Way and shall repair any damage to or remove any Graffiti found on a Surface-Mounted Facility within three City Business Days after discovering such damage or Graffiti during an inspection or being notified that there is such damage to or Graffiti on a Surface-Mounted Facility.

B. In the event an Applicant fails to timely repair any damage to or remove Graffiti from a Surface-Mounted Facility as required in this Section, the Department shall have the option to perform or cause to be performed such repair or removal in such manner as the Director deems expedient and appropriate on behalf of the Applicant and to charge the Applicant the actual costs incurred, including but not limited to administrative costs.

C. An Applicant shall place a sign on all Surface-Mounted Facilities that shall contain the Applicant's name and provide a telephone number for people to call to notify the Applicant that there is damage to or Graffiti on a Surface-Mounted Facility. A telephone call to that number will be considered notice to the Applicant.

D. An Applicant shall maintain a written record of damage repair and Graffiti removal from Surface-Mounted Facilities in the Public Rights-Of-Way that contains the following information: (i) the date the damage/Graffiti was discovered; (ii) the location of the Surface-Mounted Facility; (iii) whether the discovery was made as a result of an inspection or from a report; and (iv) the date the damage was repaired or the Graffiti was removed. A copy of this written record shall be sent to the Department on a quarterly basis commencing on October 1, 2005.

E. An Applicant shall notify the Department or the Department may determine that a Surface-Mounted Facility has been abandoned. At the Department's direction, an Applicant shall promptly remove the abandoned Surface-Mounted Facility and restore City property as required by the Department and consistent with Applicable Law, at the Applicant's expense. If the Applicant fails to remove the abandoned Surface-Mounted Facility within a reasonable period of time after receiving such a demand from the Department, the Department may take all reasonable, necessary, and appropriate action to remedy the Applicant's failure to comply and may charge the reasonable costs actually incurred including, but not limited to administrative costs, to the Applicant.

F. Upon the receipt of a demand for payment by the Department, an Applicant shall reimburse the City for any costs incurred by the Department to remove Graffiti from a Surface-Mounted Facility, as required by Section 8.B above, or to remove an abandoned Surface-Mounted Facility, as required by Section 8.E above, or the costs may be deducted from the Applicant's deposit under Public Works Code Section 2.4.46(c).

Section 9. Additional Indemnity Requirements.

In addition to the indemnity contained in Public Works Code Section 2.4.23(b), or any other indemnity required by Applicable Law, an Applicant other than a Municipal Applicant shall protect, defend, indemnify, and hold harmless the City, its commissions, departments, officers, employees, and agents from and against any and all claims, actions, demands, liability, loss, fines, penalties, damages or expense (including reasonable attorney's fees), for claims for injury or damages (collectively "Claims"), including without limitation, Claims arising out of injury to or death of a person, or loss of or damage to real or personal property or to goodwill allegedly resulting from or arising, directly or indirectly out of the installation, maintenance or use of any Surface-Mounted Facility in the Public Rights-Of-Way authorized pursuant to Applicable Law. In addition to an Applicant's obligation to indemnify the City contained in Public Works Code Section 2.4.23(b) and in this Section, an Applicant other than a Municipal Applicant specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City from any Claim that actually or potentially falls within this indemnification provision, even if the allegations are or may be groundless, false or fraudulent; this obligation arises at the time such claim is tendered to the Applicant by the City and continues at all times thereafter. An Applicant's indemnity obligations hereunder shall continue for so long as the Applicant continues to maintain and use any Surface-Mounted Facility in the Public Rights-Of-Way.

Section 10. Additional Insurance Requirements.

A. Without in any way limiting the requirement that an Applicant indemnify the City pursuant to the Section 9 above, and in addition to the insurance obligation contained in Public Works Code Section 2.4.23(c) or any other insurance required by Applicable Law, an Applicant other than a Municipal Applicant must maintain in force, for so long as the Applicant continues to maintain and use any Surface-Mounted Facility in the Public Rights-Of-Way, insurance in the following amounts and coverages:

1. Workers' Compensation, with Employers' Liability Limits not less than \$1,000,000 each accident.

2. Commercial General Liability Insurance with limits not less than \$2,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Contractual Liability, Personal Injury, Products and Completed Operations.
 3. Business Automobile Liability Insurance with limits not less than \$2,000,000 each occurrence Combined Single Limit for Bodily Injury and Property Damage, including Owned, Non-Owned and Hired auto coverage, as applicable.
- B. Commercial General Liability and Business Automobile Liability Insurance policies must provide the following:
1. Name as Additional Insured the City, its officers, agents, and employees.
 2. That such policies are primary insurance to any other insurance available to the Additional Insureds, with respect to any claims arising out of this Agreement, and that insurance applies separately to each insured against whom claim is made or suit is brought.
 3. That the City is entitled to 30 days' advance written notice if the policy should be canceled or materially changed.
- C. Should any of the required insurance be provided under a form of coverage that includes a general annual aggregate limit or provides that claims investigation or legal defense costs be included in such general annual aggregate limit, such general annual aggregate limit shall be double the occurrence or claims limits specified above.
- D. In the event an Applicant fails to maintain insurance as required herein, the Department may revoke the Applicant's authority to maintain and use any Surface-Mounted Facility in the Public Rights-Of-Way. Upon such revocation, an Applicant shall remove any Surface-Mounted Facility previously installed in the Public Rights-Of-Way, as required Section 7.C above, and restore the Public Rights-Of-Way, as required in Section 7.D above.

**EXHIBIT A
PRE-SITE VISIT CHECKLIST**

City and County of San Francisco



**Department of Public Works
Bureau of Street-Use & Mapping**

**Surface-Mounted Facility
Pre-Site visit Checklist**

Applicant Name: _____ ADDRESS: _____

Contact Name: _____ TEL. NO.: _____

Date: _____ Proposed Location: _____

- 1. Five-year plan or letter indicating no additional work is planned for the next five years is on file.
- 2. Verification that cabinet size is consistent with the plans on file.
- 3. Verification of attempts to place Surface-Mounted Facility on private property (at least 3 locations). Please attach the following:
 - a. Copy of letter mailed to property owners
 - b. Copy of mailing list
 - c. Statement verifying date of mailing
 - d. Copy of responses from property owners
 - e. Verification of attempt to enter into an agreement with any interested property owners
- 4. Verification of attempts to place Surface-Mounted Facility underground.
- 5. Verification of attempts to collocate the Surface-Mounted Facility.
- 6. Verification of special requirements that limit the possible locations for the Surface-Mounted Facility.
- 7. Verification that proposed locations conforms to the placement guidelines.
- 8. Verification that an existing Surface-Mounted Facility could/could not be removed.

ITEM NOS. _____ not required. Request for site visit is accepted AND Site visit is scheduled for: _____, 2005 with: _____ Tel. No.: _____ <input type="checkbox"/> Request for site visit is denied <input type="checkbox"/> Site visit not required because: _____ Reviewed By: _____ Tel. No.: _____

EXHIBIT B

SURFACE-MOUNTED FACILITY PLACEMENT GUIDELINES

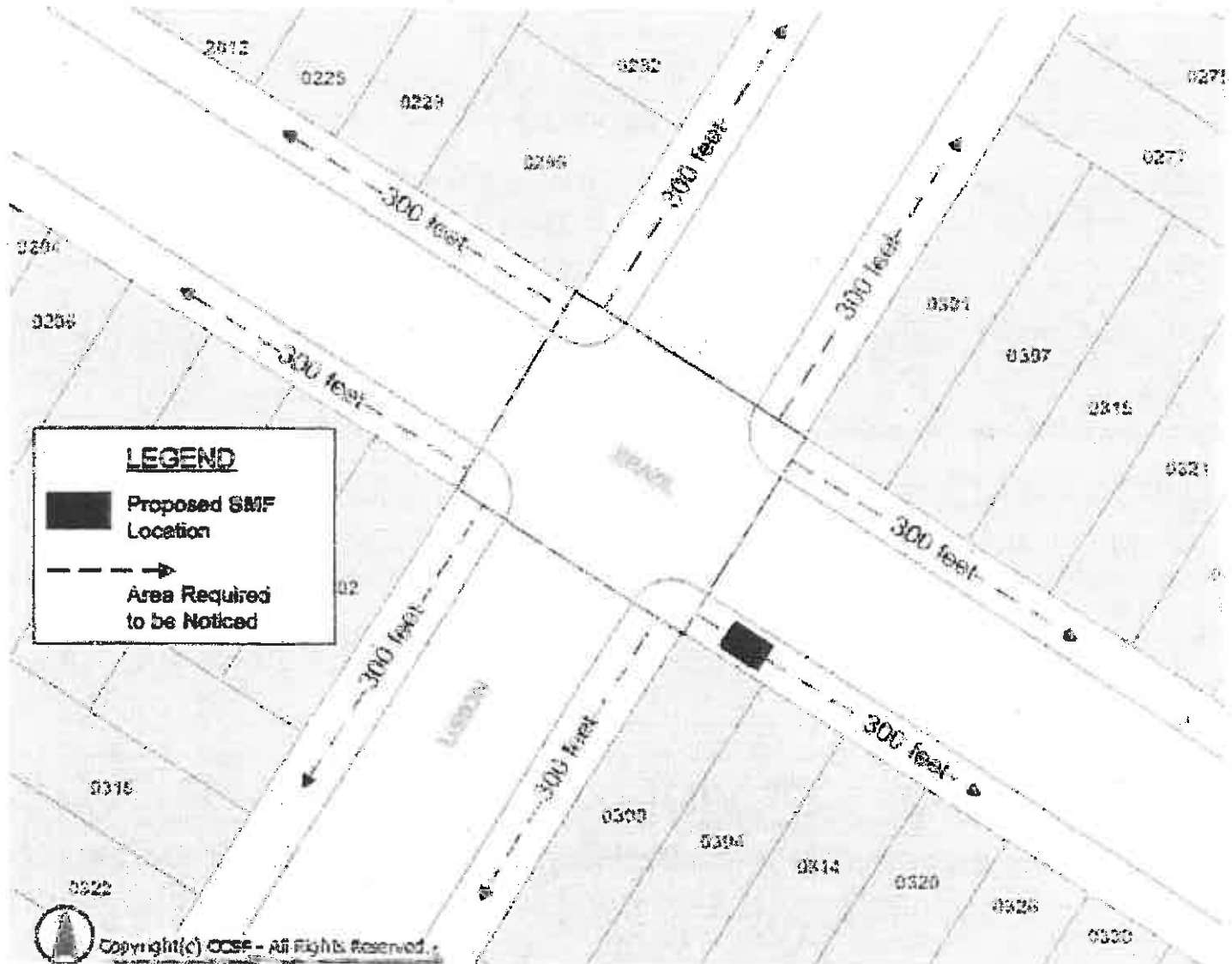
The following are guidelines for the Department to use during a site visit to determine acceptable locations for Surface-Mounted Facilities in the Public Rights-of-Way. The Department is not required to apply any guideline that the Department determines is not applicable to a particular installation of a Surface-Mounted Facility.

1. Surface-Mounted Facilities shall be no larger than is reasonably necessary to contain and protect the required equipment.
2. Surface-Mounted Facilities shall not obstruct pedestrians. A minimum of four feet (4') of pedestrian clearance (free of all obstacles for a clear path of travel, unobstructed pedestrian walkway) shall be maintained at all times.
3. Surface-Mounted Facilities shall not intrude on pedestrian "clear zones" at street corners.
4. Surface-Mounted Facilities shall be set back a minimum of five feet (5') from edge of crosswalk areas.
5. Surface-Mounted Facilities shall be set back a minimum of eighteen inches (18") from the face of the curb.
6. Surface-Mounted Facilities shall be set back a minimum of eight feet (8') from any fire escape and/or fire exit.
7. Surface-Mounted Facilities shall be set back a minimum of five feet (5') from any fire hydrant, driveway, curb ramp, or blue zone parking space.
8. Surface-Mounted Facilities shall be set back a minimum of forty inches (40") from any other above-ground structure not otherwise specified herein including, but not limited to, street light poles, parking meters, trees, etc.
9. Surface-Mounted Facilities shall be set back a minimum of sixty feet (60') from any Municipal Railway transit shelter and/or kiosk, unless the location of the Surface-Mounted Facility is coordinated with the transit shelter and/or kiosk.
10. Surface-Mounted Facilities shall be set back a minimum of five feet (5') from any certified street artist's designated area per list to be provided by the Department (which list is complete only as of the date of this order and will be updated when any new street artist's designated areas are established).
11. Surface-Mounted Facilities shall be set back a minimum of sixty feet (60') from any public art work under the jurisdiction of the Arts Commission of San Francisco, except for public art on kiosks, per the San Francisco Civic Art Collection published by the Arts Commission of San Francisco (which book is complete only as of the date of this order and will be updated when any new public art works are established).
12. Surface-Mounted Facilities shall not be placed over any storm drain or other utility facility.
13. Surface-Mounted Facilities shall not obstruct the view of any traffic sign, wayfinding sign, traffic signal or any other existing facility.
14. Surface-Mounted Facilities shall not be placed on the property of, or adjacent to a designated local, State or National Historic Landmark. For the purposes of applying the limitations and conditions specified in this paragraph, in relation to any specific location, the word adjacent shall mean on the same side of the street and in front of the subject building or in front of the next building on either side.
15. Surface-Mounted Facilities shall not be placed in Local Historic Districts listed in Appendices B-L of Article 10 of the San Francisco Planning Code.

16. Surface-Mounted Facilities shall not be placed in Conservation Districts designated in Appendices E-J of Article 11 of the San Francisco Planning Code.
17. Surface-Mounted Facilities shall not be placed in California Register Historic Districts, National Historic Districts, and National Register Historic Districts.
18. Surface-Mounted Facilities shall not front the boundaries of a park, recreation area, or open space.
19. Surface-Mounted Facilities shall be either stainless steel or painted to match the color used for City structures in the vicinity (e.g., JCDcaux green, Embarcadero blue) unless otherwise specified by the Department and shall have graffiti-proof coating.
20. Surface-Mounted Facilities shall be screened by landscaping where appropriate for the neighborhood and required by the Department.
21. Surface-Mounted Facilities shall not unreasonably affect the aesthetic character of neighborhoods or the natural character of regional open spaces in accordance with the City and County of San Francisco General Plan.
22. Surface-Mounted Facilities may be placed in local, State or National Historic Landmarks as discussed in No. 14 above, Local Historic Districts as discussed in No. 15 above, Conservation Districts as discussed in No. 16 above, and California Register Historic Districts, National Historic Districts, National Register Historic Districts as discussed in No. 17 above, and parks, recreation areas, and open spaces as discussed in No. 18 above, if they are to be collocated with existing transit shelters, kiosks, or other street furniture, provided that the size and footprint of the existing facility is not unreasonably increased by the addition of the Surface Mounted Facility.

EXHIBIT C

Example of Area Required to be Noticed



The Applicant shall post the notice in conspicuous places along the Public Rights-Of-Way for a distance of 300 feet on both sides of the street in all directions of the proposed location(s) for the Surface-Mounted Facility. A minimum of two notices shall be posted along the fronting streets in every direction.

EXHIBIT D

City Department Notification

If the Applicant is seeking to install a Surface Mounted Facility on the property of, or adjacent to a designated local, State or National Historic Landmark; in a Local Historic District listed in Appendices E-L of Article 10 of the San Francisco Planning Code; in a Conservation Districts designated in Appendices E-J of Article 11 of the San Francisco Planning Code; in a California Register Historic District, a National Historic District, or a National Register Historic District, the Applicant shall send notice to the following City departments:

Department of City Planning
1660 Mission, Suite 500
San Francisco, CA 94103

Landmarks Preservation Advisory Board
The Planning Department Preservation Coordinator
1660 Mission Street, Suite 500
San Francisco, CA 94103

Preservation Coordinator 415-558-6338
Landmarks Board Recording Secretary 415-558-6266

San Francisco Arts Commission
25 Van Ness Ave, Ste 240
San Francisco CA 94102
415-252-2591

If the Applicant is seeking to install a Surface Mounted Facility in front of the boundaries of a park, recreation area, or open space, the Applicant shall send notice to the following City departments:

Department of Recreation and Parks
Planning Unit
501 Stanyan Street
San Francisco, CA 94117
Tel: (415) 831-2700
Fax: (415) 666-7130

Department of City Planning
1660 Mission, Suite 500
San Francisco, CA 94103

EXHIBIT E

COMPANY/AGENCY NAME
MAILING ADDRESS

IMPORTANT NOTICE

CONCERNING YOUR RIGHTS

DATE:

Dear San Francisco Resident:

(Company/Agency Name) has filed an application with the San Francisco Department of Public Works (DPW) for a permit to install a (unit name/description) at one of the following proposed locations: (location/address). A photograph of the Surface Mounted Facility (SMF) in each of the proposed locations and the specifications for the SMF are shown on the next page.

(Briefly describe the nature of the use of the facility and consequence of not installing)

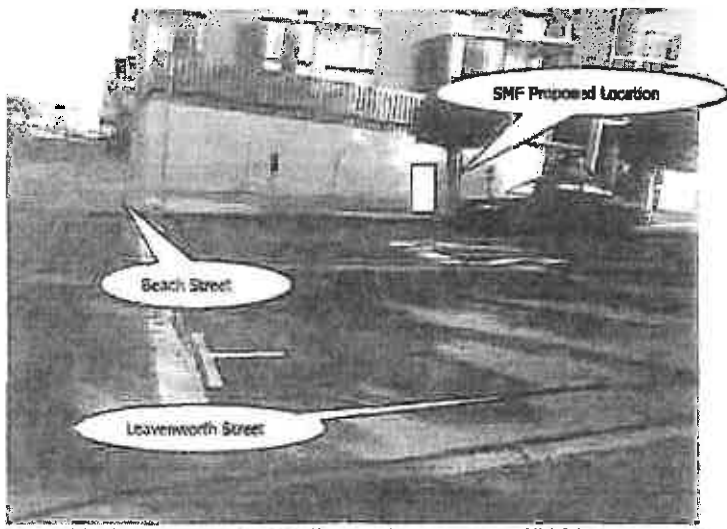
(Briefly provide information about the safety of the cabinet/unit)

If you object to the installation of the SMF at any of the proposed locations, you must notify the Department of Public Works of your objection either by phone at (415) xxx-xxxx554-7222 or by mail at the Bureau of Street-use and Mapping, 875 Stevenson Street, Room 460410, San Francisco, California 94103-0942. You have 20 days from the date of this notice to either telephone or send written notice of your objection to DPW. DPW will not consider any objection unless it is made within this 20-day period.

If you submit an objection, DPW may convene a hearing to determine whether the permit for placement of the SMF should be issued. DPW will commence any such hearing within 40 days after the receipt of any objections. You will have the opportunity to express your concerns about the SMF at the hearing should you choose to attend.

Thank you,

Company/Agency Representative
Address & Phone



cabinet is 43" W x 75" H x 41" D, pedestal is 24" W x 48" H x 17" D.

EXHIBIT F
Surface-Mounted Facility Application Check List

Each application for a Permit to install a Surface-Mounted Facility (SMF) shall contain the following information:

- a. Transmittal letter containing the following information:
 - i. Identification of proposed location of SMF
 - ii. Type of cabinet (include specification if not on file with the Department of Public Works)
 - iii. Date of site visit
 - iv. Name, address, telephone number, facsimile number and e-mail address for contact person
- b. Drawing showing each of the following:
 - i. Street name
 - ii. Names of cross streets
 - iii. Face of curb (FOC)
 - iv. Property lines (PLs)
 - v. Distance from FOC to face of the SMF
 - vi. Distance from FOC to PLs
 - vii. Distance from FOC to back of the SMF
 - viii. Locations and dimensions of existing above-ground street furniture (utility poles, bus shelters, fire hydrants, garbage receptacles, parking meters, etc) and distance from the proposed location of the SMF
 - ix. Locations and dimensions of existing underground utility facilities (vaults, manholes, handholds, meters, etc.) and distance from the proposed location of the SMF
 - x. Distance from nearest cross street to the SMF
 - xi. Identification of SMF type and dimensions
 - xii. Color of the SMF
 - xiii. Screening or aesthetic changes required by the Department
- c. Photographs of the SMF in the proposed location showing the following:
 - i. Front view of the SMF
 - ii. Side view of the SMF
 - iii. View of the SMF in relation to the nearest building or other structure
- d. The location of any SMF to be removed

EXHIBIT G

Surface Mounted Facilities Application Process

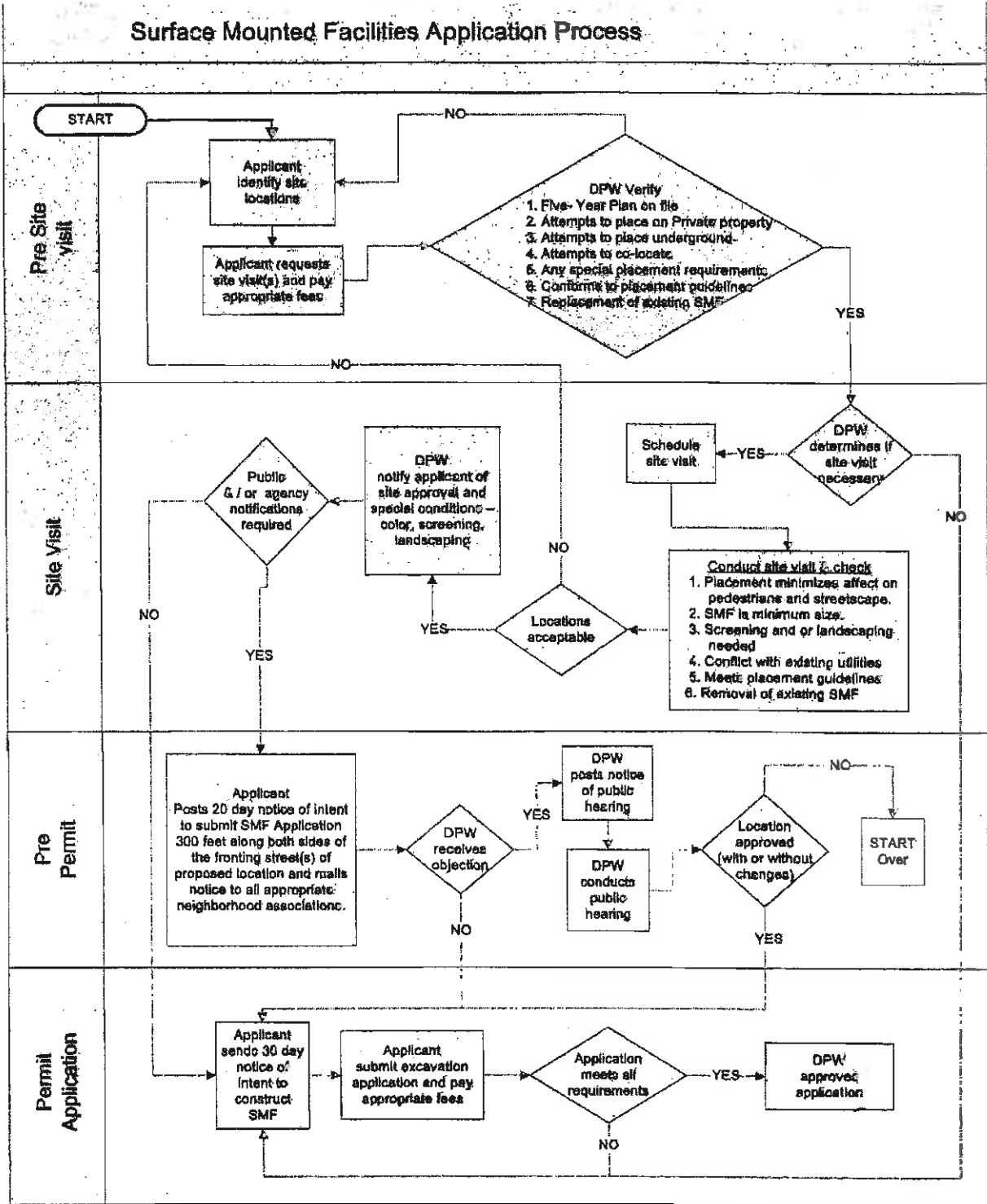


EXHIBIT H
Application Deficiency Checklist

SURFACE-MOUNTED FACILITY APPLICATION
DEFICIENCY NOTICE

Applicant Name: _____ Contact Name: _____ Tel. No: _____

Proposed Location: _____

The application package is deficient for the reasons indicated below and is returned to: _____

On: _____ By: _____ Tel: _____

No. _____

1. Transmittal letter is missing the following information:
 - a. Identification of proposed location of Surface Mounted Facility (SMF)
 - b. Type of cabinet (include specification if not on file with the Department of Public Works)
 - c. Date of site visit
 - d. Name, address, telephone number, facsimile number and e-mail address for contact person.
 - e. Other: _____

2. Detailed Drawing is missing the following information:
 - a. Street name
 - b. Name of cross streets
 - c. Face of curb (FOC)
 - d. Property lines (PLs)
 - e. Distance from FOC to face of the SMF
 - f. Distance from FOC to PLs
 - g. Distance from FOC to back of the SMF
 - h. Locations of existing aboveground street furniture (utility poles, bus shelters, fire hydrants, garbage receptacles, parking meters, etc) and distance from the proposed location of the SMF.
 - i. Locations of existing underground utility facilities (vaults, manholes, handholds, meters, etc.) and distance from the proposed location of the SMF.
 - j. Distance from nearest cross street to the SMF.
 - k. Other: _____

3. Photographs of the SMF in the proposed location is missing the following:
 - a. Front view of the SMF
 - b. Side view of the SMF
 - c. View of the SMF in relation to the nearest building or other structure
 - d. Other: _____

Location of SMF is incorrect. Explain: _____

Exhibit K

The siting process required by the SMF Order occurs prior to an application for an excavation permit under Article 2.4 of the Public Works Code. DPW will not approve an excavation permit application for an SMF unless the site has been approved through the SMF process.

The purpose of the SMF Order is to "minimize the impact that the placement of any surface-mounted facilities will have on use of the public rights-of-way." Consistent with this purpose, the siting process in the SMF Order serves two basic functions.

The first function is to ensure that an SMF is sited at a location that will have the least negative impact on the surrounding neighborhood. In order to do so, it is generally necessary for the applicant to locate more than one suitable location. The following sections of the SMF Order contemplate that the purpose of the process is for the Director to choose among various proposed locations for a single SMF: (i) allowing DPW to require a site visit to "identify appropriate locations" for the proposed SMF (section 3.B.1.a); (ii) requiring public notice of the applicant's "proposed locations" for the SMF (section 3.C.1.a); and (iii) authorizing the hearing officer to choose the best of the proposed locations, keep the hearing open to consider other proposed locations, and take into account whether there are other preferable locations that had not been considered (sections 3.E.4-6).

The second function is to ensure that local residents and property owners have the opportunity to participate in the location selection process. The following sections of the SMF Order contemplate that DPW will not choose a proposed location unless affected local residents and property owners are given the opportunity both to object to the applicant's proposed locations and propose alternate locations: (i) requiring the applicant to post notice of all proposed locations for a single SMF (section 3.C.1.a); (ii) allowing any person to object to



Marc D. Blackeman
Regional Vice President
External Affairs

AT&T California
525 Market Street
Suite 1923
San Francisco, CA 94105

T: 415.778.1230
F: 415.543.3766
mb3878@att.com
www.att.com

Exhibit L

July 19, 2011

Department of Public Works
1 Dr. Carlton B. Goodlett Place
City Hall, Room 348
San Francisco, CA 94102

Re: Memorandum of Understanding for AT&T Lightspeed Network Upgrade in the City of San Francisco

This Memorandum of Understanding is provided by AT&T California to the City and County of San Francisco to memorialize the terms that AT&T is voluntarily proposing and agreeing to in connection with its City-wide upgrade of its existing telecommunications network, referred to as the Lightspeed upgrade.

The commitments contained in this Memorandum are voluntary and do not change the project description, but rather provide additional notice and community outreach in conjunction with the City's existing Surface Mounted Facilities Order, and a commitment to hire local workers, and to pay the City's cost in addressing the Lightspeed upgrade. AT&T offers these voluntary commitments in this unique situation.

AT&T acknowledges and agrees to voluntarily limit the Lightspeed upgrade to 495 Lightspeed cabinets initially. These 495 cabinet locations will be consistent with the 726 locations detailed in AT&T's CEQA application. In order to determine which locations it will construct, AT&T will work with the city, community organizations, neighborhood associations and residents to determine the best locations for potential cabinets and will not build locations where there is significant community opposition to the placement of additional cabinets. Once 495 Lightspeed cabinets are constructed, AT&T will confer with the Supervisors in whose districts additional cabinets would be placed and the Director of DPW before filing any permit applications for any additional cabinets.

I. Background

Since 2006, AT&T has been seeking excavation permits from the Department of Public Works (DPW) to install telecommunications cabinets that will allow AT&T to provide improved telecommunications services to City residents. DPW had begun issuing these permits under the Surface Mounted Facilities Order, but stopped processing the permits so that the City's Planning Department could review the City-wide upgrade under the California Environmental

We too will provide notice to the board members.

Planning Department could review the City-wide upgrade under the California Environmental Quality Act (CEQA). In 2008, the Planning Department reviewed a proposal to upgrade the entire City and determined that the project was categorically exempt pursuant to CEQA Guidelines Section 15303. The Board of Supervisors heard an appeal of this determination and, based on feedback AT&T received through the appeal process, AT&T revised and resubmitted its proposal.

The revised proposal reduced the size and number of the cabinets, including removing all cabinets located in historic districts and reducing the total number by refining the build plan, provided additional mounting and screening options, increased the flexibility as to the locations where the cabinets can be sited, and AT&T withdrew all permits that it had received to date from DPW. AT&T also conducted a significant amount of community outreach to explain the purpose and extent of the upgrade. In February 2011, the Planning Department found this revised proposal to be exempt from CEQA pursuant to CEQA Guidelines Section 15303. A new appeal was filed in March 2011. In conjunction with consideration of that appeal, AT&T has spoken with several Supervisors and offers the following additional commitments in response to comments it has received.

II. Commitments by AT&T

A. **Commitments Beyond the Surface Mounted Facilities Order**

The City has the most robust permitting process that AT&T has found in any jurisdiction under DPW's Surface Mounted Facilities Order. However, AT&T is hereby voluntarily agreeing to the following requirements for processing and enhancing the Lightspeed network build as part of the DPW Surface Mounted Facilities Order.

1. **Additional Notice for Each Cabinet Site**

AT&T will voluntarily mail notice required under the Surface Mounted Facilities Order to property owners and residents within 300 feet of the proposed locations (this is consistent with AT&T prior commitment). AT&T will conduct a pre-application community meeting and site walk with interested parties for each cabinet location. AT&T will also meet on-site with DPW and any member of the public who has concerns with a proposed cabinet location.

Once a location is permitted by DPW, AT&T will provide pre-construction notice to residents within 300 feet via door hangers (this is also consistent with AT&T prior commitment).

2. **Provision of Information to the Public in General**

AT&T will maintain a public website containing information about the upgrade. AT&T will maintain a project manager and email and phone contact information for public inquiries regarding the upgrade.

AT&T commits to attending and presenting at an informational hearing before the Board of Supervisors after year one, and again after year two, of the upgrade to gather information on what works and what needs improving in the community outreach and permitting process.

3. Additional Cabinet Siting Considerations

AT&T, when siting any cabinet, will first look for available alley space or non-sidewalk public right of way. Working with DPW and the community, consistent with Surface Mounted Facilities Order Section 3.B.a and 3.B.b. and the City's Better Streets Plan, AT&T is willing to collaboratively consider various screen options, including but not limited to decorative bollards, community signage, trellises, bulb-outs, public seating, consolidated news racks and participation in the Façade Improvement/Community Challenge Grant program. AT&T will maintain hardscape structures so they structural sound. By this letter, AT&T is agreeing that it will not object to such design requirements as conditions to the City's permit approval.

AT&T will coordinate with Friends of the Urban Forest for potential greening projects at Lightspeed cabinet locations and will coordinate with City Departments on screening in a manner consistent with future streetscape and neighborhood beautification projects where appropriate.

AT&T will annually provide information about its vendors that offer undergrounding technologies and the feasibility of undergrounding future AT&T equipment upon request.

AT&T will work cooperatively with City officials, DPW, and interested residents and community organizations in determining the best location to place Lightspeed cabinets.

B. Commitment to Hire Local Workforce

AT&T will commit to continued marketing of vacancies in local and niche Job Boards that provide opportunities to the local population of San Francisco. This would include connecting with the San Francisco CityHire program to make certain that their base of Job Seekers are given full advantage of external AT&T opportunities in the San Francisco area. To the extent reasonably possible given the number and qualifications of local residents, consistent with all of AT&T's existing legal, regulatory, and contractual obligations, AT&T will hire residents of San Francisco to fill at least 33 percent of the new jobs created for the purpose of installing U-verse service in the City of San Francisco within two years after the execution date of this MOU.

C. Commitment to Pay Cost of Lightspeed Permit Processing

To address the City's cost of processing Lightspeed applications, consistent with Municipal Code Section 2.4.43, AT&T will reimburse time and materials for the City's review and processing of Lightspeed permits including coordination that may be necessary between City departments.

D. Commitment to Pay Cost of Graffiti Removal

As stated in our project description, AT&T strives to remove graffiti within 48 hours of being notified. AT&T will also comply with Section 8 of the Surface Mounted Facilities Order with respect to graffiti removal standards. If AT&T fails to remove such graffiti within the timeframe required by the Surface Mounted Facilities Order, a City employee that complies with AT&T's policies and procedures for graffiti removal may remove such graffiti from a Lightspeed cabinet and AT&T will reimburse the City for its costs. For five years following the date of this Memorandum, AT&T will provide a \$25,000 bond or other security acceptable to AT&T and the City for graffiti removal done by the City in compliance with this paragraph and will replenish that fund if the balance falls below \$10,000.

E. Commitment to Pay Cost of Cabinet Relocation

Consistent with state law, AT&T will pay the cost of relocation of any Lightspeed cabinet when required for a governmental use.

Lastly, we also want to address a misconception that AT&T is not paying to use the public right-of-way. Under state law, AT&T pays 5 percent of its gross revenue receipts on their video product for the use of the public right-of-way. This requirement is set by state law.

AT&T is committed to implementing the Lightspeed upgrade in the City of San Francisco in a manner that includes San Francisco residents and its community leaders. With the above commitments, we are confident that the upgrade will be conducted in a manner that fully informs the public and effectively brings improved telecommunications services which are sorely needed in the City.

Sincerely,

Marc Blakeman

Regional Vice President - External Affairs

Exhibit M

ELEMENT

*of the San Francisco
General Plan*



RECREATION & OPEN SPACE



FINAL April 2014

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I.

SUMMARY OF OBJECTIVES & POLICIES

OBJECTIVE 1

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM

POLICY 1.1

Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.

POLICY 1.2

Prioritize renovation in highly-utilized open spaces and recreational facilities and in high needs areas.

POLICY 1.3

Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

POLICY 1.4

Maintain and repair recreational facilities and open spaces to modern maintenance standards.

POLICY 1.5

Prioritize the better utilization of McLaren Park, Ocean Beach, the Southeastern Waterfront and other underutilized significant open spaces.

POLICY 1.6

Support the continued improvement of Golden Gate Park while preserving the beauty of its landscape.

POLICY 1.7

Support public art as an essential component of open space design.

POLICY 1.8

Support urban agriculture and local food security through development of policies and programs that encourage food production throughout San Francisco.

POLICY 1.9

Preserve sunlight in public open spaces.

POLICY 1.10

Ensure that open space is safe and secure for the City's entire population.

POLICY 1.11

Encourage private recreational facilities on private land that provide a community benefit, particularly to low and moderate-income residents.

POLICY 1.12

Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

POLICY 1.13

Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

POLICY 2.1

Prioritize acquisition of open space in high needs areas.

POLICY 2.2

Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all San Franciscans.

POLICY 2.3

Provide recreational programs that are responsive to community needs and changing demographics.

POLICY 2.4

Support the development of signature public open spaces along the shoreline.

POLICY 2.5

Encourage the development of region-serving open spaces in opportunity areas: Treasure Island, Yerba Buena Island, Candlestick and Hunters Point Shipyard.

POLICY 2.6

Support the development of civic-serving open spaces.

POLICY 2.7

Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.

POLICY 2.8

Consider repurposing underutilized City-owned properties as open space and recreational facilities.

POLICY 2.9

Address physical and bureaucratic barriers to opening schoolyards as community open space during non-school hours.

POLICY 2.10

Improve access to and level of activity provided at San Francisco reservoirs.

POLICY 2.11

Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.

POLICY 2.12

Expand the Privately-owned Public Open Spaces (POPOS) requirement to new mixed-use development areas and ensure that spaces are truly accessible, functional and activated.

OBJECTIVE 3.**IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE****POLICY 3.1**

Creatively develop existing publicly-owned right-of-ways and streets into open space.

POLICY 3.2

Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.

POLICY 3.3

Develop and enhance the City's recreational trail system, linking to the regional hiking and biking trail system and considering restoring historic water courses to improve stormwater management.

POLICY 3.4

Encourage non-auto modes of transportation – transit, bicycle and pedestrian access—to and from open spaces while reducing automobile traffic and parking in public open spaces.

POLICY 3.5

Ensure that, where feasible, recreational facilities and open spaces are physically accessible, especially for those with limited mobility.

POLICY 3.6

Maintain, restore, expand and fund the urban forest.

OBJECTIVE 4.**PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT VALUE, AND ECOLOGICAL INTEGRITY OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM****POLICY 4.1**

Preserve, protect and restore local biodiversity.

POLICY 4.2

Establish a coordinated management approach for designation and protection of natural areas and watershed lands.

POLICY 4.3

Integrate the protection and restoration of local biodiversity into open space construction, renovation, management and maintenance.

POLICY 4.4

Include environmentally sustainable practices in construction, renovation, management and maintenance of open space and recreation facilities.

OBJECTIVE 5.**ENGAGE COMMUNITIES IN THE STEWARDSHIP OF THEIR RECREATION PROGRAMS AND OPEN SPACES****POLICY 5.1**

Engage communities in the design, programming and improvement of their local open spaces, and in the development of recreational programs.

POLICY 5.2

Increase awareness of the City's open space system.

POLICY 5.3

Facilitate the development of community-initiated or supported open spaces.

POLICY 5.4

Reduce governmental barriers to community-initiated recreation and open space efforts.

POLICY 5.5

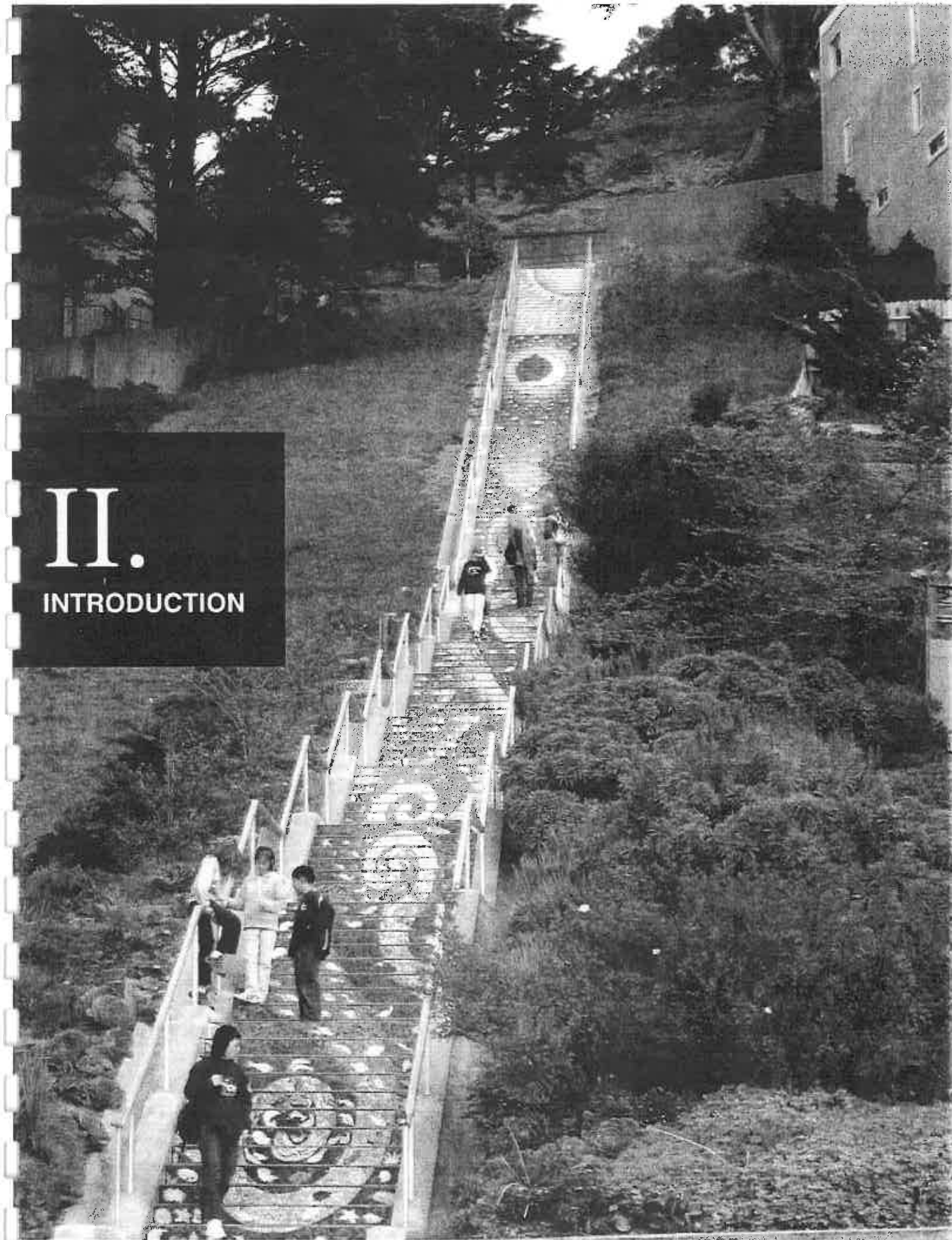
Encourage and foster stewardship of open spaces through well-run, active volunteer programs.

OBJECTIVE 6.**SECURE LONG-TERM RESOURCES AND MANAGEMENT FOR OPEN SPACE ACQUISITION, AND RENOVATION, OPERATIONS, AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE****POLICY 6.1**

Pursue and develop innovative long-term funding mechanisms for maintenance, operation, renovation and acquisition of open space and recreation.

II.

INTRODUCTION





With its dramatic physical setting comprised of hilltops and mountains, surrounded by the bay and ocean, with nature woven through the landscape, San Francisco has an intrinsic connection with its environment. The opportunity the City provides to move outside and connect with nature has drawn countless thousands here over time, and that draw continues today.

As our City grows, we must not lose sight of these very qualities. If San Francisco is to continue to offer its residents, visitors, and workers a vibrant, civic, livable environment connected with the wonders of the natural world, we need a framework that ensures a world-class open space system. The goal of the City's Recreation and Open Space Element is to continue the City's legacy of fine parks and recreational opportunities, and guide the City's future decisions so they improve that open space system for the benefit of everyone.

Why Is Recreation and Open Space Important?

Recreation and open space are critical components of any community's quality of life; for San Franciscans they are defining elements of the City itself. The City's open space system provides places for recreation, activity and engagement, for peace and enjoyment, and for freedom and relief from the built world. It serves the social and environmental health of the City, providing a sustainable environment. Among its benefits:

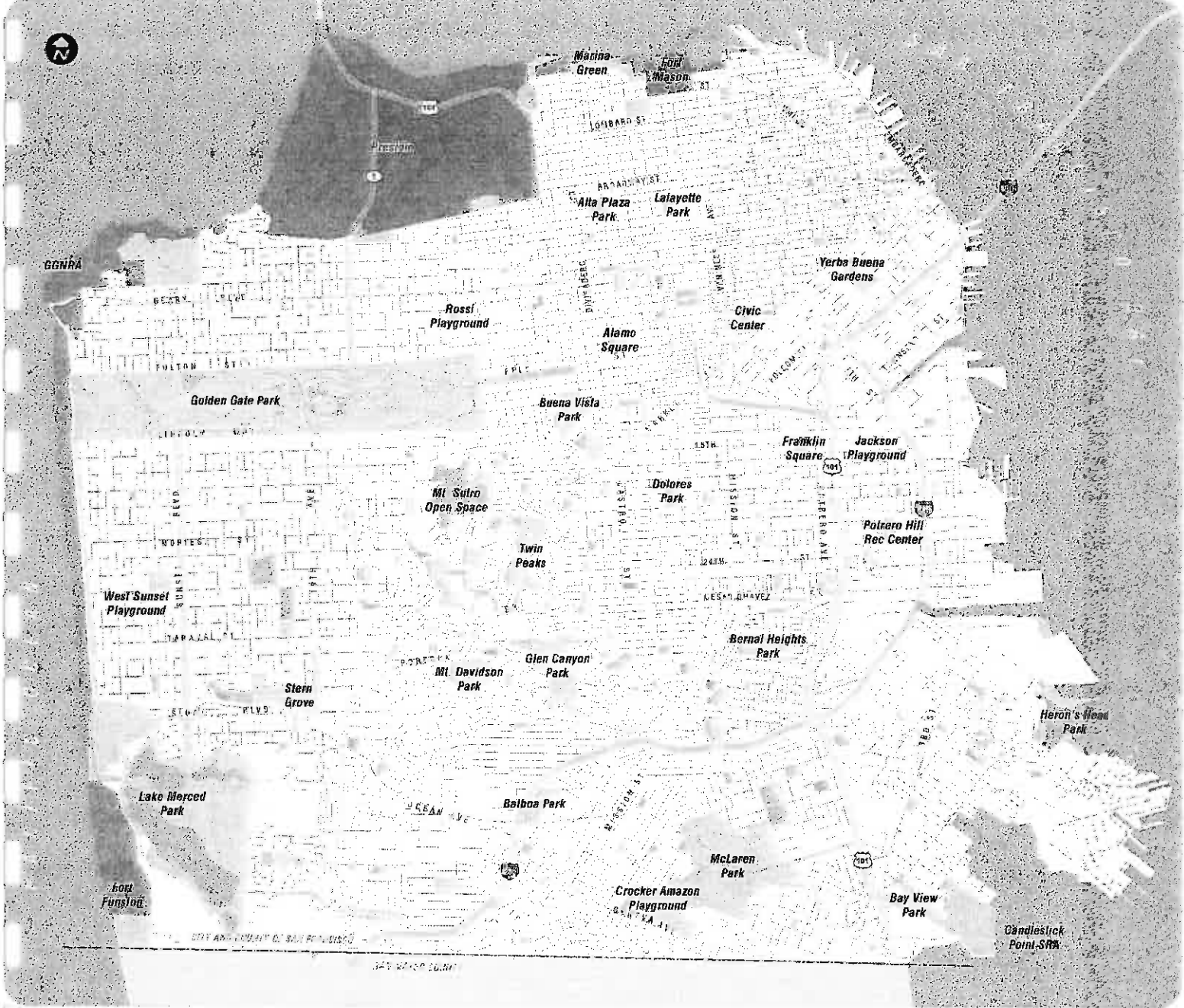
- **Open space and recreation activities improve resident's physical and mental health.** Open spaces and recreational facilities offer a wide range of health related benefits. They provide an opportunity for residents and visitors to exercise, give residents access to sunshine, nature and fresh air, and even encourage people to walk or bike from place to place. They can have a significant impact on people's stress levels and overall mental health, particularly in urban areas like San Francisco, and can be proven to be actual preventative measures that impact positively on health care and health care costs. Physical recreation reduces obesity and risk of cardiovascular disease, diabetes and other health ailments. Public open spaces, whether playgrounds, picnic fields or even just engaging streets, can help build community by giving neighbors a realm in which to get to know each other, and giving children a safe place to play.
- **Open space promotes environmental sustainability.** Natural habitat provides sanctuary for wildlife species ranging from mammals, birds and insects to plants; trees and other types of vegetation provided in open space networks can reduce air pollution; and wetlands can filter contaminants. The trails and streets of an open space network can also aid in reducing greenhouse gases, by providing alternative transportation routes and promoting bicycling and walking.
- **Open space and recreation activities can help to address environmental justice across a community.** Public recreation provides accessible and low cost

opportunities to all San Franciscans, regardless of income level. High rates of childhood obesity and illness often correspond to fewer acres of usable open space. Provision of open space in areas with high concentrations of density, poverty, youth or seniors can redress equity issues. A clear example is how local food production increases access to fresh local produce and provides an opportunity for communities to connect with nature.

- **Open space provides tangible economic benefit.** Numerous studies have quantified the dollars that parks and tree plantings bring back to a city, by making the area more attractive for investment, by attracting and expanding local businesses, by increasing tourism and by enhancing property values. The Trust for Public Lands' study, *The Economic Benefits of Parks & Open Space*, cited testimony that our own Golden Gate Park has been shown to increase the value of nearby property to the tune of \$5-\$10 million additional dollars annually.

How Are We Doing in Providing Recreation and Open Space?

By any measure, San Francisco is performing well against its urban counterparts. San Francisco has well over 3,400 acres of recreation and open space owned and managed by the Recreation and Park Department (RPD). It also contains over 250 acres of open space owned and managed by the State of California, and another 1600 acres of federally-owned open space. These publicly-owned open spaces make up almost 20% of the City's total land area. The quantity of usable open space increases even more when one includes the other spaces owned by city agencies, college campuses, schoolyards open during non-school hours, urban plazas or other publicly accessible outdoor spaces throughout the City, by another 560 acres. This puts San Francisco among the top five cities in the country in terms of parkland per resident. All of these open spaces are shown in *Map 11 Existing Open Space*.



Existing Open Space

0 Miles 1

MAP 01

- SFRPD Land in San Francisco City Limits: 3,433 acres**
- State-Owned Land: 255 acres**
Candlestick, Mount Sutro
- Federal-Owned Land:**
Ocean Beach, Fort Funston, Fort Mason, Lands End, Sutro Heights, China Beach: 642 acres
Presidio: 1000 acres
- Other: 560 acres**
Campuses, pilot program schoolyards, SFPUC lands, SFRA parks, SF Port parks, linear open spaces such as boulevards and parkways, and privately owned, publicly accessible open spaces in the Downtown.

The 2004 Recreation Assessment was the culmination of a nine-month planning effort and process to evaluate the recreation needs of residents and to ensure the future direction of recreation within the SFRPD. The assessment pieced together critical issues, challenges and opportunities. It was the first such report developed solely for recreation in SFRPD's history. The Recreation Assessment identified where the SFRPD should focus its energies and resources as it applies to the Recreation Division, continuing the legacy of high quality recreation facilities and program services for the citizens of San Francisco. SFRPD should regularly assess its recreation component as required in the Charter. See *Map 2* for a map of existing Recreation Facilities.

San Francisco values its recreation and open spaces. In 1974, San Francisco voters passed Proposition J, which directs a percentage of property taxes towards the City's Open Space Fund, to acquire new parks and open space. We spend more than any other urban area per resident on our parks, according to a 2008 report by the Trust for Public Lands, at an average of almost \$200 per resident. But more revenue is needed as land costs increase and as we move to meet the challenges of providing space and recreation opportunities for a growing population.

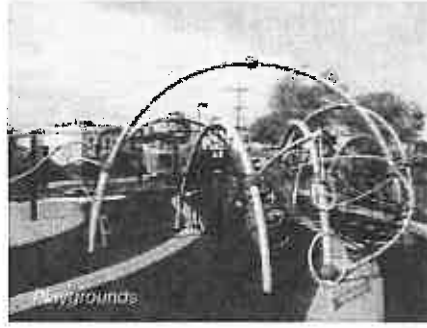
How Do We Define Recreation and Open Space?

Recreation and open space are critical components of any city, and by necessity have to come in different forms and experiences. Open space provides the 'breathing room' in a dense urban environment and promotes opportunities to engage in outdoor activities, access nature, enjoy scenic views, and experience our City's many ecosystems. Recreation includes activities that happen within open space both at outdoor or indoor facilities, the key elements being that the activity is beneficial by way of being fun, stimulating, refreshing, or relaxing in some form, either physical, mental, or the combination of the two. Active recreation involves physical activity while passive recreation usually involves sitting or lying down. Active recreation refers to a mix of uses in a neighborhood park that includes the following facilities types: athletic fields, buildings

or structures for recreational activities, concessions, community gardens, courses or sport courts, children's play areas, dog play areas, or bike paths. A passive recreation area refers to a mix of uses in a park, undeveloped land or minimally improved lands which can include the following: landscaped areas, natural areas, ornamental gardens, non-landscaped greenspaces, stairways, decorative fountains, picnic areas, and water bodies without recreational staffing.

San Francisco's definition of recreation and open space system includes a variety of types of spaces, including traditional spaces and facilities for recreation such as:

- **Recreation Centers:** The City operates 25 multi-use recreation centers, providing playground and sports opportunities, as well as programming for youth, adults and seniors.
- **Playgrounds:** Children's playgrounds including play structures for toddler and older children.
- **Playing fields:** Including baseball courts, soccer fields, basketball and tennis courts, as well as children's and toddlers' playgrounds.
- **Unprogrammed or Unstructured Open areas:** Grassy, landscaped, or even paved open areas provide opportunities for unstructured time away from the dense urban environment.
- **Trails and Natural Areas:** Including 1,100 acres of natural lands, protecting the plant and animal habitats of these unique landscapes for residents and visitors to enjoy, trail systems, and other planted green areas.
- **Cultural Arts and Recreation Centers:** The Recreation and Parks Department offers a variety of classes, community event spaces, and cultural activities such as: art camps, dance and theater classes, programs on music and poetry for all ages.
- **Sports and Athletics:** The City's robust system of sports programs and facilities includes several citywide sports facilities, such as Kezar Complex in Golden Gate Park and Crocker Amazon Park Playground Sports Facility.



The recreation and open space system also includes spaces that supplement traditional parks in the City such as:

- **Community Gardens:** Opportunities for residents to grow produce and flowers in their neighborhoods.
- **Living Streets, and alleys, plazas or parklets:** These are components of the public right-of-way that have been improved to provide a gathering space and enhance the pedestrian experience.
- **Privately-owned Public Open Spaces (POPCS):** Spaces owned by private development that are accessible to the public. POPOS come in a variety of forms including

plazas, rooftop terraces, Greenhouse, and sun terraces, and include landscaping and public seating for the enjoyment of the public usually in dense neighborhoods.

- **Piers and wharves:** These are waterfront open spaces that provide shoreline access along the Bay edge. The Port provides public access along the perimeter of many of its piers as well as on individual public Piers such as Pier 7 and 14 as well as others.

Lastly, the system also includes spaces unique to San Francisco, such as such as Coit Tower, Union Square, Stern Grove, Palace of Fine Arts, and lesser known amenities like Camp Mather that offers outdoor camping experiences.

Guiding Principles for Open Space and Recreation

San Francisco provides a significant amount of open space already for its residents, particularly given its small land area, its hilly topography, and its density, all of which challenge open space development. But we can do better, particularly in the better utilization, maintenance and design of our open spaces. The policies of the General Plan are intended to improve these aspects of our recreation and open space system. A holistic recreation and open space system encompasses the full range of spaces within our definition of open space, as well as the necessary experiences that are integral to San Francisco's unique identity. The Recreation and Open Space Element follows these guiding principles to ensure such holistic system:

1. INTEGRATED & MULTIFUNCTIONAL. A major theme developed from the outreach process was the concept of "making the most of what we have": utilizing and improving the expansive recreation and open space system the City already provides. An integrated and multi-functional open space network would respond to a variety of needs for recreation and open space, better utilizing the existing resources. Such needs range from refreshing from daily pressures of life to exercising and active sports, from appreciating the beauty of nature to maintaining natural habitats and wildlife, and from enjoying play time for kids and adults to housing civic and cultural events.

2. SENSE OF PLACE. San Francisco is a regional epicenter for ecological, economic, and cultural diversity. Open spaces should aim to build on our City's intrinsic qualities, both natural and cultural, and to reflect the values we place on cultural diversity and biodiversity. Furthermore, they should create a network that inspires a deep connection to place.

3. EQUITY & ACCESSIBILITY. Open space and recreational programs should be equitably distributed. They should provide access for all residents, workers and visitors, and work towards a democratic network that includes all neighborhoods.

4. CONNECTIVITY. San Francisco's network of open spaces should be wholly connected. The open space system should facilitate non-motorized movement, link diverse neighborhoods, be easy to navigate and understand and, where feasible, enhance habitat through connectivity.

5. HEALTH & SAFETY. Open space should increase the City's capacity to be a safe and healthy place to live. Its design should promote social interaction, wellness, and a healthy lifestyle by providing opportunities for physical, cultural and social activities, and a connection to nature.

6. ECOLOGICAL FUNCTION & INTEGRITY. With environmental sustainability as a driving theme, the quantity and quality of natural systems in the City should be preserved and expanded, by promoting aquatic and terrestrial biodiversity, by designing for watershed health, and by implementing environmental, ecological and conservation-minded strategies.

7. SUSTAINING STEWARDSHIP. San Francisco's community members should be actively engaged as participants in its future. Policies should work towards shared, continued stewardship that increases the tangible link between community members and their open space network. Partnerships between public agencies, private business, and community based non-profits, and individual members of the community to foster pride, purpose and community should continue to be developed.

Related Plans and Agency Programs

The Recreation and Open Space Element, along with its related components that make up the City's overall Open Space Framework, aims to provide the elements needed to strive towards San Francisco's goal of a comprehensive open space network: a broad vision, a policy context, and a tangible task list for moving forward. The City also maintains several policy documents, plans and programs that provide direction about specific open space and recreational components, or to certain parts of the City. These include:

Street Park Program

Street Parks is a partnership between San Francisco Parks Alliance and the San Francisco Department of Public Works (DPW) to support the development and maintenance of community-managed open spaces on DPW owned properties, such as streets, stairways, sidewalks, median strips, traffic circles, and vacant lots. Improvements can range from sidewalk landscaping to median plantings to creation of mini-parks in unpaved street right-of-ways and in traffic circles. The program provides technical support on how to accomplish such projects, organizing seminars to assist in building a budget, and can provide matching funds.

Better Streets/Public Realm Planning

The City's Better Streets Plan, adopted in 2010, states that the City's rights-of-way should be "attractive, safe and useable public open space corridors with generous landscaping, lighting and greenery", providers of habitat for urban wildlife, and that they should invite multiple uses, including recreation. The Better Streets Plan provides a set of standards, guidelines, and implementation strategies to govern how the City designs, builds, and maintains its pedestrian environment. A number of public realm planning efforts implementing the principles of the Better Streets Plan are underway.

Community and Area Plans

A number of neighborhood-based planning efforts have been completed or are underway throughout the City. Each neighborhood plan seeks to increase the livability of several of San Francisco's urban neighborhoods by tapping the benefits of growth as a way to build more balanced neighborhoods. Most include capital improvement plans that draw from and build upon the policies of this Element to address a range of neighborhood needs including recreation, open space, and an improved public realm.

Waterfront Land Use Plan and Design and Access Element

The Port of San Francisco's Waterfront Plan was initially adopted by the Port Commission in 1997, defining acceptable uses, policies and land use information applicable to all properties under the Commission's jurisdiction. The Waterfront Plan defines locations for new public-private partnership projects coordinated with major public open space, maritime, and historic preservation improvements along the waterfront. The Design and Access Element of this Plan sets forth policies and site-specific design criteria to direct the location and types of public access and open spaces, public view corridors and urban design along San Francisco's waterfront.

Office of Community Investment and Infrastructure, (Former Redevelopment Agency), Open Space Planning

The Office of Community Investment and Infrastructure, which is the successor agency to the Redevelopment Agency, created a significant amount of open space in its project areas, with more in the planning stages. New parks have been developed at Golden Gateway, in the Western Addition, Yerba Buena Center, Bayview Hunter's Point, Rincon Point - South Beach, and Mission Bay (with additional parks to be developed in Mission Bay) and are a part of recent plans in Hunter's Point Shipyard and in the Transbay area. These spaces are currently being managed by the Office of Community Investment and Infrastructure and a number of different city agencies.

Golden Gate National Recreation Area (GGNRA) Planning Efforts

The GGNRA encompasses a number of open space and parklands throughout Marin, San Mateo and San Francisco, including Alcatraz Island, Crissy Field, the Presidio and the majority of the City's public beaches. A major planning process was recently completed by the SPUR for Ocean Beach to examine ways to manage coastal processes that drive erosion, ensure the future of critical infrastructure, protect natural resources, and activate and enhance the beach to best serve the local and regional populations.

Significant Natural Resource Area Management Plan.

The San Francisco Recreation and Parks Department (SFRPD) has developed a Significant Natural Resource Areas Management Plan (SNRAMP) to address the restoration and management of the remaining elements of San Francisco's original ecosystem. The SNRAMP is implemented by the Natural Areas Program, a division in the Recreation and Park Department, and its goal is to restore and enhance remnant natural areas of the City, while also developing and supporting community-based stewardship of these areas. The program also includes a number of volunteer opportunities to engage students, businesses, groups, and individuals in the stewardship of San Francisco's natural lands.

Association of Bay Area Governments Bay Trail Plan and Bay Area Water Trail Plan

The Bay Trail Plan, adopted in 1989, includes a nine-county, 400 mile regional hiking and bicycling trail around the perimeter of San Francisco and San Pablo Bays. The Plan was prepared by the Association of Bay Area Governments pursuant to Senate Bill 100, which mandated that the Bay Trail:

- Provide connections to existing park and recreation facilities,
- Create links to existing and proposed transportation facilities; and,
- Avoid adverse effects on environmentally sensitive areas.

The San Francisco Bay Area Water Plan, adopted in 2005, was developed to create a network of launch and landing sites, or "trail heads". Such network would allow people in human-powered boats and beachable sail craft to enjoy the historic, scenic and environmental richness of San Francisco Bay through continuous, multiple-day and single-day trips on the Bay. The trail will promote safe and responsible use of the Bay, while protecting and increasing appreciation of its environmental resources through education and coordinated, and strategic access to the Bay.

San Francisco Blue Greenway Planning and Design Guidelines

The Blue Greenway Planning and Design Guidelines (draft released in 2011) catalog the open space network along San Francisco's Southeastern Waterfront, identify future open space opportunities; designate roadway designs for streets that link the open spaces, and prioritize improvements between neighborhood connections to the waterfront system of open spaces. In addition, it establishes design guidelines for signage and site furnishings along the entire length, identifies funding for Port projects and outlines a process for continued interagency coordination.

San Francisco's Sustainability Plan

In 1996, a collaboration of multiple city agencies, including the Commission on the Environment, the Planning Department, the Bureau of Energy Conservation, the Recreation and Park Department, and the Solid Waste Management Program; as well as a number of businesses; environmental organizations; elected officials; and concerned individuals, developed a plan for how the City might reach a sustainable development future. While the plan intended to lay out objectives for a five year time-frame, its intent, particularly with regards to "Parks, Open Spaces and Streetscapes" and their vital ecological, social and economic function in the City, is still applicable. The Plan's strategies for how to retain those functions – through increased provision, constant maintenance, additional funding, expanded community participation, and civic commitment – are reflected in the strategies presented in this Element.

Sustainability Plan for Public Parks

Using the 2011 SFRPD Departmental Climate Action Plan as a baseline, the Recreation and Park Department's Sustainability Plan sets forth guidelines for sustainable park practices. These practices offset municipal greenhouse gas emissions through landscape management and operations standards within the SFRPD parks and open spaces system to better manage natural resources, including soils, vegetation, and water. The Sustainability Plan expands the function of SFRPD parks beyond from providing recreational opportunities to mitigation of and adaptation to the effects of global climate change through environmental stewardship, resource conservation, and ecological responsibility.

San Francisco Recreation and Parks Department Project Standards and Design Guidelines

The Project Standards and Design Guidelines were created to ensure a well maintained and actively used park system that supports the long-term health of people, plants, and animals. Recognizing that management practices have impacts beyond park boundaries, SFRPD developed the Standards and Guidelines to adapt to and preserve local systems through sustainable design of open spaces and facilities, and maintenance procedures. These practices include the use of proven sustainable materials and technologies.



III.

OBJECTIVES & POLICIES

OBJECTIVE 1**ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM**

The City's goal is to make the very most of the open space assets that San Francisco's robust system already provides. Well-maintained, highly utilized, and integrated open spaces are hallmarks of a unified and connected open space system with diverse programming, numerous amenities, and regular maintenance. Offering a diverse range of active and passive recreational opportunities in the City's current recreation and open spaces would help better utilize existing resources and encourage access for diverse users and activities.

POLICY 1.1**Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.**

San Francisco has a variety of high-quality open spaces, where diverse types of users can engage in a myriad of activities—children can play, seniors can linger on benches and socialize, people can exercise and enjoy nature, and families can gather for a picnic. San Francisco's open spaces vary in their form and function: from smaller local green streets, pocket parks, plazas, and community gardens; to neighborhood parks, playgrounds, sports fields, and recreation centers; to large regional-serving parks such as Golden Gate Park and special destinations such as Camp Mather. To ensure vibrant parks and open spaces the City should deploy a diverse range of opportunities, including the following options:

- Provide recreational opportunities, both active and passive, that respond to user demographics and emerging recreational needs.
- Include innovative community-driven uses such as food production, education, and improved streetscaping.
- Design open spaces that include both active programming and passive uses in tranquil spaces.
- Provide programming for healthy and active lifestyles.
- Add user amenities such as concessions that cater to and attract visitors.

- Expand opportunities for temporary uses such as festivals, art, performances, and farmers markets.
- Allow active engagement with natural areas through public access trails, wildlife observation, birding, and educational displays and programs.
- Increase cultural programming and activities based on neighborhood need and interest.
- Provide spaces and structures that encourage unstructured natural play.

Some of the City's open spaces and recreational facilities are underutilized and need additional programming and activation to address community interests and needs. These underutilized spaces offer a tremendous opportunity because the space is already owned and operated by the City. Such locations would in most cases require minimal renovation to take full advantage of the space. These open spaces and recreational facilities should be redesigned or re-programmed to better serve the needs of the surrounding neighborhood, while ensuring a flexible design to adapt to changing neighborhood needs over time. Some types of public spaces that have traditionally been overlooked can offer additional opportunities for innovative and community-driven strategies for activation – wide sidewalks and traffic medians can be considered for community gardens, and parking lots and other spaces can support temporary festivals and farmers markets. There also are events large and small, such as fairs, concerts, and sporting events, that occur annually or on a recurring basis in parks and open spaces throughout the City. These events are often well-attended and enjoyed by many residents and visitors. In some cases the draw of these events provides the first exposure for many people to the City's diverse parks and open spaces. The City should continue to evaluate how these events impact the open space itself and on the surrounding neighborhoods.

POLICY 1.2**Prioritize renovation in highly-utilized open spaces and recreational facilities and in high needs areas.**

Many of the City's open space and recreational facilities support a high intensity of uses. These spaces clearly provide a welcome respite for residents and visitors, but they are often so heavily utilized that more frequent maintenance is necessary to keep up with their heavy usage. The City should perform user studies and collect usage data to

assess which of the existing recreation and open spaces are the most highly used so that those spaces may be targeted for renovation and improvement. Renovation of resources also should be prioritized in “high needs areas,” defined as areas with high population densities, high concentrations of seniors and youth, and lower income populations, that are located outside of existing park service areas (See *Map 7: High Needs Areas: Priority Renovation & Acquisition Areas* and Policy 2.1).

POLICY 1.3

Preserve existing open space by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quantity or quality of open space.

The shortage of vacant sites and the intensity of development in San Francisco produce pressures on the City’s public open spaces, sometimes putting spaces at risk of conversion to uses not serving the public purpose of respite and recreation. These same factors generate considerable public demand for access to open spaces. It is essential that the City protect its public open spaces from conversion to other uses, which threatens the overall integrity of the open space network.

Outdoor space in parks and playgrounds should not be diminished except in very unique cases. Yet, despite general agreement on the need to preserve public open space, developments may indeed be proposed on public land designated as open space. It is anticipated that the most persuasive arguments in favor of development will be based on the “public value” of the proposed development. The public value will differ among proposals, and a determination of this projected value as compared the potential open space benefit will be difficult and must be subject to rigorous public scrutiny. In order to assist in this determination when proposals for new development occur, the following provisions should be applied:

1. Proposals for Non-recreational Uses on Recreation and Park Department Land:

Decisions related to non-recreational uses on RPD land shall conform to the San Francisco Charter Section 4.113. The Charter requires a vote of the electors for park property to be sold or leased for non-recreational purposes or to build any structure for non-recreational purposes on park property. The Charter also notes that the Recreation and Parks Commission, with the approval of the Board of

Supervisors, may use subsurface space for parking or other uses that would not be detrimental to the original park purpose.

2. Proposals for Permanent New or Expanded Recreational and Cultural Buildings, and Supporting Facilities on Recreation and Park Department Land:

A properly balanced recreation system combines both indoor and outdoor spaces and programs. Indoor recreational facilities are as important as outdoor space in a well-integrated park system. New indoor recreation facilities may be necessary to respond to local community needs, changing demographics of many San Francisco neighborhoods, and shifting maintenance requirements. Additionally, amenities that serve users of recreational facilities and open spaces – such as bicycle rental stands, cafes, and kiosks – can help provide services that enable and attract more people to visit and use underutilized open spaces and spend more time there. Culture is also an important aspect of community recreation; cultural facilities such as libraries or community spaces can support and enhance the existing park system. Proposals for such facilities or uses should be carefully evaluated to ensure the proposed location is optimal and appropriate. Decision-making bodies should consider the following criteria in making their determinations on such proposals:

- Facility directly serves and improves the existing open space by supporting better utilization of space while continuing to provide public access and respond to the needs of the local community.
- Facility is limited in size. The size will vary by open space, but the size shall be limited to the smallest footprint appropriate and feasible for the proposed use, taking into account the intensity of use, expected participants and spectators, as well as other relevant factors.
- Facility incurs limited impacts on the existing open space (because of a preponderance of nearby outdoor open space or other factor), or the projected public benefits outweigh the impacts.
- A clear rationale exists for siting the facility, articulating the advantages of the proposed site compared to reasonable alternatives.

A loss of open space resulting from approval of the proposed facility generally should be offset with replacement open space of equal or higher quality. This new open

space can be provided through a variety of ways, such as the removal of existing non-utilized structures, the acquisition of new space, or rearrangement of existing recreational and open space uses to better integrate these uses and the proposed facility. Maintenance facilities, restrooms, and other park-supporting facilities owned and operated by the Recreation and Park Department that are necessary for the maintenance of parks are exempt from these requirements.

3. New and Expanded Facilities in Non-RPD Open Spaces:

Many of the City's current and potential open space sites are under the jurisdiction of public agencies other than the Recreation and Park Department ("RPD") - including the Port of San Francisco (the Port), the SFPUC, the Office of Community Investment & Infrastructure, and the Department of Public Works. These spaces include parkland, shoreline access, reservoirs, grounds of public institutions, streets, alleys, and undeveloped street rights-of-way, and are shown in *Map 3. Existing and Proposed Open Space*. In some cases, these non-RPD-owned sites are intended for public uses other than recreation and the site's role as open space is secondary to the primary use. Yet their role as open space is important, as they supplement playgrounds and parks and are a major visual asset.

New facilities related to that primary use, or expansions of various types of supporting facilities may be requested. These proposed facilities may be necessary to perform the public function of the particular land-owning agency. Decision-making bodies should analyze all of the following criteria in making their determinations on such proposals:

- Facility is necessary to provide the public service or operations of the agency holding the site in question.
- A clear rationale exists for siting the facility, articulating the advantages of the proposed site compared to reasonable alternatives.
- Facility incurs limited impacts on the existing open space (because of a preponderance of nearby outdoor open space or other factor), or the projected benefits outweigh the impacts.

Upon approval, the city may request the sponsoring agency to meet certain design criteria and performance standards that ensure conformity with the General Plan.

Removing non-recreational uses

In keeping with the overall policy goal of limiting encroachments, the City should also pursue eliminating non-recreational uses in its public open spaces. In the past, parks and playgrounds have been used as sites for public facilities such as fire and police stations, sewer plants and schools. Undoubtedly, the public need for them was great at the time of their construction and many are still essential. But as non-recreational facilities such as these require maintenance, the City is faced with the decision to renovate them or to relocate them altogether.

Where it is possible to provide services elsewhere, the City should demolish the facility so as to return the site to open space use. If the facility can be successfully converted to recreational use, then reuse could be an alternative to demolition. The City should not, however, permit the reuse of such facilities for other non-recreational purposes. The same policy should apply to the reuse of obsolete recreational facilities.

Temporary Structures

Temporary structures are often needed for different events, and in the case of natural disasters, our parks serve as temporary evacuation space. Therefore, all temporary structures (i.e. all structures that do not have in-ground footing attached to the structure) in compliance with the City's permit process are exempt from the above requirements. Use of such structures beyond their original intent, however, would be subject to the criteria explained earlier in this policy.

POLICY 1.4

Maintain and repair recreational facilities and open spaces to modern maintenance standards.

Maintaining open spaces and recreational facilities at a high level of quality will help ensure that they are well-utilized and enjoyed. In order to maintain this goal, the City should continue to employ well-trained staff, such as gardeners, arborists, electricians, plumbers and other tradespeople to maintain our open space system and recreational facilities.

However, maintaining the City's existing recreation and open space system in a good condition continues to be a challenge due to intensive use, facility age, and a high number of sites. The City has diminishing resources devoted to general maintenance and upkeep.

The city, especially for private and supplemental spaces, should continue to explore creative partnerships to meet maintenance goals of parks and open spaces. Where feasible and in keeping with the City's goal of providing well-maintained spaces the City should continue to seek alternative maintenance methods, such as working with non-profit stewards, or developing alternative maintenance agreements.

The Recreation and Parks Department owns a significant portion of the City's open space system. With over 220 parks and 3000 acres of parkland, RPD requires significant resources to keep the system in good to excellent condition. However, even as RPD continues to seek additional funding sources to address these needs, maintenance continues to be a problem due to rising costs and limitations on staffing and equipment.

RPD now evaluates parks on a quarterly basis and in addition the City Controller's Office provides an annual report on the state of the City's parks. The reports have helped direct RPD management and City resources to address maintenance needs. The City should continue to analyze maintenance needs by using these reports and other sources as data from users throughout the recreation and open space system to ensure the maintenance standards are met and funding is adequate.

POLICY 1.5

Prioritize the better utilization of McLaren Park, Ocean Beach, the Southeastern Waterfront and other underutilized significant open spaces.

Some of the City's large signature spaces offer a special opportunity to provide multifunctional open spaces that serve a diverse set of users. In particular:

McLaren Park

McLaren Park is a citywide resource due to its large size, varied landscape, and the specialized activities and programs located within the park. At the same time, it is located in an area of the City with one of the highest concentration of children, youth, seniors, and low-income households. McLaren Park should offer uses which satisfy the recreation needs of adjacent neighborhoods as well as meeting the needs of the city. The McLaren Park Master Plan was originally written in 1983, updated in 1996, and most recently updated with recommendations in the 2010

McLaren Park Needs Assessment. The City should ensure that the objectives and priorities of the Master Plan provide effective guidance for the needs of the park today.

Development of the park should capitalize on the site's natural conditions, including topography, existing native vegetation, and views, in compliance with RPD guidelines. New plantings should be added to provide habitats and windbreaks, to define sub-areas of the park, and to provide colorful and attractive visual accents. Plant species should be hardy, wind- and fire-resistant, and provide for and enhance wildlife habitats.

In an effort to increase park use, the City should continue promoting events that attract visitors to the Park. For example, Jerry Garcia Day, an annual festival held in honor of the local musician, draws thousands of visitors to the park. Revenues generated from such events could fund maintenance of and improvements to recreation facilities and open space.

The City should consider a number of improvements to McLaren Park. Existing traffic conditions should be examined to reduce conflicts between vehicles and park users. The City should investigate the feasibility of improving the existing right of way in the park to allow for safe pedestrian, vehicular and bike access where appropriate and converting those areas to recreational use. The existing trail system should be retained and improved by completing missing linkages. Any new development should build on the existing infrastructure including roads and parking areas, the irrigation system and drainage structures, and lighting and electrical installations. Infrastructure that is damaged should be replaced within the existing network, channel or path. New recreation areas should serve active, as well as passive, non-organized recreation needs, that respond to a wide spectrum of park users.

Ocean Beach

Ocean Beach offers a vast, unbroken expanse of natural open space that is one of the longest urban beaches in the country. The area historically served the growing San Francisco population with the Sutro Baths, the Cliff House, the Fleishhaker Pool, and an amusement park, but now suffers from erosion and a lack of amenities. At the same time, Ocean Beach is annually visited by as many as three million people for activities such as walking, picnicking, sunbathing, jogging, dog walking, surfing, fishing, and simply enjoying the natural beauty.

Ocean Beach faces significant obstacles to fulfilling its potential as a great public space at the city's edge. First, critical components of the wastewater infrastructure are located near the beach, with some elements that are threatened by erosion. Coastal management to protect infrastructure, ecological resources, and public access is a complex challenge. The erosion is likely to worsen as climate-related sea level rise accelerates. In addition, Ocean Beach is administered by a host of Federal, State, and Local agencies, including the National Park Service¹, the SF Recreation and Park Department, the San Francisco Public Utilities Commission, and the State Coastal Commission.

A non-binding Master Plan for Ocean Beach has been developed by a project team led by San Francisco Planning and Urban Research (SPUR) and incorporating input from an interagency Steering Committee, Planning Advisory Committee (PAC), Technical Advisors and the general public. The plan addresses the complex challenges faced at the coastline, including severe erosion, jurisdictional issues, a diverse array of beach users and points of view, and the looming challenge of climate-induced sea level rise. It presents recommendations for the coastline and how it should be managed and protected for the stretch from the Cliff House to Fort Funston, spanning roadway changes, bike and pedestrian connectivity, technical interventions, and ecological restoration.

Southeastern Waterfront/The Blue Greenway

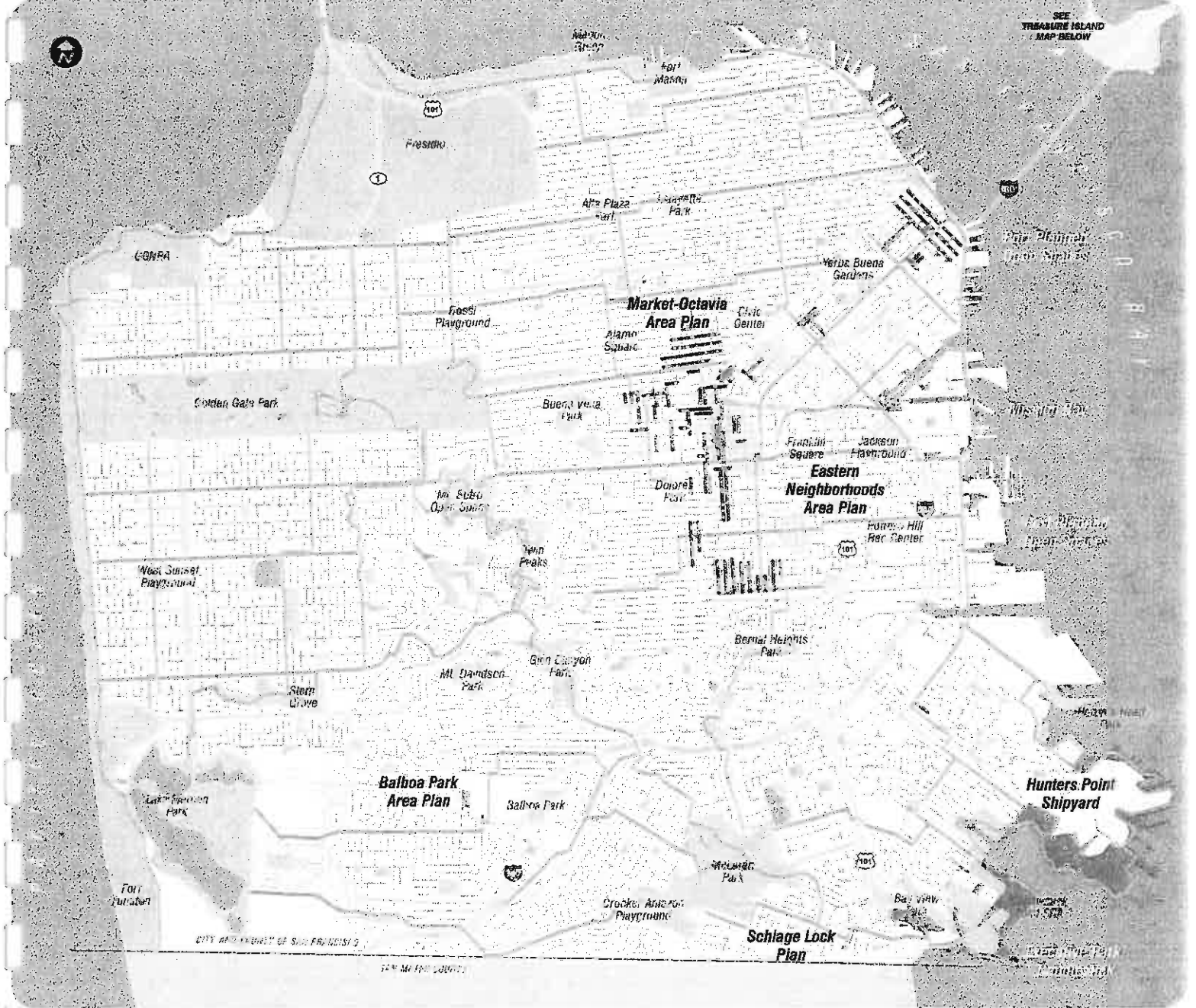
The Blue Greenway is a project to improve and expand the public open space network along the City's central and southern waterfront from China Basin Channel to the San Francisco County Line. Collectively, the Blue Greenway is intended to provide opportunities for much-needed open space that is easily accessible for exercise and recreation, including bicycle and pedestrian access, recreational uses in the water, (e.g. kayaking), access to historical resources, and enjoyment of art as well as waterfront public access from nearby neighborhoods. The plan realizes objectives set forth in the Association of Bay Area Government's (ABAG) Bay Trail Plan and the Bay Area Water Trail Plan. High priority should be given to the project's completion as it will provide a much-needed open space system that is easily accessible for exercise, recreation and enjoyment of art and open space in the City's southern and central corridor. (See *Map E: Blue Greenway* and Policy 2.4)

POLICY 1.6 **Support the continued improvement of Golden Gate Park while preserving the beauty of its landscape.**

Golden Gate Park is San Francisco's largest and one of its most important parks, with over 1,000 acres of open space and an estimated number of users topping 13 million annually. The park offers immeasurable opportunities to meet the needs of neighborhood, citywide and regional residents, and visitors from national and international destinations. The landscape design and natural legacy of Golden Gate Park are some of the many features that draw people to this park, and they would benefit from additional investment in restoration efforts. Many recently renovated and new facilities in the park, including the Conservatory of Flowers, the DeYoung museum, and the new California Academy of Sciences, have made the park increasingly popular. After ten years of community input, the City completed a 1998 Master Plan, a comprehensive plan that laid out landscaping, circulation, recreation facilities, buildings and monuments, utilities and infrastructure, maintenance, as well as funding for this signature open space. This Master Plan provides guidelines for continued improvements. Going forward, major areas of focus should include:








1. **Assess the Master Plan:** Many of the proposals in the Plan have been completed, while some remain unfinished. Golden Gate Park is one of the City's most important resources and a detailed assessment of the Master Plan should be completed to determine if the goals for the Master Plan have been implemented. In the long-term, the City should work with the community to determine if this Master Plan should be updated.
2. **Improve pedestrian access to Golden Gate Park:** Current pedestrian access around and to Golden Gate Park is highly limited, with sidewalks entirely lacking along one side of Lincoln Avenue, and limited formal pedestrian access points into the park. The City should consider a long-term goal of improving pedestrian access into the park and along its edges and discouraging entering the park on improvised trail entrances, which harms the flora in the Park. In response to the Master Plan's recommendation for a comprehensive signage system, signage standards were developed and many new signs have been added to the Park.

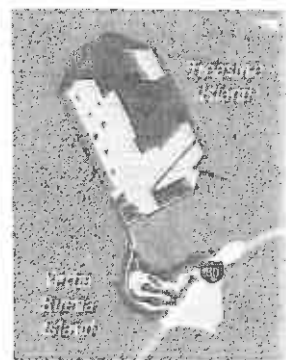
¹ Most of the beach is GGNRA property.



SEE TREASURE ISLAND MAP BELOW

Existing and Proposed Open Space

-  Potential Living Alleys
-  Potential Living Streets
-  Proposed Green Connections
-  Off Street Multi-Use Paths
-  Proposed Open Space
-  Existing Open Space
-  Acquire and develop sites for open space (Eastern Neighborhoods Area Plan)



0 Miles

MAP 03

3. **Discourage automobile traffic:** The increasing popularity of the Park has also brought an increase in users. The City should continue to pursue alternative transportation to and within the park and examine both incentives for alternative transportation and disincentives for automobile traffic. The City should study potential options for improving the pedestrian experience, including considering roadway improvements and redesign (such as the cross-park tunnel that is incorporated in the Doyle Drive project at the Presidio) to improve safety and enhance views.

POLICY 1.7

Support public art as an essential component of open space design.

Art plays a critical role in both activating spaces and indicating to passersby that the space is public. The public requirement for art, originally passed in 1969, established the importance of monumental art integrated within public projects. This ordinance, currently titled the Art for Enrichment program, requires two percent of the construction cost of civic projects, including buildings, transportation projects, and new parks to be spent on public art for civic projects.² In 1985, the Downtown Plan required certain private projects to spend one percent of the project's worth on the provision of public art. This requirement was expanded to other areas the city in a new Ordinance in 2012.³ In order to promote art in public and open spaces, the City should continue to evaluate the possibility of expanding this requirement to other areas in the City. These projects vary greatly in their style and substance, from murals to monuments, but they have in common the ability for the public to access them. When parks or open spaces are renovated or new spaces are built, public art should be placed where it's both visible and appropriate given the parkland or open space.

POLICY 1.8

Support urban agriculture and local food security through development of policies and programs that encourage food production throughout San Francisco.

The benefits of urban agriculture include increased access to healthy fresh food, a closer connection between residents and their food system, and opportunities for community-building and beautification. The growing movement to

increase urban agriculture should be supported on both public land and on private spaces where possible. Currently, a huge and unmet demand for more community garden space exists in the City. Urban gardens should be permitted and promoted in public open spaces. To promote this goal, the Mayor's 2009 Executive Directive on Healthy and Sustainable Food encourages food production within the City and requires departments to identify public land for food production. City practices should support the work of organizations promoting urban agriculture, and explore ways to increase their access in new housing developments, existing publicly managed housing developments, and other public lands. The City should continue to make it a priority to find additional public spaces to meet this need. The City's Administrative Code also calls for comprehensive programs, policies, and strategies to generally enhance and increase urban agriculture uses. The City should also incentivize creation of community agriculture on private sites, such as private yards and building rooftops. Activities that allow distribution of locally grown food, such as farmers markets, Community-Supported Agriculture (CSA) distribution sites, or even direct sales of local and large-scale urban agriculture, should be considered a valuable part of activating underutilized public and private open spaces.

POLICY 1.9

Preserve sunlight in public open spaces.

Solar access to public open space should be protected. In San Francisco, presence of the sun's warming rays is essential to enjoying open space. Climatic factors, including ambient temperature, humidity, and wind, generally combine to create a comfortable climate only when direct sunlight is present. Therefore, the shadows created by new development nearby can critically diminish the utility and comfort of the open space.

Shadows are particularly a problem in downtown districts and in neighborhoods immediately adjacent to the downtown core, where there is a limited amount of open space, where there is pressure for new development, and where zoning controls allow tall buildings. But the problem potentially exists wherever tall buildings near open space are permitted.

Properties under the jurisdiction of the Recreation and Park Department or designated for acquisition are protected by a voter-approved Planning Code amendment. It restricts

² For additional detail, See San Francisco Administrative Code, Section 3.19.

³ For additional detail, See San Francisco Planning Code, Section 4.29.

the construction of any structure exceeding forty feet in height that would cast a shadow that is adverse to the use of the park from between one hour after sunrise to one hour before sunset, unless it is determined that the impact on the use of the space would be insignificant. In determining whether a new shadow cast by a development is adverse to the use of a particular property, the City considers several quantitative and qualitative criteria, including the size of the park property, the amount of existing shadow, and the timing, size, location, and duration of the new shadow and the public good served by the building.

The City should support more specific protections elsewhere to maintain sunlight in these spaces during the hours of their most intensive use while balancing this with the need for new development to accommodate a growing population in the City.

POLICY 1.10
Ensure that open space is safe and secure for the City's entire population.

Safety and security in the City's open spaces is essential to allow San Franciscans to enjoy their community open spaces. Improving the design of an open space through design treatments can reduce the fear of crime and the actual level of crime. Design treatments can include:

- Providing clear sightlines, where appropriate.
- Designing the street/open space interface to encourage permeability and access.
- Ensuring adequate and appropriate lighting.
- Better utilizing parks and open space to increase park visitors and encourage "eyes on the park."

POLICY 1.11
Encourage private recreational facilities on private land that provide a community benefit, particularly to low and moderate-income residents

Outdoor space is not the only medium for physical activity. San Franciscans use indoor recreation spaces for activities like swimming, tennis, basketball, ping-pong, yoga, and general fitness and group classes. Private recreational sources, such as clubs and gyms, offer residents spaces to participate in such activities. In permitting new development, San Francisco should continue to encourage space for physical activity, including private recreational facilities in building projects to supplement those provided by the City.

Some private and non-profit recreational facilities act in a quasi-public manner. These may provide free or low-cost community access, supplementing existing City programs in underserved communities for active education, sports and recreational activities. Examples include the YMCA, Boys and Girls Clubs, and other community-based organizations. These types of facilities should be supported when they serve San Francisco residents, and, if removed, the loss of recreational space they provide should be considered.

For-profit recreational facilities can offer similar educational and recreational benefits, provided the participant can pay. Examples include country and tennis clubs, yoga studios, and private gyms. These facilities should receive support, based on the level at which they can demonstrate they are meeting underserved low and moderate income need. Such facilities should be encouraged to offer neighborhood discount or "community class" rates to improve access for community members that are not able to afford full rates. The City should also look for opportunities to partner with such private organizations, to provide benefits to the public at a lower cost.

POLICY 1.12
Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.

Historic resources are an important element of our park system. The value of these resources should be preserved and celebrated because they provide an important link to the significant events, people, places or design that they represent.

POLICY 1.13
Preserve and protect character-defining features of historic resources in City parks, when it is necessary to make alterations to accommodate new needs or uses.

The City should identify, evaluate, and preserve historic and cultural resources in City parks. Prior to any project that involves the alteration or replacement of any of these resources, the City should conduct a comprehensive survey and analysis to identify resources and associated character-defining features within the vicinity of the proposed project. The removal of distinctive materials or alteration of

features, spaces, and spatial relationships that characterize the resource should generally be avoided. The replacement of historic and cultural resources and features should be avoided if possible.

OBJECTIVE 2

INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE CITY AND BAY REGION

In an urban area, the most critical factor in the provision of open space is its distribution. All types of open space activity - from sports fields to playgrounds - should be accessible to and within walking distance of every resident of the City. Walking distance, however, ranges depending on the type of activity and the resident. A half mile is commonly accepted as a distance that can be comfortably walked in 10 minutes, and as a distance most people are willing to walk to access community uses.⁴ For most recreational activities, including active ones such as hiking, biking and sports activities; or for passive ones, like picnicking, this walking distance is acceptable. However, for activities that involve small children, such as a playground, one-quarter mile (a five minute walk) is more appropriate. Using these walking distances, and taking into account topography and other barriers, the City's open space is generally well distributed, as illustrated in *Map 4: Walkability*.

However, some parts of the City are still deficient in certain types of open space. The eastern side of the City has a lack of large open spaces. While certain areas are planned and zoned for Production, Distribution, and repair (PDR) uses and for maritime industries, other areas were recently rezoned to support additional residential development. The future population increase in these areas and throughout the City (See *Map 6: Areas of Potential Additional Population Growth, 2040*) will exacerbate current open space deficiencies.

Many parts of the City also lack playground space. Sports fields are well-distributed; however, capacity is limited and the demand for their use is often greater than what can be provided in neighborhood spaces.

Even in neighborhoods that have open spaces within walking distance, higher density and lower income populations may mean demand in these areas exceeds the capacity of local open spaces. As these communities continue to grow, open space improvements and acquisition are needed to maintain access to this limited resource. This objective, and the policies that follow, are aimed at addressing these deficiencies through new or improved open space provision.

POLICY 2.1

Prioritize acquisition of open space in high needs areas.

Throughout the country, safe, green open spaces are in short supply in dense communities, where low-income and minority populations tend to be concentrated, as well as large numbers of children and seniors. In the more densely populated, older areas of San Francisco, people often have less mobility and fewer financial resources to seek recreation outside of their neighborhood. People in less dense parts of the City may enjoy use of private yards and patios, while residents in denser neighborhoods may not have that option. Finally, studies have found that the need for a park as a restorative "oasis" is most critical in dense urban areas.

Priority for acquisition of new space to address open space inequities should be given to high need areas, defined as places where there is low access to open space (illustrated in *Map 4: Walkability*), a conglomeration of high density, high percentages of children, youth, seniors, and low income households (illustrated in *Map 5: Population Density, Household income, Concentration of Children and Youth, Concentration of Seniors*), and in which the most growth is projected to occur between now and 2040 (illustrated in *Map 6: Areas of Potential Additional Population Growth, 2040*).⁵ Future areas with adopted master plans or Redevelopment plans, such as Mission Bay, Park Merced, Hunters Point Shipyard/ Candlestick, and Treasure Island (See *Map 4D: Walkability: Proposed Open Spaces in Large Plan Areas*) have identified site specific open spaces and recreational facilities, along with funding and implementation strategies for those parks and recreation facilities. These proposed site-specific parks and open spaces would support the planned population growth and therefore these proposed parks are incorporated into the

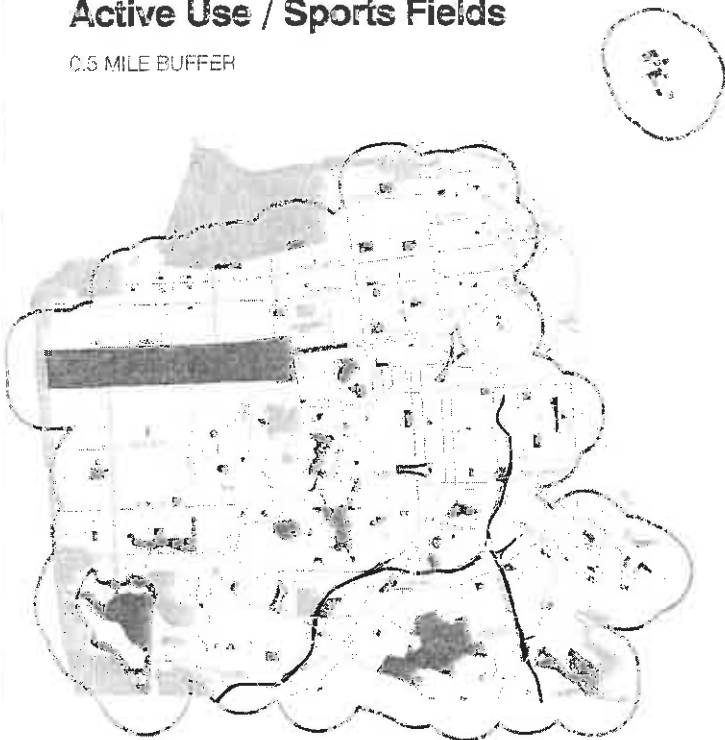
⁴ Regional Plan Association (1997) Building Transit-Friendly Communities A Design and Development Strategy

⁵ The Planning Department Land Use Allocation distributes projected housing and employment growth as determined by the Association of Bay Area Governments to 981 Traffic Analysis Zones (TAZ). These zones vary in size, from a block around downtown to several blocks in more outlying areas. The allocation of TAZ-specific growth is based on the current development pipeline (development projects under construction, approved or under review) and an estimate of additional development potential for each TAZ.

MAP 4A

**Walkability:
Active Use / Sports Fields**

0.5 MILE BUFFER



MAP 4B

**Walkability:
Passive Use / Tranquil Spaces**

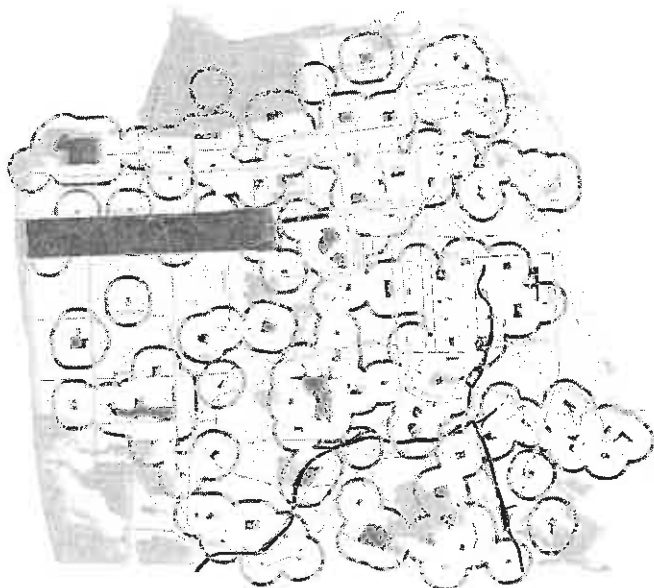
0.5 MILE BUFFER



MAP 4C

Walkability: Playgrounds

0.25 MILE BUFFER



MAP 4D

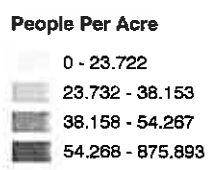
**Walkability: Proposed Open
Spaces in Large Plan Areas**

0.5 MILE BUFFER



MAP 5A

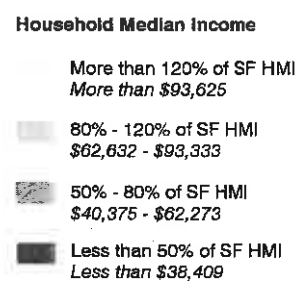
Population Density



*Median Population Density Per Block Group:
38.158 Persons Per Acre
(Source 2010 Census)*

MAP 5B

Household Income



*Median Household Income (HMI) for San Francisco
Block Groups: \$77,845
(Source: 2007-2011 American Community Survey)*

MAP 5C

**Children & Youth
(0-17)**

Children & Youth (0-17) Per Acre

- 0 - 3,230
- 3,232 - 5,188
- 5,189 - 7,699
- 7,700 - 105,107

*Median Youth Density Per Block:
5,188 Youth Per Acre
(Source: 2010 Census)*

MAP 5D

**Seniors
(65 and over)**

Seniors (>64) Per Acre

- 0 - 2,818
- 2,822 - 4,599
- 4,600 - 7,219
- 7,220 - 2,471,195

*Median Seniors Density Per Block:
4,599 Seniors Per Acre
(Source: 2010 Census)*



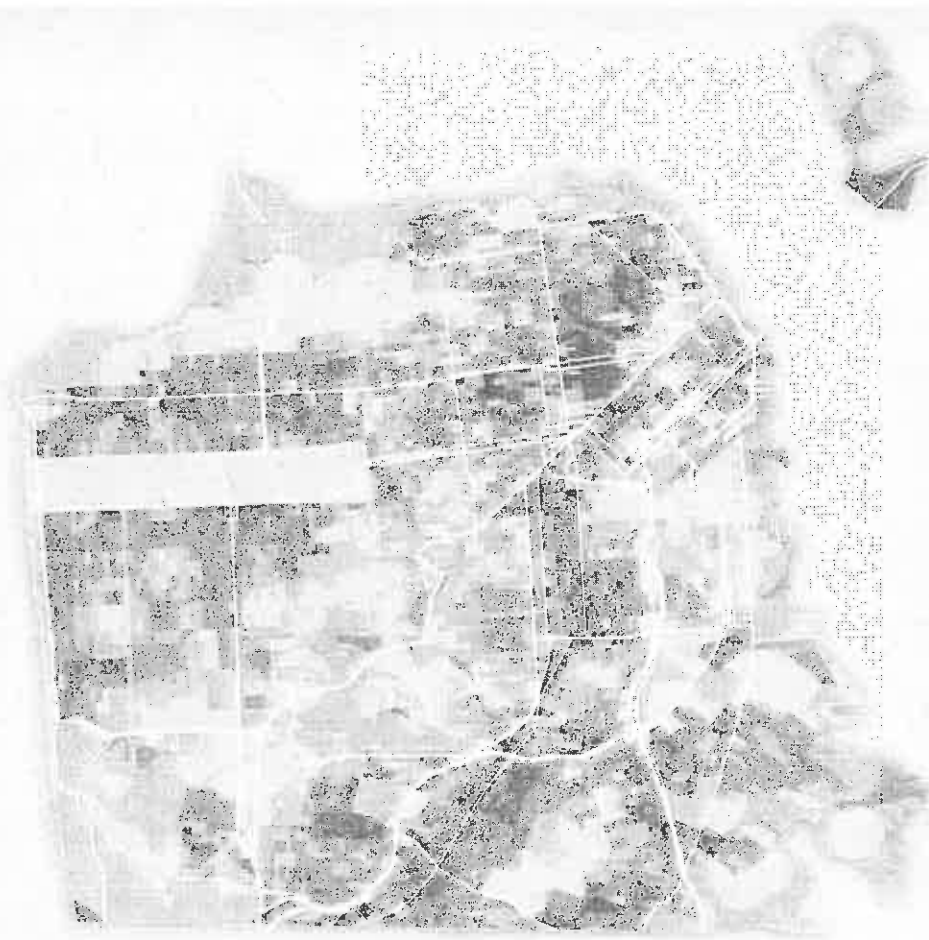
MAP 06

Areas of Potential Additional Population Growth (2040)

Potential New People by 2040

- 0 - 33.41
- 33.93 - 81.85
- 82.22 - 200.46
- 201.46 - 8,943.86

*Difference between 2010 population and projected 2040 population by Transportation Analysis Zone (TAZ)
(Source: San Francisco Planning Department Land Use Allocation Analysis 2013)*



MAP 07

High Needs Areas: Priority Acquisition & Renovation Areas

- Greater Need
- Lesser Need

analysis as existing park spaces. Layering all of these factors results in *Map 7: High Needs Areas: Priority Acquisition & Renovation Areas*. This map and analysis should be updated periodically using updated decennial US Census data.

Recreation and Parks Department maintains an Acquisition Policy, as required by the City Charter (Section 16.107) and the Park Code (Section 13.02), aimed at facilitating acquisition of open space in high needs areas. The Acquisition Policy provides guidance to promote equitable recreational and open space opportunities through several criteria: location in High Needs Areas, available funding sources that may be leveraged, inter-jurisdictional cooperation, and community support. In order to maintain new acquisitions, the policy also acknowledges the need to identify and leverage resources for continued maintenance and operational support.

New acquisitions should continue to consider the composition of current and projected neighborhood populations. There are both demographic and cultural differences in how people use parks: preschoolers, school age children, teenagers, adults, and senior citizens have distinct open space needs that should be accommodated, that may also vary according to social and economic groups. Design of new spaces should rely on the specific needs and values of its user communities, by using a participatory community design process.

While open space acquisition should not be limited by the City's inability to maintain additional parkland, the City should recognize that acquisition will require an on-going commitment of additional resources for maintenance. In appropriate cases, the City should acquire the property and develop low cost maintenance techniques and programs for open space that are not used for intensive recreation, or should hold the land vacant until development and maintenance funds are available.

POLICY 2.2
Provide and promote a balanced recreation system which offers a variety of high quality recreational opportunities for all San Franciscans.

The City's goal is to ensure that all San Franciscans are within a reasonable walk from an open space with a range of active and passive recreational opportunities. To ensure the highest quality of recreational opportunities for its residents, the City must be able to respond to changing demographics, neighborhood demand, and emerging

recreational trends as it plans for new or expanded recreation and open space. The recreation system should provide an equitable distribution of facilities and services and consistent hours of operation. It should also provide sufficient opportunities for populations who are frequent users of open space, such as seniors and children.

POLICY 2.3
Provide recreational programs that are responsive to community needs and changing demographics.

In 2010, SFRPD implemented a new recreation system that focuses on flexibility and responsiveness to changes within communities by providing appropriate programming based on community interest and demand. To stay up-to-date with current needs and interests, RPD routinely surveys their recreation program users. The results provide RPD with information to ensure that programs and services meet the existing needs of neighborhood residents and are on the cutting edge of emerging trends.

RPD also works with the Department of Children, Youth, and Their Families (DCYF) on their Community Needs Assessment, conducted every two years. RPD participates in the assessment as a service provider, and relies on this report to update its recreation programming in coordination with other surveys and assessments. RPD and the City should continue to provide innovative recreational programs that respond to changing community needs.

POLICY 2.4
Support the development of signature public open spaces along the shoreline.

The Pacific Ocean, San Francisco Bay, and their respective shorelines are important natural resources in San Francisco. They offer opportunities for water-oriented recreation, passive recreation, views, and habitat. Most of the property adjacent to the thirty-two mile shoreline is in under public ownership. Maintaining public access to the waterfront is integral to San Francisco's identity and creating continuous open spaces along the ocean and bay is one of the City's long-term goals. Much of the waterfront is already accessible to the public, through parks ranging from Fort Funston, Ocean Beach, the Presidio and Fort Mason to the urban waterfront of the Embarcadero, and numerous open spaces along the Piers to Candlestick Point State Recreation Area.

These open space opportunities should be enhanced and expanded by focusing on the development of several signature open spaces that draw people from their immediate neighborhoods and beyond. Key focus opportunities for developing new or enhanced signature open spaces on the waterfront are listed below by geographic area, and are identified in *Map 8: Blue Greenway*. Additionally, connecting these open spaces to the surrounding neighborhoods and throughout the City and region is an important goal and is discussed further in Policy 3.2.

Northeastern Shoreline

Significant progress has been made in opening and improving the city's northern shorelines. With the opening of Crissy Field in the Golden Gate National Recreation Area and the retention of much of the open space in the Presidio as publicly-accessible open space, this area has transformed itself into a regional destination. Long-term, maximizing the recreational opportunities of other shoreline areas should be considered and inter-governmental and other partnerships should be pursued to further develop these opportunities.

In addition, a major opportunity exists to create an expanded, multi-park open space at the juncture of Market Street and the Embarcadero. The existing open spaces of Embarcadero Promenade, Justin Herman Plaza, and Sue Bierman (formerly Ferry) Park provide a wealth of untapped opportunity, which can be connected to function as a coherent link from downtown to the Ferry Building and the waterfront, holding several linked yet distinct activity and recreation spaces. Additionally, the Port is planning to open the Northeast Wharf at Pier 27, which would be a three acre plaza at the base of Telegraph Hill, and a series of linked open spaces in the heart of Fisherman's Wharf.

Western Shoreline

The western shoreline has the advantage that it is already a long-stretch of natural and publicly-accessible open space. Ocean Beach is a national treasure and should be improved to acknowledge the significance of vast, unbroken expanse of beach in the City.

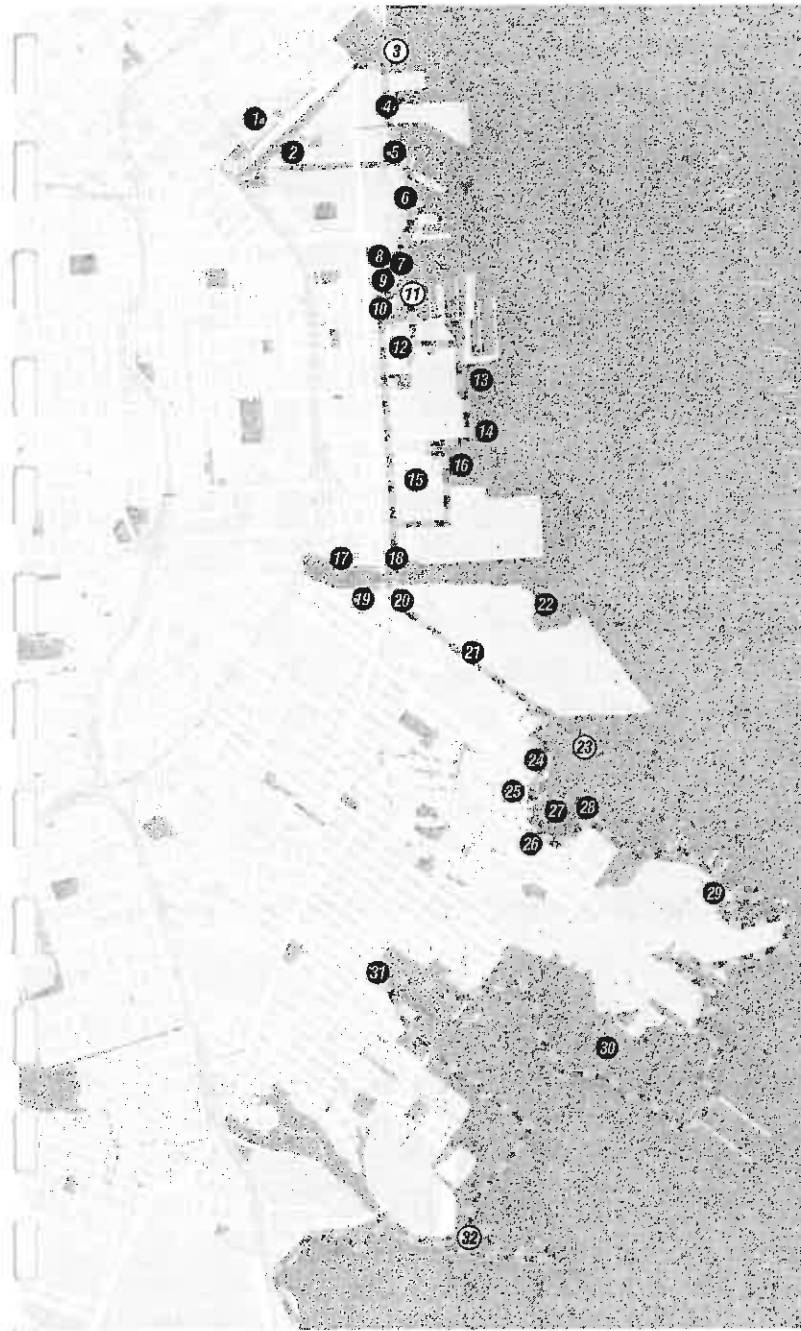
A non-binding Ocean Beach Master Plan has been developed by SPUR (a San Francisco non-profit supporting planning and good government in the Bay Area) in close coordination with responsible agencies. The Plan includes recommendations to improve and restore conditions at Ocean Beach by adapting proactively to the changing coastline. The western shoreline also connects to Lake Merced, providing opportunities for enhanced access to the waterfront and recreational opportunities. The SFPUC is currently exploring ways to improve access to the watershed lands in this area. If additional space becomes available, this space should provide improved connections from the neighborhood to the waterfront.

Southeastern Waterfront

The recent development of Mission Bay, the passage of the Eastern Neighborhoods plans (Mission, East SoMa, and Showplace Square/Potrero Hill, and Central Waterfront Area Plans), the India Basin Shoreline Plan, and the proposed Candlestick Point and Hunters Point Shipyard developments will bring growth, which will require increased access and open spaces throughout the Southeast. Most of these plans are accompanied by specific open space strategies for parkland along the waterfront, where active water-oriented uses such as shoreline fishing, swimming, and boating should be promoted.

Blue Greenway

The Blue Greenway is a project to improve and expand the public open space network along the City's central and southern waterfront, from the China Basin Channel to the San Francisco County Line (see *Map 8: Blue Greenway*). It provides a new vision of how parks and public spaces can be created to complement and connect with existing open spaces in this industrial mixed-use area along the Bay waterfront. The Blue Greenway seeks to both provide opportunities for much-needed open space that is easily accessible for exercise and recreation, including bicycle and pedestrian access, recreational uses in the water (e.g. kayaking), access to historical resources, and enjoyment of art, as well as improve waterfront public access from nearby neighborhoods. These goals realize objectives set forth in the Association of Bay Area Governments (ABAG) San Francisco Bay Trail Plan and Bay Area Water Trail for southeast San Francisco,



3. China Basin



11. Crane Cove Park



23. Heron's Head Park



32. Candlestick Point

Blue Greenway



MAP 08



- | | | |
|------------------------------------|--|---|
| 1 Mission Creek Shoreline North | 12 Pier 70 Upland Open Spaces | 23 Heron's Head Park |
| 2 Mission Creek Shoreline South | 13 Pier 70 Slipways Park | 24 PG&E Shoreline |
| 3 China Basin Park | 14 Power Plant Shoreline Access | 25 Jennings St/Hunters Point Blvd/Innes Ave |
| 4 Terry Francois Blvd Improvements | 15 24th Street Improvements | 26 Hudson Avenue Right-Of-Way Improvements |
| 5 Pier 52 Boat Launch | 16 Warm Water Cove Park | 27 India Basin Shoreline Park |
| 6 Bayfront Park | 17 Islais Creek North-West | 28 India Basin Open Space |
| 7 Agua Vista Park | 18 Tulare Park/Islais Creek North-East | 29 Hunters Point Shipyard Open Spaces North |
| 8 Mission Bay Parks 23 & 24 | 19 Islais Landing/Islais Creek South | 30 Hunters Point Shipyard Open Spaces South |
| 9 Pier 64 Shoreline Access | 20 Third and Cargo Gateway | 31 Yosemite Slough Wetland |
| 10 Illinois Street | 21 Cargo Way | 32 Candlestick Point State Recreation Area |
| 11 Pier 70 Crane Cove Park | 22 Pier 94 Wetlands | |

The following Blue Greenway projects should be given high priority as the neighborhoods along the Bay waterfront – which are already deficient in open space – continue to grow in population. These projects correspond with identified high needs areas. Some are longer-term, large-scale projects that will require public funding:

- **China Basin Shoreline Park:** This existing approximately two-acre park will be expanded as a part of the development of the Port's Sea Wall Lot 337 project and will be the northern gateway of the Blue Greenway.
- **Mission Bay Park System:** This 41-acre park system will include a large scale, bayfront park between the China Basin Shoreline Park and Pier 70, with an important Blue Greenway segment. These open space opportunities and projects are incorporated into the Office of Community Investment and Infrastructure's Mission Bay Redevelopment project.
- **Pier 70 Open Space System:** the Port's Pier 70 Plan proposes the following open spaces along the Blue Greenway:
 - *Crane Cove Park:* Plans for this approximately nine-acre shoreline park within the Port's Pier 70 development area include construction of an aquatic center and opportunities for park designs and interpretative materials that provide educational information on the City's deeply rooted maritime history. In addition to Crane Cove Park, the Pier 70 site presents opportunities for a variety of other open spaces, all of which must be consistent with the industrial maritime character and setting of the site.
 - *Waterfront Development Site / Slipways Park:* The waterfront development site is an approximately 28-acre site that is slated for mixed-use development. The site includes Slipways Park, an approximately four-acre park along the southeastern shoreline that will incorporate historic shipbuilding infrastructure. The park will eventually connect with new shoreline open spaces once the former Potrero Power Plant site is redeveloped. Adjacent to the waterfront development site is the Irish Hill / Hoe-Down Yard property at Illinois and 22nd Street, which is jointly owned by the Port and PG&E. This area is also being evaluated for development and open space potential as part of the waterfront development site planning process.
 - *Power Plant Site:* This approximately 23-acre parcel is the former site of the Potrero Power Plant. The privately owned site has substantial redevelopment potential and will be coordinated with the adjacent Pier 70 planning process, as it provides an opportunity to extend waterfront access through the pier to Warm Water Cove.
 - **Warm Water Cove:** This isolated park has the opportunity to be improved and expanded by up to three acres to provide access to the City's Eastern shoreline and to provide recreational opportunities to the growing population.
 - **Islais Creek Improvements:** This project may consist of shoreline improvements, including rebuilding dilapidated wharves, removing ghost piles, and providing for open space system linkages to expand public access and recreational water use of Islais Creek.
 - **India Basin:** The recently closed Hunters Point Power Plant and adjacent shoreline properties offers the opportunity to bring much-needed recreational space to the center of the City's southeast neighborhoods, helping address the health and environmental impacts of the plant's operations.
 - **The former Hunters Point Shipyard, Candlestick Park and Candlestick State Recreation Area:** These areas form the southern terminus of the Blue Greenway. These open space opportunities and projects are incorporated into the Office of Community Investment and Infrastructure's Candlestick and Hunters Point Shipyard redevelopment project.

The City, including the SFRPD, the Port of San Francisco, and Office of Community Investment and Infrastructure, should continue ongoing planning efforts to improve connections and address any gaps amongst the various waterfront open spaces to create a linked system of parks that is consistent with the Blue Greenway planning efforts. In addition to signature open spaces, the City should consider new waterfront open space improvements that serve a non-recreational purpose, including climate change adaptive infrastructure. Current projections by the Pacific Institute predict that global warming may cause the ocean to rise as much as five and a half feet along California's coastline in the next 100 years, impacting many areas of the San Francisco Bay, including the shoreline areas, much of Mission Bay and adjacent portions of SoMa.

Inclusion and restoration of open space, particularly tidal wetlands, can act as a natural buffer and play a key role in adapting to sea level rise. Wetlands can protect shorelines from storm surges while assisting in reducing carbon levels through sequestration, so wetland restoration and habitat enhancements should be considered for inclusion in all waterfront open spaces. While many of these areas are already developed, and therefore not appropriate for open space development at this time, ecosystem-based management principles and retrofits should be considered wherever possible to ensure that shoreline retreat and flood protection are considered as measures to assist in adapting to projected sea level rise.

POLICY 2.5

Encourage the development of region-serving open spaces in opportunity areas: Treasure Island, Yerba Buena Island, Candlestick and Hunters Point Shipyard.

Several large, underutilized sites within the City offer not only the opportunity for new mixed use development to meet the City's housing needs, but the chance to create new, large scale region-serving open spaces.

- **Treasure Island**, the former naval base just off the City's northeastern shoreline, is planned to reserve over 60% of its land area for open uses, ranging from parks and ball fields, to organic farms, to wetlands and tidal marsh. Combined with open spaces on contiguous **Yerba Buena Island**, its 290 acres of proposed open space will be planted with a diverse and healthy range of plants which will help offset the city's greenhouse gas emissions. As a part of the planning for the redevelopment of Treasure Island, a Habitat Management Plan was prepared to assure the protection and restoration of wildlife habitat and biodiversity on the adjacent Yerba Buena Island. It is critical that the final designs of open space on these two islands, taken together, provide not only a range of playgrounds and recreational areas to meet the new residents' activity needs, but also offer strong, permanent protections for their wetlands and natural habitat. Agriculture and biodiversity components of this Management Plan should be developed to serve as educational and cultural amenities for the City and the region.
- **Hunters Point Shipyard and Candlestick Point** are currently undergoing a transformation into a vibrant, urban neighborhood and livable green community.

Candlestick Point currently consists of the 49ers stadium, parking lot and the Candlestick Point State Recreation Area, of which only about half is improved. Hunters Point Shipyard consists of a decommissioned Naval Shipyard currently undergoing remediation with very limited public access. Plans for the two areas call for a well-connected, full breadth of complimentary uses. A major feature of the project is the robust open space program including upwards of 325 acres of open space, roughly 220 acres of which is being developed at the Hunters Point Shipyard. While the plans call for some reconfiguration of the existing Candlestick Point State Recreation Area (CPSRA) as provided for by SB 792, the reconfiguration will help assure the full realization of currently underutilized portions of the State park. The waterfront open spaces within this project will be the southern section of the Blue Greenway.

Taken together, the new open spaces will enable a continuous Bay Trail along this southeastern portion of the City, and provide a wide range of shoreline-oriented recreational opportunities that could include boat launches, fishing piers, restored wetlands, picnic areas, and food services. The new open space system should be designed in coordination with the proposed adjacent new urban neighborhoods and improve connectivity to the Bayview community, greater San Francisco, and the rest of the region.

POLICY 2.6

Support the development of civic-serving open spaces.

San Francisco is a civic city—celebrations, rallies, gatherings and protests take place almost weekly; political speeches, music, performances in the open air are also common occurrences. Our identity is defined as much by expressions of our social and cultural goals as it is by our physical landscape. These regular events in San Francisco emphasize the role of our City as a regional stage where like minds can gather and deliberate.

San Francisco needs civic spaces which can accommodate these activities – weekly events like farmer's markets, annual events such as the Pride Celebration, and special events such as broadcasting presidential inaugurations. As the City grows, these spaces need to accommodate ever-larger crowds of people and different types of functions – from simple gatherings to technical showcases and wired events.

The main opportunities to unify and bolster City landmarks and activity centers are focused around three major open spaces:

- **Civic Center:** Our existing Civic Center, surrounded by City Hall, the Main Library, the Asian Art Museum, and other civic spaces, hosts many of the activities described above. The Civic Center is part of the Civic Center Historic District with National, State, and Local designations. Civic Center’s design, however, limits its capacity and functionality, with activities often spilling into less optimal public spaces such as nearby streets. The nearby UN Plaza provides additional activity space that is used for weekly farmers and craft markets, but the two spaces are generally underused outside of scheduled activities and are separated by a virtual parking lot along Fulton Street between Hyde and Larkin Streets. A series of connected open spaces, along a “Civic Center axis” from Market Street to City Hall, could be created with the development of a pedestrian mall along Fulton Street between the Main Library and Asian Art Museum, and with corresponding activity improvements to increase the usability of the Civic Center and UN Plazas. Some components that should be included in the revamping of these public spaces include an event lawn or amphitheater for performances, a gathering plaza, and pavilions for special events.
- **Embarcadero Open Spaces:** At the other end of Market Street, the numerous yet underutilized open spaces along the Embarcadero – Embarcadero Plaza, Justin Herman Plaza, and Sue Bierman Park- offer a glaring opportunity for synthesis into the City’s gateway civic open space. Inspiration can be found in Millennium and Grant Parks in Chicago. Just as they serve as Chicago’s front door, San Francisco needs a civic space for large outdoor events – a place where arrivals can be greeted by the vibrancy of the City, and where its citizens can gather for moments of great joy or great mourning. A series of linked outdoor “rooms” would enable the reconnection of Market Street to the Ferry Building, enhance visual connections to the Bay, activate public space edges with uses that draw people to inhabit and use the space, and create a series of distinct activity spaces for civic and news events, large gatherings, and performance space.
- **Market Street:** Market Street, San Francisco’s premier street and most important destination, is more than the city’s primary corridor for Downtown movement; it also acts as a civic and cultural center where people can gather to see, learn and participate in our city’s vibrant life. The

Better Market Street initiative is currently underway to enhance public life along Market Street with a memorable and active identity; more diverse range of social, cultural, and economic activities; and with more gathering spaces to visit, promenade and linger. These changes will complement the transit and bicycling improvements that are also an integral part of Better Market Street

- **Hallidie Plaza:** Hallidie Plaza is a prominent San Francisco public space. Many more people visit Hallidie Plaza every day than any other plaza in San Francisco because of its proximity to shopping, hotels, and theatres. Despite these attractive qualities, Hallidie Plaza has never met its potential to be a world-renowned space where residents and visitors alike come to meet. The multi-level design fractures the plaza, making it impossible to create a place at street-level that can accommodate any sort of meeting space. The Better Market Street Project included preliminary designs for Hallidie to suggest different directions the City could go. Further, there were several conceptual designs developed in the early 2000s that highlighted preferred elements for the plaza, but no definitive design. These should be used as the basis for a design competition, hosted by the Planning Department.

Given the financial constraints San Francisco will continue to experience for the foreseeable future and the anticipated cost of fixing Hallidie Plaza, there will need to be a public-private partnership that brings philanthropic funding to match City contributions. Building the partnerships necessary to support the refurbishment of Hallidie Plaza should remain a high priority for the City so that the space can become a destination with iconic value to both San Franciscans and our many national and international visitors.

POLICY 2.7

Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.

Public agencies and private organizations and individuals are working to maintain open space in the Bay Area. These bodies include the Federal Government, the State of California, local governments, several sub-regional open space agencies, as well as public nonprofit organizations and private landholders. Preserving a regional open space system is beyond the scope of the seventy-odd local governments in the nine-county Bay Area. Valuable open spaces cross

city and county lines and individual municipalities have neither the regulatory powers nor the funds to retain them. Preservation of such spaces will depend upon regional action.

The City should facilitate efforts of existing agencies and organizations working toward regional open space goals. The City should encourage and work with these groups to secure additional land for open space retention and management, and to maintain existing open space areas in their current undeveloped open space status. The City should also support use of selected areas of open space lands within its jurisdiction for appropriate recreational uses.

POLICY 2.8

Consider repurposing underutilized City-owned properties as open space and recreational facilities.

All major metropolitan areas face challenges in providing sufficient open space due to lack of available land. While vacant or underutilized sites may be found, they are in high demand for private commercial or residential development, driving competitive land prices which are often too expensive for public acquisition. In order to meet the City's need for new open spaces in these high needs areas, the City should creatively look at the resources it already has – sites already in public ownership.

Surplus Sites: Occasionally public agencies find some land surplus to their current and projected needs. When public land becomes surplus to one public use, San Francisco's Surplus Property Ordinance, passed in May 2004, requires the city's surplus property be considered for affordable housing. Some such parcels are not feasible for housing because of their size or shape. When surplus land is already zoned for open space, open space should take priority over other public uses, including housing. When other surplus land becomes available for review as open space, the City should evaluate its suitability as a park site based on suitability criteria described in Policy 2.1 and in RPD's Acquisition Policy while considering other public benefits the land could provide. If the analysis finds the property necessary for open space usage, the City should consider if and how to transfer the property to the Recreation and Park Department under the procedures determined in SFRPD's Acquisition Policy for jurisdictional transfers.

Publicly Owned Sites: The City should evaluate all publicly-owned sites in high needs areas (see summary

Map 7: High Needs Areas: Priority Renovation & Acquisition Areas) to determine their feasibility for full or partial park site usage. Some of these sites may be underutilized and therefore available for purchase or swap—these should be reviewed for potential transfer to or purchase by RPD. Other sites may be currently utilized for valuable public purposes, but could offer opportunities for joint use. For example, public parking lots that are underutilized on weekends could serve as active recreational spaces during off-business hours, and could even be improved with reinforced turf systems that create greened parking areas. Public buildings could be evaluated for their potential to provide active roof space, which could be creatively developed as green spaces accessible to the public during certain hours.

The opportunity to create open spaces on neglected or overlooked city owned parcels should be explored, particularly in high needs areas – such designs could repurpose existing infrastructure in unique and exciting ways. For example, the award-winning Gas Works Park in Seattle is built on a former coal plant site. More recently in New York City, an abandoned elevated rail track was redesigned as the High Line park, a wildly successful public space that drew over two million visitors in its first year and earned several design excellence awards. The City should consider the innovative reuse of abandoned, vacant or excess city owned land of all shapes and sizes.

Public Rights Of Way: As described in Policy 3.1 below, numerous streets, alleys, schoolyards, and other rights of way offer potential for cooperative recreational use. City departments and State agencies, such as the Municipal Transportation Agency and Caltrans, own and operate spaces that could be better utilized to serve as open spaces throughout the city. Spaces under freeways could serve as skate parks and bicycle paths, while city-owned parking lots could be developed as open space.

POLICY 2.9

Address physical and bureaucratic barriers to opening schoolyards as community open space during non-school hours.

During school hours, schoolyards provide students with a space to learn, socialize, exercise and play. They also often provide the greatest expanse of open space available in their immediate neighborhood. But if the neighborhood cannot tap into that resource when the school day is over, the schoolyard becomes a lost opportunity for half its life. Opening these spaces for use during these times could

provide much needed additional space in areas that are currently deficient in open space. This could prove mutually beneficial in that it could provide additional revenue for the school district and large new open spaces for residents without the high costs of acquiring new spaces.

In 2008, the San Francisco Unified School District (SFUSD) and the City launched a pilot program which opened eleven school yards to neighborhoods during weekend hours. This program has been successful in increasing community access to recreational space without any corresponding significant damage to school property. The program has continued to expand, to 21 schools in total, and offers many benefits to participating schools, such as open space improvements, grants to support physical education, gardening activities during the school day, and an activity fund to provide weekend activities open to the public. Schools receive maintenance, programming, and surveillance support from San Francisco Department of Public Works, San Francisco Recreation & Parks Department, and the San Francisco Police Department.

The City should consider ways to better market the availability of these spaces through multi-language signage and events in the space. Continued efforts to add greening to schoolyards would provide benefits to students as well as the neighborhood. As the program continues to expand, additional funding may be needed to address staffing, programming, and operational needs that come along with any joint use project. In addition, based on lessons learned from joint-use agreements thus far, the city should review and further codify the structure of its joint-use agreements to ensure consistency and ease of implementation.

The lessons from this pilot project could also be applied to other public or quasi-public sites. For example, as a next step the City could look at small branch libraries or child care centers as opportunities for increasing public access. The City should also approach private schools throughout the City and attempt to gain their support for such a program on their properties. Other cities have successfully established mutually beneficial joint use or development agreements that opened the privately-owned open space to the public. Private schools could use this vehicle as a way to be “good neighbors” that contribute to neighborhood needs, similar to private recreational facilities offering neighborhood discounts. Where liability is an issue, the City should look to equitably share liability with private entities or among multiple agencies.

POLICY 2.10

Improve access to and level of activity provided at San Francisco reservoirs.

The San Francisco Public Utilities Commission (SFPUC) owns and manages a significant amount of open space lands in San Francisco, as well as sites in Alameda, Santa Clara and San Mateo Counties. These lands are managed as watershed lands and serve as the city’s major water source; in some cases these sites also serve as open spaces with scenic easements, and have recreational features such as playgrounds, walking paths, seating areas and even golf courses. The SFPUC has recently expanded uses on its lands to include sustainable agriculture and composting.

Because of the SFPUC’s mission to protect public health and safety by ensuring water quality and the filtration capability of the existing system, these sites need to be carefully managed, and in some cases large-scale public recreational use is not possible given such constraints. However, increased public access to portions of its watershed lands with high recreational value is still possible, particularly on certain opportunity sites where the water quality would not be threatened.

Several of the SFPUC’s treatment, tank or station sites may offer the potential to yield limited right-of-ways connecting proposed trails or greenways discussed elsewhere in this Element. Such connections, however, must be limited to pedestrian crossings, and made with consideration of safety of the underlying substructure and whether there is risk of potential degradation.

Future leases and lease renewals on watershed lands should be consistent with protection of existing natural values. Watershed lands should be managed to limit potential fire and erosion hazards. Access should be consistent with the legal rights of existing tenants, and with the intent of existing scenic and recreational easements.

The SFPUC should seek to increase public access to and enjoyment of surplus sites by seeking funding for site improvements, better access, and the ability to address safety issues at existing and potential open space properties.

In the case of reservoir lands outside of the City and County of San Francisco, the SFPUC has several long-standing agreements for the recreational, educational and agricultural use of its lands. These agreements have gone



School Yards & SFPUC Sites With Open Space Potential

0 Miles 1

MAP 09

- Existing Open Space
- Opportunity Area
(School yards and SFPUC sites with open space potential)



Privately-owned Public Open Spaces (POPOS)

through extensive public processes and any change to the agreements would involve additional outreach and review. Some examples of successful joint-use of SFPUC lands include: Sawyer Camp Trail, one of the most popular trails in San Mateo County, which is located inside the Peninsula watershed and passes by the reservoir; and the Sunol Water Temple AgPark, an urban farm located on SFPUC land in Alameda County.

POLICY 2.11

Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.

In order to improve living conditions in each residential building and the quality of environment in San Francisco as a whole, the City should continue to require that all new residential development provide outdoor open space. Current San Francisco Planning code requires a minimum amount of open space and this minimum must be maintained. However, open spaces should not only meet a minimum size requirement but should also be usable, quality recreational opportunities directly outside residents' front door, and they should also supplement any public open space that is provided nearby.

In single-family districts, rear yards are required and these yards provide much-needed open space for use by residents, natural habitat value, as well as stormwater management benefits. In most multi-family zoning districts, a minimum of 60-125 square feet per unit is required. In some areas such as Downtown, Chinatown, and high-density residential zoning districts, minimum open space requirements can dip as low as 36 square feet per unit. This

requirement is too low, especially for areas that correspond with the high needs areas in [map 7](#). Comprehensive planning in these areas should consider if the requirements should be increased or how open space needs can be met with alternative methods.

In multi-unit developments, providing required open space as common space has many benefits. It provides a collective place for residents to gather, allowing residents to get to know their neighbors and fostering a sense of community. It also provides larger areas for explorative play for children, something small balconies and private spaces usually cannot provide. Finally, it can be more space-efficient than providing numerous smaller spaces, especially if placed on rooftops or adjacent to common entry points where space for access is already required. Common open spaces can expand these benefits to the broader neighborhood as well, if they are publicly accessible during safe times of the day, such as daylight hours, or if they contribute to scenery by being visible from the street. Therefore, open space requirements should include incentives to promote the provision of common open space, and publicly accessible common open space in particular.

The value of private open spaces rests largely on their design. Open spaces should be designed to relate to the type of development they support; while lower density districts may typically include ground level or rear yard gardens, higher density residential development can include not only rear yards or common courtyards at grade level, but also balcony, terrace and rooftop open space. Whatever type of open space is provided, it should be usable with landscaped areas that add greenery. Elements such as playground equipment, lawns, and gardens should be considered as well, based on the expected resident population of



Folsom Street



Linden Alley

the project. Appropriate minimum amounts of open space and guidelines should be developed to codify these recommendations.

Open space in the downtown urban core is already very limited, and continued development will make meeting these higher requirements both more challenging and more necessary in order to maintain livability. Rooftop open spaces can provide a promising way to meet this challenge. Aside from the environmental benefits of roof greening – reduction of stormwater runoff, improvement in air quality, and reduction in energy used for building heating and cooling – green roofs can help to meet a number of the City’s open space goals, from recreational enjoyment, to aesthetic improvement and greening of urban landscapes, to increased local food production and increased biodiversity. To enable quality roof space that provides these benefits, roofs should be constructed with load bearing capacity that can accommodate minimum soil depths for planting, or should at minimum support expected person occupancy and potted plantings. Design considerations also include safety, how the space overlooks neighboring properties, and where access can be provided.

POLICY 2.12
Expand the Privately-owned Public Open Spaces (POPOS) requirement to new mixed-use development areas and ensure that spaces are truly accessible, functional and activated.

In denser neighborhoods of the City, Privately-owned Public Open Spaces (POPOS) are a critical strategy to promote livability and provide much-needed spaces for relaxation, enjoyment of greenery, and socializing with others.

POPOS have been provided in a wide range of forms including outdoor seating with landscaping, to beautiful rooftop terraces, or indoor atriums. The quality of these spaces varies greatly, with some of them providing true oases with trees and planters and ample seating; while others are dark, tucked-away spaces that are accessible in name only. While this type of space can never replace true public open space, these spaces should be accessible to the public and should provide features to create a functional and pleasant open space. The City should deploy a variety of tools to educate the public of the existence of POPOS, especially in cases where such spaces are tucked away from the sidewalks—located on the building’s rooftops or on the back of the building. The City should enforce all violations by existing POPOS, ensuring that they meet the conditions they were required to meet when the development was approved. The City should also reevaluate the guidelines provided in the Downtown Plan for required features of each type of POPOS, including seating, access to public restrooms, landscaping, and ecological functionality, to determine how to improve these open spaces. Additionally, the City should consider ways of allowing increased activation of the space and provide quality bicycle connections to these spaces.

POPOS have traditionally served the denser downtown core, a result of policies adopted in the 1980s mandating that new large commercial developments provide publicly-accessible open space. These policies should be evaluated to determine how POPOS requirements can be strengthened and expanded citywide. For instance, fee requirements could be extended to all types of development projects of a certain size (not just commercial uses) and provide an in-lieu fee option, as is the case in the Transit Center District Area Plan. Similarly, the Eastern Neighborhoods



Green Connections concept



Living Alley concept



Linden Alley

plan allows developers to satisfy some portion of private open space requirements by providing publicly accessible open spaces. Moving forward, POPOS requirements should ensure that such open spaces are designed and maintained to accommodate and attract a diverse range of users.

OBJECTIVE 3

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

San Francisco is a dense, built-out city, where it may be difficult and expensive to acquire new land for parks and open spaces. Even though acquisition remains an important means to improve open space access, San Francisco's street network provides an untapped opportunity to supplement the city's open space system and link the network of open spaces. The street network, which makes up 25% percent of the City's total land area, is a valuable public space asset that can incorporate many types of open spaces, such as pocket parks, play streets, trails, and walkable streets and bike routes. These systems can connect residents to larger parks and open spaces and serve as restorative green spaces in their own right, places where residents can interact with urban nature on their doorstep. This system should be clearly legible, and include signage to guide pedestrians to and through the larger open space system.

POLICY 3.1

Creatively develop existing publicly-owned right-of-ways and streets into open space.

San Francisco's right-of-ways offer a variety of opportunities for developing open spaces. Streets can supplement traditional open spaces with standard streetscaping improvements such as bulb-outs, crosswalk improvements, tree planting, and pedestrian lighting. More extensive traffic calming on expanded or existing wide sidewalks can create additional pocket parks, sitting areas, and opportunities for sustainable plantings, community gardens, stormwater treatment, and other landscape elements.

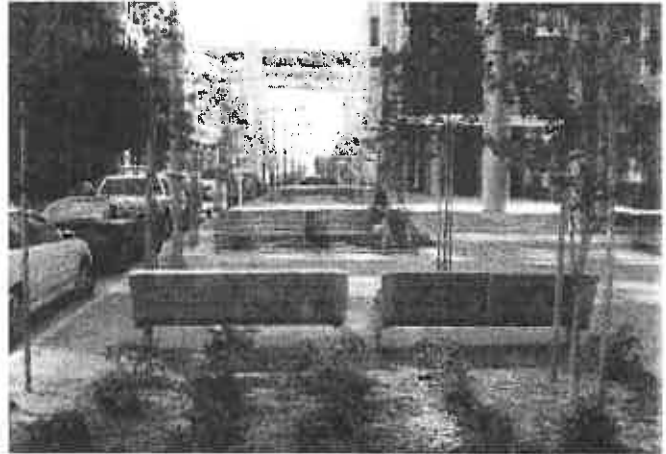
Green Connections

Green Connections are special streets and paths that connect people to parks, open spaces, and the waterfront, while enhancing the ecology of the street environment. By increasing greening in the right-of-way with street trees, sidewalk gardens, and other landscaped areas, these streets will become sustainable corridors that enhance mobility, green neighborhood streets, and improve pedestrian and bicycle access to community amenities and recreational opportunities.

Living Alleys

The City's network of alleyways—small-scale, quieter streets that primarily serve vehicles needing access to adjacent properties—can provide vibrant open spaces, especially in dense neighborhoods. Some alleys, such as Belden Place in the financial district, are currently closed to traffic and provide an intimate atmosphere where patrons of adjacent restaurants can enjoy outside dining amidst a bustling urban environment. Other alleys, such as Maiden Lane, are closed during certain times of the day, serving adjacent businesses during the day, but allowing deliveries during the evening hours. Still other alleys, such as Linden Alley, are open to traffic, but carefully designed to ensure that drivers proceed slowly and with caution. These alleys are designed with seating, landscaping, and pedestrian-scale lighting to create useable and attractive open spaces. All three alley types should be considered and encouraged.

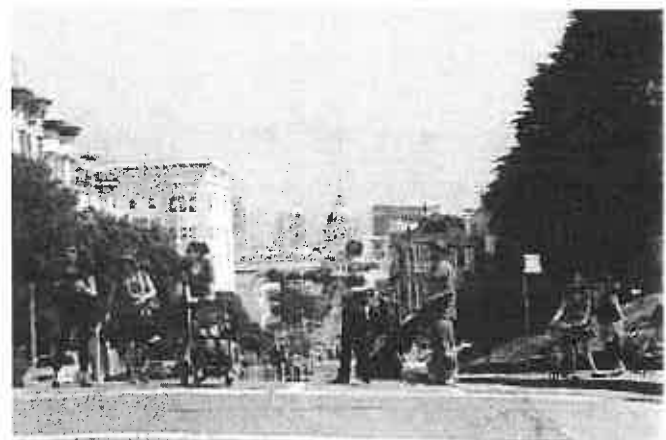
In some residential neighborhoods in the City, such as Visitacion Valley, Mission Terrace, Crocker Amazon and Bayview Hunters Point, there are narrow, unpaved alleyways that originally provided service vehicle access before paved roads were built. These abandoned and overgrown spaces can provide much-needed spaces that supplement the traditional open space, potentially providing walking and biking paths, or seating, landscaping, and lighting appropriate to the area. Using the City's Better Streets Plan, the design for the different types of alleys can be implemented. The City should study different neighborhood needs and determine a priority plan for creating living alleys in areas most in need of these improvements.



Living Street on Rincon Hill



Parkway on Sunset Boulevard



Sunday Streets in the Western Addition

Living Streets

Living Streets are wider streets where sidewalks are expanded into excess right-of-way to accommodate formal open spaces or linear parks. Wide streets that have excess right-of-way provide an opportunity to develop living streets, especially where dense residential developments are being built. Many of these areas are deficient in open space, and the streets should be designed with places for relaxation, recreation, and neighborhood gatherings.

Enhancing Existing Parkways

Parkways are streets with broad, well-landscaped medians and sidewalks that provide recreational paths while moving bikes and vehicles. These streets function not only as transportation corridors, but also as linear parks, creating a green network. This green space can often be effectively used for pedestrian and open space functions, by providing multi-use trails, seating, and open spaces. They can also perform ecological functions, including stormwater runoff retention and infiltration and creating habitat. Two of the existing parkways, Park Presidio Boulevard and Sunset Boulevard, offer a major opportunity to enhance the north-south connections from Golden Gate Park. These streets already provide ample trails and open space, but are in need of overall care, improved crossings, and enhancement. By utilizing the existing open spaces offered by these parkways, the City is focusing on how to make the most of what we have. The City should develop a specific design program to address the enhancement of these two parkways.

Temporary and Permanent Street Closures

The City's Sunday Streets program – which was modeled on a 25-year program in Bogota, Colombia – has been a huge success. The proposal began in 2008 with the idea to close one street to cars on Sunday mornings so people can get out and be active in a car-free space. The program has since expanded to offer more opportunities for temporary public gathering spaces. Additionally, City agencies' collaborative effort to transform excess pavement into public spaces is on-going and several projects are being initiated around the city. This concept of temporary or even permanent street closures in the City presents a great opportunity to take advantage of existing street rights-of-way to create space for people to walk or ride their bike.

See *Map 3: Existing and Proposed Open Space* for more information on existing and proposed green street concepts.

POLICY 3.2

Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.

Despite San Francisco's many open space assets, park accessibility can be a challenge, particularly for those on bike or foot. For decades, streets have been built to maximize car volume and speed, resulting in roads with fast-moving traffic, inadequate pedestrian and bicycle facilities, and other barriers that make it difficult and unpleasant for people to walk, bike and use other forms of active transportation.

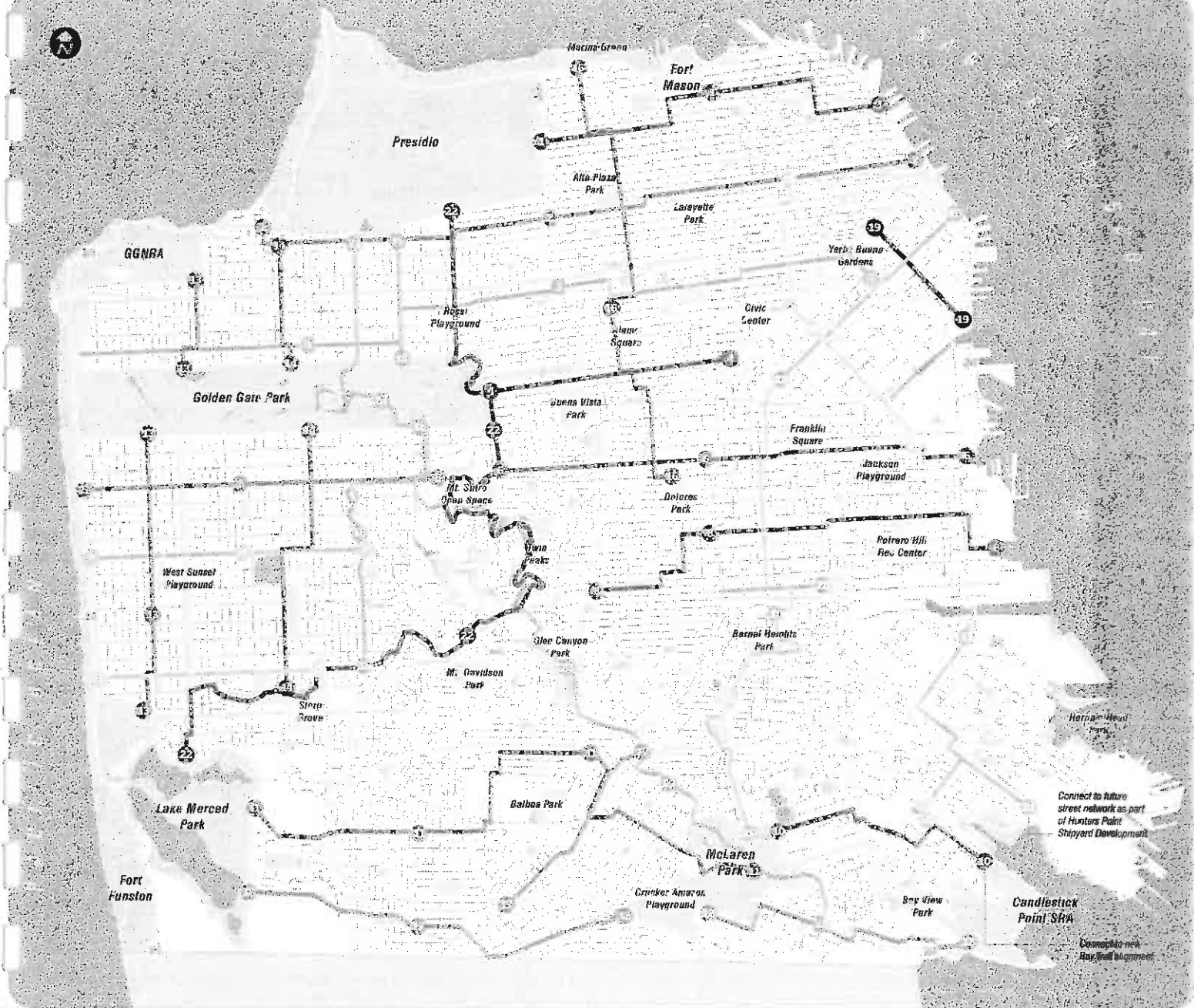
In recent years, San Francisco has made great strides in retrofitting streets with pedestrian and bicycle improvements that make it easier to access parks, schools and other neighborhood destinations. Green Connections builds on this work, envisioning a 115-mile network of safe, functional, and attractive streets connecting people to parks, open spaces, and the waterfront. Green Connections is designed to meet three goals:

- **Public Health:** Increase park access
- **Sustainability:** Enhance urban ecology
- **Livability:** Support neighborhood stewardship and placemaking

Routes on the Green Connections network should significantly calm traffic, prioritize pedestrian and bicycle travel, enhance urban ecology and ecoliteracy, include beautification and artwork, and provide opportunities to gather and play. Routes will also be designed to be consistent with the Better Streets Plan, which creates a unified set of standards, guidelines, and implementation strategies to govern how the City designs, builds, and maintains its pedestrian environment to ensure streets contribute to a gracious public realm.

Green Connections will not create a new City program, rather, it calls for coordinating existing initiatives such as traffic calming and stormwater management, with the goal of creating a cohesive network of improved neighborhood walking and bicycling routes over the next twenty years. The scale of the network creates opportunities to coordinate with city projects and private development. Additionally, community members and neighborhood groups will play an important role in the Network's implementation and stewardship.

See *Map 10: Green Connections Network*.

















Green Connections Network

0 Miles 1

MAP 10

ROUTES

-  Presidio to Bay: *Monarch*
-  China Beach to Bay: *Pygmy Nuthatch*
-  Market to Beach: *Anna's Hummingbird*
-  Page, Stanyan to Market: *Cedar Waxwing*
-  Kirkham, Suto to Beach: *Coyote Bush*
-  Mission to Peaks: *Anise Swallowtail*
-  Ortega, 14th St to Beach: *Coastal Prairie*
-  Noe Valley to Central Waterfront: *American Bush-tit*
-  Vicente, 20th to Beach: *Coastal Dune Scrub*
-  Yosemite Creek: *Red-winged Blackbird*
-  Ingleside: *Coast Live Oak / California Buckeye*
-  Lake Merced to Candlestick: *Western Fence Lizard*
-  Lincoln Park to Zoo: *American Dune Grass*
-  Presidio to Park Merced: *Coast Buckwheat*
-  West of Twin Peaks: *Green Hairstreak*
-  Marina Green to Dolores Park: *West Coast Painted Lady*
-  Excelsior: *Cliff Swallow*
-  Tenderloin to Potrero: *Western Tiger Swallowtail*
-  Downtown to Mission Bay: *Western Gull*
-  Folsom, Mission Creek to McLaren: *Pollinators*
-  Bayview to Bay Trail: *Black-tailed Jackrabbit*
-  Ridge Trail: *Nuttall's White-crowned Sparrow*
-  Crosstown Trail: *Coyote*
-  Shoreline: *Western Snowy Plover and Salt Marsh Harvest Mouse*

Note: Some portions of routes may not be ideal for bicycles due to conditions such as steep topography, streets or trails.

This proposed network falls mostly on public rights of way, but occasionally deviates onto public properties such as park lands.

POLICY 3.3

Develop and enhance the City's recreational trail system, linking to the regional hiking and biking trail system and considering restoring historic water courses to improve stormwater management.

San Francisco currently has an extensive network of trails that provide local opportunities for walking and biking and link to regional trails and open spaces throughout the Bay Area. These trails surround the Bay, parallel the ocean, extend through parks and neighborhoods and connect existing open spaces. Many of these trails have gaps and lack adequate signage. The City should prioritize filling these gaps and increasing awareness of the trails through updated signage. New trails are also envisioned to provide additional hiking and biking opportunities and important wildlife corridors. The City should also work with Daly City and San Mateo County to encourage better links to San Bruno Mountain and trails to the south.

New trails throughout the city could consider historic water courses to incorporate stormwater management, provide trail connections, or restore aquatic and riparian habitats or wildlife corridors. These trails should provide better ways to move people through increased hiking and biking opportunities. Some adopted Area Plans, such as the Glen Park Area Plan, have identified such opportunities.

Continuous Waterfront Trail

The trails along the waterfront are administered by many different jurisdictions including regional, city, and federal agencies. However, visitors do not necessarily distinguish between these jurisdictions, and want a continuous, usable trail system along the waterfront. The City should improve trail signage to ensure users are provided clear routes and destinations and work to fill any gaps in the proposed trails and in the connections between them where it does not impede on water dependent commerce.

Bay Trail

The Bay Trail is a regional trail developed by the Association of Bay Area Governments (ABAG) that is proposed to surround the entire San Francisco Bay. In San Francisco, this trail would extend from the Golden Gate Bridge along the bay to the Central Waterfront neighborhood, where the trail is being built inland along Illinois Street through Pier

70 (which, along with the Power Plant site, will eventually provide opportunities for waterfront access). The Bay Trail will eventually continue around the Bay through Hunters Point Shipyard and down to San Mateo. (See *Map 11: San Francisco Bay Trail*.) The gaps are shown in *Map 11* and the City should prioritize closing these gaps to ensure a complete Bay Trail. Closing the Bay Trail gaps would also help in the development of the Blue Greenway, a continuous corridor that links the existing and proposed open spaces through the Bay Trail and the San Francisco Water Trail. The City's Blue Greenway project intends to complete San Francisco's southeast section of the Bay Trail and that portion of the Bay Area Water Trail, described below.

Coastal Trail

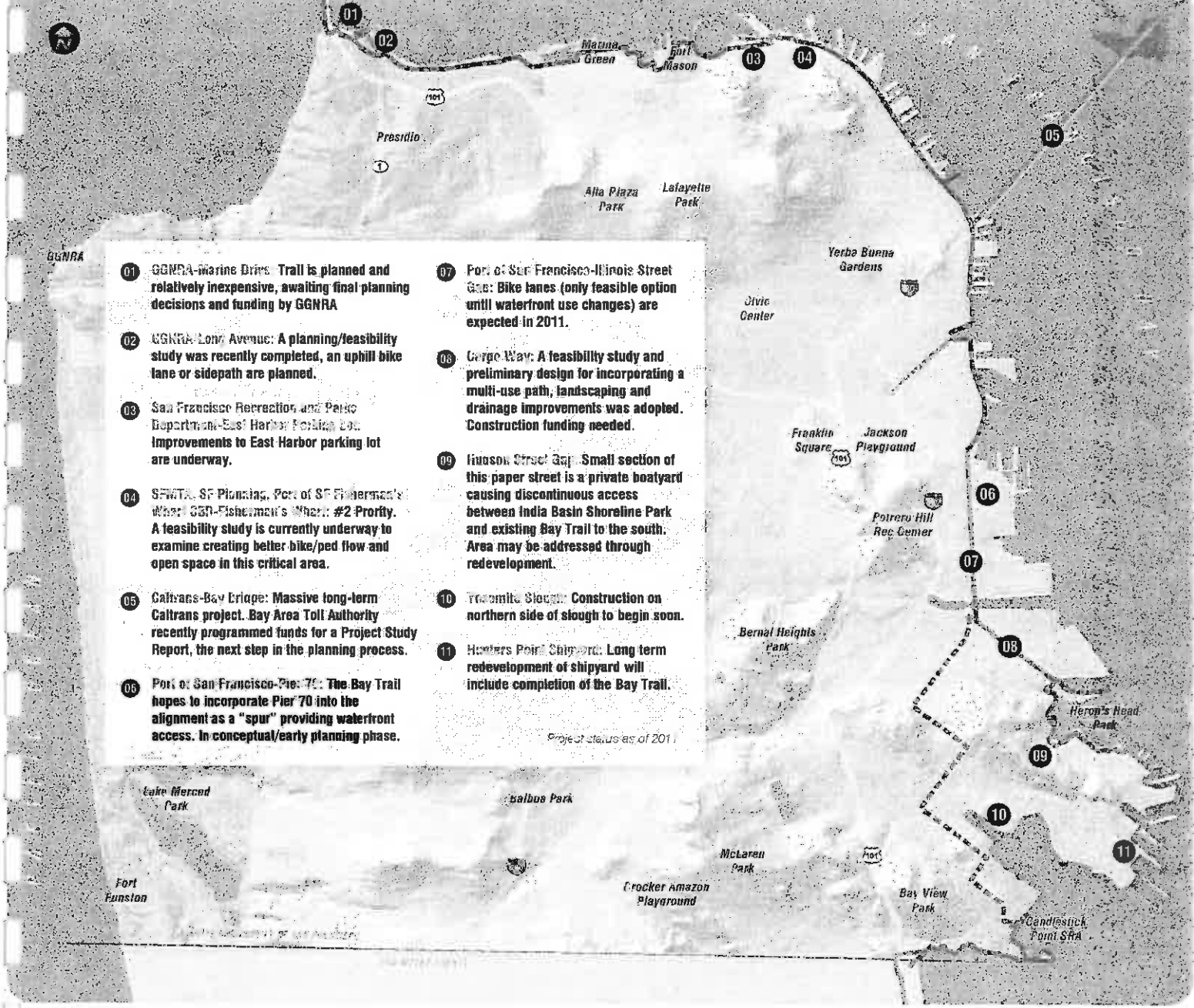
The California Coastal Trail is a network of trails for walkers, bikers, equestrians, wheelchair riders, and others along the entire 1,200 miles of the California coast. Through San Francisco the 10.5 mile trail connects many scenic and tourist attractions along the coastline, including the Golden Gate Bridge, the Presidio, Ocean Beach and Fort Funston. While the current trail is relatively complete, prioritizing improvements such as signage and fixing small gaps would ensure that the trail is accessible and visible for its entire route.

Bay Area Water Trail

The State Coastal Conservancy is leading the implementation of the San Francisco Bay Area Water Trail Plan (Water Trail Plan), a new regional access project. The Water Trail will be a network of access sites (or "trailheads") that will enable people using non-motorized, small boats or other beachable sailcraft—such as kayaks, canoes, dragon boats, stand-up paddle and windsurf boards—to safely enjoy single and multiple-day trips around San Francisco Bay. This regional trail has the potential to enhance Bay Area communities' connections to the Bay and create new linkages to existing shoreline open space and other regional trails, such as the Bay Trail. The Water Trail will include educational, stewardship, and outreach components.

The Bay Area Ridge Trail

The Bay Area Ridge Trail is a multi-use trail that links the hills and ridges of the nine counties of the Bay Area. It will be approximately 550 miles in length when completed. Most of the 13.5-mile portion of the trail in San Francisco was completed in 1992 and is in the process of being



- 01 GGNRA-Marine Drive: Trail is planned and relatively inexpensive, awaiting final planning decisions and funding by GGNRA
- 02 GGNRA-Loma Avenue: A planning/feasibility study was recently completed, an uphill bike lane or sidepath are planned.
- 03 San Francisco Recreation and Parks Department-East Harbor Parking Lot Improvements to East Harbor parking lot are underway.
- 04 SFMTA-SF Planning: Port of SF Fisherman's Wharf GGN-Fisherman's Wharf: #2 Priority. A feasibility study is currently underway to examine creating better bike/ped flow and open space in this critical area.
- 05 Caltrans-Bay Bridge: Massive long-term Caltrans project. Bay Area Toll Authority recently programmed funds for a Project Study Report, the next step in the planning process.
- 06 Port of San Francisco-Pier 70: The Bay Trail hopes to incorporate Pier 70 into the alignment as a "spur" providing waterfront access. In conceptual/early planning phase.
- 07 Port of San Francisco-Illinois Street Gap: Bike lanes (only feasible option until waterfront use changes) are expected in 2011.
- 08 Gorge Way: A feasibility study and preliminary design for incorporating a multi-use path, landscaping and drainage improvements was adopted. Construction funding needed.
- 09 Mission Street Gap: Small section of this paper street is a private boatyard causing discontinuous access between India Basin Shoreline Park and existing Bay Trail to the south. Area may be addressed through redevelopment.
- 10 Yocomite Slough: Construction on northern side of slough to begin soon.
- 11 Hunters Point Shipyard: Long term redevelopment of shipyard will include completion of the Bay Trail.

Project status as of 2011

San Francisco Bay Trail

0 Miles 1

MAP 11

- San Francisco Bay Trail
- San Francisco Bay Trail (Gap)
- San Francisco Bay Trail (Interim)

reevaluated by the Bay Area Ridge Trail Council, with the goal of improving its route, signage and connections to other city and regional trails. The City should work with the Council and the community in this rerouting effort, especially one that takes users through parks and makes connections to other trails, such as the Bay Trail, the Coastal Trail, and the proposed new cross-town corridor described below. The City should also assist the Ridge Trail Council in its efforts to improve signage along the route. See *Map 12. Regional Trails*.

New Cross-Town Corridor

A proposed corridor would connect wildlife habitats and allow hikers an urban wildlife trail experience through some of the City's most diverse natural areas. The corridor would begin in the Presidio, travel through Golden Gate Park, stop at Twin Peaks and Mt. Sutro, wind through Glen Park Canyon, then McLaren Park, and finally reach the San Francisco Bay in Candlestick Point Recreation Area. While the exact route of this proposed new corridor has yet to be determined, it could include an extension to connect with Lake Merced and opportunities to daylight historic creeks in an enhanced green corridor. The City should work with pertinent Federal, State, and local agencies along with the community to develop this new corridor.

POLICY 3.4

Encourage non-auto modes of transportation – transit, bicycle and pedestrian access—to and from open spaces while reducing automobile traffic and parking in public open spaces.

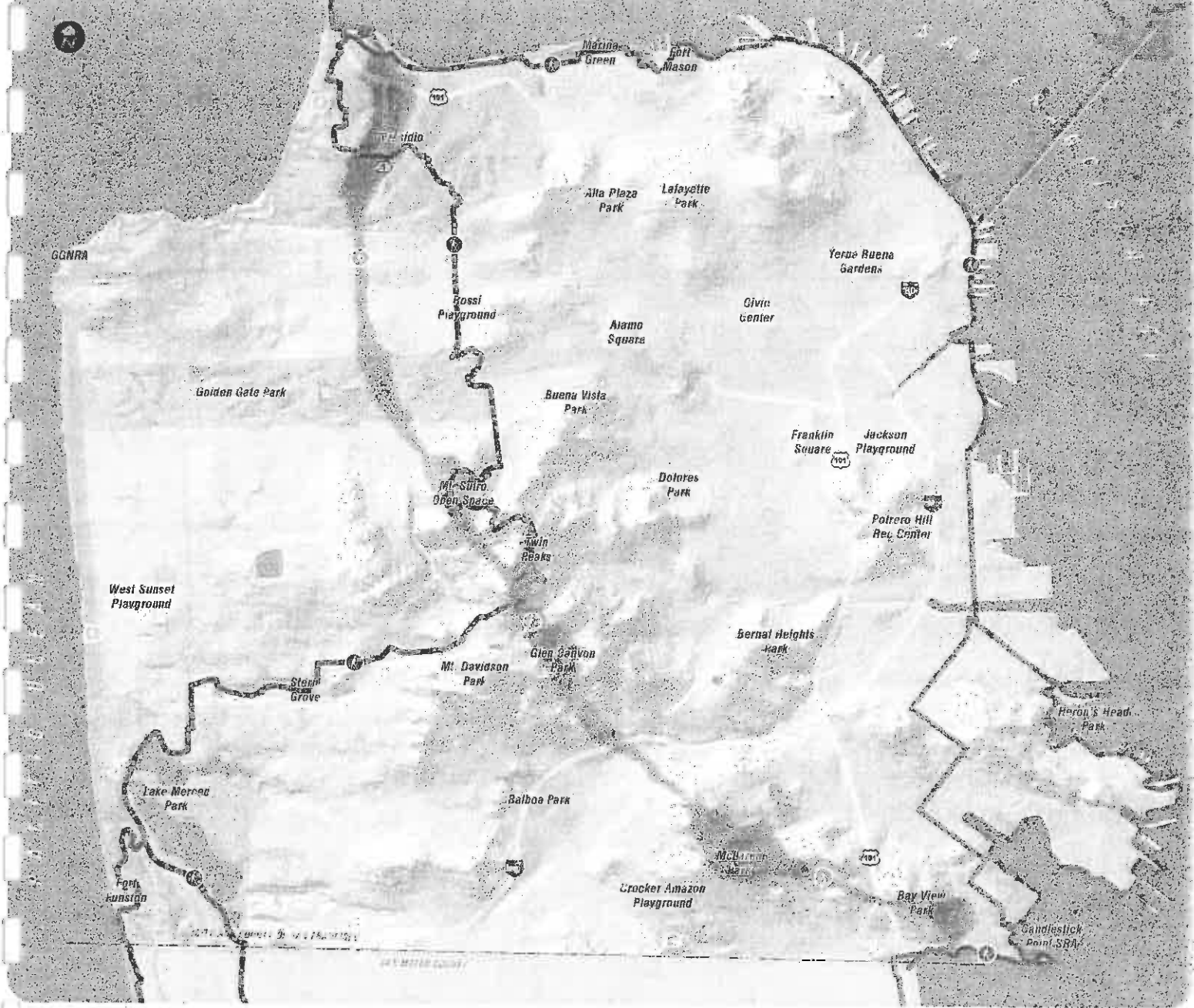
San Francisco's transit first policy, adopted by the Board of Supervisors as Section 8A.115 in the San Francisco Charter, emphasizes the importance of providing and prioritizing transportation via transit, walking, and bicycling for all trips in the city including to parks and open spaces. Non-auto transportation is especially important because many of the City's large parks are located far from dense population centers and high needs areas. While the City's extensive network of transit allows users to access all of the City's parks, crossing the City, especially on a weekend, can often entail multiple transfers and long waits because of less frequent service. The City should consider increased and/or express local bus service to major open space amenities particularly from high needs areas. The City should also explore the idea of a "Green Transit Program," a bus that delivers riders from the City's high needs areas

to large parks. This service should be affordable and allow families an easy way to access the City's large open spaces. Additionally, the City should improve transit access to regional open spaces outside of San Francisco such as Marine Headlands, Mount Tam, Pacifica beaches, and the San Bruno Mountains.

Bicycle routes that serve to get riders to and around our open spaces also provide a key component of the city's non-auto transportation network. Many of the improvements in the City's Bicycle Plan address the need to connect people to open spaces. The City should prioritize bicycle improvements that provide both a connection to the City's open spaces and serve as the most heavily utilized routes. For example, the improvements suggested along the panhandle would improve access to the Panhandle and Golden Gate Park as well as facilitate this route as a commuter corridor for bicyclists. The City should also work to provide bicycle parking at entrances to park facilities and throughout large open spaces to promote increased bicycle usage. In August 2013, the Bay Area BikeShare was launched with 34 San Francisco locations. The City should consider expanding those locations to serve major parks and open spaces, like Golden Gate Park, that are on the City's bike network.

Heavy or fast traffic in and around public open spaces endangers pedestrians, limits access to open space, endangers plant and animal life and makes the open space less enjoyable to be in. Excessive parking spoils the user experience and untimed parking encourages non-park users to park, restricting availability of spaces for park visitors and residents alike. The following methods of reducing traffic in and around public open space are consistent with the urban design and transportation elements of the General Plan and should be applied where possible:






- Consider eliminating some roadway cut-throughs and ensure new roads are necessary for park access, not only as through-ways.
- Increase traffic calming on roads. Reduce the capacity of roads in public open spaces to encourage slower travel and provide safer routes for pedestrian and bicycle travel.
- Establish strict speed limits. Monitor speeds throughout the parks and ensure that strict speed limits are enforced.
- Study and implement, where appropriate, timed parking that supports typical-length visits to a park, but discourages all-day parking during the week.



Regional Trails



MAP 12

-  San Francisco Bay Trail
-  San Francisco Bay Trail (Proposed)
-  California Coastal Trail
-  Bay Area Ridge Trail
-  Crosstown Trail

POLICY 3.5**Ensure that, where feasible, recreational facilities and open spaces are physically accessible, especially for those with limited mobility.**

The City should ensure that recreational facilities and public open spaces are accessible to all San Franciscans, including persons with special recreational needs, where feasible. For example, the hilly topography of the City makes providing some paths ADA accessible difficult to achieve. People with special needs may include seniors, children (particularly the very young), and people with disabilities. In order to achieve this policy, park and recreation facilities should be planned and programmed for people with special recreational needs in mind. The following criteria should be followed when developing or renovating any new space:

- All parks and open spaces should comply with applicable requirements of the Americans with Disabilities Act and the California Building Code.
- The City should utilize the US Access Board's recreation facilities and outdoor area accessibility guidelines as a best practice for design and construction.
- The City should also ensure that routes to and from the open spaces are accessible. For example, the route from the public transit stop to the park should be fully accessible.

POLICY 3.6**Maintain, restore, expand and fund the urban forest.**

Trees and understory plantings in city parks, developed public open spaces, city streets and private property collectively form the urban forest. The urban forest contributes substantially to our quality of life and to the ecological functioning of our city. Trees and landscaping soften the urban environment, provide habitat, improve air quality, absorb carbon and mitigate stormwater runoff. Given these benefits, trees are an essential piece of the City's infrastructure. The urban forest requires consistent maintenance, funding and long-term planning to ensure its health and growth over time.

The SFRPD plants and maintains a variety of landscaping, including approximately 131,000 trees in city parks and other SFRPD open spaces. The Department of Public

Works, Bureau of Urban Forestry (BUF) has permit jurisdiction over 105,000 trees and landscaping in the public right-of-way and provides maintenance along designated streets. Finally, property owners maintain trees within their property line as well as street trees and landscaping along their street frontage on streets not maintained by BUF.

The Planning Department, in collaboration with the Department of Public Works, is creating a plan to promote San Francisco's urban forest with a focus on street trees. The Urban Forest Plan - Phase 1: Street Trees (2014) identifies policies and strategies to proactively manage, grow and protect the City's street tree population. A corresponding planning effort is needed, focused on policies and recommendations pertaining to trees in parks and open spaces. The Urban Forest Plan - Phase 2: Trees in Parks & Open Spaces should be funded and carried out. Many of the city's trees and understory plantings in our parks have reached maturity and are in a state of degradation. A thorough tree replanting strategy in parks and open spaces that addresses not only hazardous trees, but also develops a comprehensive replanting strategy that includes a system-wide prioritization framework, should be pursued. In addition, a third phase of urban forestry planning (Urban Forest Plan - Phase 3: Buildings and Private Property) should be completed to present recommendations for trees and landscaping on private property as well as on building (i.e. living architecture, green roofs and walls). The completion of all three planning phases will produce a holistic vision for the City's urban forest.

Urban forestry planning in San Francisco requires a Citywide Street Tree Inventory and Parks Tree Assessment to gather the data needed to achieve a higher level of tree management and care. The Citywide Tree Inventory should include geographic location, tree species, size, age, and disease classes, and other related information for trees within the public right-of-way. A Parks Tree Assessment should evaluate the condition and needs of trees under SFRPD's maintenance purview. Upon completion of these studies, property owners should be encouraged to plant trees and landscaping fronting their property consistent with the City's Urban Forest Plan and DPW's tree and landscaping planting guidelines. Additionally, the City should seek long-term funding sources to maintain and expand the urban forest on streets and parks. Codes relating to planting and maintaining street trees and landscaping in public spaces, parks, along public right-of-ways and within private property should be rigorously enforced to in order to maximize the extent, health, and longevity of the City's urban forest.

OBJECTIVE 4**PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT VALUE, AND ECOLOGICAL INTEGRITY OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM**

San Francisco is a heavily urbanized city, which nonetheless has a rich variety of plant and animal communities. Among these are coastal scrub, grassland, oak woodlands, marsh, and stream-side habitats and their associated wildlife.

Some of these habitats hold species found nowhere outside of the Bay Area. The City also has significant landscaped areas, such as conifer plantings in Golden Gate Park. By providing food and shelter for migratory and resident birds, butterflies, and insects they too play a major role in supporting San Francisco's biodiversity. Biodiversity includes the variety of living organisms, the genetic differences among them, and the communities and ecosystems in which they occur. Maintaining biodiversity requires genetic diversity, species diversity, and habitat diversity. San Francisco can be a leader in creating new and more sustainable open spaces by ensuring that all open spaces, including new and renovated park spaces, are developed in a way that enhances and works with local biodiversity.

POLICY 4.1**Preserve, protect and restore local biodiversity.**

San Francisco's ecological communities include freshwater and tidal wetlands, riparian areas, grasslands, coastal prairies, oak woodlands, coastal scrub, dunes, rock outcroppings and our designed landscapes. Some of these areas serve as habitat for unique species including many rare and endangered species, such as the red-legged frog, snowy plover, and mission blue butterfly. Yet San Francisco continues to lose species diversity due to isolation and fragmentation of habitats and invasive species.

Parks and open spaces in San Francisco include both native and non-native species, both of which can contribute to local biodiversity. The City should employ appropriate management practices to maintain a healthy and resilient ecosystem which preserves and protects plant and wildlife habitat, especially rare species which are the primary contributors to local biodiversity.

Restoring some ecosystems would also help enhance local biodiversity. Wetlands and riparian areas, for example, provide habitat, biological benefits, and resource-efficient methods for treating storm water runoff in addition to serving recreational uses. However, many of San Francisco's wetlands have been buried by development and little of the original wetlands have survived in San Francisco. A number of restoration projects have recently been completed or are underway, including projects at Crissy Field, Heron's Head, Pier 94, Mountain Lake and Lake Merced. The City should continue to support the monitoring and restoration of these wetlands.

The long-term vision for the City should also include conserving and restoring hydrological resources, including riparian communities, seeps, springs, creeks, ponds, and lakes; and exploring the feasibility of day lighting creeks that are completely or partially buried, for example Islais Creek, Yosemite Creek and Mission Creek. In order to ensure the preservation and restoration of our local biodiversity, the City should increase awareness of the benefits of all ecological communities as well as how the public should and should not interact with these areas.

POLICY 4.2**Establish a coordinated management approach for designation and protection of natural areas and watershed lands.**

San Francisco's natural areas are the undeveloped remnants of the historical landscape which contain rich and diverse plant and animal communities. Following the adoption of the 1986 Recreation and Open Space Element, the SFRPD enacted policies to develop a Natural Areas Program to manage the 530 acres of parks and portions of parks that constitute natural areas. The mission of the program is to restore and enhance remnant natural areas and to develop and support community-based stewardship of these areas. Policies governing access and appropriate use and enjoyment of protected natural areas should ensure that the natural resource values are not diminished or negatively affected by public use.

In addition to the SFRPD-owned land, there are a number of natural areas under the jurisdiction of other city, state and federal agencies and in private ownership. The long-term ownership and management of these lands is uncertain because these properties are not under rules and restrictions that would prevent them from being sold and/

or developed. The City should ensure that a comprehensive inventory of all natural areas owned by city agencies other than the Recreation and Park Department and by private landholders is developed, in order to preserve the City's biodiversity and natural areas more holistically. This inventory should include promoting habitat corridors among open spaces and natural areas. The following criteria should be used to determine what constitutes a significant natural resource area worthy of protection:

- The site is undeveloped and relatively undisturbed, and is a remnant of the original natural landscape and either supports a significant, diverse, or unusual indigenous plant or wildlife habitat, or contains rare geological formations, or riparian zones.
- The site contains rare, threatened, or endangered species, as identified by the U.S. Fish and Wildlife Service or California Department of Fish and Wildlife, or contains habitat that has recently supported and is likely again to support rare, threatened, or endangered species.
- The site is adjacent to another protected natural resource area and, if protected from development, the two areas together would support a larger or more diverse natural habitat.

Given constraints on the City's financial resources, public acquisition for all natural areas that are in private ownership may not be an option. However, if such an area is at risk of loss through development, the site should be examined as a candidate for open space acquisition. Relative importance of the site as a natural area should also be assessed. If the area is not to be publicly acquired, the Planning Commission may require any development that is approved on the site to preserve the most important portions of the area, if found feasible and consistent with the Planning Code.

Once the significant natural resources outside the jurisdiction of RPD are identified, the City should develop a management plan for these natural areas. Many of the properties are currently managed by the City, State or Federal agencies whose mission is not consistent with the preservation of natural areas. In these cases, consideration should be given to joint management through a conservation district or a governmental entity that controls the management of these areas.

POLICY 4.3

Integrate the protection and restoration of local biodiversity into open space construction, renovation, management and maintenance.

The City should work to protect and enhance biodiversity throughout the parks and open space system. When parks and open spaces are renovated and new spaces are planned or acquired the City should work to ensure that these spaces are environmentally sustainable, from construction to management. New buildings and park features should protect and help restore local biodiversity. Appropriate criteria should be applied to different open spaces depending on the sensitivity of the habitat, the proposed uses, and the amount of space the new or renovated project will provide. However, certain key requirements, which the City is currently working on, will be applied to all new and renovated open spaces:

- **Soil conservation.** In order to conserve and to use local soil, a cut fill balance will be maintained where feasible to minimize the need to transport soil to or from the project site.
- **Native and drought-tolerant plants.** The City is working to replace invasive and water-intensive species and species of minimal habitat value with species that fit better with San Francisco's natural environment. Just as the City restores degraded areas with local native plants for wildlife habitat and biodiversity in natural areas, habitat and biodiversity should be considered along with traditional landscaping objectives of aesthetics and cultural value throughout our park system and in the streetscape. Drought-tolerant non-native plants can also contribute to the thriving of local biodiversity and meet many of these overall goals. To provide native and drought-tolerant plants, the City should continue to work with private entities and City agencies to encourage native and drought-tolerant plant nurseries.
- **Lighting.** Park lighting should be environmentally efficient and provide safety and security to park users, while being as limited as possible in order to protect wildlife in natural areas from the impacts of light pollution.
- **Habitat and Wildlife.** Where appropriate, utilize materials and design spaces, facilities and buildings in a manner that provides habitat for local and migrating wildlife.

- **Construction and Siting:** Utilize green building practices, local materials, services and supplies; site new structures in locations that minimize disruption of the natural environment; and mitigate impacts during constructions phases.
- **Waste management:** The City should continue to enforce the no feeding of wildlife provision of the Park Code and manage recreational facilities to minimize wildlife access to human garbage.
- **Stormwater management:** The City should continue to creatively solve for the management of stormwater runoff in our dense urban landscape. Managing the city's stormwater runoff in an environmentally-sensitive manner, such as using bioswales or through creek restoration could provide an increasingly biodiverse habitat.

POLICY 4.4

Include environmentally sustainable practices in construction, renovation, management and maintenance of open space and recreation facilities.

The City has been working to develop more sustainable practices in the development or renovation of their park and recreational facilities. Below are a number of programs that highlight efforts throughout the City.

- **Water conservation, recycling/reuse, and stormwater mitigation.** The SFPUC has developed a recycled water program with the North San Mateo County Sanitation District to use recycled water for three golf courses: Lake Merced Golf Club, Olympic Club, and San Francisco Golf Club. The SFPUC is also working on a treatment facility for recycled water on the city's west side. One of the primary uses of this recycled water would be to irrigate parks and open spaces in City property such as Golden Gate Park. The Recreation and Parks Department is the biggest user of water in the city, with an annual total usage of 691 million gallons of water. It is therefore critical to conserve potable water and promote alternative water resources such as recycled water and stormwater capture, especially for uses such as irrigation. Expanding the use of recycled water and considering other innovative treatments to capture and reuse stormwater runoff are being pursued by the SFPUC, the Recreation and Park Department, and the Office Community Investment and Infrastructure. Impervious surfaces are being limited or retrofitted to utilize pervious surfaces and innovative methods for capturing and reusing storm water, such as cisterns. Support for these efforts should continue, as they offer an easy and effective solution to water conservation and to potential water shortages caused by drought, earthquakes, or decline in the snow pack.
- **Energy production and efficiency.** The City's open spaces could serve as a source of energy for the City. For example, new or renovated buildings could utilize solar panels or other alternative energy sources. The SFRPD has also been a leader in the City in trying to reduce their energy usage. The goal is to realign the records so that meters are tied to park names and building names in order to have greater control of energy reduction measures. Currently, meter numbers are tied to physical addresses only with multiple meters and multiple addresses in one property.
- **Composting and Mulching.** The City has had a composting program since 1996. SFRPD is one of the leading partners and one of the biggest producers of green waste in the City. The recycling of this waste is used not only in city parks and in community gardens throughout the City, but is provided to farms and households for use in their private gardens.
- **Integrated Pest Management.** The City of San Francisco follows the award-winning Integrated Pest Management ordinance. The law requires that when the City is managing unwanted insects, rodents, birds, weeds, or other organisms for buildings & landscapes that the City follow a series of requirements including: how integrated pest management (IPM) is implemented, limitations on pesticide products, exemptions to the Reduced Risk Pesticide List (that may be used as a last resort), posting and notification for pesticide treatments, recordkeeping and data requirements, and accountability. The program must be followed by all city agencies and any city agency that leases land from the city.
- **Historic Preservation** Appropriate repair and retrofitting of existing historic resources is an inherently sustainable strategy and ensures that the character and integrity of significant historic resources is maintained. Adaptive reuse, such as for new programming, accessibility, life and safety, and systems upgrades, is a strategy that can be used to conserve materials, minimize impacts to the environment, promote a sense of place, and improve livability.

OBJECTIVE 5**ENGAGE COMMUNITIES IN THE STEWARDSHIP OF THEIR RECREATION PROGRAMS AND OPEN SPACES**

Residents can be a major asset in addressing open space needs, providing oversight, maintenance and stewardship. They can be instrumental in ensuring that recreation and open space activities are rooted in local needs and can offer a community-based solution to public sector gaps, particularly in times of budget constraints.

POLICY 5.1**Engage communities in the design, programming and improvement of their local open spaces, and in the development of recreational programs.**

The most successful public spaces are those that respond to the needs of their users. Statistics, maps and figures can only go so far in determining a community's need – they can explain proximity to open space, they can describe type of open spaces that are missing (hiking trails, sports fields, playgrounds, etc.), but they cannot identify the components of open space design which will most reflect their user community.

Open space designs and improvement plans, recreational programs, partnerships for new concessions, and other park additions should always include community participation. The level and intensity of community outreach and engagement may differ based on project type, ranging from written notifications, to community meetings and workshops, to design charrettes. Outreach and engagement efforts should start at the initial project stage, which provides the opportunity to learn about the local community's recreation and open space needs, and continue throughout the project. The City should strive to actively engage community members throughout the process by using a variety of community engagement tools.

A diversity of recreation programs is typically needed to serve the recreation needs and interests of San Franciscans. The City should consider many tools and criteria when developing recreation programs. Some useful tools include but are not limited to:

- 1 the City Survey from the Controller's Office, which provides an overview of park usage, park quality, and park programming from residents;



- 2 intercept surveys, which provides observational park usage;
- 3 user surveys from recreation programming participants;
- 4 facility-based input to provide neighborhood feedback on recreation programming; and,
- 5 emerging technologies that survey existing and potential park users including residents, workers, and visitors.

Connecting with and engaging the community will expand opportunities to honor community heritage, facilitate participation in broader arts and cultural activities, and ensure that facilities and programs are appropriate for park users and reflect community character.

Community representation can be continued as the park evolves by including plans that promote volunteer projects derived from the interest and abilities of the community, under the direction of park staff.

POLICY 5.2**Increase awareness of the City's open space system.**

San Francisco's open spaces offer residents, visitors and workers many opportunities for recreating and relaxing. The enormous variety of spaces offers a range of options for the user, from a small plaza where downtown workers sit to enjoy their lunch, to large parks where hikers can walk through a redwood grove, to the numerous classes and programs offered by the Recreation and Park Department for families.

The City should coordinate efforts to increase awareness of all City-owned open spaces and promote an increased use and activation of underutilized spaces, which are often underused simply because people are unaware of all the amenities offered. The Recreation and Park Department should continue to enhance its presence on the internet, social media, and emerging technology. All City agencies owning public open spaces should also use emerging technologies to increase awareness of public open spaces. Ideally, the City should create a holistic platform that includes information (hours of operation, permitted activities, community stewardship opportunities, etc.) on all publicly-owned parks and open spaces regardless of the owning agency.

Open spaces also provide an opportunity to increase public understanding of and appreciation for San Francisco's unique natural heritage. Larger open spaces, such as natural areas and parks, as well as smaller landscaped areas, such as POPOS and street parks, may present opportunities to build awareness and understanding of ecology and the natural world through design elements such as demonstration gardens, educational signage, and interpretive artwork. The City should continue to explore creative partnerships with community groups, educational institutions, and cultural organizations to expand environmental education programs and provide opportunities for community-based stewardship and conservation. Such programs should target youth and high-needs areas in particular.

POLICY 5.3

Facilitate the development of community-initiated or supported open spaces.

Publicly-owned and managed open spaces, such as those managed by the SFRPD, are only one component of the City's open space network. Informal, community-organized open spaces, such as community gardens, green opportunities on street corners or along undeveloped street right-of-ways, and opportunities on private or underutilized (vacant) property, provide great opportunities for recreation and open space.

Community organizing around engaged urban revitalization, such as the creation of parks and open space, can have tangible social benefits too. It fosters a sense of responsibility, and encourages residents to take initiative in affecting their own environment. Creation of a community space can support the coming together of a neighborhood,

facilitating social interactions and further increasing participation in future planning efforts.

The City should look for opportunities to expand the development of street parks, urban plazas, community gardens, improved streets, and shared school playfields (as described in Objective 3). An evaluation of public property potential, vacant and underutilized properties, and even private property where agreements with owners could be facilitated, would aid in identifying open space opportunities. While gaining access to private property is often a challenge, as owners may want to preserve development potential in the future, it may be possible to structure conditions that allow for temporary use as open space. A formal authorization agreement between the property owner, City, and community could regulate limited-term public use, allowing vacant private properties to serve as a positive community asset without detriment to existing or future building rights.

The City should support community-initiated efforts both administratively and financially by promoting and expanding programs like the Community Challenge Grants and Community Opportunity Fund. The City should also broaden communities' awareness of ways to develop or improve their own neighborhood spaces, the need for open space, and opportunities for them to respond to such needs. Education programs, which can be held in schools, within nonprofit programs, or even as seminars at neighborhood organizations, allow residents to tap into strategies for designating, financing and developing urban open space.

Various nonprofit organizations already provide technical assistance and support, broadening knowledge about what communities can do; organizing seminars, which aid community groups in understanding how to get a project started; providing planting lists and advice on their websites; and holding volunteer days to help implement work. Communities may also have physical needs for maintenance support and tools. Tool lending libraries that assist park volunteers in cleanups, landscape improvements, and community tree plantings, all help support the development of open space and should be supported.

POLICY 5.4

Reduce governmental barriers to community-initiated recreation and open space efforts.

The high cost of permitting requirements, combined with the time to complete them, can be a significant

disincentive to community efforts. Recognizing this, San Francisco's street regulating agencies have streamlined permitting processes for street landscaping and reduced fee requirements. However, significant hurdles still exist to creating major changes to properties or to the public right-of-way. Because of the potential for conflicts with parking, traffic, transit, and adjacent uses, it is difficult to streamline major improvement processes. Yet, Portland has established a model ordinance, the "Intersection Repair" ordinance, which was intended to facilitate neighborhood improvements to streets, including major interventions like developing public gathering places in a street intersection. The City should study how to improve the delivery of public street improvements, and examine the lessons from places like Portland to examine what aspects can be facilitated.

Liability is another barrier. In San Francisco, improvements that convert private property to publicly accessible, or even private improvements to public property, typically require that the party contributing the improvements indemnify the City of all liability, which can bring the additional financial burden of insurance. The City needs to make a concerted effort to limit such liability concerns, and balance good public policy with legal caution. In particular, the City should pursue legislation to address the issue of public liability in situations of joint use or joint development of public properties, so that the liability may be equitably shared by multiple agencies (such as the agreement between the SFUSD and the Recreation and Park Department to allow public access to some schoolyards).

POLICY 5.5

Encourage and foster stewardship of open spaces through well-run, active volunteer programs.

Individual participation in stewardship of public open spaces brings obvious improvements to our parks – greener plantings, better maintenance, and an overall feeling of ownership which can deter destructive behavior. Stewardship activities also provide benefits for the individuals by encouraging appreciation of the space, stimulating more outdoor activity, and promoting long-term civic engagement.

The SFRPD has a wide-ranging volunteer program which creates opportunities to participate in gardening and

ecological restoration projects, recreational programming, park planning, and fundraising. The program also fosters group sponsorship through weekly, ongoing work parties that provide ongoing stewardship of a park or area.

The Department of Public Works runs a number of parallel programs, such as Adopt A Street, Streets Park Program, and the Community Clean Team, to facilitate neighborhood stewardship efforts on San Francisco's streets, parks and schools.

The Port has also developed successful partnerships with organizations (like Literacy for Environmental Justice to assist with maintenance and education at Heron's Head Park), and Kayaks Unlimited (for stewardship of Islais Landing).

But more resources are necessary to realize the full potential of volunteer programs, expanding the breadth and depth of volunteer opportunities as well as overall participation rates. The City should work to expand these partnerships for stewardship of parks and open spaces, and could help coordinate all volunteer opportunities – whether City or nonprofit sponsored – into an online, easy-to-access calendar, or create a volunteer database with up-to-date schedules and opportunities. The City should also explore ways to share ongoing maintenance of parks and open spaces with individual stewardship organizations or through inter-departmental coordination.

OBJECTIVE 6

SECURE LONG-TERM RESOURCES AND MANAGEMENT FOR OPEN SPACE ACQUISITION, AND RENOVATION, OPERATIONS, AND MAINTENANCE OF RECREATIONAL FACILITIES AND OPEN SPACE

Securing resources for the maintenance and renovation of existing open spaces and providing funding for the acquisition of new open spaces has been a challenge for the City. The City must recognize the costs associated with open space maintenance, renovation, and acquisition and ensure that their funding mechanisms address these major expenditures.

POLICY 6.1

Pursue and develop innovative long-term funding mechanisms for maintenance, operation, renovation and acquisition of open space and recreation.

One of the key goals of this Plan is to ensure that the policies and programs have adequate resources and that a consistent source of funding for operations and maintenance is secured. The City has the responsibility to provide necessary funding for well-maintained recreational facilities and open space. To overcome the challenge of the City's diminishing resources and increasing costs and in order to meet existing funding challenges, the City should pursue different innovative financing mechanisms. These strategies should help the City realize the monetary benefits provided by parks and open space and invest those benefits into the park system. The City should continue to pursue sustainable mechanisms to overcome the funding challenges. Below is a list of different mechanisms commonly used in cities as public finance strategies for parks and open spaces. Many of these funding strategies have been already used in San Francisco. The City should evaluate these mechanisms and their effectiveness on an on-going basis.

- **General Obligation bonds:** RPD has been using general obligation bonds as a long-term capital planning strategy. These bonds focus on the basic, critical needs of the park system, reducing earthquake safety risks and renovating rundown parks, pools, recreation centers, and playgrounds. In order to ensure that each bond efficiently addresses the needs of communities, RPD should continue to assess the results of each bond and their cost-efficiency in order to enhance the structure, process, and efficiency of future bonds.
- **Public-private partnerships:** The City has used public private partnerships since the park system was founded. Support from private entities and individuals can enable the park system to provide services and recreation opportunities to San Franciscans. The City is continuing to develop public-private partnerships to increase open space amenities and funding opportunities. Such facilities can range from mobile food vendors to larger concessions operating in park facilities. Such opportunities can provide a reliable source of funding for park improvements and maintenance, while ensuring that they benefit park users, address their needs and concerns, and protect the public interest. Responsible agencies should develop

these opportunities through an appropriate outreach and engagement process as outlined in Objective 5. Additionally, these agreements should:

- Maintain and enhance public access to recreation and park services; and
- Maintain transparency and accountability to the public; and
- Support the park or open space through financial and/or physical improvements
- **Grants:** Granting agencies such as federal and state agencies and foundations provide innumerable financial help and support to the city. The city agencies should continue to proactively pursue grant opportunities.
- **Local Fundraising:** The City's vast network for park groups and active community organizations provide a wealth of knowledge and resources that can help support the city's open spaces. The City Budget should prioritize adequate resources and consistent funding source for operating and maintaining open space.
- **Citywide Impact Fees to Fund Recreation Facilities and Open Space.** Development impact fees are fees the City charges developers in connection with approval of a development project for the purpose of defraying all or a portion of new public facility needs related to the development. These fees can be used to acquire and develop new recreational facilities and open spaces and for capital improvements to existing open spaces. Development impact fees that provide revenue for recreation and open space are in effect in a number of City neighborhoods, but not citywide. The City has developed an initial nexus study to demonstrate the impact of new development on open space.
- **Park Improvement Districts.** An innovative approach, similar to the Community Benefits District (CBD) used in many of San Francisco's neighborhood commercial districts, is a Park Improvement District. A Park Improvement District is a public-private partnership in which businesses and/or residents in a defined area elect to pay an additional tax in order to fund improvements and maintenance for the park. The parks are maintained by the City, but this additional funding provides supplemental funds to cover needed improvements and maintenance overseen by a neighborhood-elected board

of directors. This concept could be piloted to determine its effectiveness.

- **Voluntary Contributions.** Many cities provide the option to voluntarily contribute a small amount of money specifically earmarked for open space. Such a contribution option would be added to residents' utility bills to fund improvements to open space.
- **Tax Revenue Options.** In some cities, decision makers have pursued the option of an additional tax contribution earmarked for open space, usually via an additional property tax on residential and/or commercial owners. The creation of a new tax requires a two-thirds majority vote by the electorate and provides a consistent source of funding. The money can be used for acquisition, maintenance, or capital improvements.
- **Community Facilities Districts.** In Mission Bay and Hunters Point Shipyard, Community Facilities Districts (or CFD), or special tax districts, will be used to help fund the on-going maintenance of the new open space facilities. The South Beach area also has a CFD that helps fund the maintenance of some small public plazas.

RPD and other public agencies responsible for recreation and open space in the City should continue analyzing how such funding options could be applied in San Francisco for recreation and open space maintenance, operations, renovation and acquisitions.

EXHIBIT N

CHARITABLE

better streets
SAN FRANCISCO

CHAPTER

6.0

- 6.1 Urban Forest
- 6.2 Stormwater Management Tools
- 6.3 Lighting
- 6.4 Pavement
- 6.5 Site Furnishings
- 6.6 Utilities and Driveways

GUIDE: STREETSCAPE ELEMENTS

Trees and landscaping, lighting, pedestrian furnishings, paving, and other elements fill the spaces of the streetscape with life, light, color, and texture and make a street a comfortable, interesting, and usable space for people.

Streetscape elements are those functional and aesthetic items in pedestrian spaces that provide amenity and utility to pedestrians and other street users.

Streetscape elements discussed in this chapter include:

Urban Forest: All plantings in the right-of-way, including street trees, understory planting (ground landscaping), and above-ground planting (planter boxes and hanging baskets)

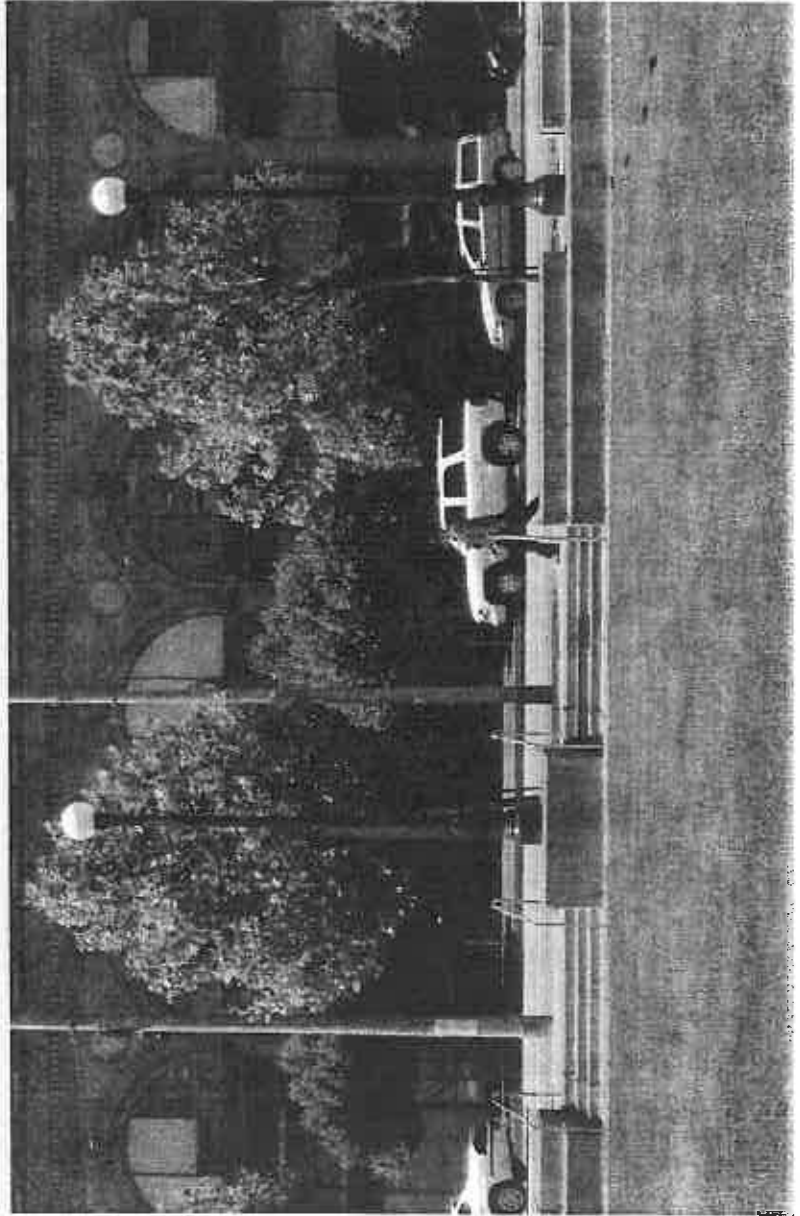
Stormwater Management Tools: Plantings, permeable paving, and other facilities to retain, detain, convey infiltrate, and treat stormwater

Lighting: Both roadway and pedestrian lighting, including poles and fixtures, and light quality

Paving: Standard materials as well as special paving treatments

Site Furnishings: Other pedestrian amenities and functional elements, including benches and seating, bicycle racks, bollards, flowerstrands, kiosks, newsracks, parking meters, public art, sidewalk restrooms, traffic and parking signs, trash receptacles, and signage and gateways

Utilities and Driveways: Overhead, surface-mounted, and sub-surface utilities including all poles, trenches, boxes, vaults, vents, and valves, and driveways to access properties.



Utilities and Driveways

Utilities

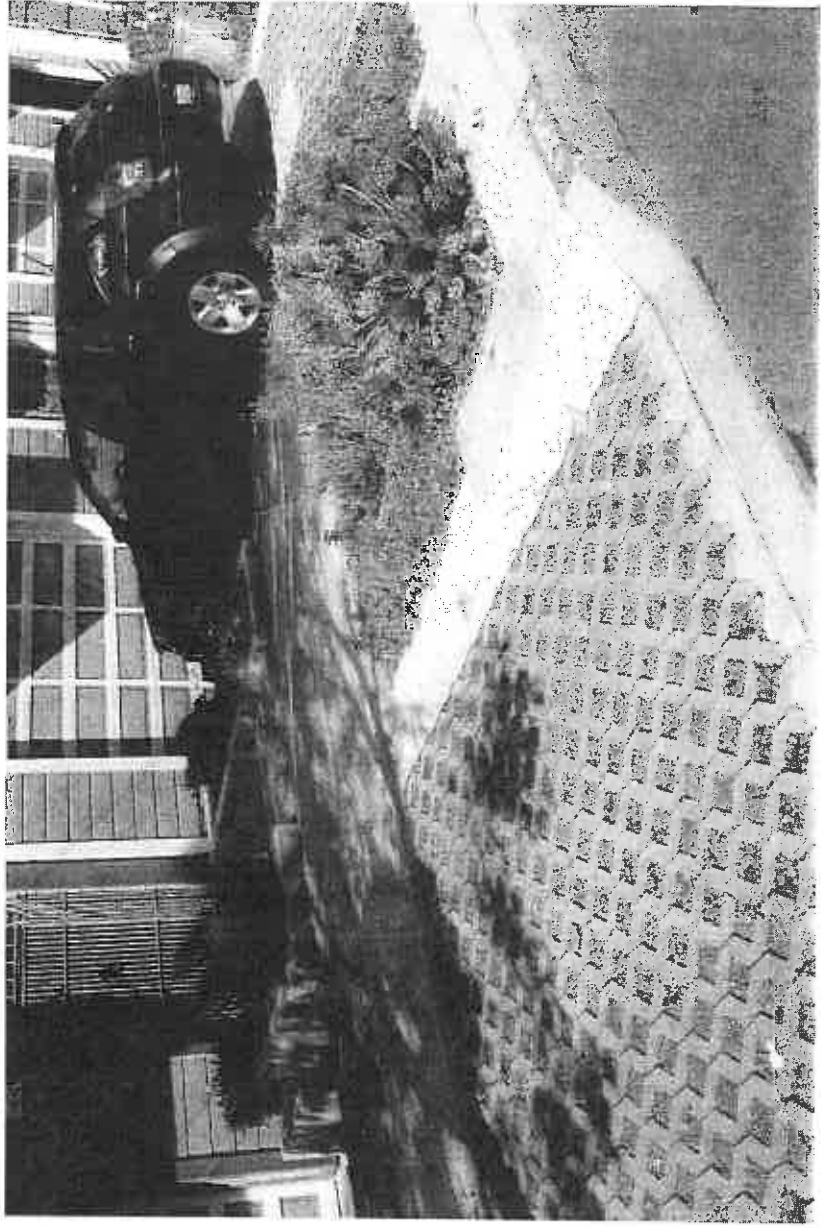
Utilities in the streetscape consist of utility poles and overhead wires, surface-mounted utility boxes, utility mains, laterals, vaults, and valves. They include sewer, water, gas, and telecommunications, as well as traffic signals, street lights (discussed in Section 6.3), and Muni poles and wires.

Utility installation can occur as a new installation (on new streets or as a part of new development), retrofit or upgrade to an existing system (such as undergrounding of overhead wires or sewer upgrades), or emergency repair. Utility installations, upgrades, consolidation, rearrangements, or realignments may also occur as part of other street or sidewalk improvement projects.

Utilities are a necessary and ubiquitous element of streetscape environments. Though essential, utilities often constrain the ability to locate other streetscape elements and can create a cluttered visual environment. Conversely, other streetscape elements may conflict with the ability to access and maintain utilities.

Well-organized utility design and placement can lead to:

- minimization of streetscape clutter to achieve a cohesive streetscape design;
- maximization of space for plantings;



- improved efficiency of utilities and integrated alignment with stormwater facilities, street furnishings, and street lighting;
- reduced cutting and trenching;
- possible reduction of long-term street and sidewalk closures;
- reduced long-term maintenance conflicts and potential costs; and
- improved pedestrian safety, quality of life, and right-of-way aesthetics.

GUIDELINES

Locating Utilities

Utilities should be placed to minimize disruption to pedestrian travel and potential planting and site furnishing locations while maintaining necessary access for maintenance and emergencies, per the following guidelines:

Roadway/Parking Lane: Large utility vaults such as network or transformer vaults, and conduits running the length of a city block, should be located in the roadway or parking lane where access requirements allow. Vaults in the parking lanes should be striped as a temporary parking area, in a no parking zone, or in front of driveways.

Utility vaults located in the street must be rated to City loading standards based on expected use and vehicle type.

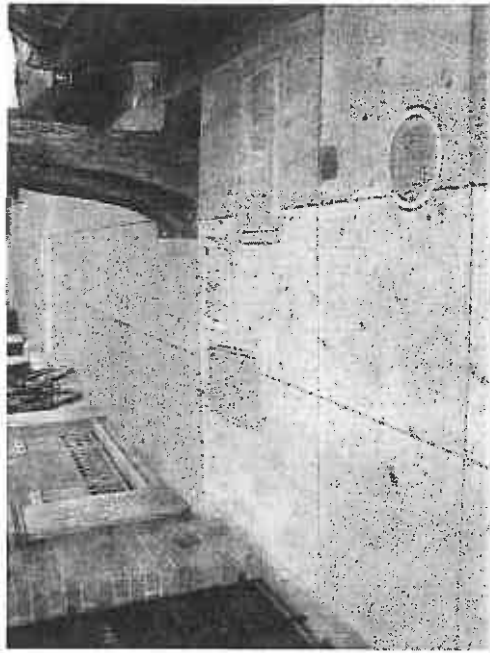
Edge zone: Small utility vaults such as residential water vaults, residential water meters, gas valves, gas vaults, or street lighting should be located in the edge zone wherever possible to minimize conflicts with existing or potential tree locations. Vaults should be aligned or clustered whenever possible.

Generally, utility boxes are sited in the direction of the pipe.

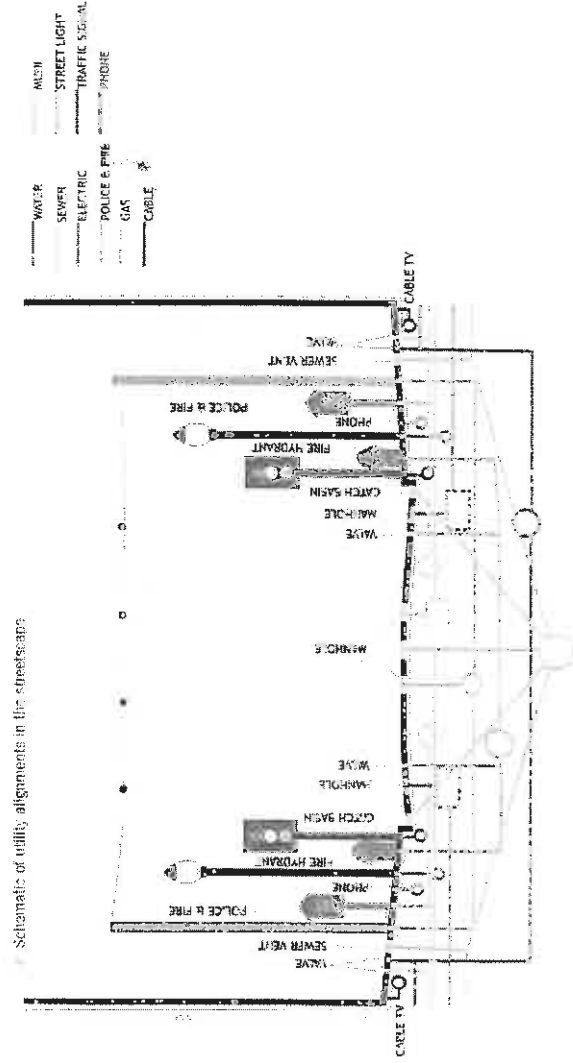
- Utility boxes that are parallel with the curb should be located in the edge zone or throughway zone where possible, or between existing or potential street tree or sidewalk landscape locations.
- Utility boxes that are perpendicular to the curb should be located between existing or potential street tree or sidewalk landscape locations, such as where pass-throughs to parked cars are placed.

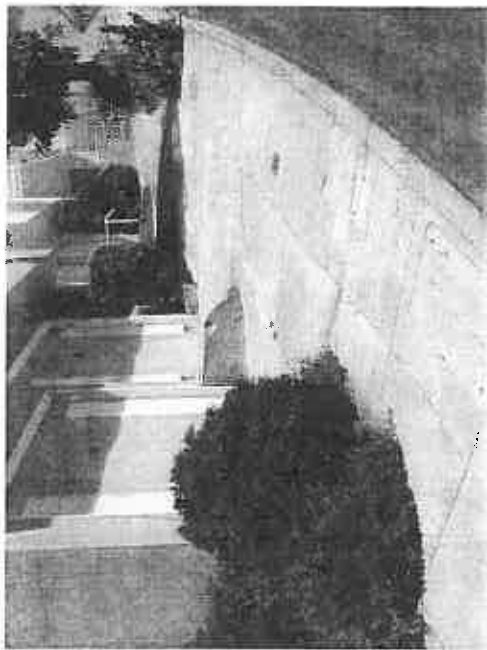
Furnishings zone: Utility vaults and boxes should be located outside of the furnishings zone wherever possible to maximize the number and size of tree wells and the ability to connect tree wells into continuous strips.

Utility laterals should run adjacent to, not directly under, potential site furnishing and tree planting locations whenever possible (such as through driveways or between tree

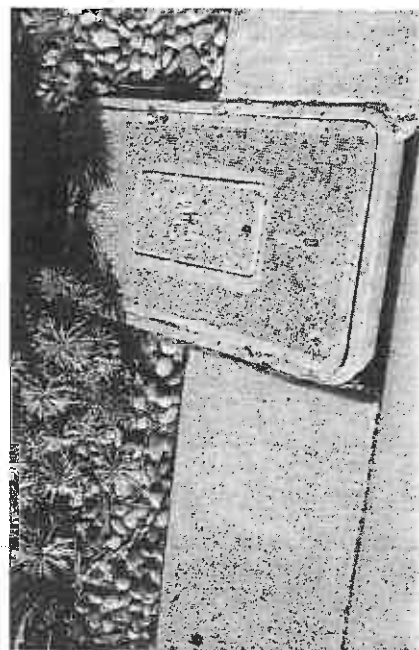


Utilities are often scattered in the sidewalk, without consideration for the overall streetscape environment





Many streets have low or no trees for entire block lengths because subsurface utilities limit the ability to plant.



Utility vaults may be located within planting areas as long as access is maintained.

Figure 6.11. Appropriate Utilities by Sidewalk Zone

Utility	Sewer Vents	Sewer Clean-outs	Water Valves	Water Vaults	Water Meters	Gas Valves	Gas Vaults	Street Lighting (Vaults)	Utility Laterals	Irrigation Lines	Utility Conduits	Large Electrical Utility Vaults	Large Telephone Utility Vaults	Combiner Dry Utility Vaults
Edge Zone	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Frontal Utility Zone	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Throughway Zone	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Frontage Zone	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Corner Zone	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Curb Extensions and Parking Zone	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Streets	○	○	○	○	○	○	○	○	○	○	○	○	○	○

○ Prohibited ○ Acceptable ○ Not Recommended

basins). Subsurface utility conduits and irrigation lines should avoid running under the length of the planting area to minimize root interference. Water meters should also be located outside this zone where possible to avoid interference from tree roots. Street trees should maintain adequate clearance from water meters to avoid damage to the meter from tree roots.

If several shallow utility laterals are unavoidable, planting areas may still be created and should utilize ground cover or low shrub plantings without the incorporation of deep rooted trees, per Section 6.1.

Surface-mounted utilities may be located in the furnishings zone, per DPW Director's Order #175,566. Surface-mounted utilities such as hydrants and air valve enclosures must be set on a concrete base if located within planted areas

Throughway Zone: Utility vaults and conduits running the length of the city block may be located in the throughway zone. Vaults in the throughway zone should meet DPW Director's Order #176,112 guidelines for slip-resistant covers.

Large utility vaults should be placed at least 3 feet from building and 4 feet from curb where sidewalk widths allow.

Surface-mounted utilities should not be located in the throughway zone.

Frontage Zone: Utility vaults and valves may be placed in the frontage zone. Placement of utility structures in this zone is preferred only when incorporating utility vaults into the edge zone is not feasible.

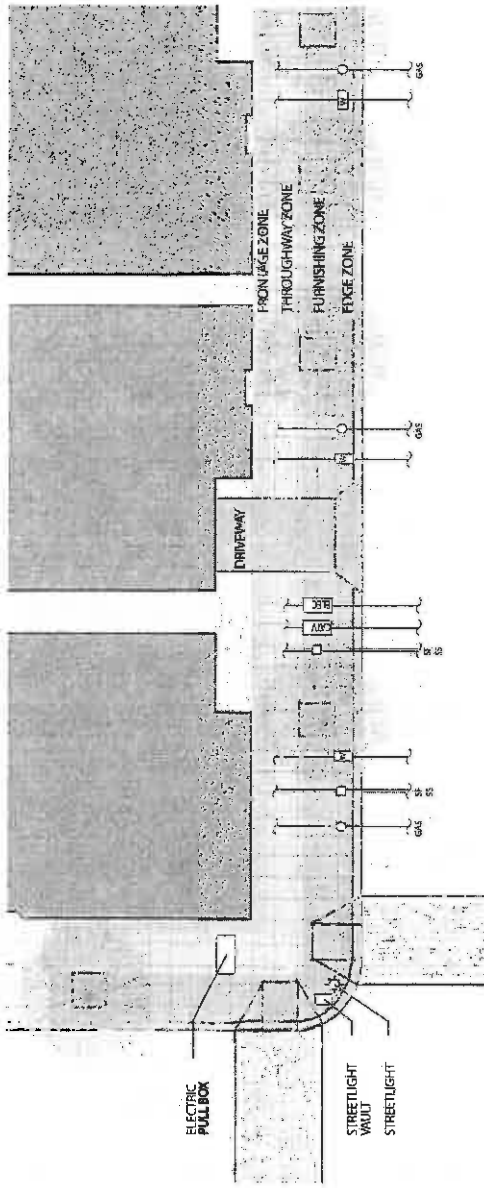
Utility vaults in the frontage zone should not be located directly in front of building entrances.

Extension Zone: Utility vaults and valves should be minimized in curb extensions where plantings or site furnishings are desired.

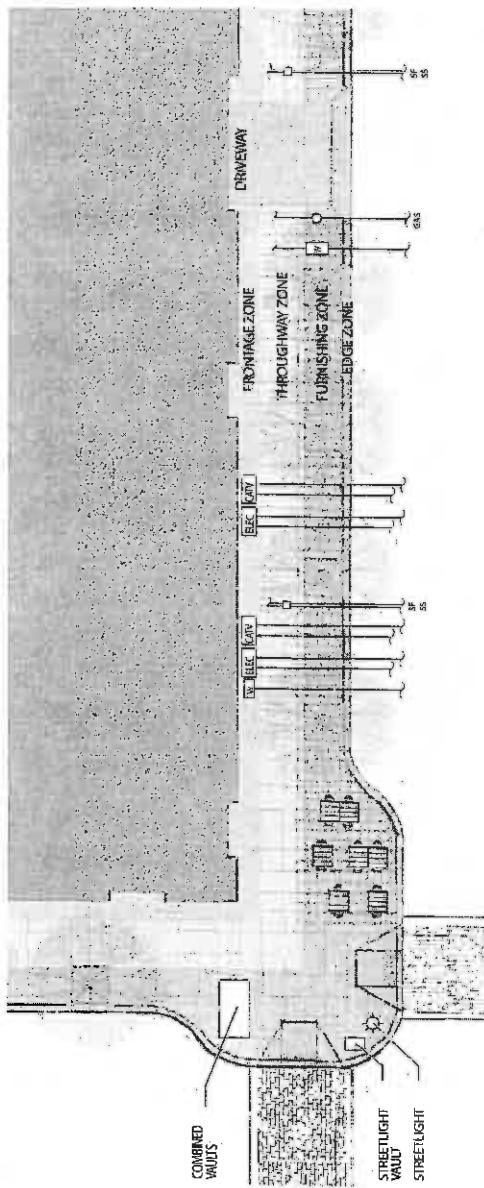
Surface-mounted utilities may be located in curb extensions outside of crossings and curb ramp areas to create greater pedestrian through width.

Utility mains located in the parking lane and laterals accessing properties may pass under curb extensions.

**Recommended Utility Locations
for Residential
(Neighborhood and
Throughway) Street Types**



**Recommended Utility Locations
for All Other Street Types
(Including Downtown Residential)**



NOTE:
Utility locations are for representation only and should be placed per City and County of San Francisco Standard and PG&E Greenbook Standards.

Utilities Permitting in San Francisco

Public utilities (e.g., PG&E, Central AT&T, etc.) all have ratemaking agreements with the state, and do not require a city encroachment permit. However, they require an excavation permit and are subject to the Excavation Code (CIVIL Code) Order # 76,7071, and Surface-Mounted Utility Guidelines (New Director's Order # 17,3665)

Privately installed utilities (not full underground) such as water, sewer, and gas are required to get a major encroachment permit for significant streetscape or capital infrastructure projects.

City utilities (water, sewer, street lighting, and traffic signals) need an excavation permit but not an encroachment permit.

The Fire Department does not require a permit from the Bureau of Streets and Mapping for water infrastructure.

With curb extensions or sidewalk widenings, utilities such as water mains and meters, or sewer vents may remain in place as it may be cost-prohibitive to move them per the SFPUC "Bulb-out and Sidewalk Widening Guidelines for Water and Sewer" and SFPUC review.

Drainways: Utility laterals and vaults should be located so as to avoid potential street tree and sidewalk landscaping locations. Particularly in instances where there are frequent driveways, alternate locations for utilities should be sought so as not to take up available street tree planting locations. Utility boxes may be located in driveways if the sponsor provides a vehicle-rated box; however, this is not a preferred solution due to access difficulties.

Pedestrian Crossings and Curb Ramps: New utility structures should not be placed within street crossing and curb ramp areas wherever possible.

If existing vaults conflict with ramp areas, vaults should be moved or modified to meet accessibility requirements as feasible as part of utility upgrades.

Catch basins and surface flow lines associated with storm drainage systems should be located away from the crosswalk or between curb ramps. On new streets, catch basins should be located upstream of curb ramps.

Consolidation

Utilities should be consolidated for efficiencies and to minimize disruption to the streetscape, per the following guidelines:

→ Dry utility lines and conduits (telephone, CATV, electric, and gas, etc.) should be initially aligned, rearranged or vertically stacked to minimize utility zones. Designers should refer to the Typical Distribution Trench schematic (from PG&E) for placement of joint utilities within a public utility easement.

→ Wherever possible, utility conduits, valves, and vaults (e.g. PG&E, or street lighting and traffic signals) should be consolidated if multiple lines exist within a single street or sidewalk section.

→ Dry Utilities (gas, telephone, CATV, primary and secondary electric, streetlights) should use shared vaults wherever possible. Shared vaults should be installed with predetermined color coded conduits per predetermined city standards with a consideration for future public and private conduits. Private companies would have the option to purchase from the City or Utility any unused networks of existing conduit in-lieu of installing a new separate conduit route along a constrained street.

→ Fiber optic lines can be installed within active sewer trunk lines to minimize trenching.

→ Surface-mounted utilities should share boxes wherever possible.

→ Street lighting, traffic signal, and MUNI catenary poles should share poles wherever possible, and wherever doing so would not significantly alter the placement of these elements per the guidelines in other sections of this document. When retrofitting existing streets or creating new streets, pursue opportunities to combine these poles.

Design Guidelines

Street design and new development should consider overall pattern of plantings, lighting, and furnishings when placing new utilities in the street, and locate utility lines so as to minimize disruption to the prevailing streetscape rhythms per the following guidelines:

→ Utilities should be located underground wherever possible, as opposed to overhead or surface-mounted.

→ New utilities should use durable pipe materials that are resistant to damage by tree roots, such as ductile

iron, polyethylene, or polypropylene pipes. The preferred material for water pipes is ductile iron.

- New utilities should use pipes with minimal joints.
- Utility vault covers should be made of slip resistant materials, per DPW Director's Order #176,112.
- The City should pursue the use of "trenchless" technologies, such as sealants, pulling cables through tunnels, etc. wherever possible, to avoid excavation and disruption of streetscape elements.
- New infrastructure projects should use resource-efficient utility materials, such as recycled PE conduit instead of PVC conduit, as stock materials deplete. Re-used or recyclable materials should be incorporated wherever possible.

→ Tree removal should be avoided and minimized during the routing of large-scale utility undergrounding projects

- Any utility-related roadway or sidewalk work should replace paving material in-kind (e.g. brick for brick) where removed during emergency or construction per DPW Director's Order #176,707; Section 12.4B. (Pavement made of special materials shall be restored in kind.)
- Where landscaped medians are realigned or created during a major street improvement project, existing combined sewer manholes should be raised (6 inch above finish grade) to form an overflow drain inlet within a depressed planted median. This would create a stormwater facility using the existing infrastructure. Catch basin laterals may then be removed as allowable.

Access and Maintenance

Major utilities (sewers, fire hydrants, gas and water meters and mains, manholes and utility vaults, and utility poles) should be installed at least 5 feet from the edge of existing or proposed tree basins.

Minor utilities (laterals, vaults, valves, etc) should be installed at least 3 feet from the edge of new or existing tree basins.

Utility Poles should be accessible by a 3 foot path.

Refer to City and County of San Francisco Standard Plans and Excavation Code (DPW Director's Order #176,707) for utility installation standards.

Screening of Surface-Mounted Utilities

Surface-mounted utilities are often bulky and that active elements in the streetscape. Where possible they should be located outside of the right-of-way and screened with a low wall, flower box, or many cases, they will be located in the outside right-of-way. In that and, they should minimize their negative visual impact.

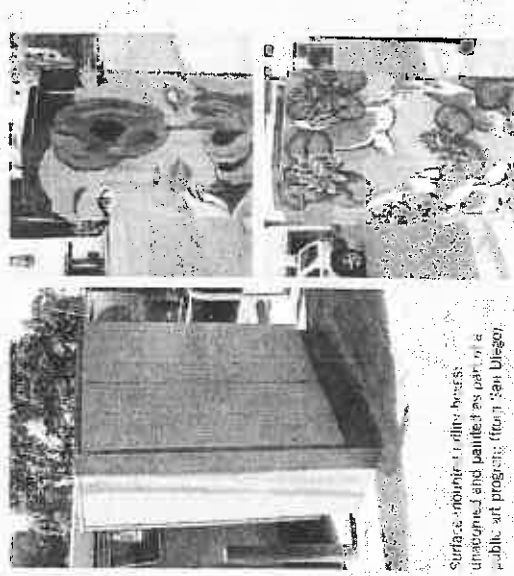
Surface-mounted utilities (SMUs) require an excavation permit from the Department of Public Works, and must comply with DPW Director's Order #176,156. In addition, when located in the public right-of-way, SMUs should be screened over the following:

- SMUs should be painted a neutral color to blend in with background street elements. Alternatively, they may be considered an artistic element in benches, and Lally painted a pair of public art in the streetscape

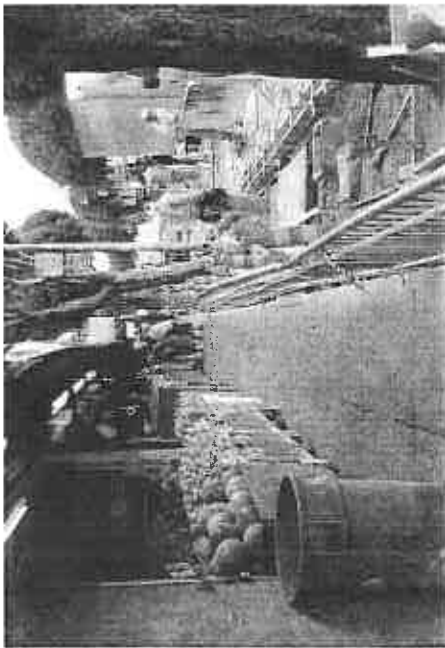
• Where sidewalk dimensions allow, SMUs should be screened by elements appropriate to the particular street type.

• **For all projects on residential streets, they may be screened in either a low wall, or by sidewalk art or a half flower box. Sidewalk plantings should be installed in-line with the street, and should fit within the overall planting palette of the street. Buffer plantings should generally be 6 to 24 inches in width, and should retain access to the front of the building.**

• On commercial or mid-rise streets, SMUs may be screened by low seating walls, artistic screens, or other elements. Plantings might be incorporated through vertical metal Lallys with climbing vines to screen the utility boxes.



Surface-mounted utility boxes: unpainted and painted as part of a public art project. (from San Diego)



Overhead utility wires detract from the aesthetic experience of the streetscape



Utility Undergrounding in San Francisco

Community members often cite utility undergrounding as one of the top priorities for street improvement. When the governing agencies' placement of utilities is done in accordance with the guidelines in this section to minimize disruption to the overall streetscape design. The bigger challenge with utility undergrounding is the ability to pay for an on-going program of undergrounding.

To address this challenge, the Board of Supervisors created the Utility Undergrounding Task Force (UTTF) in 2004, consisting of 15 appointed working members, and staff from City agencies and utility providers, to advise the Board of Supervisors on utility undergrounding in San Francisco. The UTTF presented a final report to the Board of Supervisors on January 26, 2007.

To paraphrase, the UTTF final report:

BACKGROUND

In 1996, the Board of Supervisors legislated the funding of a \$300 million utility wire replacement program, which was expanded to 450 million. After completing the first 100 miles, San Francisco will have undergrounded 200 miles of overhead wires, but of 900 miles, leaving 400 miles remaining.

The main obstacle to continuing to underground the City's utilities is a lack of funding. Utility undergrounding in California is primarily funded by two sources, known as Rule 20A and Rule 20B, both created by the California Public Utilities Commission (CPUC). Rule 20A funds are paid 90% by utility providers (such as PG&E) and 10% by the City and County. San Francisco has received an average of \$6 million in Rule 20A funds enough to pay for about 1.5 miles of undergrounding per year. However, as of 2007, San Francisco had borrowed the balance into the budget for Rule 20A funds.

Rule 20B funds are shared by utilities and property owners. Typically through special community facilities districts (Wellington District), the property owner share may also be borne by the City. San Francisco has not generally used Rule 20B funds, however, the opportunity to use these funds exists.

RECOMMENDATIONS

The UTTF recommended the following City actions:

1. Develop a long-term master plan and a priority funding program to underground all utility wires within five years.
2. Create a transparent community process that involves residents in the decision-making process.
3. Request the CPUC to approve an electric utility easement surcharge for San Francisco residents.
4. Seek alternative funding sources for utility undergrounding.
5. Establish a City policy of no new overhead utility wire.
6. Implement a utility undergrounding program that includes at least project finalities by 30% and project costs by 25%.

The City is currently exploring ways to continue to fund undergrounding efforts in San Francisco.

For more information on the report or undergrounding in San Francisco, see:

<http://www.sfgov.org/assessor/page.aspx?id=3205>

San Francisco Department of Public Works, San Francisco Public Works Department

New Development and Major Redevelopment

Within new development and major redevelopment areas:

- Where appropriate, the City should support the installation of separate stormwater and wastewater collection systems in areas where not already implemented by SFPUC.
- New residential development areas should incorporate alleys for vehicle, utility, and service access so as to enable a more consistent streetscape and minimize above-ground utilities.
- New development should locate new utilities to minimize disruption to streetscape elements per guidelines in this section.

Abandonment

Currently abandoned dry conduits should be reused or consolidated if duplication of lines are discovered during street improvement projects. Utilities should be contacted for rerouting or consolidation.

Where it is not possible to reuse abandoned mains, conduits, manholes, laterals, valves etc., they should be removed per agency recommendations when possible in order to minimize future conflicts.

Abandoned water and sewer lines may be retrofitted as dry utility conduits where available or if possible to minimize the need for future conduit installations.

Process

Utilities should be installed during a full-street, half-street, or full or partial sidewalk improvements rather than as a separate utility cut wherever possible.

New development should submit utility plans with initial development proposals so that utilities may be sited to minimize interference with potential locations for streetscape elements.

Utility installation or repair should be conducted from the bottom up; scheduled utility installation or repair should occur prior to planned street reconstruction or major streetscape improvements.

The City should use major utility work as an opportunity to build streets back to desired conditions, per Better Streets Plan guidelines.



Best Practices: New York City High Performance Infrastructure Guidelines

New York, New York

The New York City High Performance Infrastructure Guidelines provide a roadmap for incorporating street wide-based management practices (BIMPs) into New York City's high-quality infrastructure capital program. They are written for the Department of Design and Construction, but they are just as useful by planners, designers, engineers, public officials, and all other services involved in construction, operating, or maintaining the right-of-way.

The guidelines act as the first step toward improving design collaboration while enhancing environmental, social, and economic outcomes for the City's initial, future investments.

Get it? www.nyc.gov/html/dot/html/about/infrastructure_guidelines/

Driveways

Driveways allow necessary access across the sidewalk to residential and commercial garages. Too many driveways are a negative presence in the pedestrian environment, as they present potential conflicts between drivers and pedestrians and increased possibility that pedestrian through travel will be compromised.

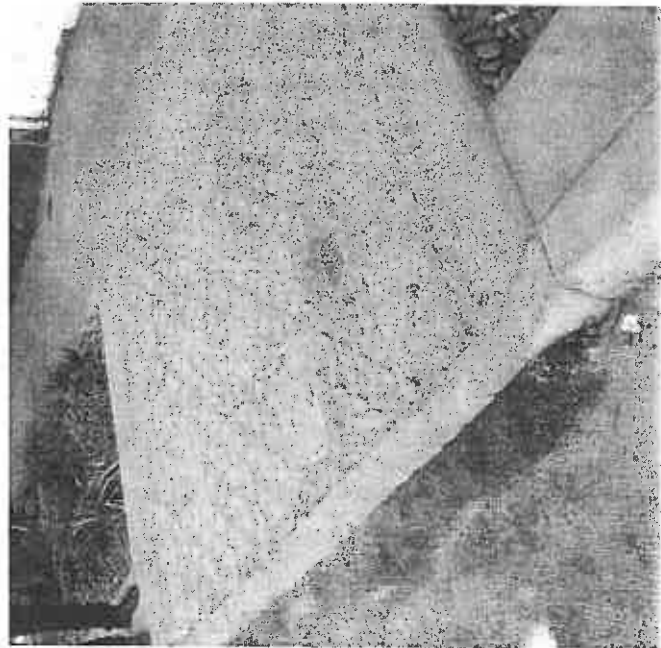
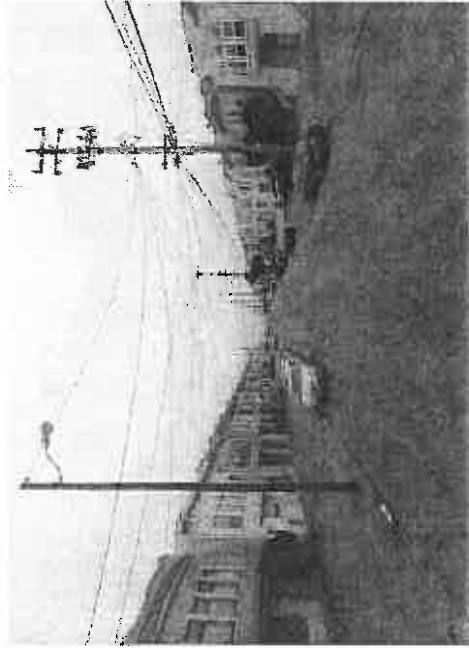
In many areas, the high number of driveways and width of driveway curb cuts reduces the available space for planning and other amenities. Improved driveway design can provide added space for planting to improve street aesthetics.

GUIDELINES

Driveways should be designed to minimize impact on through travel or pedestrian use of the sidewalk.

Driveway curb cuts for individual residential properties should not be wider than 7 feet with 1 1/2 foot wings (10 feet total width). Where truck loading is the dominant activity, they should not be wider than 8 feet with 1 1/2 foot wings (11 feet total).

Driveway curb cuts for two-way traffic should not be wider than 18 feet. An exception should be made on industrial



Planting-lens planters can be located between driveways where space is too narrow to allow a vehicle to pass. Where planters extend into the sidewalk furnishings zone, they can be designed to occupy the space of driveway wings, narrowing the driveway and widening the planting area.

streets in locations requiring frequent access for large trucks or semi-tractor trailers, where two-way driveway curb cuts may be up to 24 feet in width.

DPW standard plans for driveways should be consulted for engineering standards for driveway construction.

Curb cuts are discouraged in pedestrian-intensive areas. Reducing driveways reduces the number of conflict points between pedestrians and vehicles and can dramatically improve safety.¹

Whenever possible, commercial, industrial, and large residential properties should consolidate driveways by interconnecting parking lot and loading area entries and by sharing parking among uses.

In areas of San Francisco where alleys provide access to the rear of properties, curb cuts onto streets are strongly discouraged; all parking and service access should be provided via the alley.

On new streets, alleys should be provided, minimizing the need for new driveway cuts on primary streets.

Because driveways handle relatively low volumes of traffic, alternative surfacing materials including unit pavers and other permeable materials may be installed in driveways where frequent heavy trucks are not expected to cross over. The clear throughway zone of the sidewalk should be a continuous material.

Driveways may be bounded by permeable paving, curb extensions or landscaping areas that extend from the sidewalk into the parking lane, eliminating the need for driveway aprons.

¹ Source: <http://www.ci.sanfrancisco.ca.us/development/development/pdfs/Document%20Library/Code/PUB/2009/01-06-09>. See also pages 11-13 of the following document: <http://www.ci.sanfrancisco.ca.us/development/development/pdfs/Document%20Library/Code/PUB/2009/01-06-09>.



Exhibit O

Public Works Coordinator
AT&T California
795 Folsom Street, Suite 426
San Francisco CA 94107-1243

T: 415.644.7043 or
T: 415.644.7054
F: 415.957.5973
www.att.com

30

3/18/11

René Lopez, Utility Permit Coordinator
City and County of San Francisco
Department of Public Works, Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0934

EXHIBIT F - a

Location: 2101 Funston Ave

LETTER OF TRANSMITTAL PROPOSED SURFACE MOUNTED FACILITY

Enclosed are:

- Exhibit A Pre-site visit checklist
- Exhibit A-2a Five-year plan documentation for this site
- Exhibit A-2b Cabinet size plan
- Exhibits A4-A8 Verification of policy compliance (undergrounding, collocation, etc.)
- Exhibit E Neighborhood Notice (per sec C-2)
- Exhibit F-b Site Drawing
- Exhibit F-c Photos of site
- Exhibit F-c1 Assessors Parcel Map, Grade Map, and vicinity map
- Exhibit G Approval or denial of site Notice to Applicant
- Exhibit H Application Deficiency Notice

Comments:

File: SF14-330541; 8270173

EXHIBIT A
Pre-Site Visit Checklist

City and County of San Francisco

Department of Public Works

Bureau of Street-use and Mapping



**SURFACE-MOUNTED FACILITY
PRE-SITE VISIT CHECKLIST**

APPLICANT NAME:	AT&T California	ADDRESS:	795 Folsom St., Rm 426
CONTACT NAME:	Maria Torres	TEL. NO.:	415-644-7054
DATE:	3/18/2011	PROPOSED LOCATION:	2101 Funston Ave

- 1. Five-year plan or letter indicating no additional work is planned for the next five years is on file.
- 2. Verification that cabinet size is consistent with the plans on file.
- 3. Verification of attempts to place Surface-Mounted Facility on private property (at least 3 locations). Please attach the following:
 - a. Copy of letter mailed to property owners
 - b. Copy of mailing list
 - c. Statement verifying date of mailing
 - d. Copy of responses from property owners
 - e. Verification of attempted to enter into an agreement with any interested property owners
- 4. Verification of attempts to place Surface-Mounted Facility underground.
- 5. Verification of attempts to collocate the Surface-Mounted Facility.
- 6. Verification of special requirements that limit the possible locations for the Surface-Mounted Facility.
- 7. Verification that proposed locations conforms to the placement guidelines.
- 8. Verification that an existing Surface-Mounted Facility could/could not be removed.

ITEM NOS. _____ not required.

Request for site visit is accepted AND Site visit is scheduled
for: _____, 2007 with: _____ Tel. No.: _____

Request for site visit is denied

Site visit not required because : _____

Reviewed By: _____ Tel. No.: _____

PROJECTS

Street Name	Utility	Project Name	From Date	To Date	Phase	Coord Project
		LSMF MT 8270173 (PACBELL)				
		<input type="checkbox"/> show joint opportunities	<input type="button" value="SEARCH"/> <input type="button" value="RESET"/>			

1 record(s) locations shaded in gray indicate a paving conflict sort direction Ascending Descending

street name	limits	utility	project	start date	end date	duration	location phase	flag	
FUNSTON AVE	QUINTARA ST to RIVERA ST (2100 - 2199)	PACBELL	LSMF MT 8270173	6/1/2012	8/30/2012	90	Proposed		edit remove

export search results to excel

[add a new project](#)

LSMF MT 8270173

[show/edit project details](#)

[add locations to project](#)

[delete this project](#)

[project activity log](#)

filter by street name

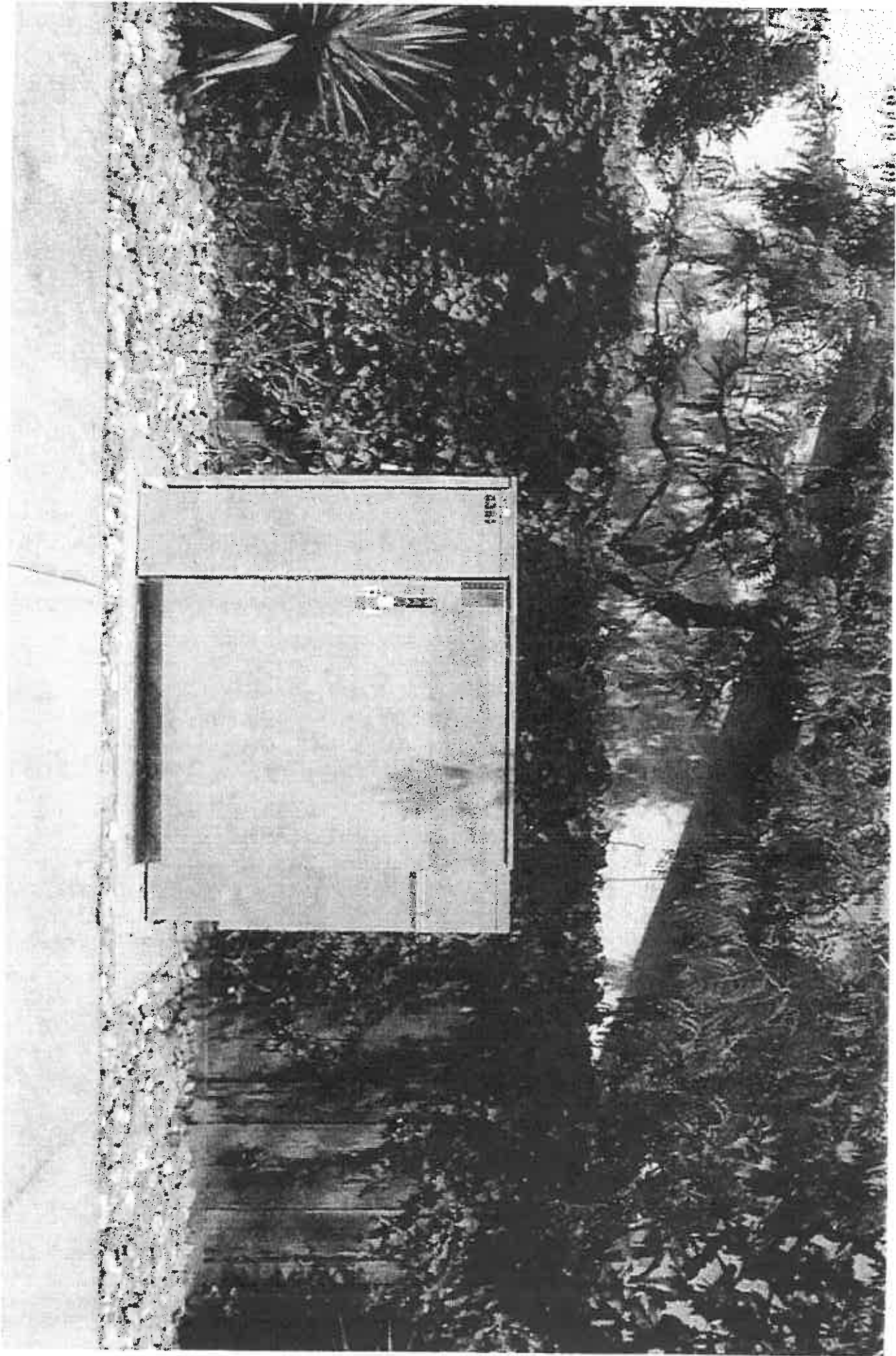
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FUNSTON AVE

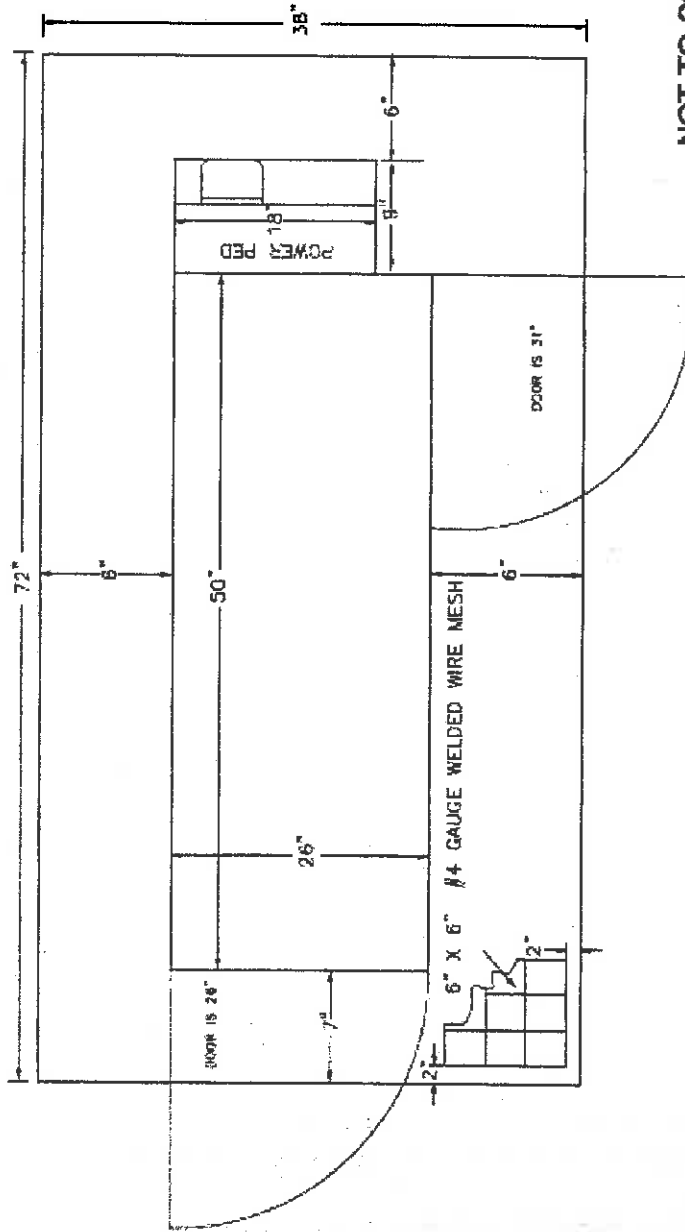
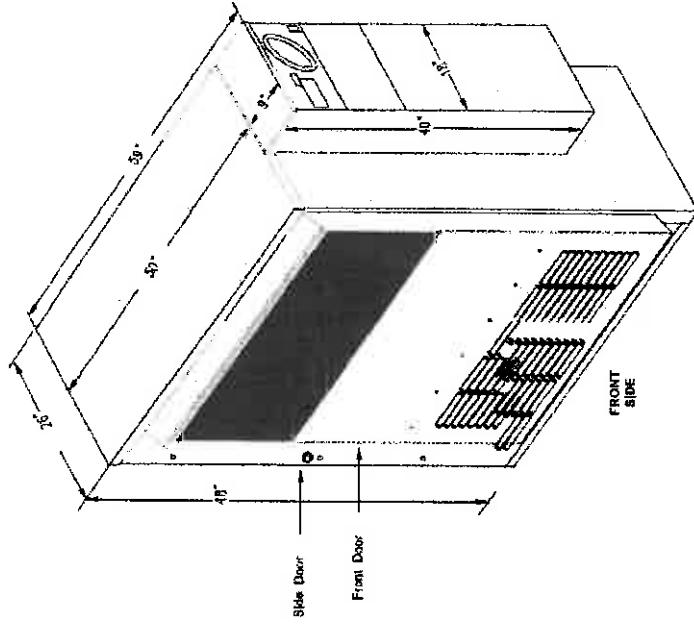
filter by project name

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LSMF MT 8270173



TYPICAL 448S CABINET WITH POWER PEDESTAL SPECIFICATIONS



NOT TO SCALE

- NOTES:**
1. CONCRETE TO BE 4000 PSI AT 28 DAYS IN ACCORDANCE WITH ACI STANDARD.
 2. PAD TO BE 6" THICK. TOP OF PAD SHOULD BE 2" ABOVE GRADE, UNLESS NOTED ON PERMIT APPLICATION.

448S CABINET DIMENSIONS		POWER PEDESTAL DIMENSIONS	
HEIGHT	48"	HEIGHT	40"
WIDTH	50"	WIDTH	9"
DEPTH	26"	DEPTH	18"

Exhibit A-4

Statements regarding AT&T placing facilities underground

It is not technologically feasible to place AT&T cross-connect boxes (Serving Area Interfaces) underground at this time. No manufacturer has been successful in developing a cross-connect that works underground. An attempt was made in the 1970's to place 3 locations underground in San Francisco. Even though stainless steel components were used, the corrosion that occurred caused the diving-bell type of enclosure to fail. Service issues involving moisture and corrosion at the wire connectors led to the underground facilities being removed and placed above ground. An ongoing attempt by a coalition of major manufacturers and telecom companies to develop an underground cross-connect continue, and AT&T staff is involved in the project. AT&T will use the product in San Francisco at such time that it is approved for use. These issues were discussed at the SMF Committee meetings held in 2004 and 2005.

Cabinets housing electronics used for the conversion of fiber-optic signal to electrical signal have components that cannot be subjected to the moisture and potential flooding of an underground environment.

Exhibit A-5

Statement regarding the collocation of AT&T facilities

AT&T is attempting to combine functions of cabinets to optimize their use and minimize the space required to provide the latest technologies to the public. As more compact facilities become available for use, AT&T will deploy them in San Francisco. No other street furniture exists at this site that permits the possibility of collocation.

Exhibit A-6

Statement regarding the need to site the facility at this location

This location has been selected because of its proximity to existing AT&T facilities, including conduit and cable, cross-connect cabinets, and its central location within the "Distribution Area" being served. This site will minimize excavation and the resultant disruption to the public, it will also reduce construction impact on City streets and sidewalks.

Exhibit A-7

Statement regarding compliance with placement guidelines

This site complies with the DPW placement guidelines for Surface-Mounted Facilities stipulated in Exhibit B of DPW Order 175, 566, dated August 17th, 2005.

Exhibit A-8

Statements regarding the removal of existing Surface-Mounted Facilities

- This will be a new cross-connect facility, improving the service and installation possibilities for this serving area. No similar facility exists in this serving area, therefore none can be removed.
- The existing cross-connect facility at this location is being upgraded in-place to provide ultimate service capacity for the serving area, and will increase slightly in size to provide for increased capacity and the capability to accept the latest technology improvements when they become available to the neighborhood.
- This facility combines existing facilities and will result in the removal of a cabinet located at: See Exhibit D-d, as well.
- This facility brings new electronic equipment to the serving area. This facility provides the latest fiber-optic served equipment and offers advanced services to serving area residents. No similar facility exists in this neighborhood, therefore none can be removed.
- It is not possible to remove any other SMF with this project.
-

Mary Anne Miller
SPEAK (Sunset-Parkside Ed. etc.)
1239 - 42nd Ave.
San Francisco, CA 94122

Karen Kinahan
Crestlake Property Owners Assoc.
82 Crestlake Drive
San Francisco, CA 94132

Vicente Square Prk Neigh. Assoc.
1801 Vicente Street
San Francisco,, CA 94116

Sean Elsbernd
Board of Supervisor
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Carmen Chu
Board of Supervisors
1 Dr. Carlton B. Goodlet, Rm.244
San Francisco, CA 94102-4689

Claudia Chamberlain
Neighbors of Ardenwood
2690 16th Avenue
San Francisco, CA 94116



IMPORTANT NOTICE CONCERNING YOUR RIGHTS

Date _____

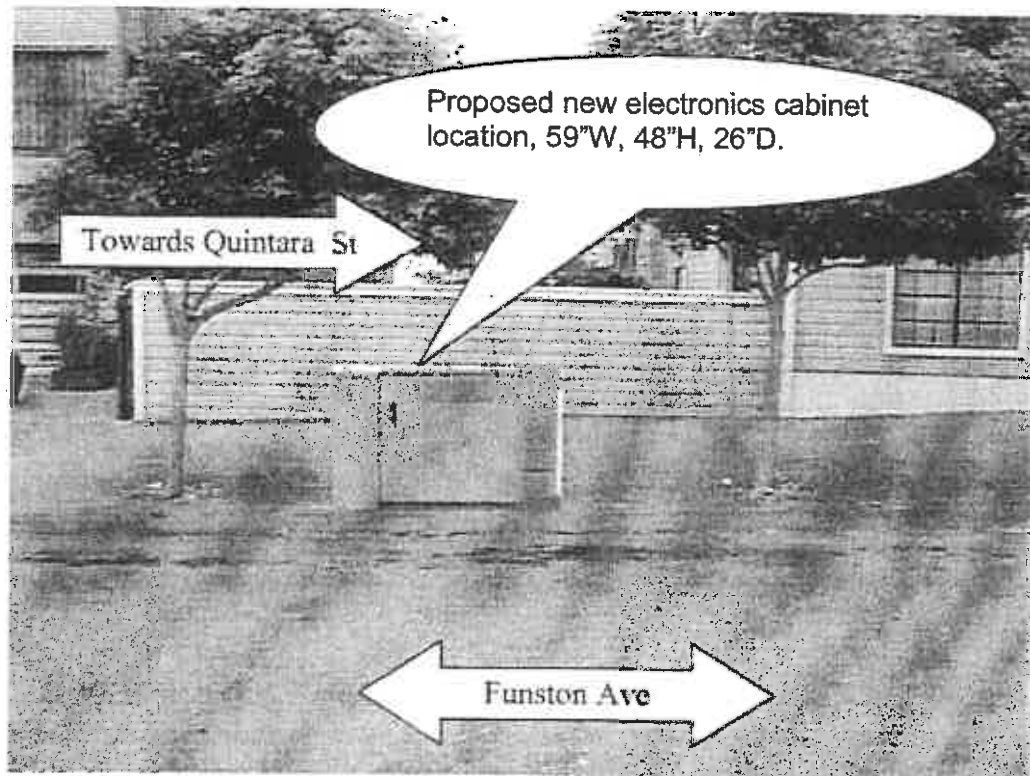
AT&T California is filing an application with the San Francisco Department of Public Works (DPW) for a permit to install an **electronics cabinet with attached electric power panel** at the following proposed location: **2101 Funston Ave.** A photograph of the Surface Mounted Facilities (SMF) in the proposed location and the specifications for the SMF are shown below.

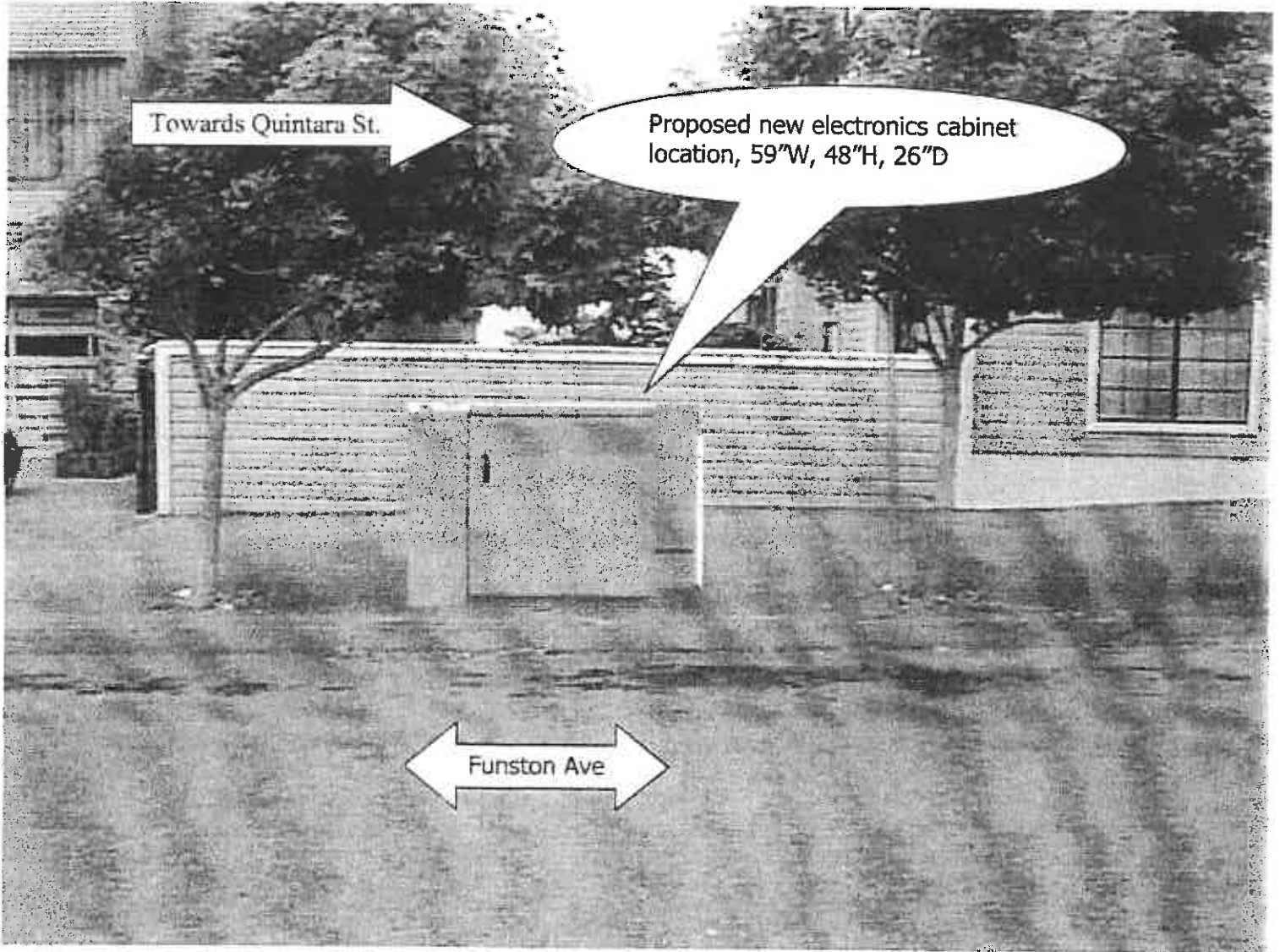
This cabinet will provide the latest telecommunications technology offering high-speed internet access and advanced digital television and entertainment services, which will be fed by fiber-optic cable to this new neighborhood hub.

If you object to the installation of the SMF at the above proposed location, you must notify Marc Blakeman of your objection either by phone at: **(415) 778-1230**, or by mail at **525 Market Street, Room 1923, San Francisco, CA 94105**. You have 20 days from the date of this notice to either telephone or send written notice of your objection. DPW will not consider any objection unless it is made within this 20-day period.

If you submit an objection, DPW may convene a hearing to determine whether the permit for placement of the SMF should be issued. DPW will commence any such hearing within 40 days after the receipt of any objections. You will have the opportunity to express your concerns about the SMF at the hearing should you choose to attend.

The new cabinet is 59 inches wide, 48 inches tall and 26 inches deep.

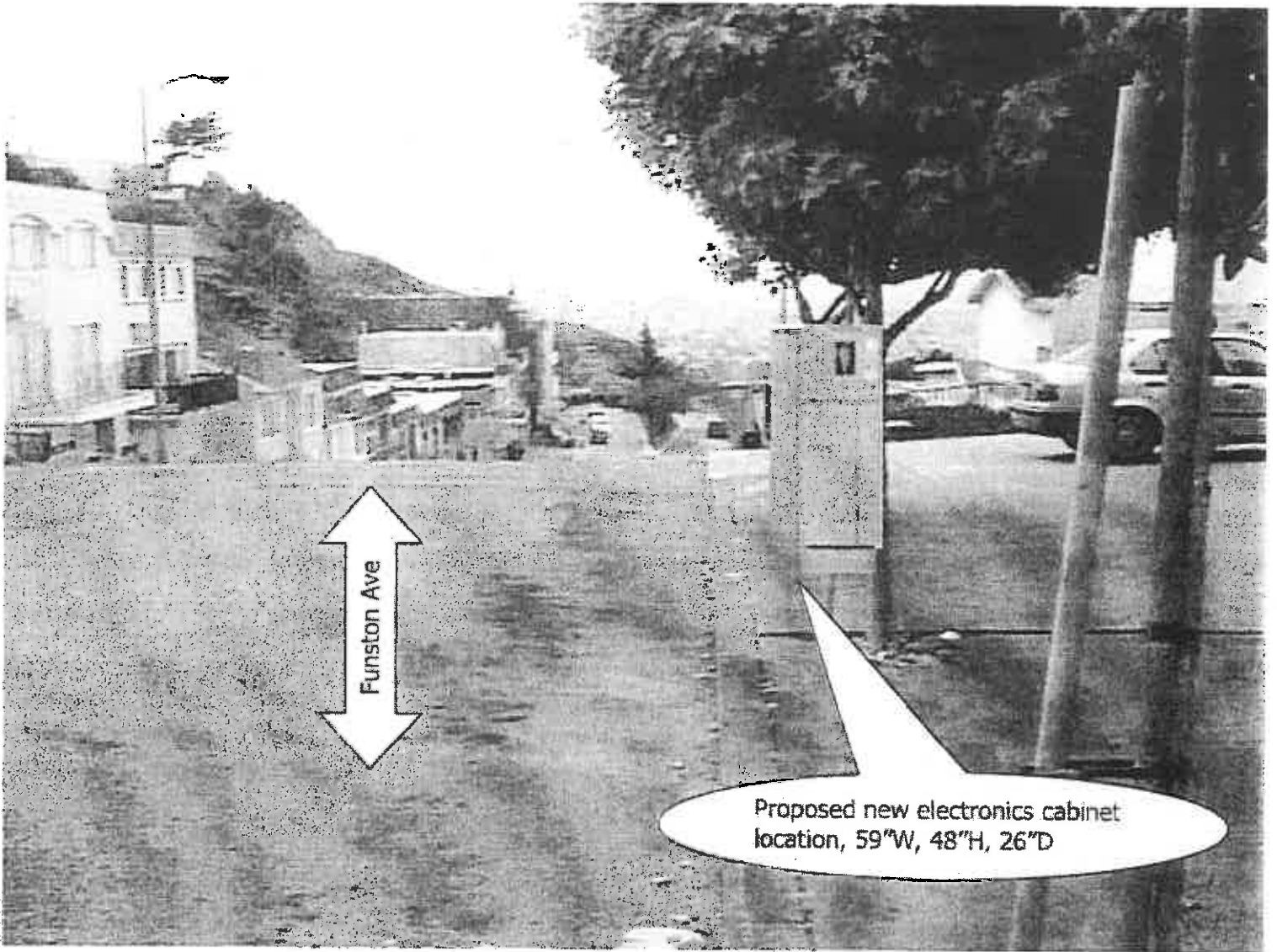




Towards Quintara St.

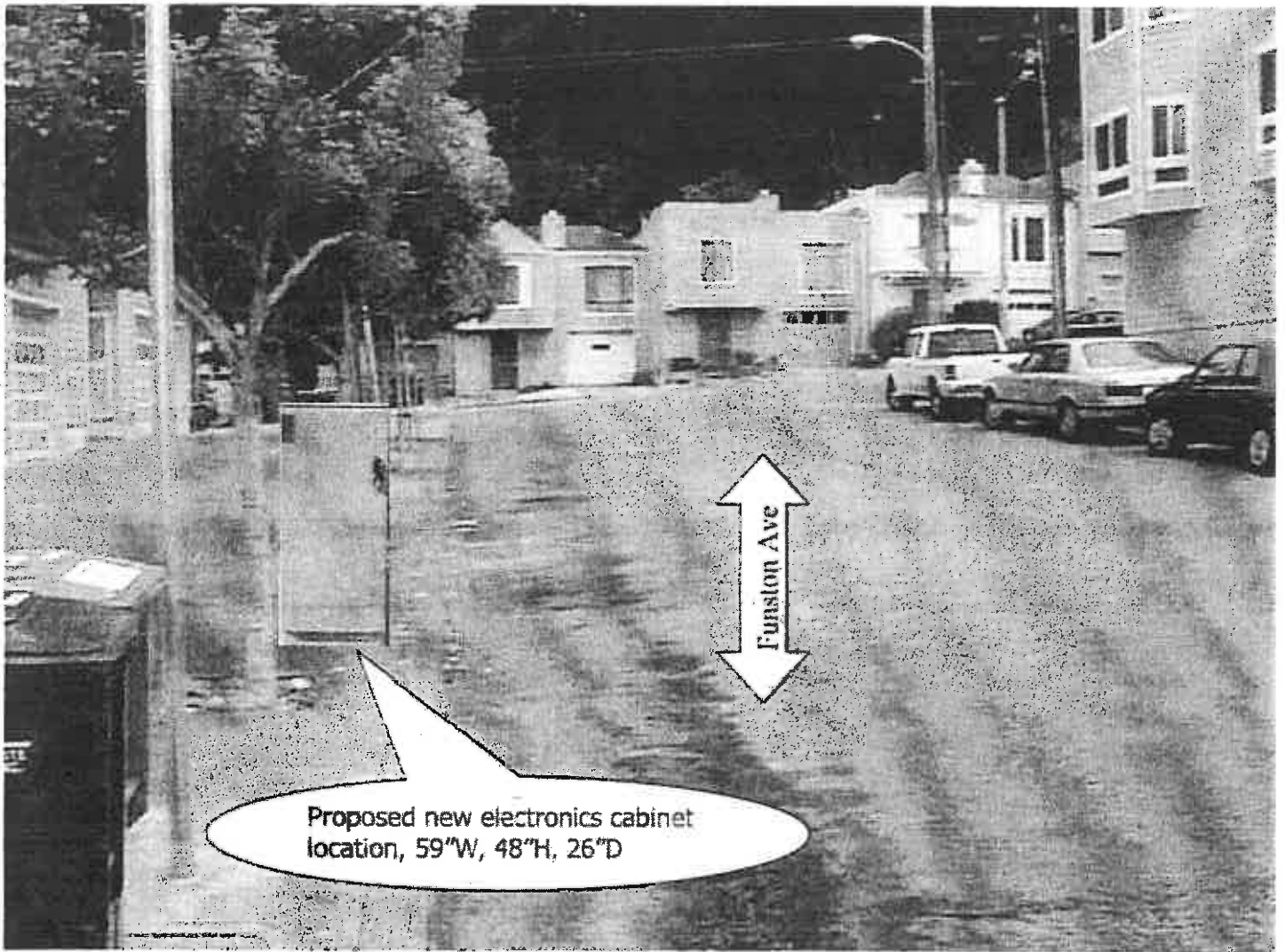
Proposed new electronics cabinet location, 59"W, 48"H, 26"D

Funston Ave



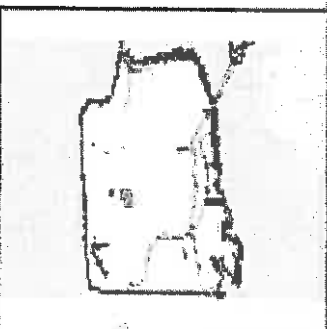
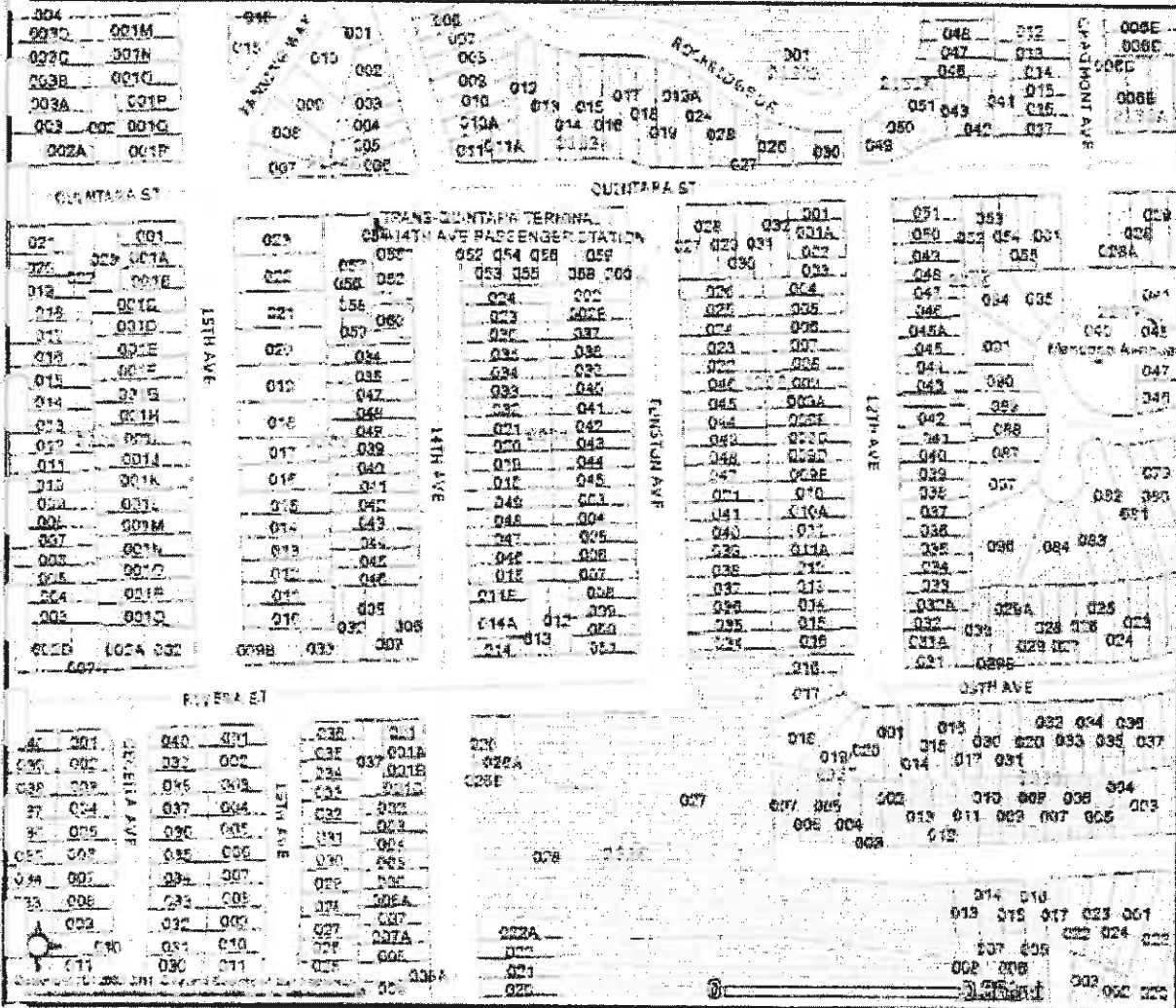
Funston Ave

Proposed new electronics cabinet location, 59"W, 48"H, 26"D



Proposed new electronics cabinet
location, 59"W, 48"H, 26"D

San Francisco

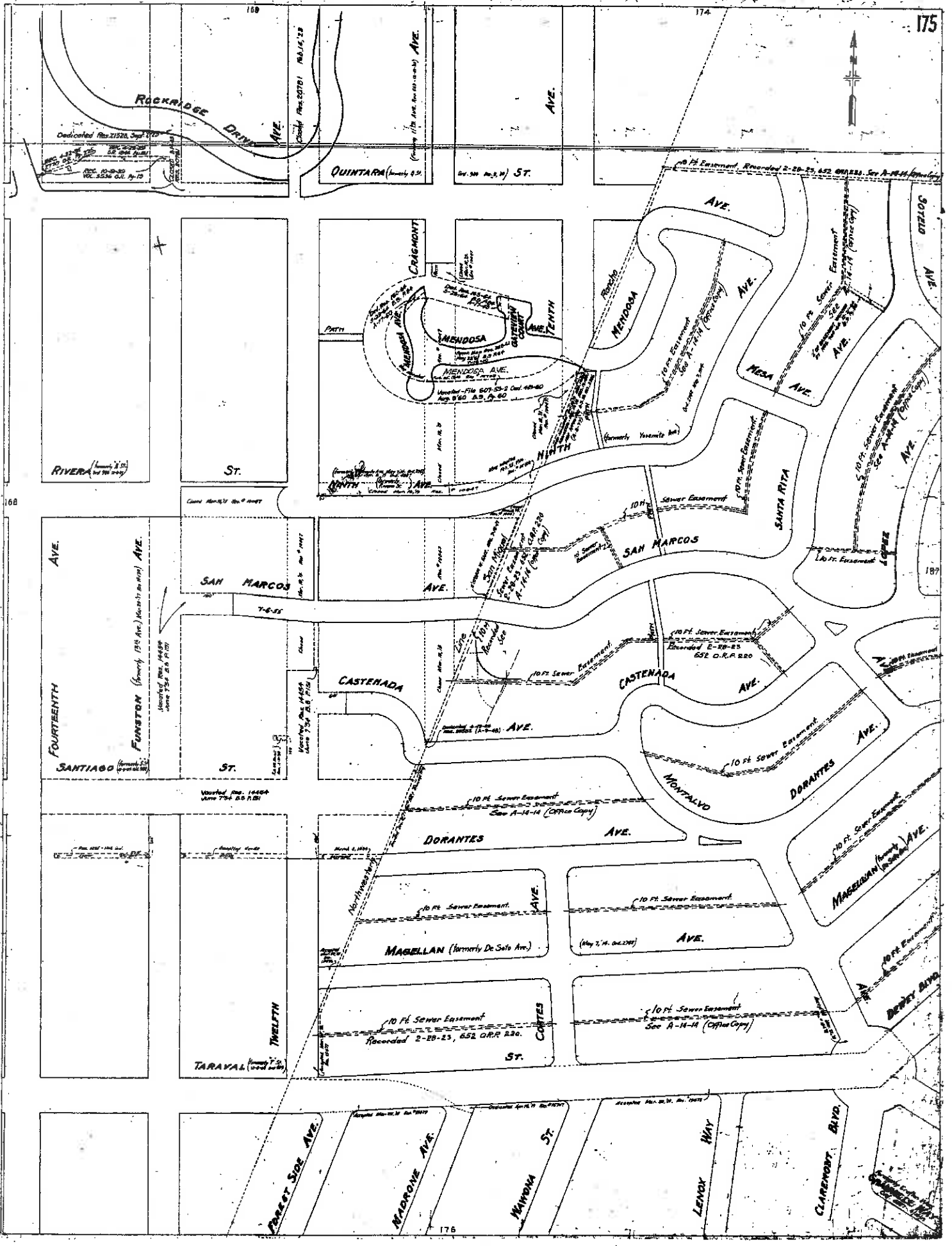


Legend

- Parcel Boundary
- Street
- Water
- Other

Scale: 1 inch = 100 feet

North Arrow



100

174

108

176

187

ROCKRIDGE DRIVE

QUINTARA

ST.

RIVERA

ST.

CRAIGMONT

MENDOSA

MENDOSA AVE.

NINTH

AVE.

AVE.

AVE.

AVE.

AVE.

AVE.

AVE.

AVE.

AVE.

AVE.

AVE.

AVE.

FOURTEENTH

FURSTON

SAN MARCOS

ST.

CASTENADA

AVE.

CASTENADA

AVE.

SANTA RITA

SANTIAGO

ST.

DORANTES

AVE.

AVE.

AVE.

AVE.

AVE.

MAGELLAN

AVE.

AVE.

AVE.

FOREST SIDE AVE.

MADRONE AVE.

MAYNARD ST.

LENOX WAY

CLAREMONT BLVD.

Dedicated Nov. 21, 1920, Ord. 1100

Classified March 20, 1921, Ord. 1115, 23

Classified (1/2 in. Ave. 40-40-40-40)

Ord. 300 (1/2 in. Ave.)

10 FT Easement, Recorded 2-28-23, 652 O.R.R. 220, See A-14-14 (Official Copy)

Recorded - File 607-53-2 Ord. 40-40

Aug 9 '60, S.D. A-60

10 FT Easement

See A-14-14 (Official Copy)

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

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Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

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Ord. 40-40

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Ord. 40-40

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Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Worked No. 14454

June 7-94 B.S. R.B.I.

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

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Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Northwest

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

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Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

10 FT Sewer Easement

Recorded 2-28-23, 652 O.R.R. 220

See A-14-14 (Official Copy)

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

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10 FT Sewer Easement

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See A-14-14 (Official Copy)

Ord. 40-40

Aug 9 '60, S.D. A-60

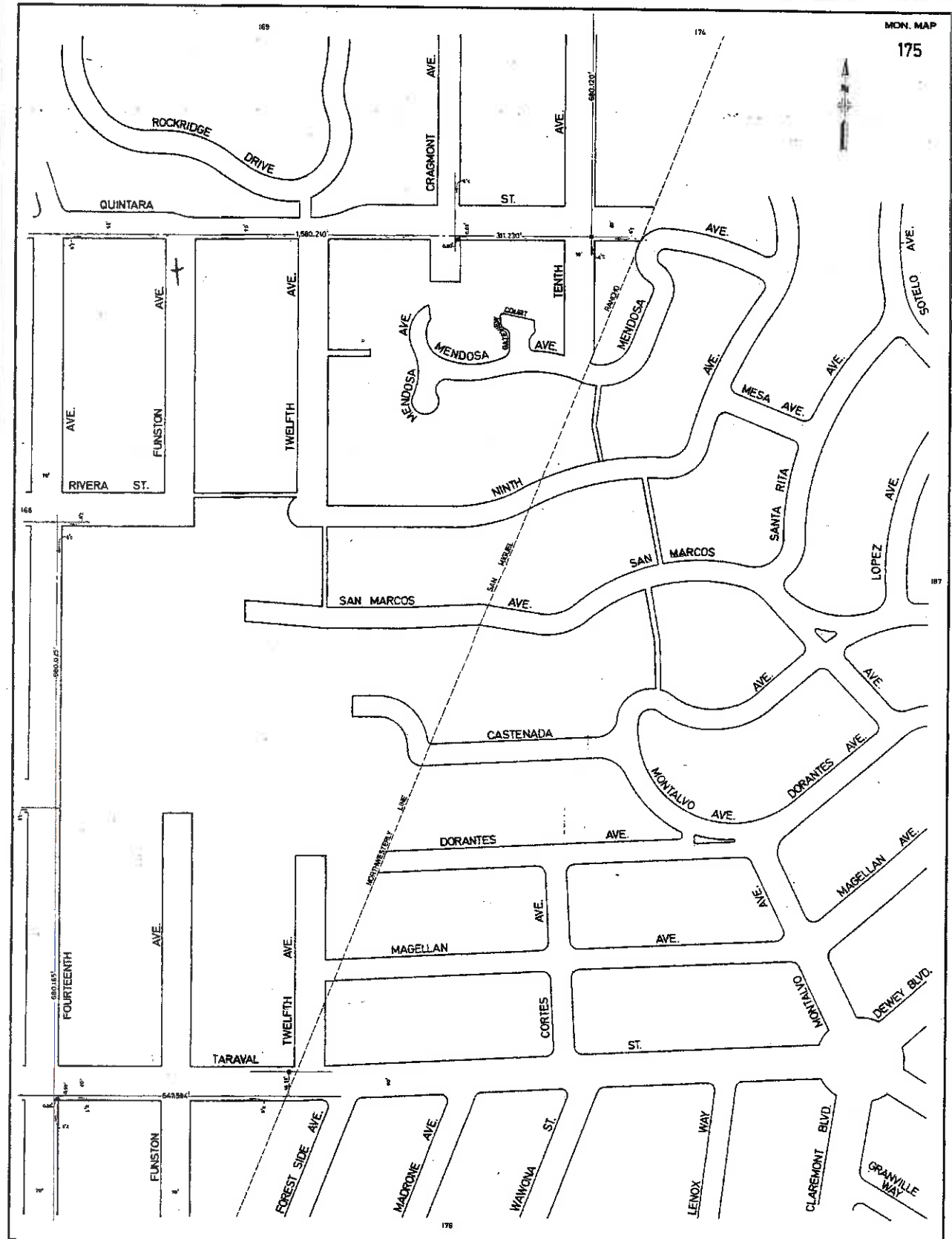
Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40

Aug 9 '60, S.D. A-60

Ord. 40-40



MON. DISTRICT BOUNDARY.
CAUTION: THIS MONUMENT MAP IS NOT
INTENDED FOR CROSS-BOUNDARY
TIES OR USE OF MONUMENT DATA
BEYOND BOUNDARY LINE. ANY SUCH
PRACTICE MAY REQUIRE APPROPRIATE
ADJUSTMENT.

AMENDS MON. MAP _____

NO.	DATE	REVISIONS	BY	CHKD.

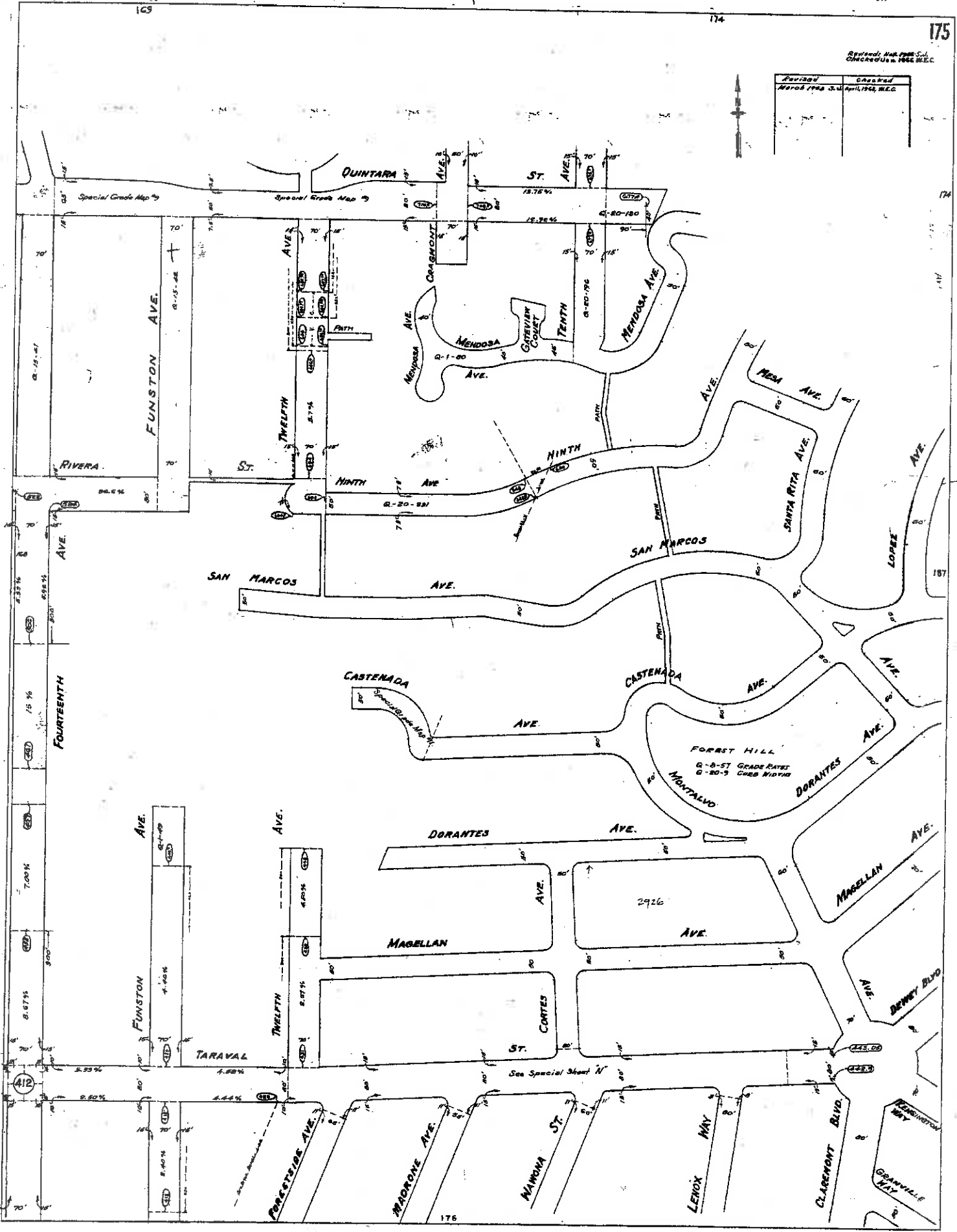
LEGEND:
 * CITY
 ■ SPONSOR OF MONUMENTS WORK
 X FROM PLAN MAP
 * LEAD PLANS & BOUNDARY TIES
 ○ BOUNDARY LINE TO MON. MAP

CITY AND COUNTY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 BUREAU OF ENGINEERING
 DIVISION OF SURVEYS AND MAPPING

SCALE: HORIZ. 1" = 100' VERT. 1" = 20'
 APPROVED: CHIEF SURVEYOR _____ DATE: _____

Revised: March 1964 (S.W.)
 Checked: April 1964, M.E.C.

Revised	Checked
March 1964 (S.W.)	April 1964, M.E.C.



Special Grade Map 9

Special Grade Map 9

FORREST HILL
 G-8-ST GRADE RATES
 G-20-3 CURB RATES

See Special Sheet N

412

REVISED '58
REVISED '68
172
177
186



QUINTARA

2100		26.664	26.666	26.666	26.667	26.667	26.667	26.667	26.667	26.667	2101	
		1.00										
14TH AVE.		52	53	54	55	56	57	58	59	60	FUNSTON	
		1.20		2.4		2		1.20		2.5		
		2.5	2.3		2 ^B		2.5		2.5			
		2.5	3.8		3.7		2.5		2.5			
		2.5	3.5		3.8		2.5		2.5			
		2.5	3.4		3.9		2.5		2.5			
		2.5	3.3		4.0		2.5		2.5			
		2.5	3.2		4.1		2.5		2.5			
		2.5	2.1		4.2		2.5		2.5			
		2.5	2.0		4.3		2.5		2.5			
		2.5	1.9		4.4		2.5		2.5			
		2.5	1.8		4.5		2.5		2.5			
		2.5	4.9		3		2.5		2.5			
		2.5	4.8		4		2.5		2.5			
		2.5	4.7		5		2.5		2.5			
		2.5	4.6		6		2.5		2.5			
		2.5	1.30		15		1.20		2.5			
		2.5	82.50	14.8	13	12	8	100	2.5			
		5.0	14 ^A		100		100		2.5			
		2.5	14		30		100		2.5			
		82.50	27.50		30		100		2.5			
												300
												RIVERA

City and County of San Francisco



Department of Public Works

Bureau of Street-use and Mapping

Maria Torres, Public Works Coordinator
 AT&T California
 Construction and Engineering
 795 Folsom Street, Room 426
 San Francisco, CA 94107-1243

STATUS OF SURFACE MOUNTED FACILITY PRE-APPROVAL APPLICATION

Location: **2101 Funston Ave**

Cross Streets: Rivera and Quintara

Your file or job number: **8270173**

Your application for pre-approval to construct a surface mounted facility at the location above has been reviewed by the Department, under the terms of DPW Order 175,566.

- Your application is approved, as submitted, with no additional requirements. You may apply for an excavation permit.
- Your application is approved, subject to the following **mitigation requirements**:
 You may apply for an excavation permit.
- Refer to this number in your Excavation Permit application: New: SMF11-014
 Prev: SMF07-024
- You may **not** apply for a permit at this site, your application is **denied** for the following reason(s):

Date: _____

 René Lopez
 Utility Permit Coordinator

Exhibit G

City and County of San Francisco



Department of Public Works

Bureau of Street-use and Mapping
Street Construction Coordination CenterBob Pickard, Public Works Coordinator
AT&T California
North Bay Construction and Engineering
795 Folsom Street, Room 426
San Francisco, CA 94107-1243STATUS OF SURFACE MOUNTED FACILITY
PRE-APPROVAL APPLICATION

Location: 2101 Funston Ave, West side

Cross Streets: Quintara St and Rivera St

Your file or job number: 6340283

Your application for pre-approval to construct a surface mounted facility at the location above has been reviewed by the Department, under the terms of DPW Order 175,566.

- Your application is approved, as submitted, with no additional requirements. You may apply for an excavation permit.
- Your application is approved, subject to the following **mitigation requirements**:
You may apply for an excavation permit.

Refer to this number in your Excavation Permit application: SMF07- 024

You may **not** apply for a permit at this site, your application is **denied** for the following reason(s):



René Lopez
Utility Permit Coordinator

Date:

12/10/07

EXHIBIT H
Application Deficiency Checklist

City and County of San Francisco

Department of Public Works



Bureau of Street-use and Mapping

SURFACE-MOUNTED FACILITY APPLICATION
DEFICIENCY NOTICE

Applicant Name: AT&T California Contact Name: Maria Torres Tel. No: 415 644-7054

Proposed Location: 2101 Funston Ave

The application package is deficient for the reasons indicated below and is returned to: _____

On: _____ By: _____ Tel No. _____

1. **Transmittal letter** is missing the following information:
- a. Identification of proposed location of Surface Mounted Facility (SMF)
 - b. Type of cabinet (include specification if not on file with the Department of Public Works)
 - c. Date of site visit
 - d. Name, address, telephone number, facsimile number and e-mail address for contact person.
 - e. Other:

2. **Detailed Drawing** is missing the following information:
- a. Street name
 - b. Name of cross streets
 - c. Face of curb (FOC)
 - d. Property lines (PLs)
 - e. Distance from FOC to face of the SMF
 - f. Distance from FOC to PLs
 - g. Distance from FOC to back of the SMF
 - h. Locations of existing above-ground street furniture (utility poles, bus shelters, fire hydrants, garbage receptacles, parking meters, etc) and distance from the proposed location of the SMF.
 - i. Locations of existing underground utility facilities (vaults, manholes, handholds, meters, etc.) and distance from the proposed location of the SMF.
 - j. Distance from nearest cross street to the SMF.
 - k. Other:

3. **Photographs of the SMF** in the proposed location is missing the following:
- a. Front view of the SMF
 - b. Side view of the SMF
 - c. View of the SMF in relation to the nearest building or other structure
 - d. Other:

4. **Location of SMF is incorrect.** Explain:
- _____



Exhibit P

Public Works Coordinator
AT&T California
795 Folsom Street, Suite 426
San Francisco CA 94107-1243

T: 415.644.7043 or
T: 415.644.7054
F: 415.957.5973
www.att.com

3C-R:

October 3, 2011

René Lopez, Utility Permit Coordinator
City and County of San Francisco
Department of Public Works, Bureau of Street-Use and Mapping
875 Stevenson Street, Room 460
San Francisco, CA 94103-0934

EXHIBIT F - a

Location: 2096 12th Avenue, north of Quintara Street - 3C RESUBMITTAL (formerly 2101 Funston Ave)

LETTER OF TRANSMITTAL PROPOSED SURFACE MOUNTED FACILITY

Enclosed are:

- Exhibit A Pre-site visit checklist
- Exhibit A-2a Five-year plan documentation for this site
- Exhibit A-2b Cabinet size plan (footprint and clearance plans)
- Exhibit A-2c Private property mailing letter to property owners mailing list
- Exhibit A-2d1 Private property mailing sample letter seeking easements to property owners
- Exhibit A-2d2 Private property mailing date verification, date mailed:
- Exhibit A-2e Responses from Property Owners
- Exhibit MOU-1 Mailing list of owners and residents within 300 feet
Date mailed:
- Exhibits A-2f-B Verification of policy compliance (undergrounding, collocation, etc.)
- Exhibit C-1b Directory of Neighborhood Organizations list
- Exhibit C-1c City Department Notices for special districts
N/A
- Exhibit E Neighborhood Notice (per sec C-2)
Showing new site proposed, attempting to resolve public objection
- Exhibit F-b Site Drawing
8270173, issue 1, 09/11
- Exhibit F-c Photos of site
New proposed site shown
- Exhibit F-c1 Assessors Parcel Map, Grade Map, and vicinity map
- Exhibit F-d Location of SMF to be removed
N/A
- Exhibit G Approval or denial of site Notice to Applicant
- Exhibit H Application Deficiency Notice

Comments: Resubmittal of parts of package 3C showing new location proposed to resolve public protest. Requesting approval to post and mail public notification (Exhibit E) for this newly proposed location.

File: SF14-330541; 8270173 3C (PW=415)



795 Folsom Street, Room 426
San Francisco CA 94107-1243

OFFICIAL NOTICE—DO NOT REMOVE DPW Order 175,566

IMPORTANT NOTICE CONCERNING YOUR RIGHTS

SF14-330541 8270173 3C

Date: Enter date to be posted

Dear San Francisco Resident:

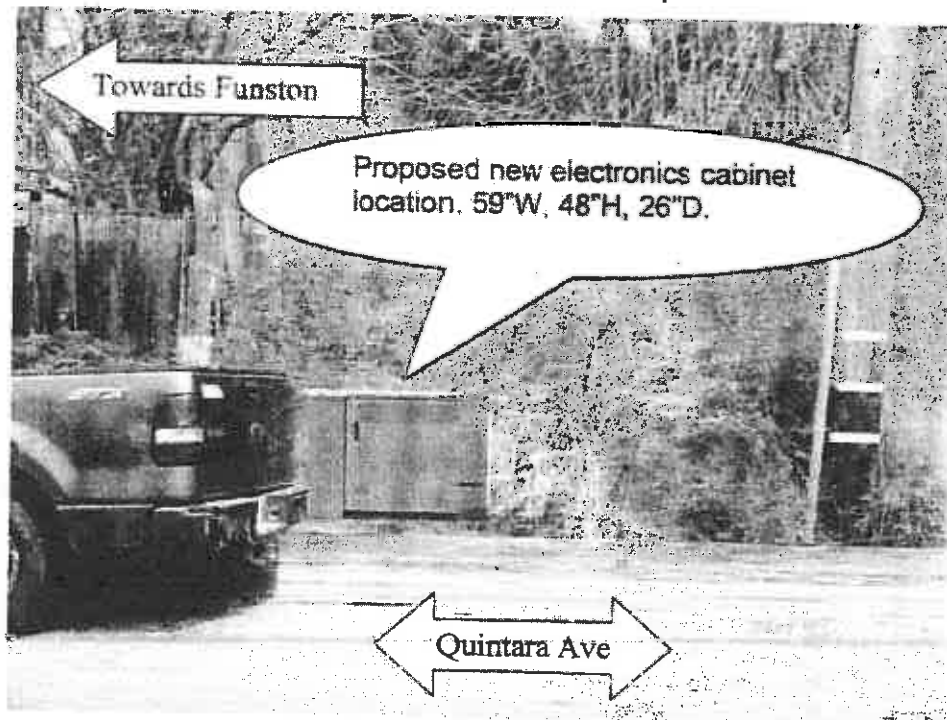
AT&T California is filing an application with the San Francisco Department of Public Works (DPW) for a permit to install an **electronics cabinet with attached electric power panel** at the following proposed location: **Recommended alternate location from community responses - 2096 12th Ave. Moved from original proposed location - 2101 Funston Ave.** A photograph of the Surface Mounted Facilities (SMF) in the proposed location and the specifications for the SMF are shown below.

This cabinet will provide the latest telecommunications technology offering high-speed internet access and advanced digital television and entertainment services, which will be fed by fiber-optic cable to this new neighborhood hub.

Objection to the installation of the SMF at any of the proposed locations must be submitted in writing via e-mail to smf@sfdpw.org, by mail to the **Department of Public Works, Bureau of Street-Use and Mapping, 875 Stevenson Street, Room 460, San Francisco, California 94103-0942** or by fax to **(415) 554-6161**. You have 20 days from the date of this notice to send written notice of your objection to DPW. DPW will not consider any objection unless it is made within this 20-day period.

If you submit an objection, DPW may convene a hearing to determine whether the permit for placement of the SMF should be issued. DPW will commence any such hearing within 40 days after the receipt of any objections. You will have the opportunity to express your concerns about the SMF at the hearing should you choose to attend.

The new cabinet is 59 inches wide, 48 inches tall and 26 inches deep.



For more information, please visit: www.att.com/ipnetwork4sf

Last date to file an objection: Enter 21 days after posting date

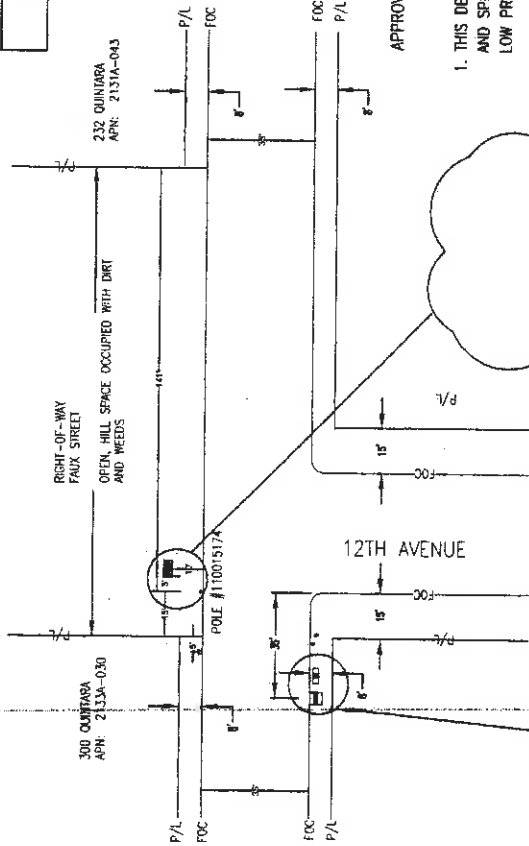


DC 1
 ISSUE 1
 DATE 09/11

LEGEND

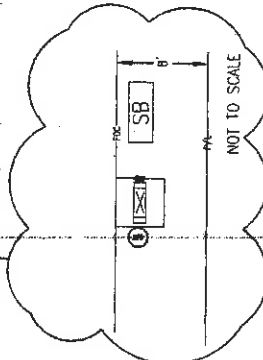
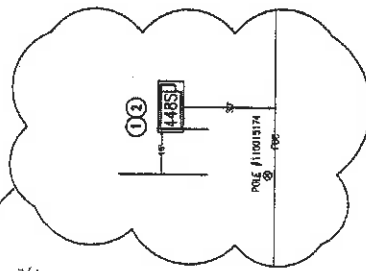
- PROPOSED VRAD
- PROPOSED CONDUIT
- SERVING AREA INTERFACE
- FIRE HYDRANT
- SHRUBS/BUSHES/GRASS
- CENTER LINE
- PROPERTY LINE
- POLE
- FACE OF CURB
- BACK OF SIDEWALK
- TREE
- POLE BOX
- ANCHOR & GUY
- SERVICE BOX
- WATER METER
- STREET LIGHT

PLAN MAP - FTIN
SAI -- ped 301x quintaora
VRAD -- 2096 12th av



APPROVAL NOTES:

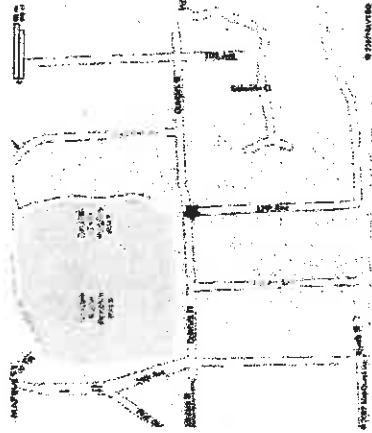
- THIS DESIGN DETAIL PROVIDES THE FIBER DROP, COPPER CABLE AND SPLICING FOR PLACEMENT OF 1- NEW 448S VRAD LOW PROFILE
- A 900 PAIR COPPER CABLE (ANMW-900) WILL BE PLACED BETWEEN THE SW AND THE VRAD. SIZING WAS BASED ON 291 LIVING UNITS (LU'S) REQUIRING 582 PAIRS.
- EXISTING SW NEEDS 2-400-PAIR BOLT-ONS FOR F1 AND F2 (TOTAL REQUIRED=400 PAIRS).
- A 448S IS BEING PROPOSED AT THIS TIME IN LIEU OF A 448Q WHICH THIS DA ULTIMATELY REQUIRES. DUE TO CITY RESTRICTIONS.



- POUR IN PLACE 1-72"x36" CONCRETE PAD FOR 1-448S LOW PROFILE VRAD CABINET. LEVEL EXISTING LOW RETAINING WALL LOCATED IMMEDIATELY BEHIND THE CURB TO MAKE ROOM FOR PAD.
- PLACE 1-448S (GREEN) LOW PROFILE VRAD CABINET WITH E/W 1-4' SLOT SHELF CABLES FOR 2 SHELVES. EQUIPMENT WILL BE INSTALLED ON THE SAME LEVEL AS THE EXISTING CURB.
- PLACE APPROXIMATELY 80' 1-4" SCHEDULE 40 PVC FROM SW TO THE PROPOSED VRAD.
- CUT AND RESTORE CONCRETE PAVEMENT AND CONCRETE SIDEWALK FROM THE PROPOSED VRAD TO THE APPROVED POLE PICK-UP POINT.
- EXISTING SW.



CLL: _____
 ALC: _____
 APR: 2201-001
 SUP. SEC.: _____
 ARE: _____
 TBM: 667-C4
 TPR: 330541
 PG&E PM: 30590631
 CONST. ARC: _____
 DATE: _____
 COMP: _____

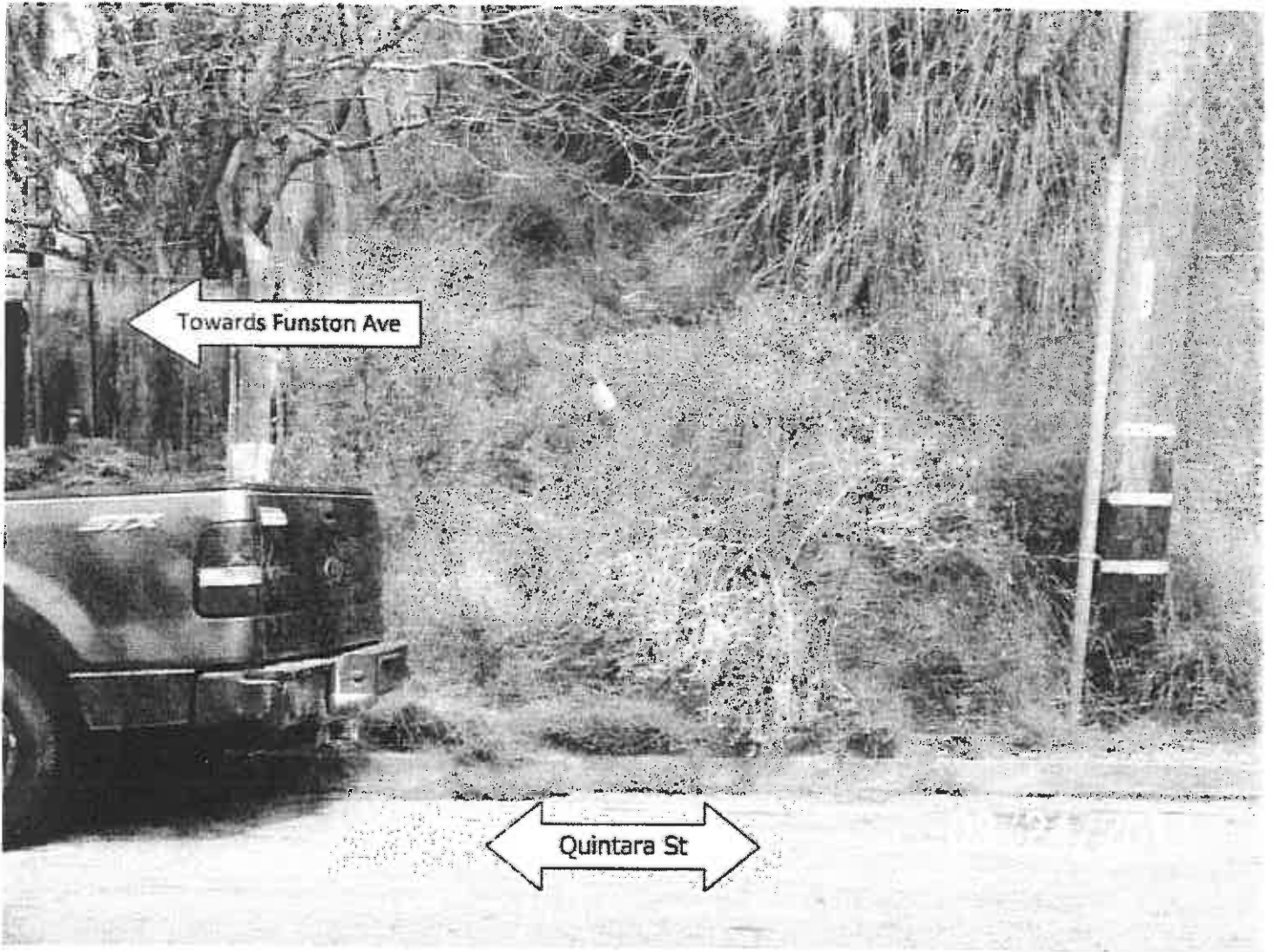


GEO/CO:	R303
EXCH:	SINCOGA14
ENGR:	TEL: _____
ENG. ARC:	WOSUSLEFD
TYPE OF CONST.: NODE-PLACEMENT-PLAN_MAP	
RO/EST. NO.:	8270173
DWG. NO.:	1 OF 1 DC#

THE WORK SHOWN ON THIS DRAWING IS THE PROPERTY OF THE DESIGNER. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

USE EXTREME CAUTION WHEN WORKING ON OR NEAR ANY ELECTRICAL EQUIPMENT. ALWAYS DEENERGIZE THE SYSTEM BEFORE WORKING ON IT. OTHER TRADES SHOULD BE NOTIFIED BEFORE ANY WORK IS DONE. NOT SHOWING MAY COST.

1-800-277-2600



Towards Funston Ave

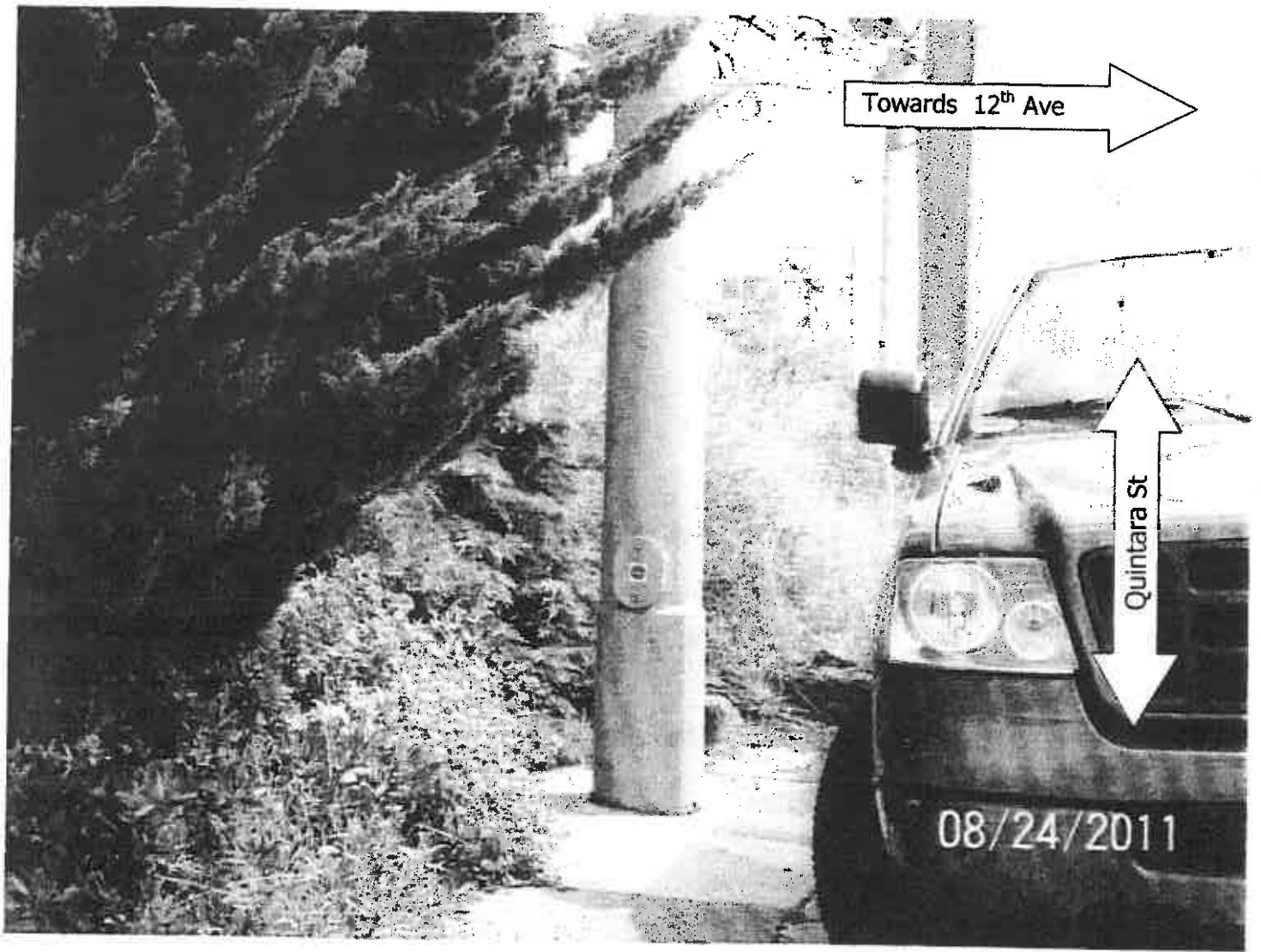
Quintara St



Towards 12th Ave

Quintara St

08/24/2011



Towards 12th Ave

Quintara St

08/24/2011

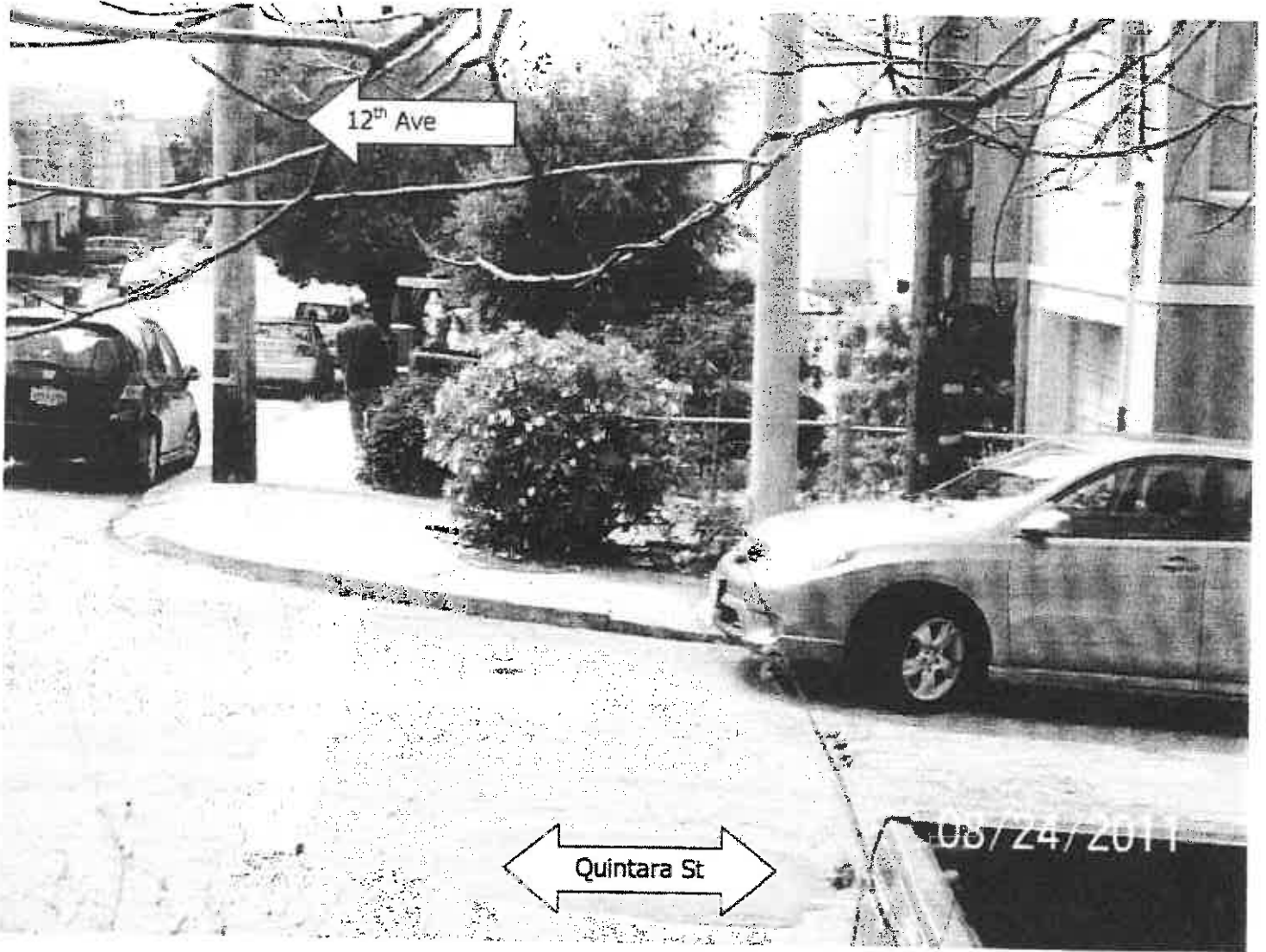




Exhibit Q

Public Works Coordinator
AT&T California
795 Folsom Street, Suite 426
San Francisco CA 94107-1243

T: 415.644.7043 or
T: 415.644.7054
F: 415.957.5973
www.att.com

June 6, 2013

EXHIBIT F - a

René Lopez, Utility Permit Coordinator
City and County of San Francisco
Department of Public Works, Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103-1522

Location: 197 Quintara Street, south side, west of Cragmont Avenue

DPW File: **13SMF-0146 (3C-R1 11SMF-0029)**

LETTER OF TRANSMITTAL
PROPOSED SURFACE MOUNTED FACILITY

Enclosed are:

- Exhibit A Pre-site visit checklist
- Exhibit A-2a Five-year plan documentation for this site
- Exhibit A-2b Cabinet size plan (footprint and clearance plans)
448S photo and specifications
- Exhibit A-2c Private property mailing letter to property owners mailing list
- Exhibit A-2d1 Private property mailing sample letter seeking easements to property owners
- Exhibit A-2d2 Private property mailing date verification, date mailed:
Mailed on 6/6/13
- Exhibit A-2e Responses from Property Owners
- Exhibit MOU-1 Mailing list of owners and residents within 300 feet
Date mailed:
- Exhibits A-2f-B Verification of policy compliance (undergrounding, collocation, etc.)
- Exhibit C-1b Directory of Neighborhood Organizations list
- Exhibit C-1c City Department Notices for special districts
N/A
- Exhibit E Neighborhood Notice (per sec C-2)
- Exhibit F-b Site Drawing
Issue 1, 05/13
- Exhibit F-c Photos of site
- Exhibit F-c1 Assessors Parcel Map, Grade Map, and vicinity map
- Exhibit F-d Location of SMF to be removed
N/A
- Exhibit G Approval or denial of site Notice to Applicant
- Exhibit H Application Deficiency Notice

Comments: Request for approval to post and mail public notice (Exhibit E) showing new location chosen with public input.
File: SF14-330541; 8270173; Group: **3C-R2**

EXHIBIT A
Pre-Site Visit Checklist

City and County of San Francisco

Department of Public Works

Bureau of Street-use and Mapping



**SURFACE-MOUNTED FACILITY
PRE-SITE VISIT CHECKLIST**

APPLICANT NAME:	AT&T California	ADDRESS:	795 Folsom St., Rm 426
CONTACT NAME:	Maria Torres	TEL. NO.:	644-7054
DATE:	June 6, 2013	PROPOSED LOCATION:	197 Quintara Street
DPW REF #	13SMF-0146	APPLICANT REF #	SF14-310641 8270173 3C-R2

- 1. Five-year plan or letter indicating no additional work is planned for the next five years is on file.
- 2. Verification that cabinet size is consistent with the plans on file.
- 3. Verification of attempts to place Surface-Mounted Facility on private property (at least 3 locations). Please attach the following:
 - a. Copy of letter mailed to property owners
 - b. Copy of mailing list
 - c. Statement verifying date of mailing
 - d. Copy of responses from property owners
 - e. Verification of attempted to enter into an agreement with any interested property owners
- 4. Verification of attempts to place Surface-Mounted Facility underground.
- 5. Verification of attempts to collocate the Surface-Mounted Facility.
- 6. Verification of special requirements that limit the possible locations for the Surface-Mounted Facility.
- 7. Verification that proposed locations conforms to the placement guidelines.
- 8. Verification that an existing Surface-Mounted Facility could/could not be removed.

ITEM NOS. _____ not required.

Request for site visit is accepted AND Site visit is scheduled
for: _____, 2011 with: _____ Tel. No.: _____

Request for site visit is denied

Site visit not required because : _____

Reviewed By: _____ Tel. No.: _____

Notice

5 Year Plan Data Entry Cut-off Date

In an effort to prepare for migration from the 5 Year Plan to Envista, the 5 Year Plan system will no longer accept updates as of **Monday March 18, 5pm PDT**.

Please ensure that your organization's data is current as it will be migrated to Envista as it is at the cut-off date & time.

Only data will be available to download for your organization after the cut-off time & time.

Please contact Lynn Fong at 415-554-4860 or lynn.fong@sfdpw.org for more information.

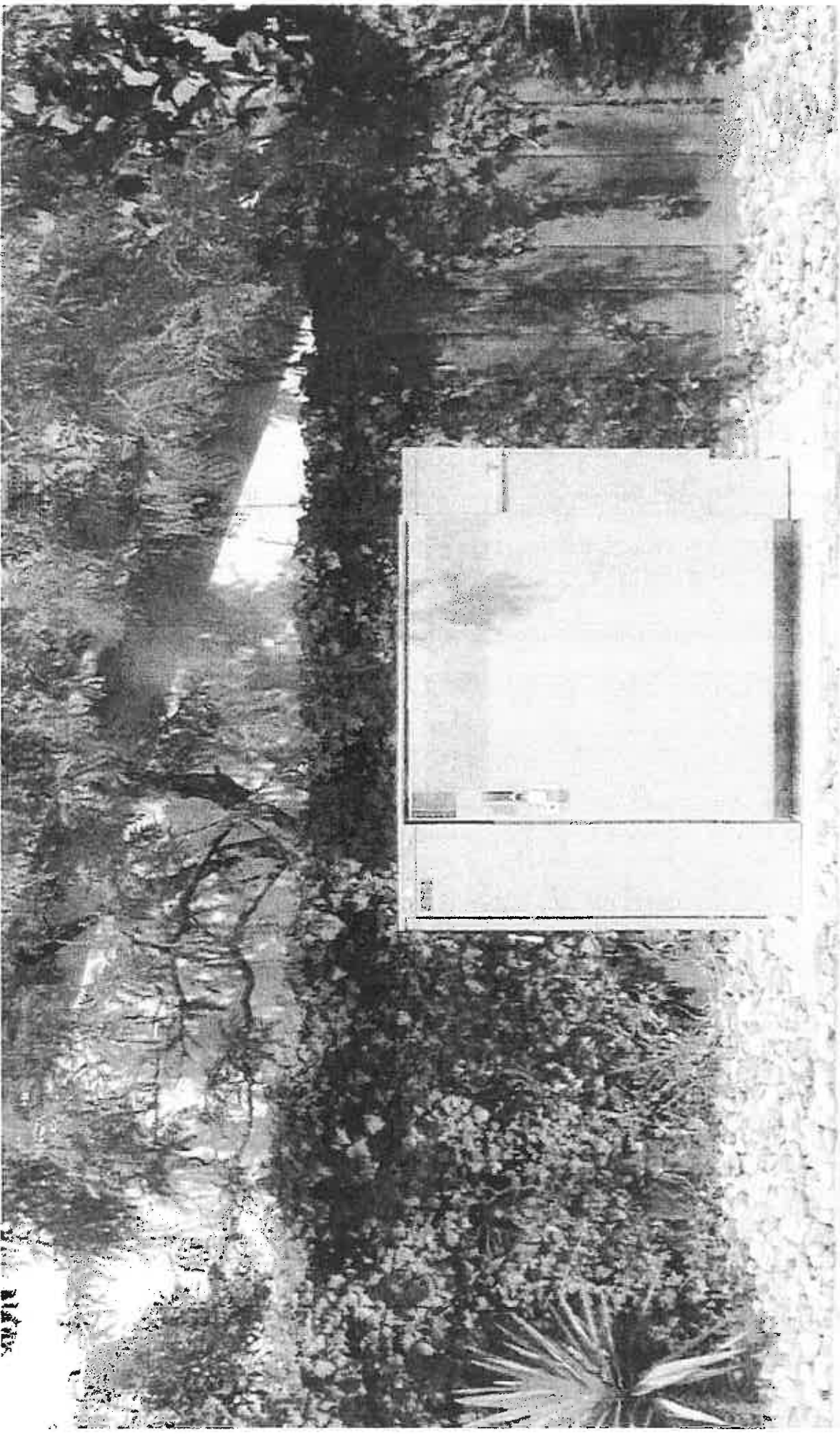
5 Year Plan

Please Login

User Name: _____

Password: _____

SITE CURRENTLY UNDER DEVELOPMENT -
THIS PAGE WILL BE OMITTED FROM SMF PRE-APPROVAL
PACKAGES UNTIL FURTHER NOTICE FROM LYNN FONG.



21/1/06



Public Works Coordinator
AT&T California
795 Folsom Street, Suite 426
San Francisco CA 94107-1243

T: 415.644.7054 or
T: 415.644.7043
F: 415.957.5973
www.att.com

«Date_Mailed»

«First_Name» «Last_Name»
«Company_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»

Dear Property Owner:

AT&T California would like to upgrade the services it provides to our customers in your neighborhood by installing fiber optic cable to a neighborhood hub. To do so, we must install an above ground electronic equipment cabinet with an attached electric power panel.

The City and County of San Francisco prefers that these facilities be placed on private property, instead of on the public sidewalk. We need a place to locate the cabinet, and would like to discuss obtaining an easement on your property at «Property_Addr», San Francisco. An easement grants a permanent right to use a portion of your land, and attaches to your property land title.

The fiber optic equipment cabinet is 59" wide, 26" deep, and 48" high. The cabinet is weatherproof and intended for outdoor locations. A space about 6 feet by 10 feet is needed to provide clearances to open the cabinet doors.

Access to the equipment by our technicians is required at all times.

If you are not interested in granting AT&T an easement, you do not need to take any action.

If you have an area on your property that is accessible at all times, and are interested in granting a permanent easement, I would appreciate a few moments of your time to discuss this matter.

Please contact me on (415) 644-7054, or by e-mail at mt1276@att.com, at your convenience.

Thank you for your time and consideration.

Best regards,

Maria S. Torres
Right of Way Agent

file: «DA_Job_Group», «Group»

NAMES	MAILING ADDRESS	PROPERTY ADDRESS	DATE SENT
Bella Mkrtycheva	[REDACTED] San Francisco, CA 94116-[REDACTED]	2100 12th Avenue	June 6, 2013
Greysen Family Trust	[REDACTED] San Francisco, CA 94116-[REDACTED]	99 Cragmont Avenue	June 6, 2013
Delores Edith Diegnau	[REDACTED] San Francisco, CA 94116-[REDACTED]	2101 12th Avenue	June 6, 2013

Exhibit A-2f

Statements regarding AT&T placing facilities underground

It is not technologically feasible to place AT&T cross-connect boxes (Serving Area Interfaces) underground at this time. No manufacturer has been successful in developing a cross-connect that works underground. An attempt was made in the 1970's to place 3 locations underground in San Francisco. Even though stainless steel components were used, the corrosion that occurred caused the diving-bell type of enclosure to fail. Service issues involving moisture and corrosion at the wire connectors led to the underground facilities being removed and placed above ground. An ongoing attempt by a coalition of major manufacturers and telecom companies to develop an underground cross-connect continue, and AT&T staff is involved in the project. AT&T will use the product in San Francisco at such time that it is approved for use. These issues were discussed at the SMF Committee meetings held in 2004 and 2005.

Cabinets housing electronics used for the conversion of fiber-optic signal to electrical signal have components that cannot be subjected to the moisture and potential flooding of an underground environment.

Exhibit A-2g

Statement regarding the need to site the facility at this location

This location has been selected because of its proximity to existing AT&T facilities, including conduit and cable, cross-connect cabinets, and its central location within the "Distribution Area" being served. This site will minimize excavation and the resultant disruption to the public, it will also reduce construction impact on City streets and sidewalks.

Exhibit A-2h

Statement regarding the collocation of AT&T facilities

AT&T is attempting to combine functions of cabinets to optimize their use and minimize the space required to provide the latest technologies to the public. As more compact facilities become available for use, AT&T will deploy them in San Francisco. No other street furniture exists at this site that permits the possibility of collocation.

Exhibit A-2i

Statements regarding the removal of existing Surface-Mounted Facilities

- This will be a new cross-connect facility, improving the service and installation possibilities for this serving area. No similar facility exists in this serving area, therefore none can be removed.
- The existing cross-connect facility at this location is being upgraded in-place to provide ultimate service capacity for the serving area, and will increase slightly in size to provide for increased capacity and the capability to accept the latest technology improvements when they become available to the neighborhood.
- This facility combines existing facilities and will result in the removal of a cabinet located at: See Exhibit F-d, as well.
- This facility brings new electronic equipment to the serving area. This facility provides the latest fiber-optic served equipment and offers advanced services to serving area residents. No similar facility exists in this neighborhood, therefore none can be removed.
- It is not possible to remove any other SMF with this project.
-

Exhibit B

Statement regarding compliance with placement guidelines

This site complies with the DPW placement guidelines for Surface-Mounted Facilities stipulated in Exhibit B of DPW Order 175, 566, dated August 17th, 2005.



795 Folsom Street, Room 426
San Francisco CA 94107-1243

IMPORTANT NOTICE CONCERNING YOUR RIGHTS

SF14-330541-8270173-3C-R2

13SMF-0146

Date: Enter date to be posted

Dear San Francisco Resident:

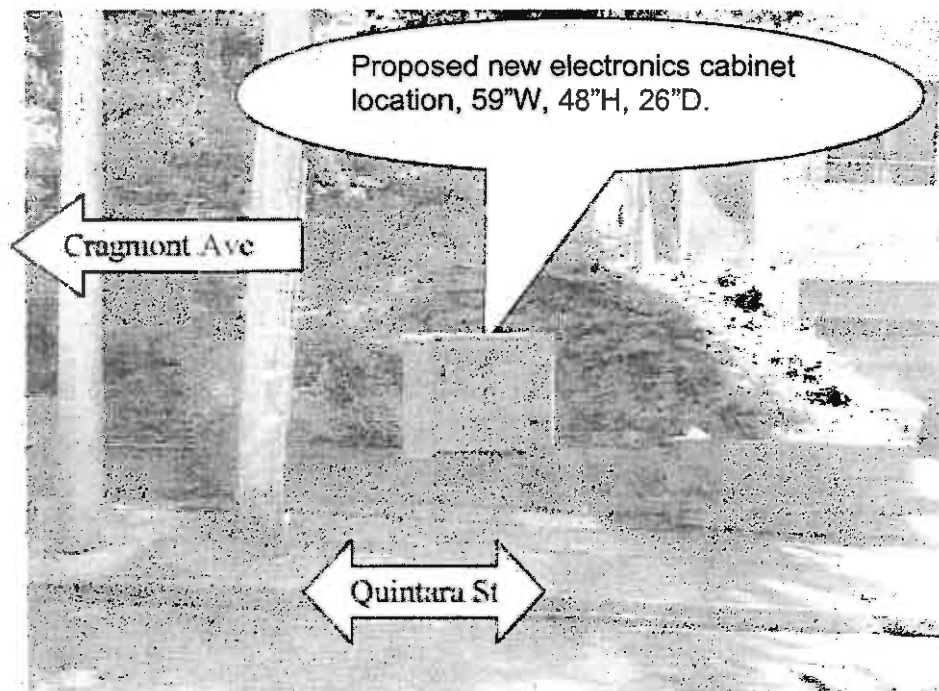
AT&T California is filing an application with the San Francisco Department of Public Works (DPW) for a permit to install an **electronics cabinet with attached electric power panel** at the following proposed location: **Recommended alternate location from community responses - 197 Quintara. Moved from original proposed location 2096 12th St.** A photograph of the Surface Mounted Facilities (SMF) in the proposed location and the specifications for the SMF are shown below.

This cabinet will provide the latest telecommunications technology offering high-speed internet access and advanced digital television and entertainment services, which will be fed by fiber-optic cable to this new neighborhood hub.

Objection to the installation of the SMF at any of the proposed locations must be submitted in writing via e-mail to smf@sfdpw.org, by mail to the **Department of Public Works, Bureau of Street-Use and Mapping, 1155 Market, 3rd Flr, San Francisco, California 94103-1522** or by fax to **(415) 554-6161**. You have 20 days from the date of this notice to send written notice of your objection to DPW. DPW will not consider any objection unless it is made within this 20-day period.

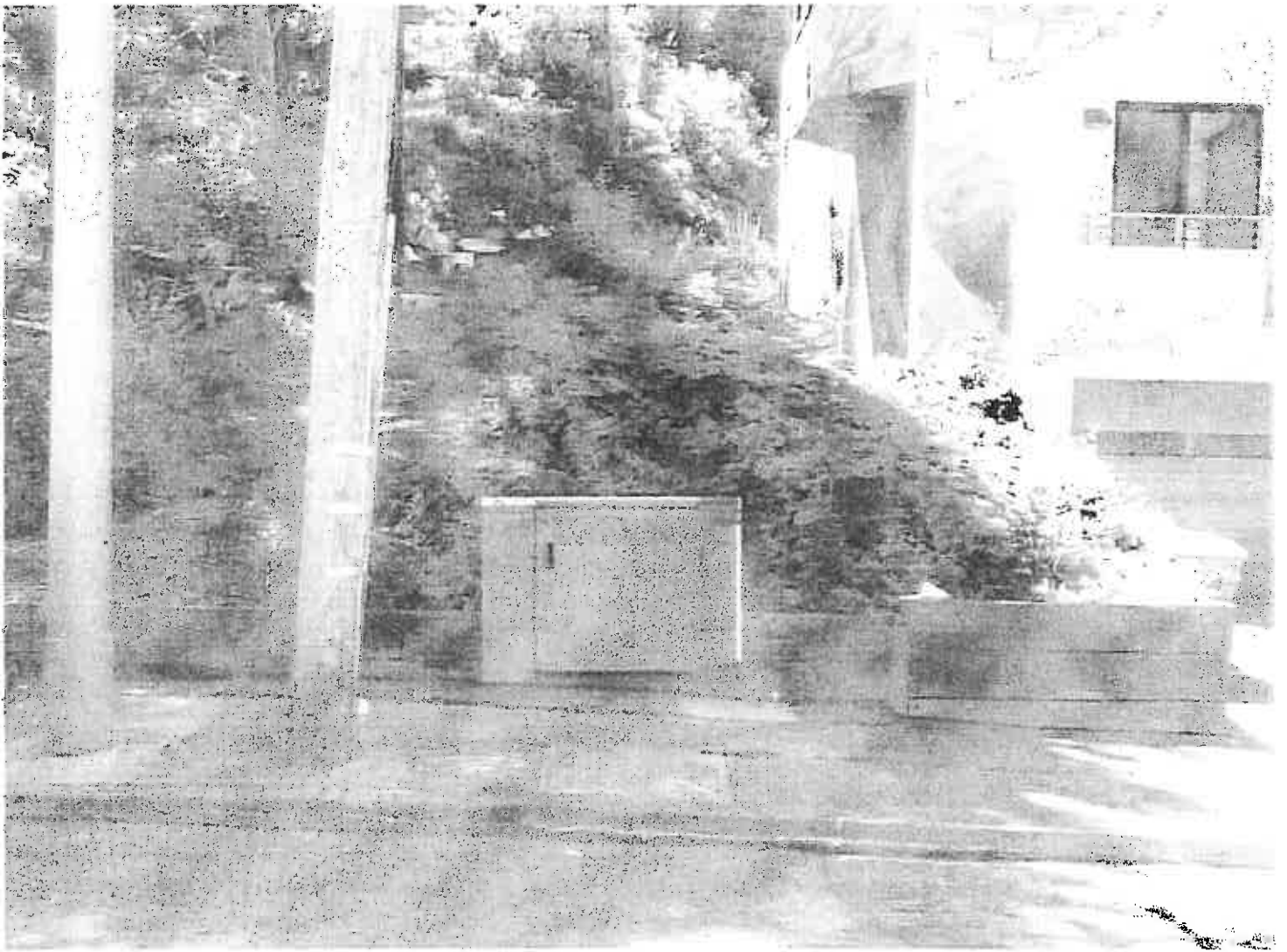
If you submit an objection, DPW may convene a hearing to determine whether the permit for placement of the SMF should be issued. DPW will commence any such hearing within 40 days after the receipt of any objections. You will have the opportunity to express your concerns about the SMF at the hearing should you choose to attend.

The new cabinet is 59 inches wide, 48 inches tall and 26 inches deep.



For more information, please visit: www.att.com/ipnetwork4sf

Last date to file an objection: **Enter 21 days after posting date**



Looking south across Quintara Street, toward the proposed location behind existing retaining wall. Notch in and place pad flushed with existing sidewalk. Cragmont Ave is on the left, to the east.



Looking east along the south sidewalk of Quintara Street toward Cragmont Avenue.



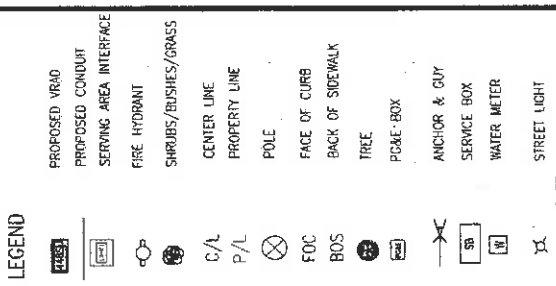
Looking west along the south sidewalk of Quintara St, toward 12th Avenue.



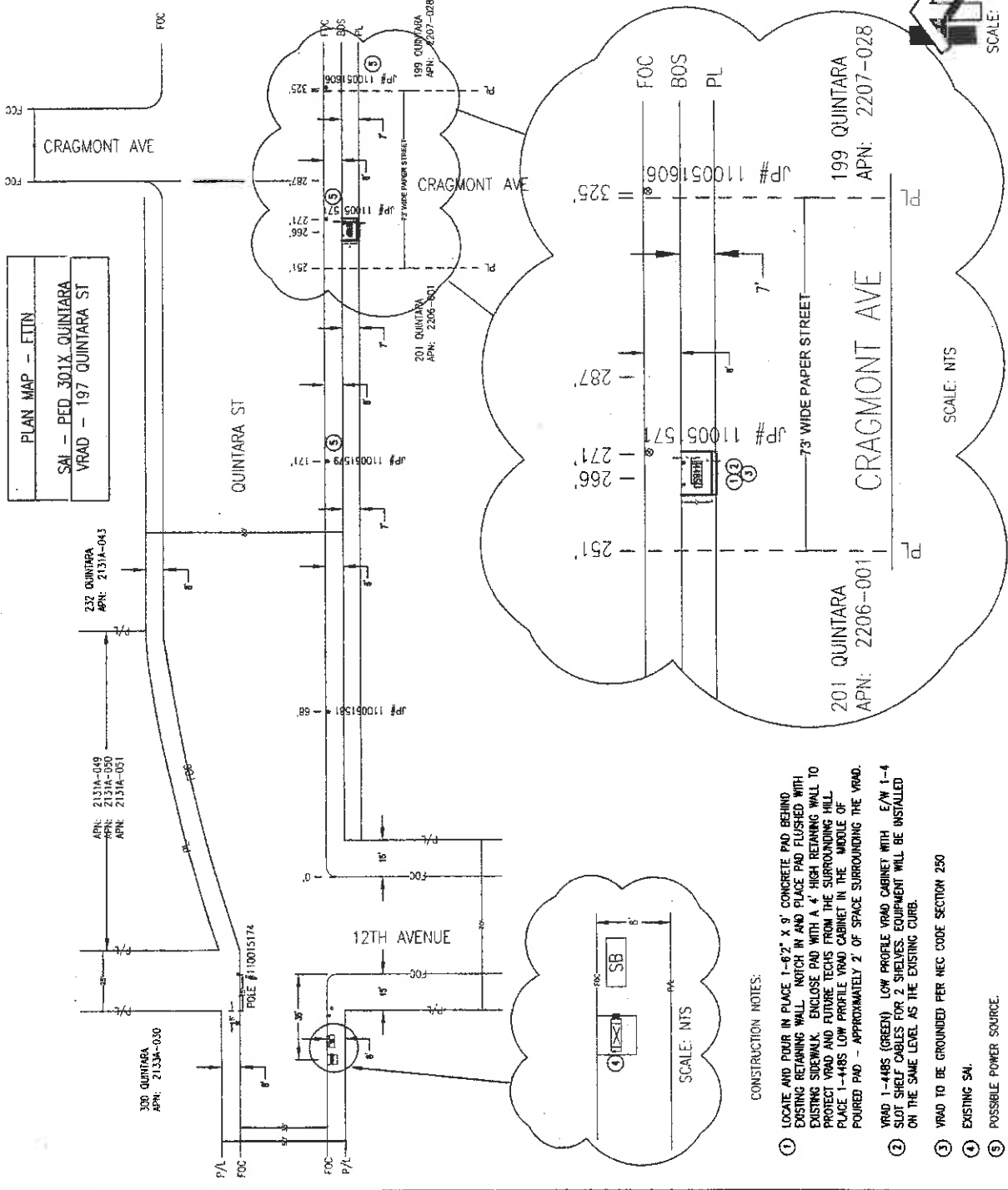
Looking north across Quintara Street from the proposed site. Cragmont Ave is on the right, to the east.

APPROVAL NOTES:

1. A 900 PAIR COPPER CABLE (ANMW-900) WILL BE PLACED BETWEEN THE SAI AND THE VRAD, SIZING WAS BASED ON 291 LIVING UNITS (LU'S) REQUIRING 582 PAIRS.
2. EXISTING SAI NEEDS 2-400-PAIR BOLTS-OHS FOR F1 AND F2 (TOTAL REQUIRED=400 PAIRS).
3. A 4485 IS BEING PROPOSED AT THIS TIME IN LIEU OF A 4480 WHICH THIS DA ULTIMATELY REQUIRES. DUE TO CITY RESTRICTIONS.



CONST. ARC.	DATE COMP.
GEO/CO. R303	
EXCH: SNECCA14	
ENGR. PARRS	TEL:
ENG. ARC:	
TYPE OF CONST.: NODE-PLACEMENT-PLAN_MAP	
RO/EST. NO. 8270173	
DWG. NO. 1 OF 1	DC#



- CONSTRUCTION NOTES:**
1. LOCATE AND POUR IN PLACE 1-6'2" X 9' CONCRETE PAD BEHIND EXISTING RETAINING WALL. NOTCH IN AND PLACE PAD FLUSHED WITH EXISTING SIDEWALK. ENCLOSE PAD WITH A 4' HIGH RETAINING WALL TO PROTECT VRAD AND FUTURE TECHS FROM THE SURROUNDING HILL. PLACE 1-4485 LOW PROFILE VRAD CABINET IN THE MIDDLE OF Poured PAD - APPROXIMATELY 2' OF SPACE SURROUNDING THE VRAD.
 2. VRAD 1-4485 (GREEN) LOW PROFILE VRAD CABINET WITH E/W 1-4 SLOT SHELF CABLES FOR 2 SHELVES. EQUIPMENT WILL BE INSTALLED ON THE SAME LEVEL AS THE EXISTING CURB.
 3. VRAD TO BE GROUNDED PER NEC CODE SECTION 250
 4. EXISTING SAI
 5. POSSIBLE POWER SOURCE.

13SMF-0146 3C-R2

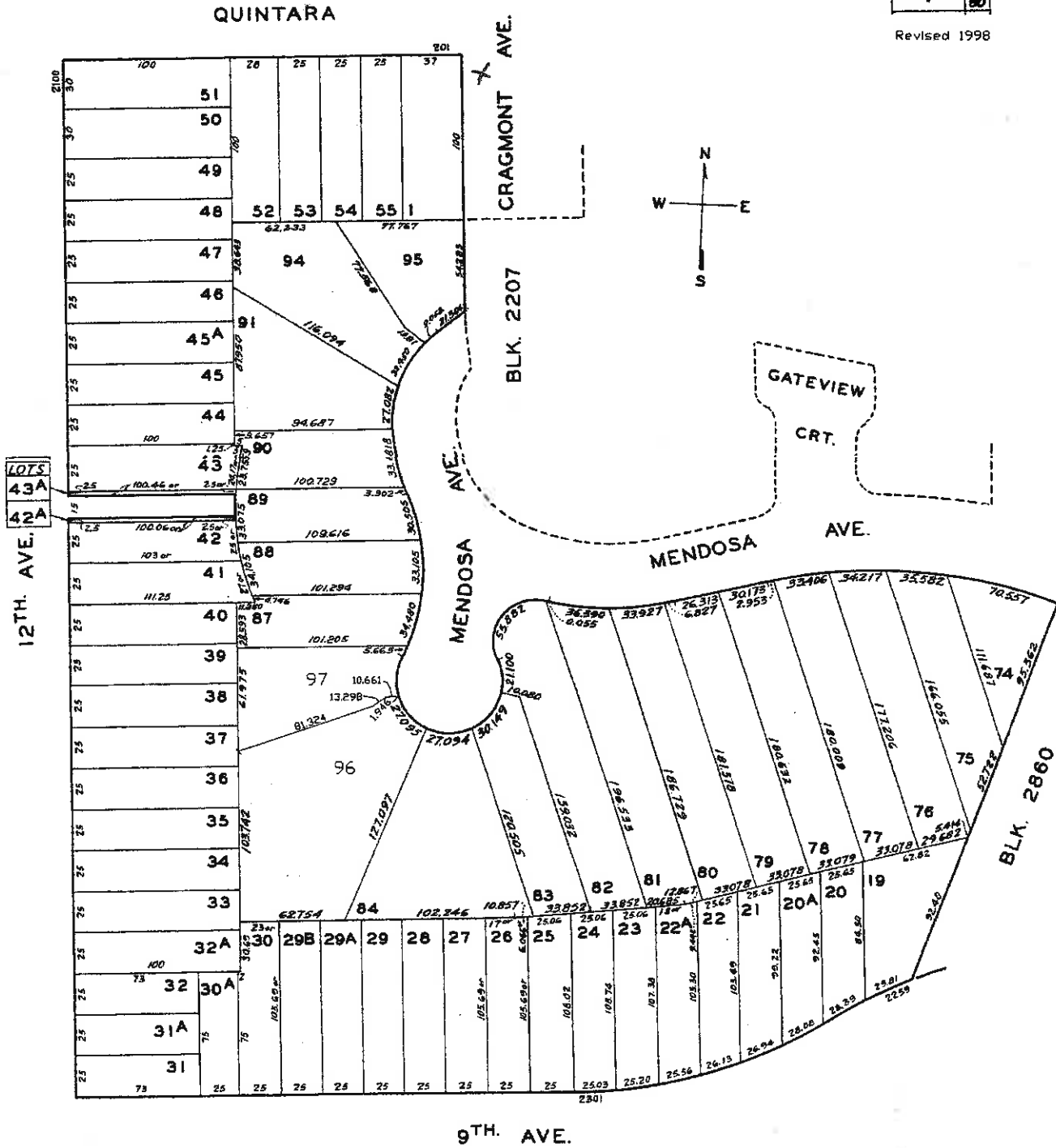
2206

lots 85 & 86 into lots 96 & 97 for 1998 roll

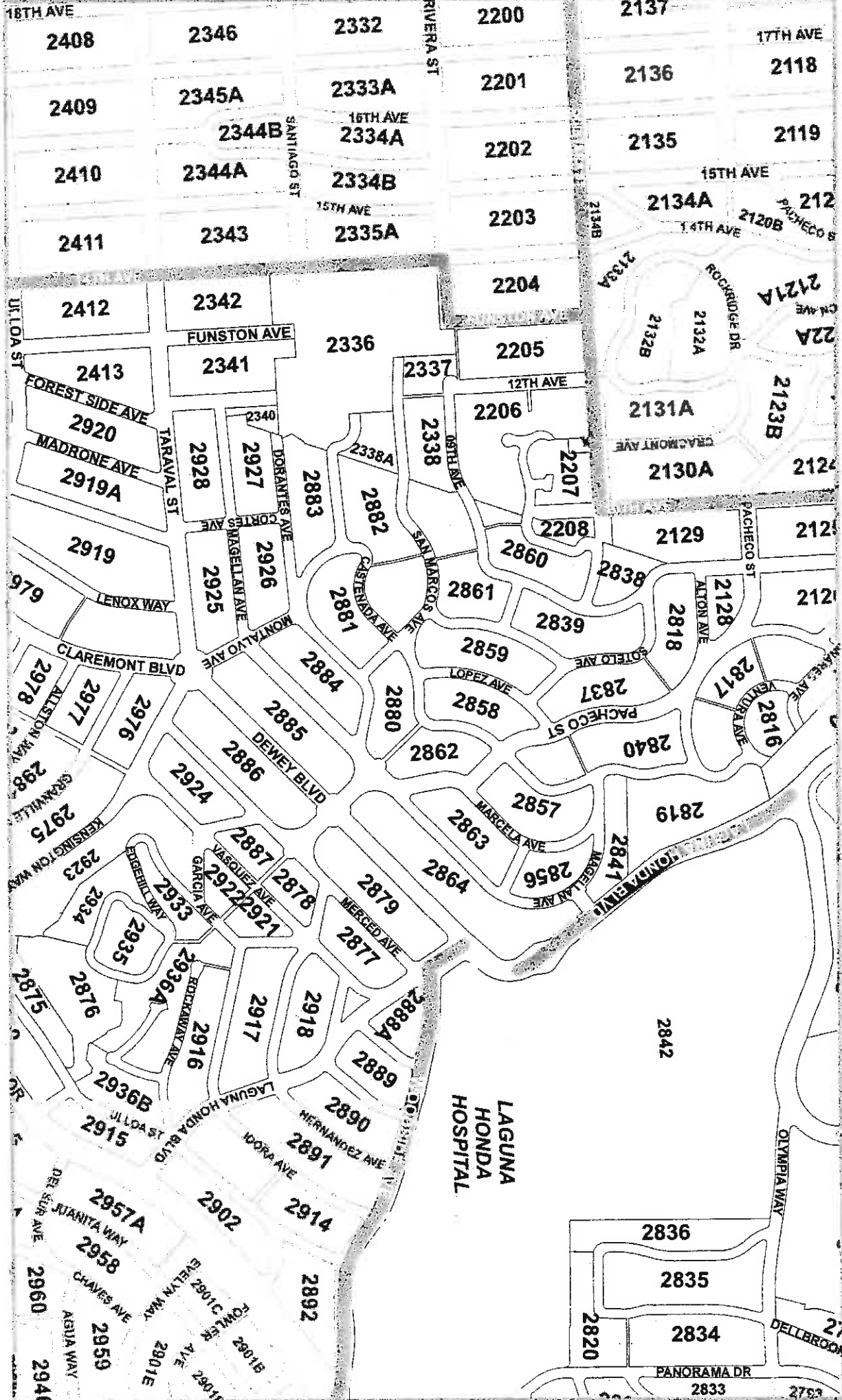
PACIFIC TERRACE NO-1
FOREST HILL HEIGHTS

REVISED	61
1	65
2	80

Revised 1998



9TH. AVE.



18TH AVE

2408

2346

2332

2200

2137

17TH AVE

2409

2345A

2333A

2201

2136

2118

2410

2344A

15TH AVE
2334A

2202

2135

2119

2411

2343

15TH AVE
2334B

2203

2134A

15TH AVE

2120B

212

2412

2342

2204

14TH AVE

2120A

2121A

2413

FUNSTON AVE

2336

2205

2131A

22A

2920

FOREST SIDE AVE

2341

2337

12TH AVE

2130A

2123B

2919A

MADRONE AVE

2928

2338

2206

2130A

2124

2919

979

LENOX WAY

2927

2883

2207

2129

2125

2978

CLAREMONT BLVD

2926

2881

2208

2128

2126

2977

ALSTON WAY

2925

2882

2860

2128

2127

2976

2979

2924

2884

2839

2818

2128

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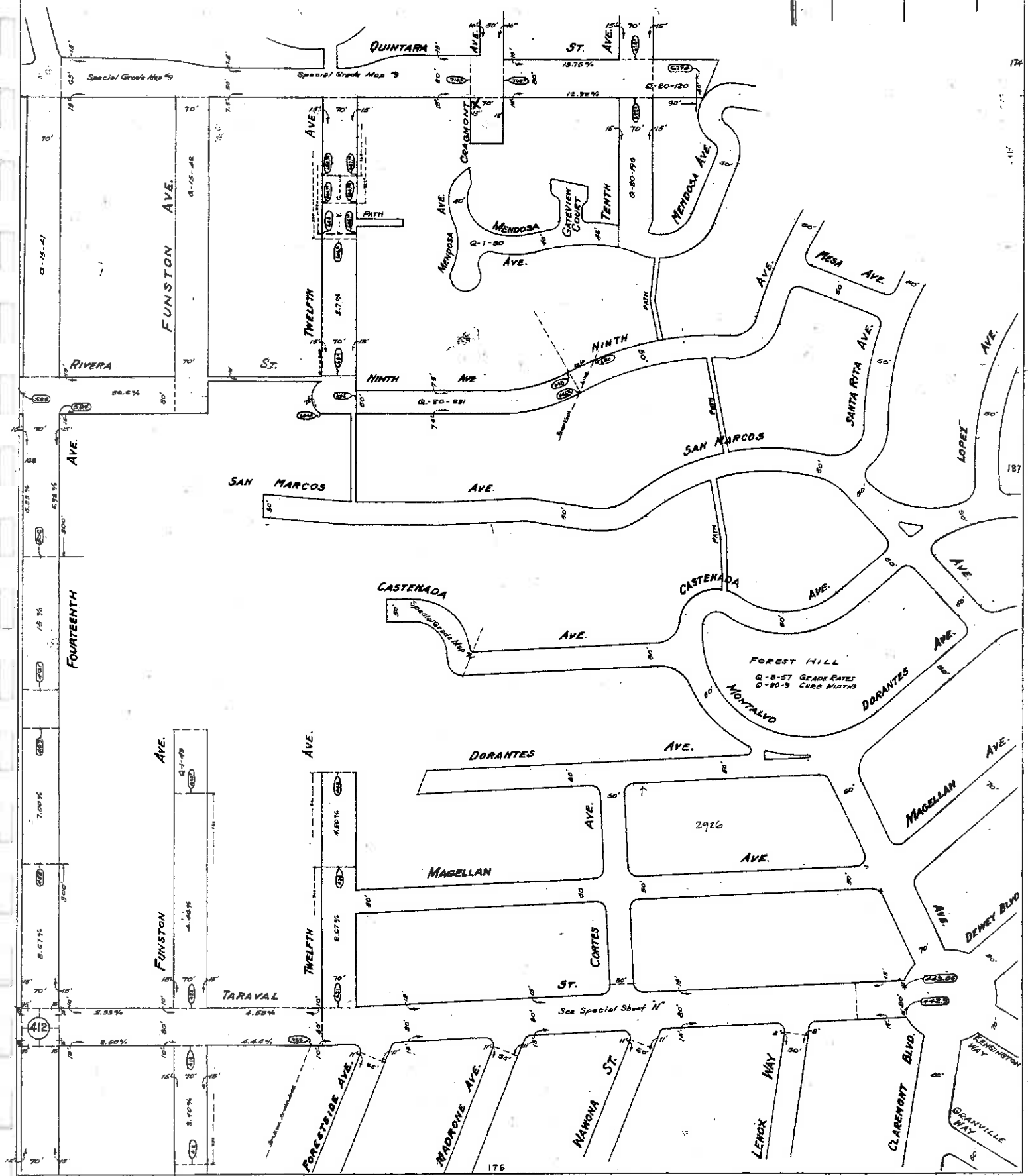
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2943

2

Revised, Nov. 1945, S.L. Checkman. 1945, W.E.C.

Revised	Checked
March 1948 S.L.	April 1948, W.E.C.



City and County of San Francisco

Department of Public Works



Bureau of Street-use and Mapping

Maria Torres, Public Works Coordinator
AT&T California
Construction and Engineering
795 Folsom Street, Room 426
San Francisco, CA 94107-1243

STATUS OF SURFACE MOUNTED FACILITY
PRE-APPROVAL APPLICATION

Location: 197 Quintara Street

Cross Streets: 12th Ave and Cragmont Ave

Your file or job number: SF14-330541, 8270173, 3C-R2

Your application for pre-approval to construct a surface mounted facility at the location above has been reviewed by the Department, under the terms of DPW Order 175,566.

- Four checkboxes with corresponding text regarding application approval, mitigation requirements, and permit application numbers.

Date: _____

René Lopez
Utility Permit Coordinator

EXHIBIT H
Application Deficiency Checklist

City and County of San Francisco

Department of Public Works



Bureau of Street-use and Mapping

SURFACE-MOUNTED FACILITY APPLICATION

DEFICIENCY NOTICE

Applicant Name: AT&T California Contact Name: Maria Torres Tel. No: 415 644-7054

Proposed Location: 197 Quintara Street (Group 3C-R2) 13SMF-0146

The application package is deficient for the reasons indicated below and is returned to: _____

On: _____ By: _____ Tel No. _____

1. **Transmittal letter** is missing the following information:
 - a. Identification of proposed location of Surface Mounted Facility (SMF)
 - b. Type of cabinet (include specification if not on file with the Department of Public Works)
 - c. Date of site visit
 - d. Name, address, telephone number, facsimile number and e-mail address for contact person.
 - e. Other:

2. **Detailed Drawing** is missing the following information:
 - a. Street name
 - b. Name of cross streets
 - c. Face of curb (FOC)
 - d. Property lines (PLs)
 - e. Distance from FOC to face of the SMF
 - f. Distance from FOC to PLs
 - g. Distance from FOC to back of the SMF
 - h. Locations of existing above-ground street furniture (utility poles, bus shelters, fire hydrants, garbage receptacles, parking meters, etc) and distance from the proposed location of the SMF.
 - i. Locations of existing underground utility facilities (vaults, manholes, handholds, meters, etc.) and distance from the proposed location of the SMF.
 - j. Distance from nearest cross street to the SMF.
 - k. Other:

3. **Photographs of the SMF** in the proposed location is missing the following:
 - a. Front view of the SMF
 - b. Side view of the SMF
 - c. View of the SMF in relation to the nearest building or other structure
 - d. Other:

4. **Location of SMF is incorrect.** Explain:



Public Works Coordinator
AT&T California
795 Folsom Street, Suite 426
San Francisco CA 94107-1243

T: 415.644.7043 or
T: 415.644.7054
F: 415.957.5973
www.att.com

September 5, 2013

René Lopez, Utility Permit Coordinator
City and County of San Francisco
Department of Public Works, Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103-1522

EXHIBIT F - a

Location: 203 Quintara Street, south side, west of Cragmont Avenue

DPW File: 13SMF-0146 (3C-R1 11SMF-0029)

LETTER OF TRANSMITTAL
PROPOSED SURFACE MOUNTED FACILITY

Enclosed are:

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- Exhibit A-2a Five-year plan documentation for this site
Updated 8/28/13
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- Exhibit A-2d1 Private property mailing sample letter seeking easements to property owners
- Exhibit A-2d2 Private property mailing date verification, date mailed:
- Exhibit A-2e Responses from Property Owners
- Exhibit MOU-1 Mailing list of owners and residents within 300 feet
Date mailed:
- Exhibits A-2f-B Verification of policy compliance (undergrounding, collocation, etc.)
- Exhibit C-1b Directory of Neighborhood Organizations list
- Exhibit C-1c City Department Notices for special districts
N/A
- Exhibit E Neighborhood Notice (per sec C-2)
- Exhibit F-b Site Drawing
Issue 1, 9/13
- Exhibit F-c Photos of site
- Exhibit F-c1 Assessors Parcel Map, Grade Map, and vicinity map
- Exhibit F-d Location of SMF to be removed
N/A
- Exhibit G Approval or denial of site Notice to Applicant
- Exhibit H Application Deficiency Notice

Comments: Revised Letter of Transmittal dated 6/6/13 and revisions according to DPW's comments.
File: SF14-330541; 8270173; Group: 3C-R2



June 6, 2013

EXHIBIT F - a

René Lopez, Utility Permit Coordinator
City and County of San Francisco
Department of Public Works, Bureau of Street-Use and Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103-1522

Location: 203 Quintara Street, south side, west of Cragmont Avenue
DPW File: 13SMF-0146 (3C-R1 11SMF-0029)

LETTER OF TRANSMITTAL
PROPOSED SURFACE MOUNTED FACILITY

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Mailed on 6/6/13
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N/A
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Comments: Request for approval to post and mail public notice (Exhibit E) showing new location chosen with public input.
File: SF14-330541; 8270173; Group: 3C-R2

EXHIBIT A
Pre-Site Visit Checklist

City and County of San Francisco

Department of Public Works

Bureau of Street-use and Mapping



**SURFACE-MOUNTED FACILITY
PRE-SITE VISIT CHECKLIST**

APPLICANT NAME:	AT&T California	ADDRESS:	795 Folsom St., Rm 426
CONTACT NAME:	Maria Torres	TEL. NO.:	644-7054
DATE:	June 6, 2013	PROPOSED LOCATION:	203 Quintara Street
DPW REF #	13SMF-0146	APPLICANT REF #	SF14-330541 8270173 3C-R2

- 1. Five-year plan or letter indicating no additional work is planned for the next five years is on file.
- 2. Verification that cabinet size is consistent with the plans on file.
- 3. Verification of attempts to place Surface-Mounted Facility on private property (at least 3 locations). Please attach the following:
 - a. Copy of letter mailed to property owners
 - b. Copy of mailing list
 - c. Statement verifying date of mailing
 - d. Copy of responses from property owners
 - e. Verification of attempted to enter into an agreement with any interested property owners
- 4. Verification of attempts to place Surface-Mounted Facility underground.
- 5. Verification of attempts to collocate the Surface-Mounted Facility.
- 6. Verification of special requirements that limit the possible locations for the Surface-Mounted Facility.
- 7. Verification that proposed locations conforms to the placement guidelines.
- 8. Verification that an existing Surface-Mounted Facility could/could not be removed.

ITEM NOS. _____ not required.

Request for site visit is accepted AND Site visit is scheduled

for: _____, 2011 with: _____ Tel. No.: _____

Request for site visit is denied

Site visit not required because: _____

Reviewed By: _____ Tel. No.: _____

Welcome Maria Torres

Admin Help Log Out

Projects Events Conflicts Documents Tasks Mailbox

Projects Opportunities View: LSMF MT 8270173 3C-R2

4/5

Project Information

Name: LSMF MT 8270173 3C-R2
 Description: Project Lightspeed
 Id: LSMF MT 8270173 3C-R2
 Owner: AT&T - Construction and Engineering
 Facility Type: Communication
 Asset Type: Terminal
 Group Code:
 Contact: Maria Torres 415-644-7054

Paving Type: Paving - Not Curb to Curb
 Status: Started
 Facility Indicator: Fiber Optic
 Activity Type: Installation

Schedule

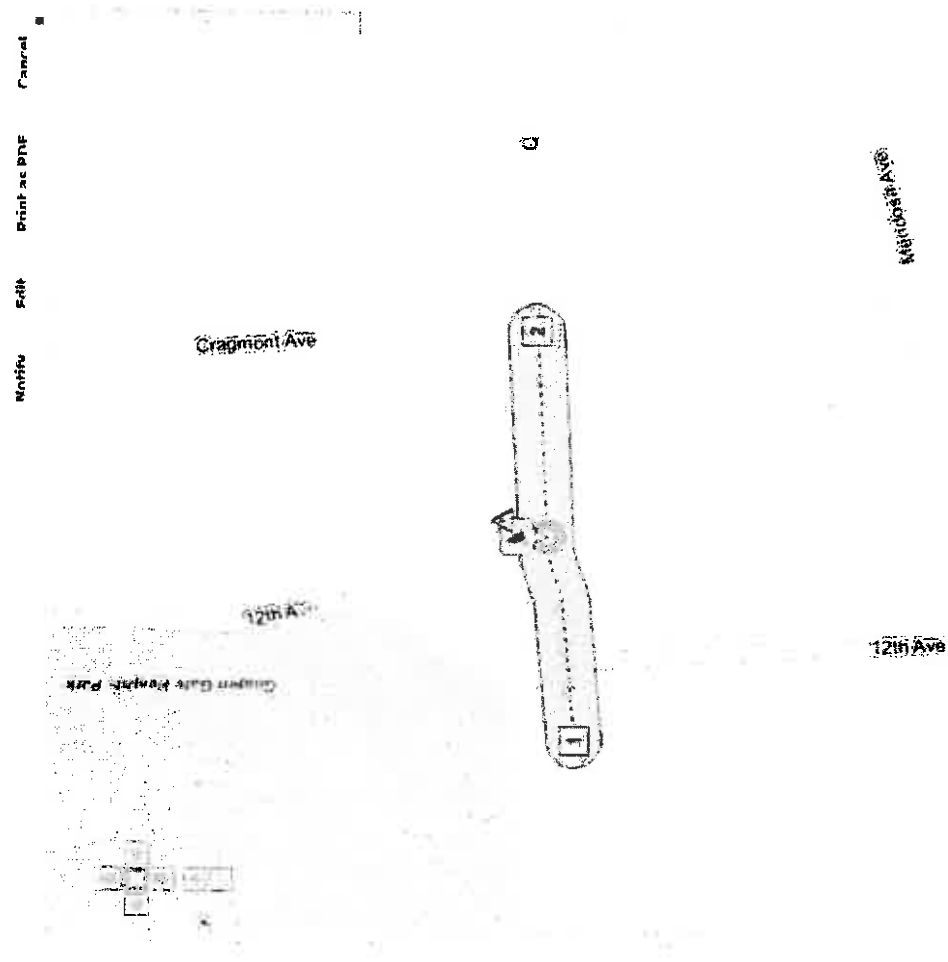
Start Date: 08/14/2013 12:00 AM
 Duration: 90.0 days
 End Date: 11/11/2013 11:59 PM

Additional Information

Location

Location: Quintera St from 324 to Cragmont Ave, San Francisco, California, 94116
 Location Type: Line
 Location Size: 399 ft

Positions





795 Folsom Street, Room 426
San Francisco CA 94107-1243

IMPORTANT NOTICE CONCERNING YOUR RIGHTS

SF14-330541-8270173-3C-R2

13SMF-0146

Date: Enter date to be posted

Dear San Francisco Resident:

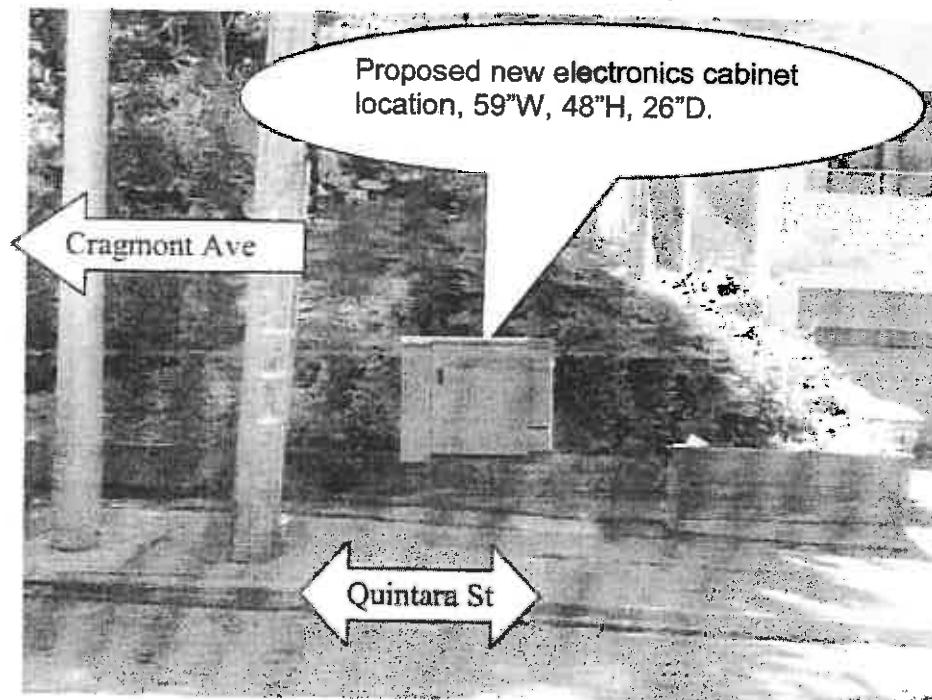
AT&T California is filing an application with the San Francisco Department of Public Works (DPW) for a permit to install an **electronics cabinet with attached electric power panel** at the following proposed location: **Recommended alternate location from community responses - 203 Quintara. Moved from original proposed location 2096 12th St.** A photograph of the Surface Mounted Facilities (SMF) in the proposed location and the specifications for the SMF are shown below.

This cabinet will provide the latest telecommunications technology offering high-speed internet access and advanced digital television and entertainment services, which will be fed by fiber-optic cable to this new neighborhood hub.

Objection to the installation of the SMF at any of the proposed locations must be submitted in writing via e-mail to smf@sfdpw.org, by mail to the **Department of Public Works, Bureau of Street-Use and Mapping, 1155 Market, 3rd Flr, San Francisco, California 94103-1522** or by fax to **(415) 554-6161**. You have 20 days from the date of this notice to send written notice of your objection to DPW. DPW will not consider any objection unless it is made within this 20-day period.

If you submit an objection, DPW may convene a hearing to determine whether the permit for placement of the SMF should be issued. DPW will commence any such hearing within 40 days after the receipt of any objections. You will have the opportunity to express your concerns about the SMF at the hearing should you choose to attend.

The new cabinet is 59 inches wide, 48 inches tall and 26 inches deep.



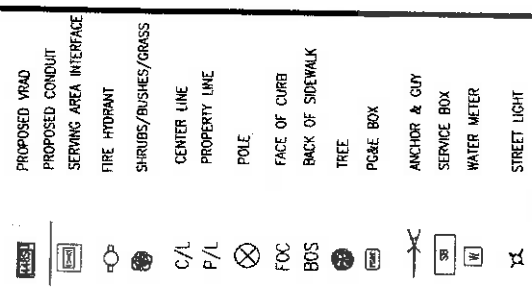
For more information, please visit: www.att.com/ipnetwork4sf

Last date to file an objection: Enter 21 days after posting date

APPROVAL NOTES:

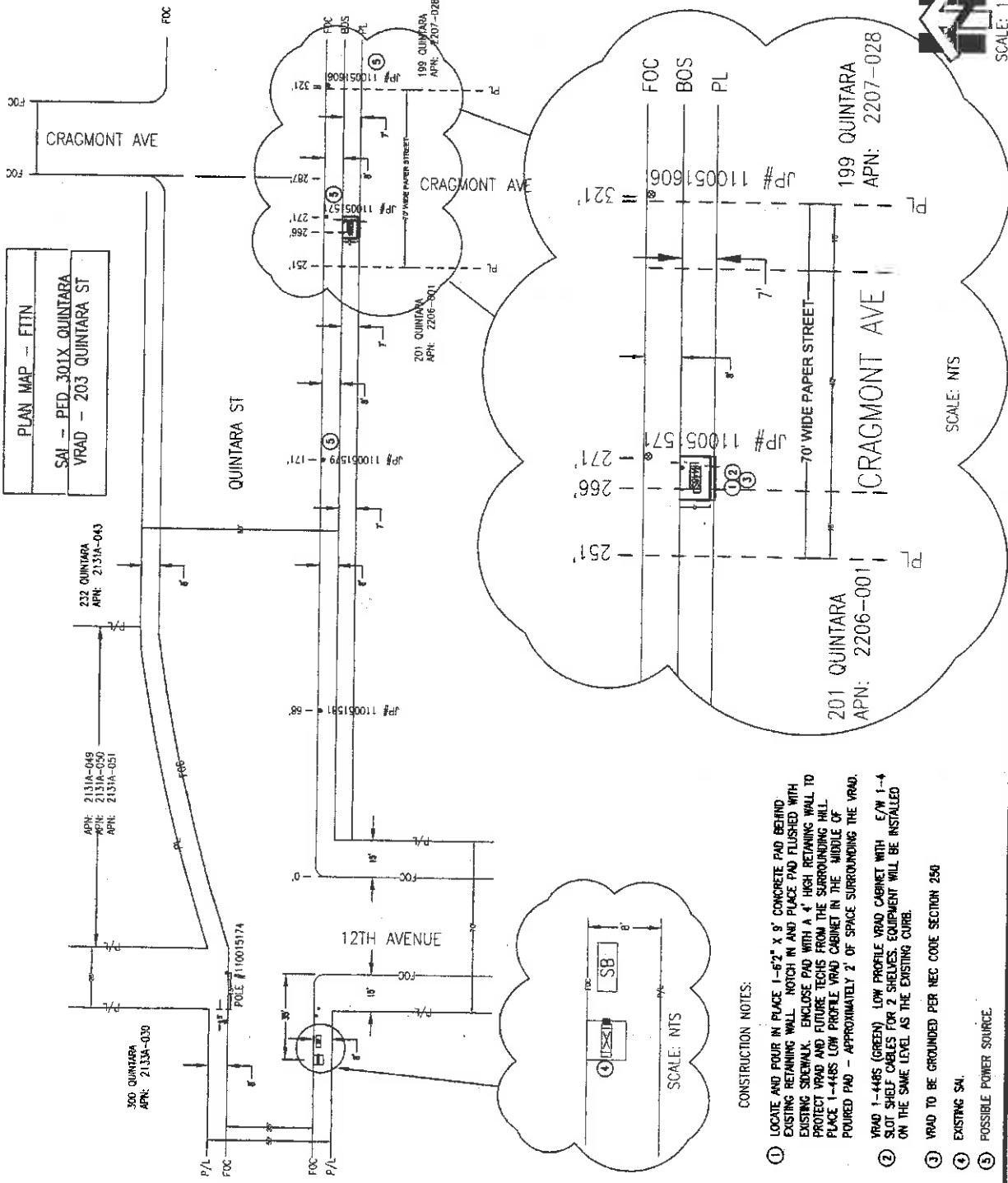
1. A 900 PAIR COPPER CABLE (ANNW-900) WILL BE PLACED BETWEEN THE SA AND THE VRAD. SIZING WAS BASED ON 291 LIVING UNITS (LU's) REQUIRING 582 PAIRS.
2. EXISTING SA NEEDS 2-400-PAIR BOLT-ONS FOR F1 AND F2 (TOTAL REQUIRED=400 PAIRS).
3. A 448S IS BEING PROPOSED AT THIS TIME IN LIEU OF A 448Q WHICH THIS DA ULTIMATELY REQUIRES. DUE TO CITY RESTRICTIONS.

LEGEND



CONST. ARC. _____ DATE COMP. _____

GEO/CO:	R503
EXCH:	SNEDECAL4
ENGR:	PARAS
ENG. ARC.:	TEL: _____
TYPE OF CONST.: <u>NODE PLACEMENT - PLAN MAP</u>	
RO/EST. NO.:	BZ70173
DWG. NO.:	1 OF 1 DC1



PLAN MAP - FITN
SAI - PED, 301X, QUINTARA
VRAD - 203 QUINTARA ST

CONSTRUCTION NOTES:

1. LOCATE AND POUR IN PLACE 1-6'2" X 9' CONCRETE PAD BEHIND EXISTING RETAINING WALL. NOTCH IN AND PLACE PAD FLUSH WITH EXISTING SIDEWALK. ENCLOSE PAD WITH A 4' HIGH RETAINING WALL TO PROTECT VRAD AND FUTURE TECHS FROM THE SURROUNDING HILL. PLACE 1-448S LOW PROFILE VRAD CABINET IN THE MIDDLE OF Poured PAD - APPROXIMATELY 2' OF SPACE SURROUNDING THE VRAD.
2. VRAD 1-448S (GREEN) LOW PROFILE VRAD CABINET WITH E/W 1-4 SLOT SHELF CABLES FOR 2 SHELVES. EQUIPMENT WILL BE INSTALLED ON THE SAME LEVEL AS THE EXISTING CURB.
3. VRAD TO BE GROUNDED PER NEC CODE SECTION 250
4. EXISTING SA.
5. POSSIBLE POWER SOURCE.



SCALE: NTS

SCALE: NTS

30-RA 13SMF-0146

City and County of San Francisco

Department of Public Works



Bureau of Street-use and Mapping

Maria Torres, Public Works Coordinator
AT&T California
Construction and Engineering
795 Folsom Street, Room 426
San Francisco, CA 94107-1243

STATUS OF SURFACE MOUNTED FACILITY
PRE-APPROVAL APPLICATION

Location: 203 Quintara Street

Cross Streets: 12th Ave and Cragmont Ave

Your file or job number: SF14-330541, 8270173, 3C-R2

Your application for pre-approval to construct a surface mounted facility at the location above has been reviewed by the Department, under the terms of DPW Order 175,566.

- Four checkbox options regarding application approval status: approved with no requirements, approved with mitigation requirements, referred to a specific permit number, and denied.

Signature line for René Lopez, Utility Permit Coordinator

Date: _____

EXHIBIT H
Application Deficiency Checklist

City and County of San Francisco

Department of Public Works



Bureau of Street-use and Mapping

SURFACE-MOUNTED FACILITY APPLICATION

DEFICIENCY NOTICE

Applicant Name: AT&T California Contact Name: Maria Torres Tel. No: 415 644-7054

Proposed Location: 203 Quintara Street (Group 3C-R2) 13SMF-0146

The application package is deficient for the reasons indicated below and is returned to: _____

On: _____ By: _____ Tel No. _____

1. **Transmittal letter** is missing the following information:
- a. Identification of proposed location of Surface Mounted Facility (SMF)
 - b. Type of cabinet (include specification if not on file with the Department of Public Works)
 - c. Date of site visit
 - d. Name, address, telephone number, facsimile number and e-mail address for contact person.
 - e. Other:

2. **Detailed Drawing** is missing the following information:
- a. Street name
 - b. Name of cross streets
 - c. Face of curb (FOC)
 - d. Property lines (PLs)
 - e. Distance from FOC to face of the SMF
 - f. Distance from FOC to PLs
 - g. Distance from FOC to back of the SMF
 - h. Locations of existing above-ground street furniture (utility poles, bus shelters, fire hydrants, garbage receptacles, parking meters, etc) and distance from the proposed location of the SMF.
 - i. Locations of existing underground utility facilities (vaults, manholes, handholds, meters, etc.) and distance from the proposed location of the SMF.
 - j. Distance from nearest cross street to the SMF.
 - k. Other:

3. **Photographs of the SMF** in the proposed location is missing the following:
- a. Front view of the SMF
 - b. Side view of the SMF
 - c. View of the SMF in relation to the nearest building or other structure
 - d. Other:

4. **Location of SMF is incorrect.** Explain:
- _____

Exhibit R

9-10-11 Email To ATT From Public Works.txt

From: Dagdagan, Melissa
Sent: Tuesday, September 10, 2013 5:35 PM
To: TORRES, MARIA S; LUCQ, PAUL G; NEIL, DANA P; SOUSA, LINDA L
Cc: Fong, Lynn; Urban, Arianna; Lopez, Rene; Chan, Gene
Subject: Approval To Start The 20-Day Notification (Group 3C-R2)
Attachments: 13SMF-0146 Exhibit A signed.pdf

Hi Maria,

Attached is the approval for Group 3C-R2 to begin the notification for posting under the new address:

3C-R2 13SMF-0146

Best,

Melissa Dagdagan
Dept. of Public Works
Bureau of Street Use & Mapping
1155 Market St 3rd Floor
San Francisco, CA 94103
ph. (415) 554-5810
f. (415) 554-6161
melissa.dagdagan@sfdpw.org

? Please consider the environment before printing this e-mail.

EXHIBIT A
Pre-Site Visit Checklist

City and County of San Francisco

Department of Public Works

Bureau of Street-use and Mapping



**SURFACE-MOUNTED FACILITY
PRE-SITE VISIT CHECKLIST**

APPLICANT NAME:	AT&T California	ADDRESS:	795 Folsom St., Rm 426
CONTACT NAME:	Maria Torres	TEL. NO.:	644-7054
DATE:	June 6, 2013	PROPOSED LOCATION:	203 Quintara Street
DPW REF #	13SMF-0146	APPLICANT REF #	SF14-330541 6270173 3C-R2

- 1. Five-year plan or letter indicating no additional work is planned for the next five years is on file.
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 - a. Copy of letter mailed to property owners
 - b. Copy of mailing list
 - c. Statement verifying date of mailing
 - d. Copy of responses from property owners
 - e. Verification of attempted to enter into an agreement with any interested property owners
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- 6. Verification of special requirements that limit the possible locations for the Surface-Mounted Facility.
- 7. Verification that proposed locations conforms to the placement guidelines.
- 8. Verification that an existing Surface-Mounted Facility could/could not be removed.

ITEM NOS. _____ not required.

Request for site visit is accepted AND Site visit is scheduled
for: _____, 2011 with: _____ Tel. No.: _____

Request for site visit is denied

Site visit not required because : _____

Reviewed By: 9/10/2013 Tel. No.: (415) 534-5305



Exhibit S



(415) 554-5810
FAX (415) 554-6161
http://www.sfdpw.org

Department of Public Works
Bureau of Street-Use and Mapping
1155 Market St, 3rd Floor
San Francisco, CA 94103

14EXC-1497

Utility Excavation Permit

Address : Multiple Locations

Cost: \$2,294.67

Block: Lot: Zip:

Pursuant to Article 2.4 of the Public Works Code in conjunction to DPW Order 178,940 permission, revocable at the will of the Director of Public Works, to excavate and restore the public right-of-way is granted to Permittee.

Permittee

Name: SBC - Pacific Bell Engineering
Address: 795 Folsom Street, Room 426 San Francisco, CA 94107-1243
Contact: Dana Neil **Phone:** 415 644-7027

Conditions	In lieu paving payment cost will be required. ===>>>Work locations is scheduled for paving within six (6) months: ===>>>Due to this planned paving schedule, the required minimum pavement restoration which includes the restoration of the full width of all affected lanes will not be required rather in lieu paving payment cost will be required. SBC will, as an interim pavement, hot patch (place concrete base and hot asphalt concrete flush to the wearing surface) the size of the excavations only but will pay the in lieu paving cost of \$ 952.00====(09:29 AM ==3-19-2014)
EmergencyConfirmationNumber	
24 Hour / 7 Day Contact:	Paul Wolfson # 925 426-3221, cell # 925-548-4937
Service Address/Project:	203 Quintara St.@ Cragmont Ave. LSMF MT 8270173 3C-R1 (13SMF-0146)
Start Date	04/14/2014
Permit expires on:	4/27/2014
Purpose	Telephone
Excavation Reason	Install New Cabinet
Excavation Reason Description	Approved Cabinet Application No.-(13SMF-0146)
Method:	Open Cut: Sawcut
TrackingNumber1	8270173, R303,4C
TrackingNumber2	13SMF-0146, SF14-330541
Project Size	415
Inspection	

The undersigned Permittee hereby agrees to comply with all requirements and conditions noted on this permit

Approved Date : 03/19/2014

****When drilling/excavating in sidewalk area, entire flag(s) must be replaced.****

Applicant/Permitee

Date

Distribution:

Inside BSM: Utility Inspection

Printed : 3/19/2014 9:36:37 AM

Plan Checker

Marion Meyer

STREET EXCAVATION REQUIREMENTS:

1. The permittee shall call Underground Service Alert (U.S.A.), telephone number 1-800-227-2600, 48 hours prior to any excavation.
2. All work including sidewalk and pavement cutting and removal, lagging, excavation, backfill, and sidewalk and pavement restoration shall be done by a licensed paving contractor and in accordance with the requirements of the Standard Specifications of the Bureau of Engineering, Department of Public Works, July 1986 Edition and Department of Public Works Order Nos. 176,707, copy attached.
3.
 - a. DPW Order 181,305, dated 6/17/13, Reinforced Concrete Bus pads, shall be constructed in accordance with SFDPW Standard Plan, File No. 96,607 and SFDPW Standard Specification Section 210 except that the concrete bus pad shall have a minimum compressive strength of 5,000 psi. Concrete bus pads shall be constructed at a minimum thickness of 10 to 12 inches and shall be approximately 10-feet wide.
 - b. DPW Order 181,306 dated 9/26/13, Reinforced concrete sidewalk, shall be constructed in accordance with the SFDPW Standard Plan File No. 96,608 and SFDPW Standard Specification Section 204 with #3 steel reinforced bars at mid-depth of the concrete sidewalk slab.
4. Sidewalk and pavement restoration shall include the replacement of traffic lane and crosswalk striping, parking stall markings, and curb painting that might have been obliterated during street excavation. The permittee shall perform their work under on the following options:
 - a. Have the City forces do the striping and painting work at the permittee's expense. The permittee shall make a deposit with the Department of Parking & Traffic for this purpose in an amount estimated by the Municipal Transportation Agency (MTA) 7th Floor 1 South Van Ness Ave telephone 701-4500, and notify the MTA at least 48 hours in advance of the time the work is to be done.
 - b. Perform the work themselves following instructions available at the Department of Parking & Traffic.
5. The permittee shall submit a non-refundable fee to Bureau of Street-Use and Mapping to pay for City Inspection of the backfill and pavement restoration. At least 48 hours in advance, the permittee shall make arrangements with the Street Improvement Section Inspectors, 554-7149, for an inspection schedule.
6. The permittee shall file and maintain an excavation bond in the sum of \$25,000.00 with the Department of Public Works, to guarantee the maintenance of the pavement in the excavation area for a period of 3 years following the completion of the backfill and pavement restoration pursuant to Article 2.4.40 of the Public Works Code.
7. The permittee shall conduct construction operations in accordance with the requirements of Article 11 of the Traffic Code. The permittee shall contact the MTA 7th Floor 1 South Van Ness Ave telephone 701-4500, for specific restrictions before starting work.
8. The permittee shall obtain the required permits, if any, from regulating agencies of the State of California.
9. The permittee shall verify the locations of any City or public service utility company facilities that may be affected by the work authorized by this permit and shall assume all responsibility for any damage to such facilities. The permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City or public utility company facilities.
10. The permittee shall pay the required fee for sewer installation permit at the Plumbing Inspection Division, Department of Building Inspection, 1660 Mission Street and arrange for inspection of this work, telephone 558-6054.
11. Concrete form work, planting of trees and pouring of sidewalk and/or curb shall not be performed prior to obtaining a permit from Bureau of Urban Forestry (BUF), telephone: 554-6700.
12. Per DPW Order 178,806, the recycling of Cobble Stones and Granit Curb shall follow as:
 - a. Cobblestones shall be clean of dirt prior to transporting. Extreme care shall be taken during the transporting the cobblestones to minimize damage before delivery to City. The cobblestones shall be neatly and securely placed on pallets so they can be moved about safely after the delivery. The Minimum size of cobblestone shall be 4 inches square (16 square inches). The cobblestones shall be delivered, including off loading, to the lower lot at the Cesar Chavez Street Yard located at 2323 Cesar Chavez Street or at alternative location directed by the Department within the City of San Francisco. Contact the Department forty-eight hours (48 hours) prior to delivery. The Department can be reached at (415) 641-2627.
 - b. Granite Curb shall be neatly and securely placed on pallets so they can be moved about safely after delivery. The Contractor shall exercise care in transporting the granite curb to minimize damage. The length limit of recyclable granite curbs shall be no less than four feet. The granite curb shall be delivered, including off loading, to the back lot at the Griffith Pump Station located at 1105 Thomas Street or at an alternative location directed by the Department within the City of San Francisco. Contact Bureau of Street and Sewer Repair (BSSR) at least forty-eight hours (48 hours) prior to delivery. BSSR can be reached at (415) 695-2087.
13. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.
14. Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the officers, agents, or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and (iv) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Permittee in, under, on or about the property subject to this Permit or into the environment. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.
15. Permittee must hold harmless, indemnify and defend the City regardless of the alleged negligence of the City or any other party, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Permittee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.
16. Permittee shall obtain and maintain through the terms of this Permit general liability, automobile liability or workers' compensation insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.
17. The permittee and any permitted successor or assign recognize and understand that this permit may create a possessory interest.

Special Conditions

14EXC-1497

IMPROVING THE QUALITY OF LIFE IN SAN FRANCISCO We are dedicated individuals committed to teamwork, customer service and continuous improvement in partnership with the community.

Customer Service

Teamwork

Continuous Improvement

=====
Duration to 45-day permit: Per agreement for small and medium size projects without any additional notification requirements as a result of the increased permit timeframe. The purpose will be to allow SBC an additional 30 days to obtain appropriate STPs or other permits or bids and contractors.
=====

SBC/ Pacific Bell

====>NOTES: Per the Public Works Excavation Code:

- 1). 'T' trench shall be the standard restoration practice for all trenches greater than 18 inches in width. The restoration of the concrete base and pavement will be equal to 1 ft. as measured from the edge of the trench;
- 2). the minimum pavement restoration requirements (mill and fill) for trenches exceeding 25% of the length of the block shall include the restoration of all affected lanes for the entire length of the block. For streets that are not delineated by painted lanes and the width of the excavation is less than thirteen (13) feet, the pavement restoration requirements (mill and fill) shall be for the entire length of the block thirteen (13) feet in width;
- 3). for excavation in the intersection, the restoration shall be to pave all affected quadrants either with the 13 foot rule for streets without delineated traffic lanes unless it is on a Muni route and for streets with multiple delineated traffic lanes in one direction, the restoration shall be limited to the affected lane(s).

====>Per DPW sign specifications, all projects impacting the length of one (1) block face or more will require the installation of a project information sign, for the duration of the project. The project information sign should be located at either end of the project facing oncoming vehicular traffic. For larger projects that exceed five (5) blocks, the project information sign should be placed at five (5) block intervals in both directions. The signage is intended to keep the public informed of the intent of the project, project schedule, contact information and allow for updates as needed.

====> If concrete street, gutter or parking strip is excavated, SBC/ Pacific Bell shall remove and replace the entire concrete section from construction joint to construction joint. (No new construction joint will be allowed).

====>When drilling/excavating in the sidewalk area, entire sidewalk flag(s) must be replaced to adjacent score lines.

====>Placement or installation of any utility facilities within the curb return area is prohibited per DPW Order No. 175,387.

====>The Department of Public Works approves this permit pursuant to the following special conditions, which the Department of Public Works incorporates into the permit and makes a part thereof.

SPECIAL PERMIT CONDITIONS:

This permit is approved for 45 day duration under the following conditions:

1. All work (excavation to final paving) shall be completed within fourteen (14) calendar days.
2. SBC/ Pacific Bell shall comply with Code Section 2.4.50(a), post and maintain notice(s) at the site of the excavation 72 hours prior to start of construction. If the work is anticipated to take longer than fourteen (14) calendar days, SBC/ Pacific Bell shall comply with Code Section 2.4.50(b)(i), provide written notice(s) delivered by mail to each property owners on the block(s) affected by the excavation at least thirty (30) days prior to start of construction. SBC/ Pacific Bell shall also comply with Code Section 2.4.50(b)(ii) and (b)(iii), post and maintain notice(s) at the site of the excavation and deliver a written notice to each dwelling unit on the block(s) affected by the excavation at least ten (10) days prior to start of construction.
3. SBC/ Pacific Bell shall comply with Code Section 2.4.55(b)(i)(ii) and (iii), the 120-Hour Rule.
4. SBC/ Pacific Bell shall coordinate all work with other construction projects and events known or unforeseen such as to minimize the impact of construction project on the general public and/or event(s).
5. SBC/ Pacific Bell's work shall be in accordance with DPT Blue Book or with any DPT approved traffic routing plans or DPT Special Traffic Permit.
6. SBC/ Pacific Bell shall replace any existing traffic stripings and markings that are removed or damaged by the work activity with temporary stripings and markings after the restoration of the pavement as specified on Section 6.2 'Pavement Markings' of DPT's 'Blue Book'. Also, SBC/ Pacific Bell shall pay to DPT the cost of replacing the permanent pavement markings. For any questions, please call Conrad Magat of DPT at (415) 701-4680.
7. SBC/ Pacific Bell shall restore all trenches per the Excavation Code.
8. SBC/ Pacific Bell shall remove all temporary pavement markings including USA marking on both the sidewalk and street at the conclusion of the excavation.
9. SBC/ Pacific Bell shall construct curb ramps per Standard Curb Ramp Drawing Nos. CR-1 and CR-3, Revision 3 and Drawing Nos. CR-2, CR-4 thru CR-6, Revision 0 on any curb return/angular corner where excavation occurs. All curb ramp installation shall comply with ADA requirements.

Failure to comply with the above requirements may render this permit void and may subject SBC/ Pacific Bell to a fine or citation.

=====
Please note that this project is required to comply with the two (2) new standards which are for the reinforcement of the concrete bus pads under DPW Order No. 181305 and for constructing reinforced concrete in new sidewalk under DPW Order No. 181306.
=====

==(09:29 AM ==3-19-2014)

In lieu paving payment cost will be required. ==>>Work locations is scheduled for paving within six (6) months: ==>>Due to this planned paving schedule, the required minimum pavement restoration which includes the restoration of the full width of all affected lanes will not be required rather in lieu paving payment cost will be required. SBC will, as an interim pavement, hot patch (place concrete base and hot asphalt concrete flush to the wearing surface) the size of the excavations only but will pay the in lieu paving cost of \$ 952.00== (09:29 AM ==3-19-2014) with note in the cover

Permit Addresses

14EXC-1497

*RW = RockWheel, SMC = Surface Mounted Cabinets, S/W = Sidewalk Work, DB = Directional Boring,
 BP= Reinforced Concrete Bus Pad, UB = Reinforced Concrete for Utility Pull Boxes and Curb Ramps

Number of blocks: 4 Total repair size:415 sqft Total Streetspace: Total Sidewalk: sqft

ID	Street Name	From St	To St	Sides	*Other	Asphalt	Concrete	Street Space Feet	Sidewalk Feet
1	QUINTARA ST	CRAGMONT AVE	Intersection	South	RW : False SMC : True S/W Only : True DB: False BP: False UB: True	0	86		
2		CRAGMONT AVE	12TH AVE	South	RW : False SMC : False S/W Only : True DB: False BP: False UB: True	0	236		
3		12TH AVE	Intersection	South	RW : False SMC : False S/W Only : False DB: False BP: False UB: True	40	30		
4		12TH AVE	FUNSTON AVE	South	RW : False SMC : False S/W Only : True DB: False BP: False UB: True	0	23		
Total						40	375		

Exceptions

14EXC-1497

Street Name	From St	To St	Message	Job	Contact	Dates
12TH AVE						
	QUINTARA ST	Intersection	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	QUINTARA ST	Intersection	Proposed Paving.	PAVING		Oct 20 2014-Feb 20 2015
	QUINTARA ST	Intersection	Proposed Excavation.	SF DPW IDC - Streets & Highways		Oct 20 2014-Feb 20 2015
	QUINTARA ST	Intersection	Proposed Excavation.	SF PUC SL - Maintenance Design		Jan 1 2020-Dec 31 2020
CRAIGMONT AVE						
	QUINTARA ST	Intersection	Conflict with existing Street Use Permit.	13SMF-0146	Refer to Agent - Refer to Agent	
	QUINTARA ST	Intersection	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	QUINTARA ST	Intersection	Proposed Paving.	PAVING		Oct 20 2014-Feb 20 2015
	QUINTARA ST	Intersection	Proposed Excavation.	PG&E		Aug 1 2014-Jan 30 2015
	QUINTARA ST	Intersection	Proposed Excavation.	SF DPW IDC - Streets & Highways		Oct 20 2014-Feb 20 2015
	QUINTARA ST	Intersection	Prior to performing any construction, all CCSF survey monuments shall be referenced by a licensed Land Surveyor on a Corner Record or a Record of Survey, if any construction will take place within 10ft of the monument. For any questions, please call Mapping at #554-5827	Stone or Concrete Monument		
QUINTARA ST						
	CRAIGMONT AVE	12TH AVE -	Conflict with existing Street Use Permit.	13SMF-0146	Refer to Agent - Refer to Agent	
	CRAIGMONT AVE	Intersection	Conflict with existing Street Use Permit.	13SMF-0146	Refer to Agent - Refer to Agent	
	12TH AVE	FUNSTON AVE -	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		

Street Name	From St	To St	Message	Job	Contact	Dates
	12TH AVE	Intersection	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	CRAGMONT AVE	12TH AVE -	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	CRAGMONT AVE	Intersection	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	12TH AVE	FUNSTON AVE -	Proposed Paving.	PAVING		Oct 20 2014-Feb 20 2015
	12TH AVE	Intersection	Proposed Paving.	PAVING		Oct 20 2014-Feb 20 2015
	CRAGMONT AVE	12TH AVE -	Proposed Paving.	PAVING		Oct 20 2014-Feb 20 2015
	CRAGMONT AVE	Intersection	Proposed Paving.	PAVING		Oct 20 2014-Feb 20 2015
	CRAGMONT AVE	Intersection	Proposed Excavation.	PG&E		Aug 1 2014-Jan 30 2015
	12TH AVE	FUNSTON AVE -	Proposed Excavation.	SF DPW IDC - Streets & Highways		Oct 20 2014-Feb 20 2015
	12TH AVE	Intersection	Proposed Excavation.	SF DPW IDC - Streets & Highways		Oct 20 2014-Feb 20 2015
	CRAGMONT AVE	12TH AVE -	Proposed Excavation.	SF DPW IDC - Streets & Highways		Oct 20 2014-Feb 20 2015
	CRAGMONT AVE	Intersection	Proposed Excavation.	SF DPW IDC - Streets & Highways		Oct 20 2014-Feb 20 2015
	12TH AVE	Intersection	Proposed Excavation.	SF PUC SL - Maintenance Design		Jan 1 2020-Dec 31 2020
	12TH AVE	FUNSTON AVE -	Sidewalk Paving to be done by SIRP Process	SIRP Work Order	Empire Engineering & Construction Co.	
	CRAGMONT AVE	Intersection	Prior to performing any construction, all CCSF survey monuments shall be referenced by a licensed Land Surveyor on a Corner Record or a Record of Survey, if any construction will take place within 10ft of the monument. For any questions, please call Mapping at #554-5827	Stone or Concrete Monument		

Curb Ramps

Street	Specification	Direction
12TH AVE : QUINTARA ST - Intersection	55,017, Rev.3 (A) - R - Standard	NorthEast
12TH AVE : QUINTARA ST - Intersection	55,017, Rev.3 (A) - L - Standard	SouthEast

Street	Specification	Direction
CRAGMONT AVE : QUINTARA ST - Intersection	55,017, Rev.3 (A) - L - Standard	NorthWest
CRAGMONT AVE : QUINTARA ST - Intersection	55,017, Rev.3 (A) - R - Standard	NorthWest
CRAGMONT AVE : QUINTARA ST - Intersection	55,018.3 (H3) - L - Standard	SouthWest

No Diagram submitted

Exhibit T

Street View - April 2011 from Google Maps



Photo taken 8/24/2011 used by AT&T in 11SMF-0029 Pre-Application

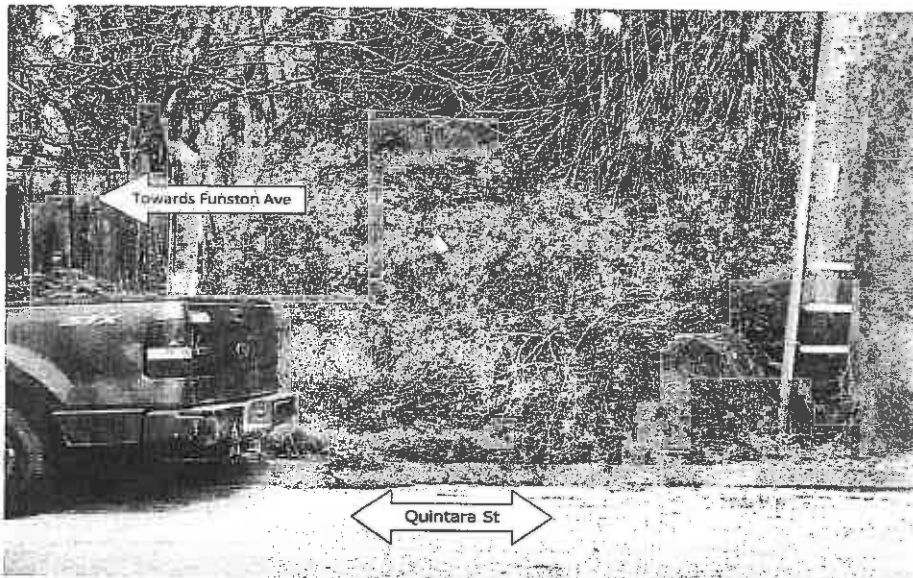


Photo taken 4/16/2014 by Appellant





Edwin M. Lee, Mayor
Mohammed Nuru, Director



Jerry Sanguinetti, Bureau Manager

May 29, 2014

Ann Lazarus, President
Arcelia Hurtado, Vice President
Frank Fung, Commissioner
Darryl Honda, Commissioner
Chris Hwang, Commissioner
Board of Appeals
City and County of San Francisco
1650 Mission, Room 304
San Francisco, CA 94103

BOARD OF APPEALS

MAY 29 2014

APPEAL # 14-065

Re: Appeal No. 14-065 for Utility Excavation permit number 14EXC-1497 (13SMF-0146)

Dear: President Lazarus, Vice President Hurtado, and Commissioners Fung, Honda, and Hwang:

The City and County of San Francisco ("City") Department of Public Works ("DPW") submits this response to the Golden Gate Heights Neighborhood Association's appeal of DPW's approval of AT&T's application for excavation permits t 14EXC-1497 to install a surface-mounted facility ("SMF") in the vicinity of 203 Quintara Street.

DPW's responses to the appellant brief are outlined as follows:

- A. DPW failed to request that AT&T comply with site visit requirements to explore proposed locations for the SMF; and implicitly waived this requirement without having sufficient information to warrant the waiver.**



The SMF guidelines require that a site visit is conducted with the applicant, AT&T, only if AT&T has failed to sufficiently provide the Department with adequate information for the Department to substantiate that a site visit is not required. In the case of 203 Quintara Street, the SMF application provided sufficient information as outlined in Exhibit A, Pre-site visit checklist, which included verification of attempts to place the SMF on private property, underground, and to collocate the SMF (**Exhibit 1: AT&T application**).

The appellant also suggests that the SMF Order allows DPW to require a site visit to identify appropriate locations under section 3.B.1.a, and to require notice of the applicant's proposed locations under Section 3.C.1.a. Section 3.B.1.a, states, "Placing the SMF in the Public Rights of Way so that the path of travel for pedestrians will not be unreasonably impeded, paying particular attention to the needs of persons with disabilities. To the extent feasible, an applicant shall locate the SMF on streets where pedestrian travel is minimal." The application for 203 Quintara is consistent with this section since the site is tucked away in the corner of Cragmont Street, a paper street deemed public right-of-way. In addition, Section 3.C.1.a, states, "The applicant shall post the notice in conspicuous places along the Public Rights of Way within 300-ft. of either side of the fronting streets of any of the proposed locations for the SMF." The applicant has notified the neighborhood consistent with the SMF guidelines, and, the notification information is provided in **Exhibit 1**.

It is incumbent upon the applicant to provide one or more feasible locations; however, the applicant's decision to provide only one location does not also eliminate the Department's ability to review the application package and therefore deem the site appropriate based upon the contents of the application.

B. AT&T and DPW failed to minimize the impact that the placement of the SMF would have on use of the Public Rights-of-Way by identifying a location that unreasonably affects the aesthetic character of the streetscape.

The cabinet is proposed to be placed on the corner of Cragmount Street. The existing vegetation and landscaping on the paper street allows for the possibility of the cabinet to be shrouded by shrubbery and other plants. The proposal potentially reduces the impact that the placement of the cabinet will have on the public rights-of-way since it does not impede pedestrian traffic and does not create vehicular sight distance issues. The Department has identified this site as technically appropriate and feasible as well as potentially less impactful due to the fact that there are landscaping opportunities to mitigate the negative aesthetic effect that the cabinet could have at this location.

C. AT&T and DPW failed to minimize the impact that the placement of the SMF would have on the use of the Public Rights-of-Way by identifying a location that will obstruct access to other facilities that are installed in the Public Rights-of-Way.

The proposed site is adjacent to the existing walkway, and does not interfere with access to the area. Furthermore, as cited on the appellant's brief, utility crews utilize the existing path, and therefore, placing the cabinet adjacent to the path will further reduce any negative impact that utility workers can have while working within the landscaped area. **Exhibit 2: AT&T Notice of Intent**

D. AT&T failed to minimize the impact that the placement of the SMF would have on the use of the Public Rights-of-Way by identifying a location in violation of Exhibit B. Utility excavation permit 14EXC-1497 is in violation of Exhibit b.18, "SMFs shall not front the boundaries of a park, recreation area, or open space." The utility excavation permit is in violation of Exhibit B.21.

The SMF order defines open space as fronting the, "boundaries of a park, recreation area, or open space," and requires under Exhibit D that the Recreation and Park Department is notified of any such proposal. Although Exhibit B states that a cabinet shall not front an open space, Exhibit D of the SMF Order does acknowledge that certain circumstances may warrant such a proposal, and therefore, the Recreation and Parks Department is sent notice for all pertinent applications. The Department has verified that the proposed site is not on open space, but that it is proposed to be on a "paper" street, otherwise known as dedicated public right of way, not accepted for maintenance by the Department. There are a multitude of landscaped areas within the City where a community may believe to be open space, however, the definition of an open space requires that space to be recognized by the Recreation and Parks Department, or open space recognized by either State or Federal guidelines.

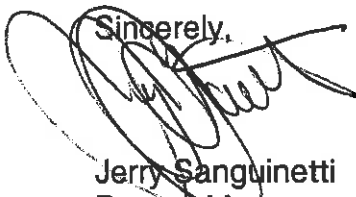
E. The Applicant failed to send public notice to the Department of City Planning.

The SMF Order requires the Planning Department to review only the applications that fall under the criteria specified in Exhibits B and D, and, 203 Quintara does not fall within any of the set criteria.

F. Conclusion

The Department believes that it has issued the SMF application appropriately and within the DPW SMF guidelines.

Sincerely,



Jerry Sanguinetti
Bureau Manager
Bureau of Street-use and Mapping

EXHIBIT 1



Public Works Coordinator
AT&T California
795 Folsom Street, Suite 426
San Francisco CA 94107-1263

T: 415.844.7043 or
T: 415.844.7054
F: 415.957.5973
www.att.com

June 6, 2013

EXHIBIT F - a

René Lopez, Utility Permit Coordinator
City and County of San Francisco
Department of Public Works, Bureau of Street Use and Mapping
1155 Market Street, 3rd Floor
San Francisco, CA 94103-1522

Location: 197 Quintara Street, south side, west of Cragmont Avenue

DPW File: 13SMF-0146 (3C-R1 11SMF-0029)

LETTER OF TRANSMITTAL PROPOSED SURFACE MOUNTED FACILITY

Enclosed are:

- Exhibit A Pre-site visit checklist
- Exhibit A-2a Five-year plan documentation for this site
- Exhibit A-2b Cabinet size plan (footprint and clearance plans)
4485 photo and specifications
- Exhibit A-2c Private property mailing letter to property owners mailing list
- Exhibit A-2d1 Private property mailing sample letter seeking easements to property owners
- Exhibit A-2d2 Private property mailing date verification, date mailed:
Mailed on 6/6/13
- Exhibit A-2e Responses from Property Owners
- Exhibit MOU-1 Mailing list of owners and residents within 300 feet
Date mailed:
- Exhibits A-2f-B Verification of policy compliance (undergrounding, collocation, etc.)
- Exhibit C-1b Directory of Neighborhood Organizations list
- Exhibit C-1c City Department Notices for special districts
N/A
- Exhibit E Neighborhood Notice (per sec C-2)
- Exhibit F-b Site Drawing
Issue 1, 05/13
- Exhibit F-c Photos of site
- Exhibit F-c1 Assessors Parcel Map, Grade Map, and vicinity map
- Exhibit F-d Location of SMF to be removed
N/A
- Exhibit G Approval or denial of site Notice to Applicant
- Exhibit H Application Deficiency Notice

Comments: Request for approval to post and mail public notice (Exhibit E) showing new location chosen with public input.
File: SF14-330541; 8270173; Group: 3C-R2

EXHIBIT A
Pre-Site Visit Checklist

City and County of San Francisco **Department of Public Works**



Bureau of Street-use and Mapping

**SURFACE-MOUNTED FACILITY
 PRE-SITE VISIT CHECKLIST**

APPLICANT NAME: AT&T California	ADDRESS: 795 Folsom St., Rm 426
CONTACT NAME: Maria Torres	TEL. NO.: 644-7054
DATE: June 6, 2013	PROPOSED LOCATION: 197 Quintara Street
DPW REF # 13SMF-0146	APPLICANT REF # SF14-310641 8270173 3C-R2

- 1. Five-year plan or letter indicating no additional work is planned for the next five years is on file.
- 2. Verification that cabinet size is consistent with the plans on file.
- 3. Verification of attempts to place Surface-Mounted Facility on private property (at least 3 locations). Please attach the following:
 - a. Copy of letter mailed to property owners
 - b. Copy of mailing list
 - c. Statement verifying date of mailing
 - d. Copy of responses from property owners
 - e. Verification of attempted to enter into an agreement with any interested property owners
- 4. Verification of attempts to place Surface-Mounted Facility underground.
- 5. Verification of attempts to collocate the Surface-Mounted Facility.
- 6. Verification of special requirements that limit the possible locations for the Surface-Mounted Facility.
- 7. Verification that proposed locations conforms to the placement guidelines.
- 8. Verification that an existing Surface-Mounted Facility could/could not be removed.

ITEM NOS. _____ not required.

Request for site visit is accepted AND Site visit is scheduled
 for: _____, 2011 with: _____ Tel. No.: _____

Request for site visit is denied

Site visit not required because: _____

Reviewed By: _____ Tel. No.: _____

Notice

5 Year Plan Data Entry Cut-off Date

In an effort to prepare for migration from the 5 Year Plan to Envista, the 5 Year Plan system will no longer accept updates as of **Monday March 18, 5pm PDT.**

Please ensure that your organization's data is current as it will be reviewed in Envista as of just the cut-off date & time.

Only data will be available to download for your organization after the cut-off time & time.

Please contact Lynn Fong at 415-354-4860 or lynn.fong@sfdpw.org for more information.

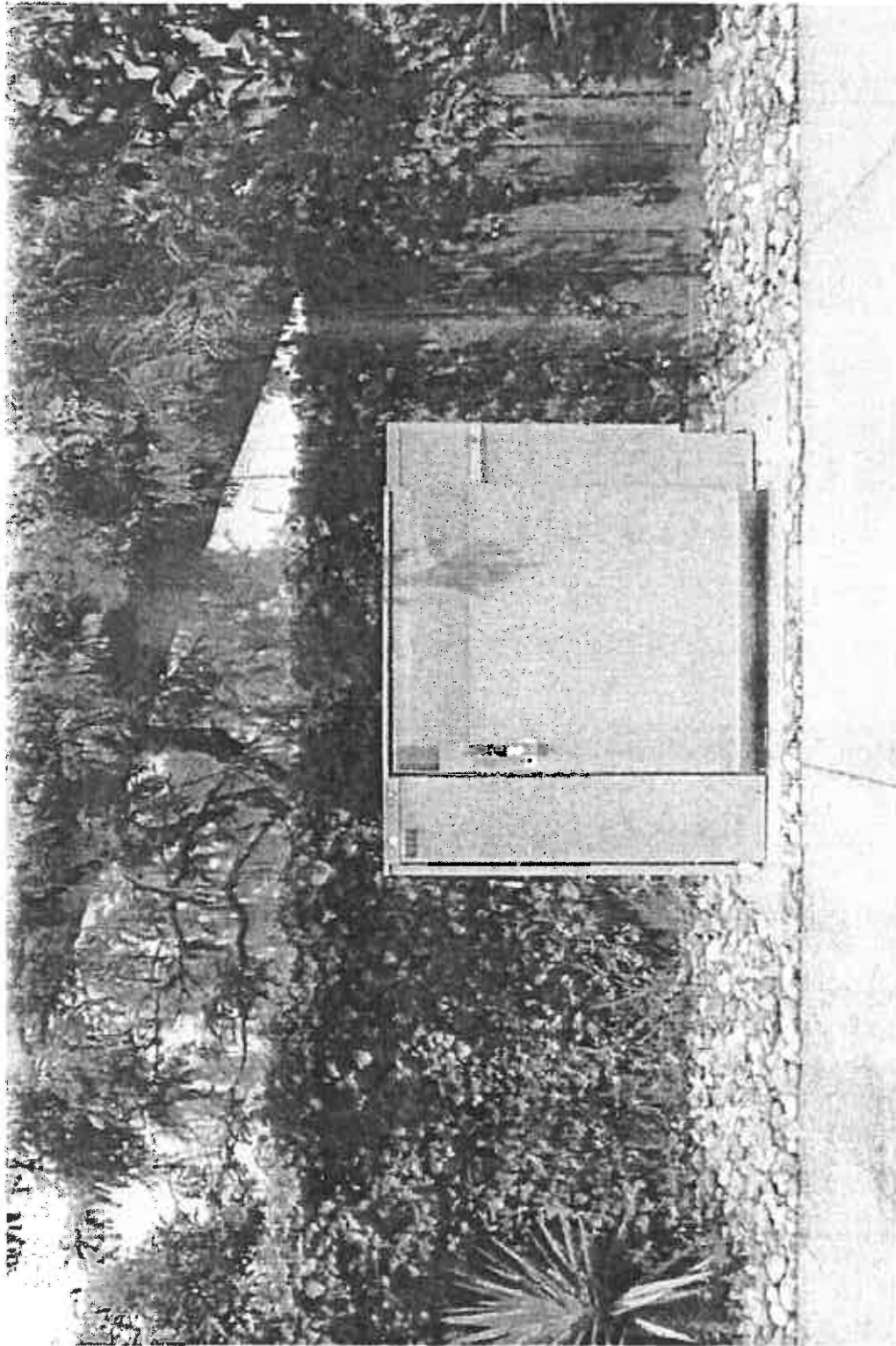
5 Year Plan

Please Login

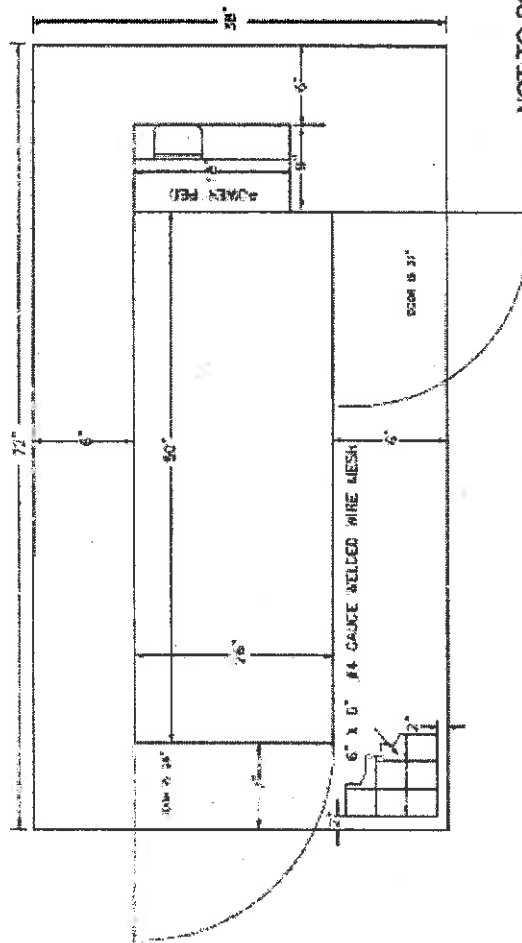
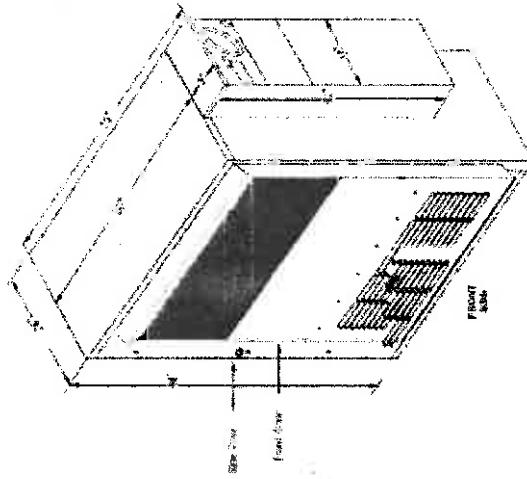
User Name:

Password:

SITE CURRENTLY UNDER DEVELOPMENT -
THIS PAGE WILL BE OMITTED FROM SMF PRE-APPROVAL
PACKAGES UNTIL FURTHER NOTICE FROM LYNN FONG.



TYPICAL 448S CABINET WITH POWER PEDESTAL SPECIFICATIONS



NOT TO SCALE

- NOTES**
1. CONCRETE TO BE ARIED 15 AT 28 DAYS IN ACCORDANCE WITH ACI STANDARD.
 2. PALE TO BE 6" THICK. TOP OF PAD SHOULD BE 2" ABOVE GRADE, UNLESS NOTED OTHERWISE.

448S CABINET DIMENSIONS		POWER PEDESTAL DIMENSIONS	
HEIGHT	48"	HEIGHT	40"
WIDTH	30"	WIDTH	9"
DEPTH	28"	DEPTH	28"



Public Works Coordinator
AT&T California
795 Folsom Street, Suite 426
San Francisco CA 94107-1243

T: 415.644.7054 or
T: 415.644.7043
F: 415.687.5973
www.att.com

«Date_Mailed»

«First_Name» «Last_Name»
«Company_Name»
«Address_Line_1»
«City», «State» «ZIP_Code»

Dear Property Owner:

AT&T California would like to upgrade the services it provides to our customers in your neighborhood by installing fiber optic cable to a neighborhood hub. To do so, we must install an above ground electronic equipment cabinet with an attached electric power panel.

The City and County of San Francisco prefers that these facilities be placed on private property, instead of on the public sidewalk. We need a place to locate the cabinet, and would like to discuss obtaining an easement on your property at «Property_Addr», San Francisco. An easement grants a permanent right to use a portion of your land, and attaches to your property land title.

The fiber optic equipment cabinet is 59" wide, 26" deep, and 48" high. The cabinet is weatherproof and intended for outdoor locations. A space about 6 feet by 10 feet is needed to provide clearances to open the cabinet doors.

Access to the equipment by our technicians is required at all times.

If you are not interested in granting AT&T an easement, you do not need to take any action.

If you have an area on your property that is accessible at all times, and are interested in granting a permanent easement, I would appreciate a few moments of your time to discuss this matter.

Please contact me on (415) 644-7054, or by e-mail at mt1276@att.com, at your convenience.

Thank you for your time and consideration.

Best regards,

Maria S. Torres
Right of Way Agent

file: «DA_Job_Group», «Group»

Exhibit A-2f**Statements regarding AT&T placing facilities underground**

It is not technologically feasible to place AT&T cross-connect boxes (Serving Area Interfaces) underground at this time. No manufacturer has been successful in developing a cross-connect that works underground. An attempt was made in the 1970's to place 3 locations underground in San Francisco. Even though stainless steel components were used, the corrosion that occurred caused the diving-bell type of enclosure to fail. Service issues involving moisture and corrosion at the wire connectors led to the underground facilities being removed and placed above ground. An ongoing attempt by a coalition of major manufacturers and telecom companies to develop an underground cross-connect continue, and AT&T staff is involved in the project. AT&T will use the product in San Francisco at such time that it is approved for use. These issues were discussed at the SMF Committee meetings held in 2004 and 2005.

Cabinets housing electronics used for the conversion of fiber-optic signal to electrical signal have components that cannot be subjected to the moisture and potential flooding of an underground environment.

Exhibit A-2g**Statement regarding the need to site the facility at this location**

This location has been selected because of its proximity to existing AT&T facilities, including conduit and cable, cross-connect cabinets, and its central location within the "Distribution Area" being served. This site will minimize excavation and the resultant disruption to the public, it will also reduce construction impact on City streets and sidewalks.

Exhibit A-2h**Statement regarding the collocation of AT&T facilities**

AT&T is attempting to combine functions of cabinets to optimize their use and minimize the space required to provide the latest technologies to the public. As more compact facilities become available for use, AT&T will deploy them in San Francisco. No other street furniture exists at this site that permits the possibility of collocation.

Exhibit A-2i

Statements regarding the removal of existing Surface-Mounted Facilities

- This will be a new cross-connect facility, improving the service and installation possibilities for this serving area. No similar facility exists in this serving area, therefore none can be removed.
- The existing cross-connect facility at this location is being upgraded in-place to provide ultimate service capacity for the serving area, and will increase slightly in size to provide for increased capacity and the capability to accept the latest technology improvements when they become available to the neighborhood.
- This facility combines existing facilities and will result in the removal of a cabinet located at: See Exhibit F-d, as well.
- This facility brings new electronic equipment to the serving area. This facility provides the latest fiber-optic served equipment and offers advanced services to serving area residents. No similar facility exists in this neighborhood, therefore none can be removed.
- It is not possible to remove any other SMF with this project.
-

Exhibit B

Statement regarding compliance with placement guidelines

This site complies with the DPW placement guidelines for Surface-Mounted Facilities stipulated in Exhibit B of DPW Order 175, 566, dated August 17th, 2005.

IMPORTANT NOTICE CONCERNING YOUR RIGHTS

SF14-330541-8270173-3C-R2

13SMF-0146

Date: Enter date to be posted

Dear San Francisco Resident:

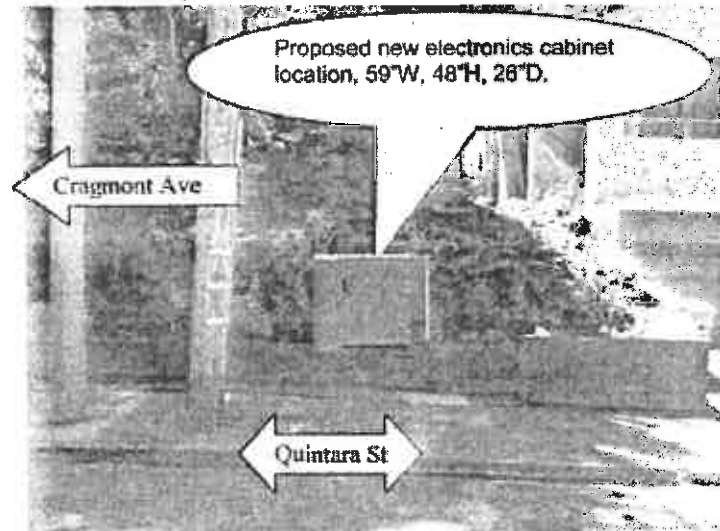
AT&T California is filing an application with the San Francisco Department of Public Works (DPW) for a permit to install an electronics cabinet with attached electric power panel at the following proposed location: **Recommended alternate location from community responses - 197 Quintara. Moved from original proposed location 2096 12th St.** A photograph of the Surface Mounted Facilities (SMF) in the proposed location and the specifications for the SMF are shown below.

This cabinet will provide the latest telecommunications technology offering high-speed internet access and advanced digital television and entertainment services, which will be fed by fiber-optic cable to this new neighborhood hub.

Objection to the installation of the SMF at any of the proposed locations must be submitted in writing via e-mail to smf@sfdpw.org, by mail to the Department of Public Works, Bureau of Street-Use and Mapping, 1155 Market, 3rd Flr, San Francisco, California 94103-1522 or by fax to (415) 554-6161. You have 20 days from the date of this notice to send written notice of your objection to DPW. DPW will not consider any objection unless it is made within this 20-day period.

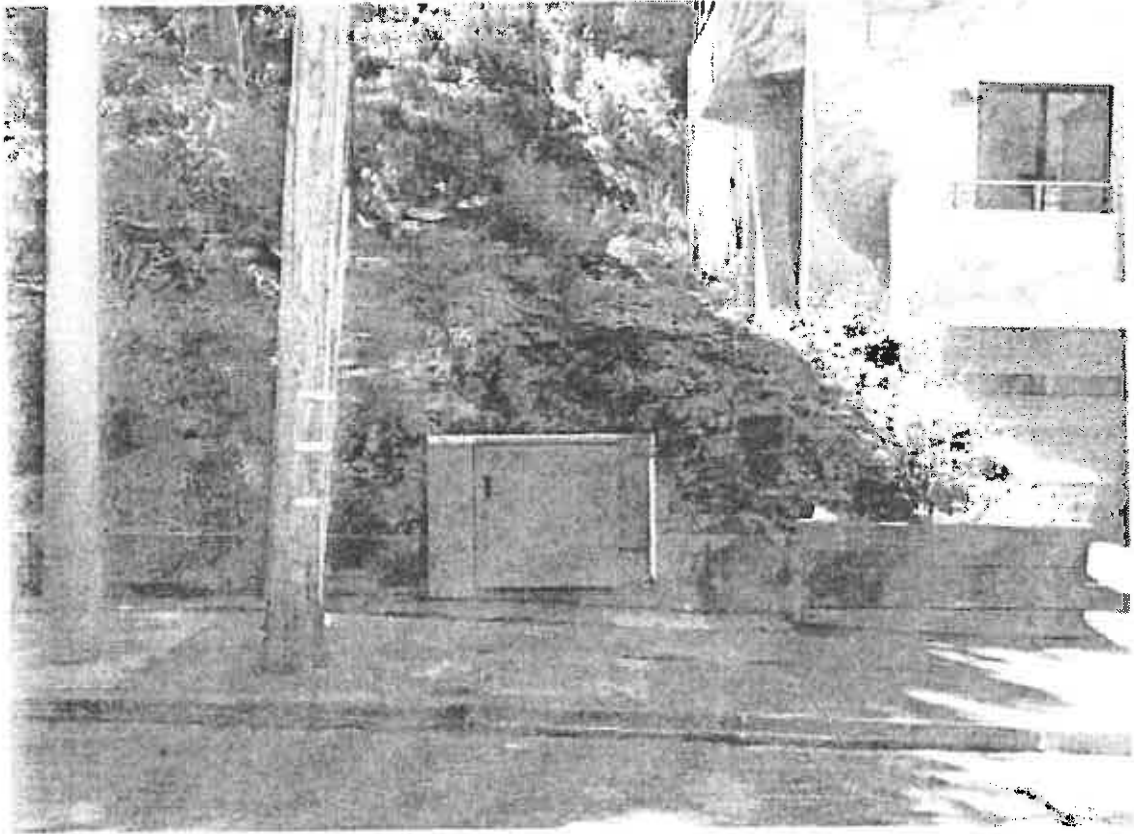
If you submit an objection, DPW may convene a hearing to determine whether the permit for placement of the SMF should be issued. DPW will commence any such hearing within 40 days after the receipt of any objections. You will have the opportunity to express your concerns about the SMF at the hearing should you choose to attend.

The new cabinet is 59 inches wide, 48 inches tall and 26 inches deep.

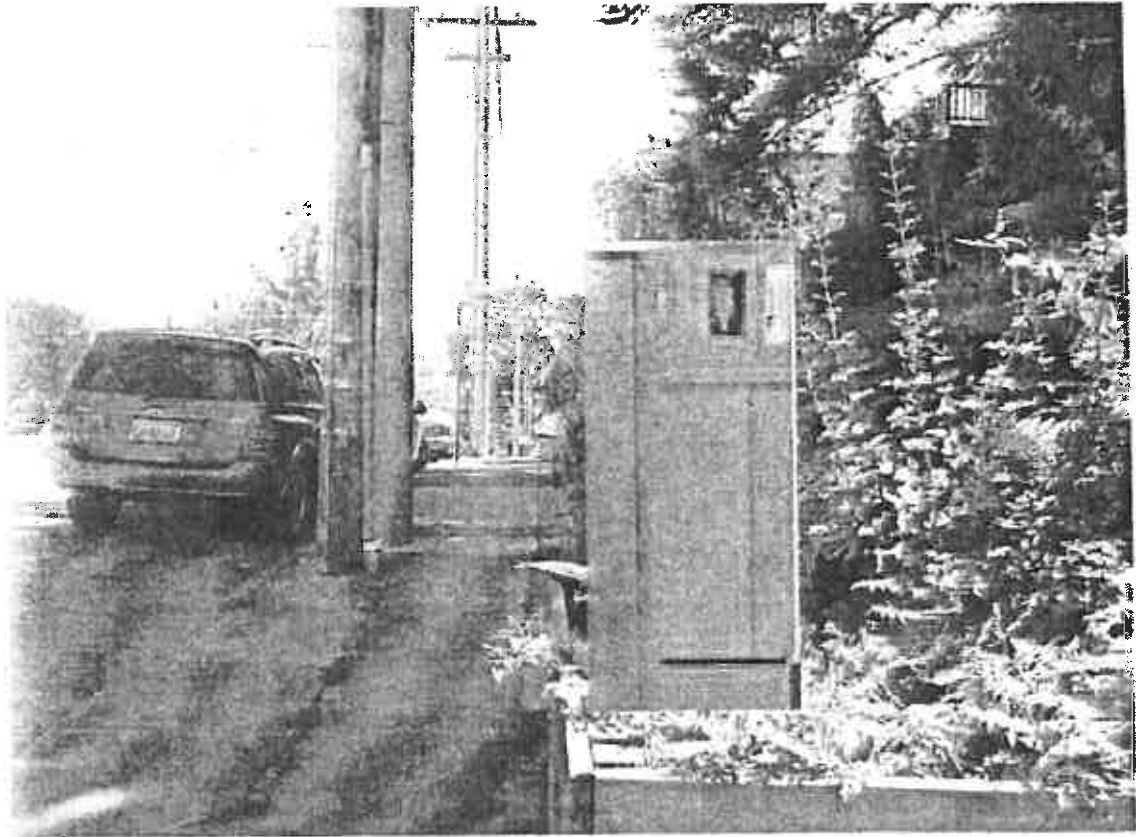


For more information, please visit: www.att.com/ipnetwork4sf

Last date to file an objection: Enter 21 days after posting date



Looking south across Quintara Street, toward the proposed location behind existing retaining wall. Notch in and place pad flushed with existing sidewalk. Cragmont Ave is on the left, to the east.



Looking east along the south sidewalk of Quintara Street toward Cragmont Avenue.



Looking west along the south sidewalk of Quintara St, toward 12th Avenue.



Looking north across Quintara Street from the proposed site. Cragmont Ave is on the right, to the east.

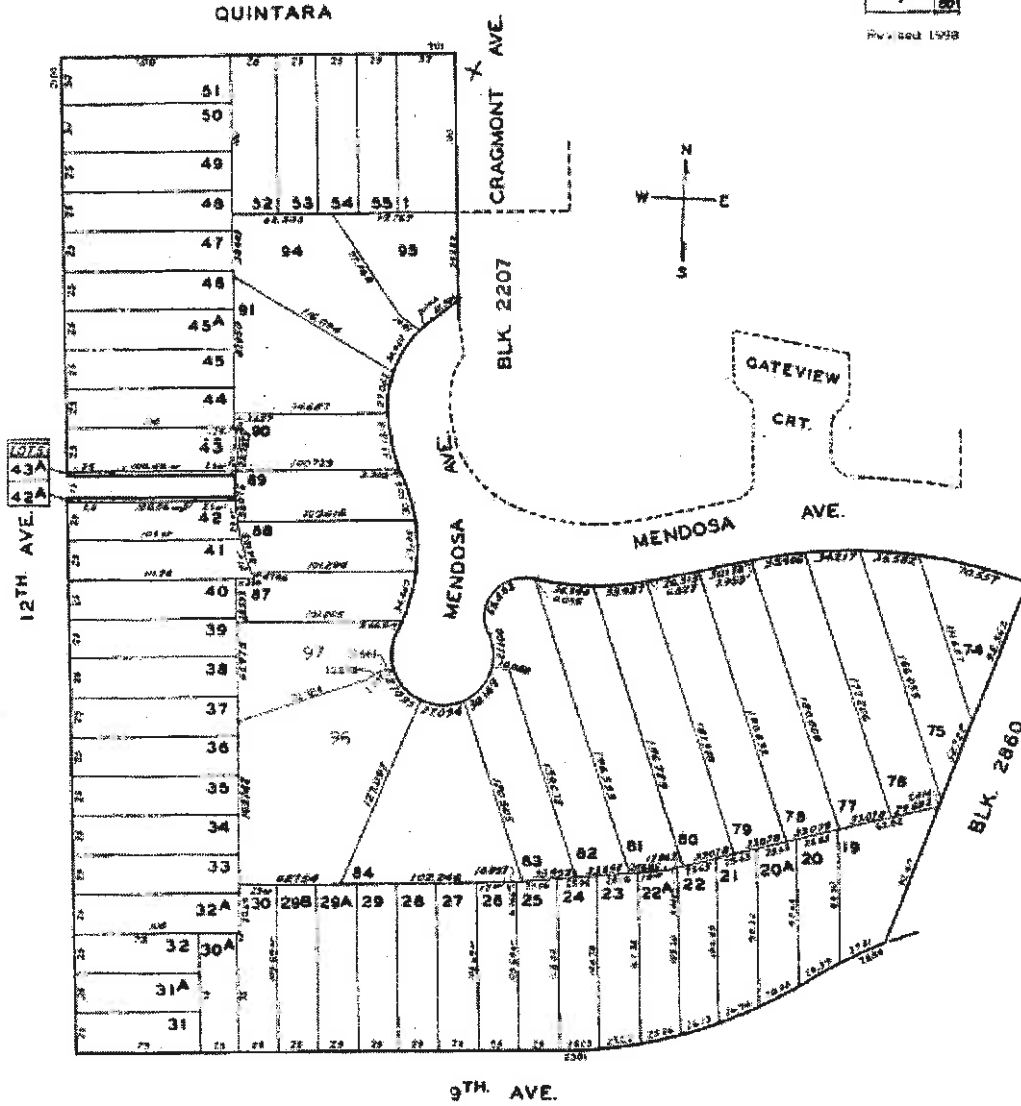
2206

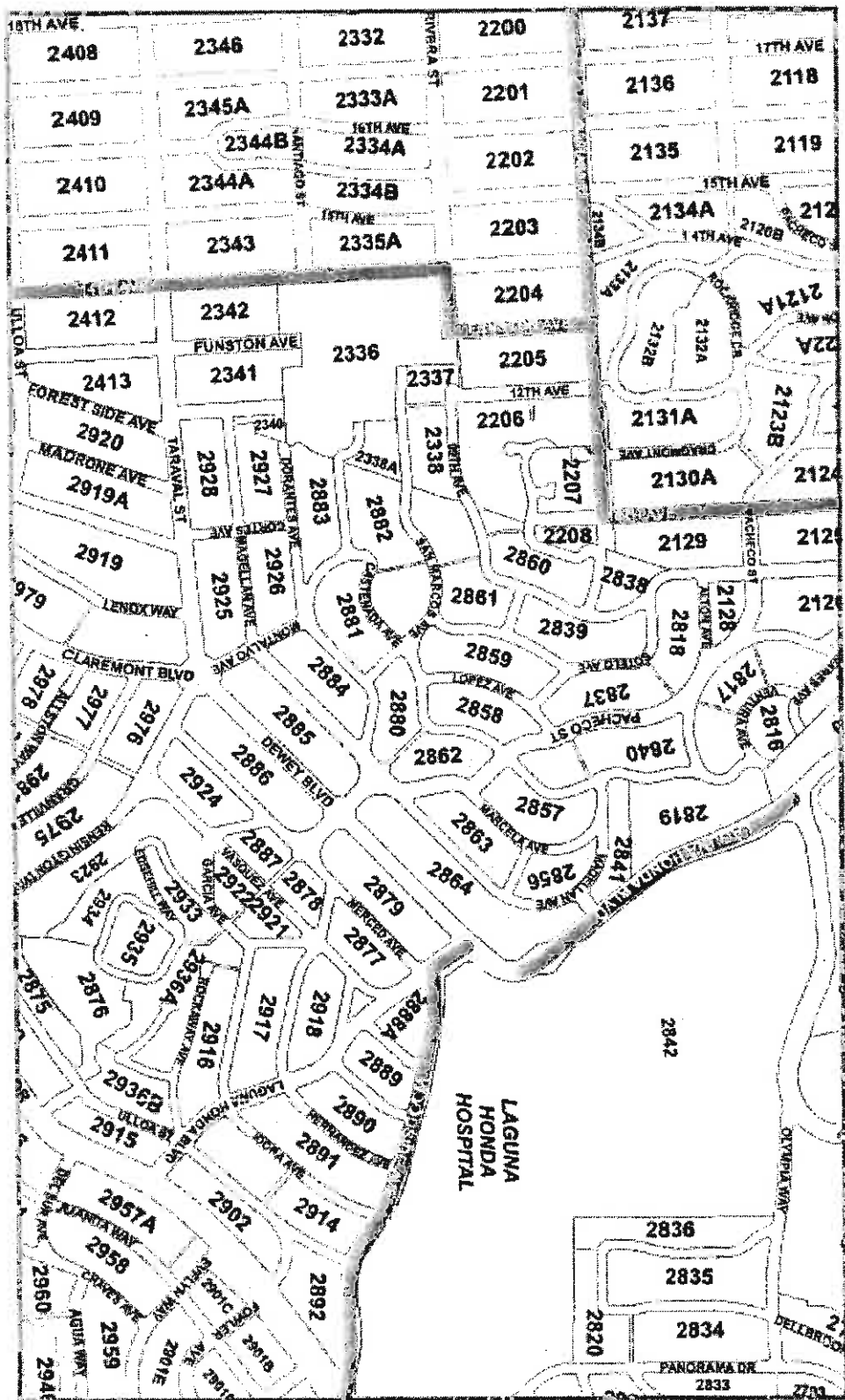
lots 95 & 96 into lots 9A & 97 for 1998 red

PACIFIC TERRACE NO.1
FOREST HILL HEIGHTS

REVISED 87
88
89

Revised 1998





City and County of San Francisco



Department of Public Works

Bureau of Street-use and Mapping

Maria Torres, Public Works Coordinator
AT&T California
Construction and Engineering
795 Folsom Street, Room 426
San Francisco, CA 94107-1243

**STATUS OF SURFACE MOUNTED FACILITY
PRE-APPROVAL APPLICATION**

Location: **197 Quintara Street**

Cross Streets: **12th Ave and Cragmont Ave**

Your file or job number: **SF14-330541, 8270173, 3C-R2**

Your application for pre-approval to construct a surface mounted facility at the location above has been reviewed by the Department, under the terms of DPW Order 175,566.

- Your application is approved, as submitted, with no additional requirements. You may apply for an excavation permit.
- Your application is approved, subject to the following **mitigation requirements:**
You may apply for an excavation permit.
- Refer to this number in your Excavation Permit application: **13SMF-0146**
- You may not apply for a permit at this site, your application is **denied** for the following reason(s):

Date: _____

René Lopez
Utility Permit Coordinator

EXHIBIT H
Application Deficiency Checklist

City and County of San Francisco

Department of Public Works



Bureau of Street-use and Mapping

SURFACE-MOUNTED FACILITY APPLICATION
DEFICIENCY NOTICE

Applicant Name: AT&T California Contact Name: Maria Torres Tel. No: 415 644-7054

Proposed Location: 197 Quinlana Street (Group 3C-R2) 13SMF-0146

The application package is deficient for the reasons indicated below and is returned to: _____

On: _____ By: _____ Tel No. _____

1. **Transmittal letter** is missing the following information:
 - a. Identification of proposed location of Surface Mounted Facility (SMF)
 - b. Type of cabinet (include specification if not on file with the Department of Public Works)
 - c. Date of site visit
 - d. Name, address, telephone number, facsimile number and e-mail address for contact person.
 - e. Other:

2. **Detailed Drawing** is missing the following information:
 - a. Street name
 - b. Name of cross streets
 - c. Face of curb (FOC)
 - d. Property lines (PLs)
 - e. Distance from FOC to face of the SMF
 - f. Distance from FOC to PLs
 - g. Distance from FOC to back of the SMF
 - h. Locations of existing above-ground street furniture (utility poles, bus shelters, fire hydrants, garbage receptacles, parking meters, etc) and distance from the proposed location of the SMF.
 - i. Locations of existing underground utility facilities (vaults, manholes, handholds, meters, etc.) and distance from the proposed location of the SMF.
 - j. Distance from nearest cross street to the SMF.
 - k. Other:

3. **Photographs of the SMF** in the proposed location is missing the following:
 - a. Front view of the SMF
 - b. Side view of the SMF
 - c. View of the SMF in relation to the nearest building or other structure
 - d. Other:

4. **Location of SMF is incorrect.** Explain:

EXHIBIT 2



OFFICIAL NOTICE—DO NOT REMOVE DPW Order 175,566

IMPORTANT NOTICE CONCERNING YOUR RIGHTS

SF14-330541-8270173-3C-R2

13SMF-0146

Date: September 23, 2013

Dear San Francisco Resident:

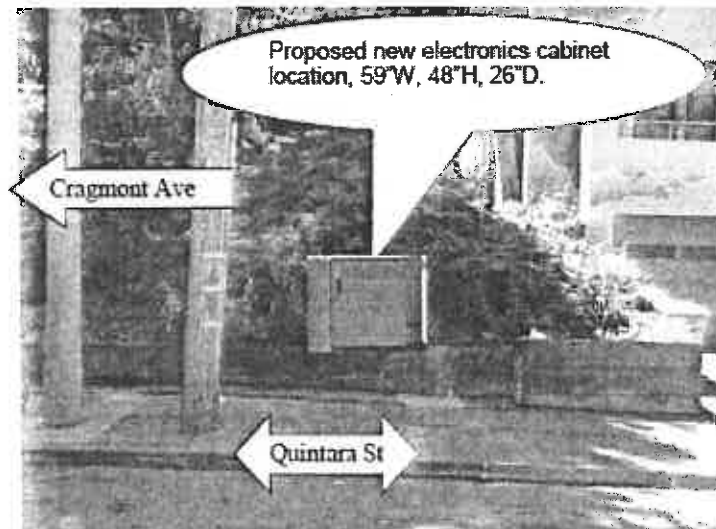
AT&T California is filing an application with the San Francisco Department of Public Works (DPW) for a permit to install an **electronics cabinet with attached electric power panel** at the following proposed location: **Recommended alternate location from community responses - 203 Quintara. Moved from original proposed location 2096 12th St.** A photograph of the Surface Mounted Facilities (SMF) in the proposed location and the specifications for the SMF are shown below.

This cabinet will provide the latest telecommunications technology offering high-speed internet access and advanced digital television and entertainment services, which will be fed by fiber-optic cable to this new neighborhood hub.

Objection to the installation of the SMF at any of the proposed locations must be submitted in writing via e-mail to smf@sfdpw.org, by mail to the **Department of Public Works, Bureau of Street-Use and Mapping, 1155 Market, 3rd Flr, San Francisco, California 94103-1522** or by fax to **(415) 554-6161**. You have 20 days from the date of this notice to send written notice of your objection to DPW. DPW will not consider any objection unless it is made within this 20-day period.

If you submit an objection, DPW may convene a hearing to determine whether the permit for placement of the SMF should be issued. DPW will commence any such hearing within 40 days after the receipt of any objections. You will have the opportunity to express your concerns about the SMF at the hearing should you choose to attend.

The new cabinet is 59 inches wide, 48 inches tall and 26 inches deep.



For more information, please visit: www.att.com/ipnetwork4sf

Last date to file an objection: **October 14, 2013**

4/7/13

BOARD OF APPEALS

APR 07 2014

APPEAL # 14-065

April 4, 2014

San Francisco, April 2014
Board of Appeals
City and County of San Francisco
1650 Mission Street #304
San Francisco, CA 94103

RE: DPW Excavation Permit #14EXC-1497 issued 3/19/2014 for 203/197 Quintara

Dear Board of Appeal Commissioners,

This letter is to ask that you reconsider the permit approved above. I am the owner/resident at 209 Quintara street, approximately 50 ways from the site being considered to house the box.

This permit location is a beautiful street park that my children (4 and 8 years old) spent hours playing. They run up and down about 20 times a day. Having this box in their path is unsafe! If they slip due to the slope of the park, they will hit the permit box. My kids and our neighborhood kids spent hours making this area clean and beautiful. With this box, access will be blocked not only to the kids and neighbors but to volunteers that weed, plant and the crews that service utilities.

Thank you for your time and consideration to this matter.


Christine Chang

APR 07 2014

APPEAL # 14-065

April 1, 2014

San Francisco, April 2014
Board of Appeals City and County of San Francisco
1650 Mission St #304 San Francisco, CA 94103

RE: DPW Excavation Permit # 14EXC-1497 issued 03/19/2014 for 203/197 Quintara

Dear Board of Appeal Commissioners,

I write to urge you to consider the many negative impacts a utility box would have at 203 Quintara, and to request you overturn the utility excavation permit issued for it. As owner and resident at 209 Quintara Street approximately 50 away from the site being considered to house the box, AT&T never notified us of any site walk to select this site. Additionally, the notice we received seriously misrepresented the type of installation AT&T seeks for this site. We were shocked to find out that the actual dimensions of the pad that will house this box will be 6' x 9' and be surrounded by 4 foot walls to protect it! This is a beautiful Street Park that we have spent hundreds of hours caring for with help from Parks Alliance and DPW. I have two daughters and we all access this site via the well established social/worker trail that starts exactly where AT&T wants to put the box. Access will be blocked not only to kids and neighbors, but to volunteers that weed, plant and mulch, and professional crews that service utilities and trim the six old-growth trees present at the site. The East side of the site is too steep for access. If access was forced East, the site would be damaged by erosion. This site wasn't always clean and beautiful and full of habitat enhancing native plants. It used to be the target of dumping and graffiti, but the community was able to rid itself of this blight through the proper maintenance of the grounds. A box at this location will bring with it dumping and graffiti and could help conceal wrongdoers behind the retaining walls. Teenagers take the 6 Parnassus bus up to this very site to skate down the hill. This proposal negates all the hard work by the community and partners to reclaim an open space for the benefit of all. Please consider the language in the San Francisco General Plan seeking to protect open spaces such as undeveloped street rights-of-way. It is the responsibility of DPW to deny permission to place SMFs fronting open spaces, but DPW is improperly using discretion to define an open space, to the detriment of our urban environment. A box at this site will constitute an eyesore and will attract more unsightliness in the form of trash and graffiti, which will directly negatively affect my property value, or any future rental value as well. This is a permanent problem. It will not go away, and The City will end-up paying the costs over the years via 311 service calls.

Finally, more service trucks in this area will add to the convoluted parking and traffic nature of this site. This is a blind spot from both East and West directions on Quintara. We already struggle to cross the street safely without view of incoming cars or the aide of a crosswalk. When AT&T crews come to work here they will have to double-park or take out special parking permits. If AT&T crews double-park, oncoming traffic from the West would have to go around blindly, and pedestrians would have to dodge one more blinding situation. If AT&T crews took out special parking permits, they would make a really bad parking situation worse. Currently dozens of UCSF and other commuters park here and take the 6 Parnassus bus to work. There is never free parking on Quintara during business hours Monday through Friday. A utility box should be placed away from high-traffic, hazardous intersections and placed where it can be more safely serviced. Dear Board Members, I hope you carefully consider all the reasons above and vote to overturn Excavation Permit # 14EXC-1497 for 203/197 Quintara.

Regards,


William Woo

San Francisco, April 2014
Board of Appeals
City and County of San Francisco
1650 Mission St #304
San Francisco, CA 94103

BOARD OF APPEALS

MAY 29 2014

APPEAL # 14-065

RE: Appeal No. 14-065 ; 203 Quintara Street - Excavation Permit 14EXC-1497

Dear Commissioners,

I write to support our neighborhood Association in its appeal to have The Board revoke the referenced permit. A box at this location would have high negative environmental impacts that were never vetted against other locations. Additionally, the public notice was misleading and prevented neighbors from evaluating potential impacts fairly.

I hope you decide to revoke this permit based on the following among other reasons:

1 - Notice significantly misrepresented box installation

The notice posted and mailed by AT&T showed a box sitting on top of the existing wooden retaining wall a couple of feet off the ground. However, according to the drawings submitted to DPW but never shared with the public, AT&T intends to install a 6'2" by 9' concrete pad surrounded by 4 foot retaining walls to house the box.

Furthermore, given the grade at 6' from the sidewalk, and 5' from the driveway the walls will have to be taller to be effective. This is a major departure from the picture on the public notice; a clear misrepresentation of their proposal.

2 - Box will block access to the site and cause undue liability to my family

As abutting property owner to this unimproved street with several mature trees and a treacherous landscape my family already bears the burden on behalf of the overall community to care for the trees on the site as prescribed by City ordinance. An AT&T box at this location will place an undue burden on my family for generations to come as it will make it more expensive and dangerous to care for the trees we are responsible for.

This would be a very large installation in the middle of the de-facto access for the site used by crews we hire to trim trees, PG&E personnel to attend to overhead cables, neighbors to weed and tend to the site, and kids and dogs to ingress and egress the site.

Everyone for the past fifteen years since my family has lived here has accessed the site exactly where AT&T intends to place the box. A box at this location will block

the well-defined entry and force professionals and neighbors who need to tend to the site to the East end which is steeper and dangerous. This will cause potential liability and will accelerate site erosion causing the need for higher retaining walls to protect the sidewalk. This is a significant expense that abutting property owners will be responsible for given that this is an unimproved street.

3 - Box would negatively impact the beautiful natural character of the site

When I first moved into 201 Quintara, this unimproved portion of Cragmont was overgrown with noxious weeds that spilled onto the sidewalk and dangerous tree limbs that threatened pedestrians. It was also a magnet for dumping and graffiti. In the past few years we and other neighbors have conducted clean-ups and planting days, and have transformed the site into an enjoyable landscape. We have put hundreds of hours into the beautification of this area, and intend to continue to do so to maximize the site's potential benefits to people and the environment. As a neighborhood we have transformed this once neglected land into an asset of beauty for the neighbors and our City. A utility box and large housing installation fronting the site not only blocks access, but constitutes an eyesore and clashes completely with the natural character of this very visible, beautiful site by the 6 Parnassus trolley bus stop. Furthermore, once again, it will become an invitation for dumping and graffiti.

4 - Box will be in plain view from my living room windows, and feet away from my balcony.

This will negatively impact our daily enjoyment of our view, and the value of my family home. The box will be just feet away from my front balcony and living room windows! Paired with the burden this would pose on us by interfering with our ability to care for the trees affordably, this is an undue burden one single family should not have to bear.

For all the reasons listed above, and those separately presented by Golden Gate Heights Neighborhood Association in its Appeal, I respectfully request that you revoke the utility excavation permit for 203 Quintara.

Regards,


Thomas McGivern

Velez, Xiomara (PAB)

From: Oleg Marutyan <oleg.marutyan@gmail.com>
Sent: Thursday, May 29, 2014 2:14 PM
To: San Francisco Board of Appeals

BOARD OF APPEALS

MAY 29 2014

14-065

Dear Board

I have some concerns re: installation of NO. 14-065 and refuse it near my house that is located on 2100 12th Ave/Quintara

Thank you very much for your time to read this letter.

Bella Mkrtycheva, owner of the above mentioned house.

NEW

SUBMITTALS

1 Foster C. Johnson (SBN 289055)
2 foster.johnson@mayerbrown.com
3 MAYER BROWN LLP
4 Two Palo Alto Square, Suite 300
5 3000 El Camino Real
6 Palo Alto, CA 94306-2112
7 Telephone: (650) 331-2000
8 Facsimile: (650) 331-2060

9 Attorney for Appellant PACIFIC BELL
10 TELEPHONE COMPANY d/b/a AT&T
11 CALIFORNIA

12 **BEFORE THE SAN FRANCISCO BOARD OF APPEALS**

13 Golden Gate Heights Neighborhood
14 Association,

15 Appellant,

16 v.

17 San Francisco Department of Public Works,

18 Respondent.

19 Appeal No. 14-065

20 **ADDITIONAL INFORMATION**
21 **REGARDING 2096 12TH AVENUE**
22 **REQUESTED BY THE BOARD OF**
23 **APPEAL IN CONNECTION WITH 203**
24 **QUINTARA PERMIT APPEAL**

25 Hearing Date: July 2, 2014
26 Time: 5:00 p.m.
27 Room: City Hall, Rm. 416

BOARD OF APPEALS
JUN 26 2014
APPEAL # 14-065

1 1. AT&T was granted an excavation permit for 2096 12th Avenue by the
2 Department of Public Works (“DPW”) on February 12, 2013.

3 2. In March 2013, during a pre-excavation meeting between AT&T and a DPW
4 street inspector at the proposed site at 2096 12th Avenue, it was discovered that a landside had
5 recently occurred at the proposed site. AT&T’s Paul Wolfson, a project manager for construction
6 and engineering, reported that a utility cabinet could not be installed at the location because of
7 the landslide, which had engulfed the entire area with dirt. A true and correct copy of Mr.
8 Wolfson’s March 15, 2013 email regarding this site is attached as **Exhibit A**.

9 3. During the pre-excavation meeting, a second city engineer arrived, and cited the
10 property owner with a Notice to Repair. *See* Exhibit A (documenting the pre-excavation meeting
11 between DPW and AT&T). A true and correct copy of the Citation issued to John Lee, the
12 property owner of 2096 12th Avenue, is attached as **Exhibit B**. The inspector and AT&T “found
13 that erosion was taking place on the hill making the site unstable for building.” A true and
14 correct copy of AT&T’s report to the DPW Hearing Officer documenting that finding is attached
15 as **Exhibit H**. AT&T was also informed that “this hillside was unstable and had been the subject
16 of land and mud slides in the past.” A true and correct copy of an email from AT&T to Marina
17 Moreno documenting that information is attached as **Exhibit G**.

18 4. AT&T subsequently determined that it would be unable to install a utility cabinet
19 at 2096 12th Avenue because of “concern[s] by AT&T that the site is unstable and any
20 disruption to the current condition of the site could pose future landslides.” Attached as **Exhibit**
21 **F** is a true and correct copy of internal AT&T correspondence documenting AT&T’s
22 determination that 2096 12th Avenue was unsuitable.

23 5. On April 12, 2013, AT&T informed Mr. Lee that AT&T would no longer be able
24 to install a utility cabinet near 2096 12th Avenue because “[t]he circumstances have clearly
25 changed since we last communicated due to the ‘landslide.’ We’re not able to place our facilities
26 in a location that’s unsafe.” Attached as **Exhibit D** is a true and correct copy of email
27 correspondence between AT&T and John Lee.

28 6. On May 21, 2013, Lynn Fong of DPW wrote AT&T regarding 2096 12th Avenue.

1 Ms. Fong informed AT&T that “[f]irst of all, the hillside is unaccepted public right of way. This
2 means that property owners who abut the ‘paper street’ are responsible for the hillside and any
3 subsequent landslide issues caused by the hillside. ... Based on the ... NTR sent to Mr. Lee,
4 DPW will not be repairing the sidewalk in order to accommodate Mr. Lee’s request to place the
5 SMF at this location.” Ms. Fong’s email attached email correspondence between Mr. Lee and
6 DPW in which Mr. Lee acknowledged “‘landslide’ danger” in the vicinity of 2096 12th Avenue
7 despite previous mitigation efforts by DPW on the hillside in question. Attached as **Exhibit C** is
8 a true and correct copy of Ms. Fong’s email to AT&T.

9 7. Mr. Lee also acknowledged in correspondence to AT&T that “a boulder fell off
10 the cliff last December the bolder is still on the street and walkway sidewalk is blocked now.”
11 Attached as **Exhibit D** is a true and correct copy of correspondence between Mr. Lee and AT&T.

12 8. On May 23, 2013, AT&T conducted a new box walk with community members to
13 identify alternative sites. John Lee, Jocelyn Carter, and Douglas Chuck represented the
14 community members. During the box walk, an alternative location was identified in front of the
15 empty hillside at 203 Quintara. Attached as **Exhibit E** is a true and correct copy of AT&T’s
16 contemporaneous notes from the box walk.

17 9. Attached as **Exhibit I** is a true and correct copy of the Excavation Permit for 2096
18 12th Avenue issued on February 12, 2013.

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EXHIBIT A

From: WOLFSON, PAUL J [pw2842@att.com]
Sent: Monday, March 18, 2013 9:19 AM
To: SCHUSSEL, LINDA L; TORRES, MARIA S
Subject: FW: 8270173 - 46 labor unable to work location

Follow Up Flag: Follow up
Flag Status: Flagged

fyi

Paul Wolfson
Project Manager - 46 labor VRAD S.F
Outsourcing Specialist
North Bay Construction & Engineering
Pleasanton, Ca 94566
PCS - 925-548-4937
Office - 925-426-3221

From: WOLFSON, PAUL J
Sent: Friday, March 15, 2013 9:11 AM
To: JENSEN, AUDREY J; MITCHELL, MICHAEL W; WOOLWORTH, BARBARA J
Cc: GONZAGA, SCOTT L
Subject: 8270173 - 46 labor unable to work location

Team, Just wanted you all to know that job number 8270173 at 2096 12th street is unable to be built at this time. Location where the VRAD needs to be placed has had a landslide occur. Dirt has slid down the hill and has covered the entire work area. If vrad were to be placed it would 15 feet in the air above the street. While we were having out pre-construction meeting at this location a second city inspector showed up and sent the homeowner at this location a certified city notification that issue is to be resolved by them. I have no other information about that document. 46 labor is 100% on hold at this location until city has reconciled the landslide issue.

Paul Wolfson
Project Manager - 46 labor VRAD S.F
Outsourcing Specialist
North Bay Construction & Engineering
Pleasanton, Ca 94566
PCS - 925-548-4937
Office - 925-426-3221

EXHIBIT B

NOTICE TO REPAIR SIDEWALK WITHIN 30 DAYS

No: **986321**

NOTICE TO REPAIR, RECONSTRUCT, IMPROVE SIDEWALKS WITHIN 30 DAYS

City and County of San Francisco
Department of Public Works, Bureau of Street-Use and Mapping
1155 Market St, 3rd floor, San Francisco, CA 94103
Tel. (415) 554-5810; FAX (415) 554-5843

First Notice : 03/12/2013

To: LEE JOHN J B
2094 12TH AVE
SAN FRANCISCO CA

94116

Block: 2131A

Lot: 049

YOU ARE HEREBY NOTIFIED and required to repair, reconstruct, or improve forthwith that portion of the sidewalk fronting (ADDRESS.LOCATION):
2094 12TH AVE

of which you are the owner, agent, tenant or occupant. And you are further notified that the manner of doing such work, and the materials that shall be used in said repair, reconstruction, or improvement must be in accordance with the *Standard Specifications of the Department of Public Works, Bureau of Engineering, of the City and County of San Francisco, for said kind of work and improvement required to be done thereat as shown below

YOU ARE FURTHER NOTIFIED that unless said repair, reconstruction, or improvement to be commenced within 30 DAYS AFTER THE SERVICE OF THE NOTICE and diligently and without interruption prosecuted to completion, the Director of Public Works, in accordance with Section 706 to 706.8 of the San Francisco Public Works Code, is entitled to cause such repair to be made, and all costs shall be a lien on such property

**Please call your Inspector for assistance
or upon completion of work.**

Inspector: Michael Pinkston
Telephone: (415) 554-5816
Email: Michael.Pinkston@sfdpw.org

THE CONDITIONS IDENTIFIED BELOW MUST BE REPAIRED:

DEFECT:

Other--See 'Remarks' Obstructions

**Remarks: Please clean up all falling rocks/dirt/and soil from hill/landslide onto sidewalk below
ASAP per city standard.**

Approximate Square footage of Sidewalk repairs Required: 0

Approximate Linear Footage of Curb Repairs Required : 0

The inspector serving this notice is available at the above telephone number on weekdays, between 8-9 AM - 4-5 PM

(1) Section(s) with minor defect(s) may be patched, filled or ground, and is subject to be accepted by the Inspector upon reinspection. If City is required to make repairs, the defective section(s) will be replaced.

*See back of Notice for excerpts from the Standard Specifications of the Department of Public Works for sidewalk repairs and important permit information.

**See back of Notice for information on sub-sidewalk basements and related sub structures

***Street trees are protected by City ordinance, and violations are subject to fines. For tree-related matters, or to obtain a Landscape permit, please visit www.sfdpw.org, and click on 'Trees' under 'Services A-Z', or call the Bureau of Urban Forestry at 415.641-2674, weekdays, 8:00 AM to 4:00 PM.

(rev. 01/21/11)

**EXCERPTS FROM THE STANDARD SPECIFICATIONS
OF THE DEPARTMENT OF PUBLIC WORKS (7-86)**

- 204.01 GENERAL: Concrete sidewalk shall be 3-1/2 inches thick; Class 5.5-2500-3/4, with 1/2-1/4 lb.D 209 lampblack added per cubic yard.
- 204.02 SUBGRADE: Subgrade for sidewalk shall be thoroughly tamped, or if sand, shall be compacted with water.
- 204.03 FORMS: Side Strips used as forms shall be rigidly braced, and at least 3-1/2 inches in depth.
- 204.04 SLOPE: The finished surface of the walk shall rise 1/5 inch per foot from curb grade to property line.
- 204.05 CONSTRUCTION: Immediately before placing concrete, the forms and subgrade shall be thoroughly wetted. Immediately after the concrete has been placed, it shall be thoroughly tamped so that the mortar will be flush to the top, and the surface shall then be struck off with a straight edge.
- 204.06 FINISHING: When the concrete has sufficiently set, it shall be floated to a true and uniform surface with a steel trowel, after which the smooth surface shall be brushed transversely across the sidewalk with a bristle brush to produce a uniform, nonskid texture. On grades over 10 percent, a rougher surface will be required. The surface shall be marked, with an 1/8-inch radius edging or scoring tool, into square or rectangular sections between 2.5 feet to 4 feet per side. These markings shall be made at every construction and weakened plane joint, and the intervening space shall be marked off equally.
- 204.07 JOINTS: Transverse joints in sidewalk shall extend across the entire width of the walk at right angles to the curb line. They shall be provided across sidewalks at lot lines, and additionally approximately 30 feet apart. Except for the lot line requirement, joints shall be located opposite a construction joint in concrete curbs. Each joint shall consist of either a weakened plane joint properly formed by the use of a concrete saw, use of a 2-inch x 2-inch x 1/4-inch steel tee, or by constructing a keyed construction or "cold" joint. No joint filler shall be installed in the above cases, nor at the juncture of the sidewalk with the curb.

WRITTEN PERMISSION IS REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS TO DEVIATE FROM THE PUBLIC WORKS CODE. A complete copy of the Standard Specifications for sidewalks may be obtained at the Bureau of Street-Use and Mapping, 1155 Market St, 3rd floor, San Francisco, CA 94103

*** IMPORTANT INFORMATION REGARDING PERMITS AND SIDEWALK ABATEMENT**

When specified, a Sidewalk Repair / Street Space Permit / Street Improvement Permit must be obtained before sidewalk repairs may proceed. A Sidewalk Repair Permit is required when indicated repairs equal or total more than ten square feet of sidewalk, and construction does not impact the path of pedestrian or vehicular travel or parking. When indicated repairs will affect the path of travel, a Street Space Permit will also be required; both sidewalk repair and street space permits may be obtained concurrently. For information, contact the Permit Section of the Bureau of Street-Use and Mapping, 1155 Market St, 3rd floor, San Francisco, CA 94103, Tel. (415) 554-5810. In cases where the sidewalk slope or grade must be changed, a new sidewalk must be installed or an existing sidewalk reconstructed, or when curb and / or roadway work by the property owner is required, or when a subsidewalk must be repaired or replaced (along with applicable building permits, see below), a Street Improvement/Street Space Permit will be required in lieu of a sidewalk repair permit. For information regarding Street Improvement Permit requirements, contact the DPW-BSM Permit Section, 1155 Market St, 3rd floor, S. F., CA 94103, telephone (415) 554-5810. All permit applications, whether made in person or by mail, must be accompanied with a copy of this Notice. In all cases, a safe and clear, unobstructed and accessible path-of-travel must be maintained at all times during construction.

Obtaining permits for sidewalk repairs or for other purposes does not release the property owner from the obligation of completing the ordered work by this notice in the time specified. If additional time beyond the expiration of this notice is required to complete the ordered work, the property owner is responsible for contacting the inspector issuing this notice. Failure to do so may result in the ordered work being performed by the City at the property owner's expense.

Once the City-authorized contractor arrives at the location indicated on this notice, the work will be prosecuted to completion. The property owner will be billed for all costs associated with construction, processing, and verification, including any costs incurred through interference or delay.

**** IMPORTANT INFORMATION REGARDING SUBSIDEWALK BASEMENTS**

For sidewalks constructed over a subsidewalk basement or other sub structure, the City of San Francisco makes no representations that issuance of a Street Improvement / Street Space and Minor Encroachment permits will or will not directly or indirectly affect such a sub structure. Obtaining the aforementioned permits does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such sub structure spaces comply with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, or other Municipal Codes. In addition, obtaining the aforementioned permits does not limit the liability of the property owner or his or her agent if the actions of a third party engaged in work pursuant to this permit results in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk.

The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently verify the structural integrity of subsidewalk spaces and determine whether such space should be reconstructed, improved or modified. The Department of Building Inspection can be reached at (415) 558-6088; the DPW-BSM Permits Section can be reached at (415) 554-5810. Permit applications are reviewed and approved at 1660 Mission Street, 5th floor.



Department of Public Works
Bureau of Street-Use and Mapping
1155 Market St, 3rd Floor
San Francisco, CA 94103

03/12/13

CONSTRUCTION, REPAIR, AND REPLACEMENT OF SIDEWALKS

Dear Property Owner:

This is to inform you of your responsibility for the repair and maintenance of the sidewalk fronting your property.

Under the provisions of Article 15, Section 706 of the Public Works Code, it is the responsibility of property owners to maintain the sidewalk in front of and/or surrounding their property, including driveways and sidewalk structures, and to repair any defects which may cause injury to persons or damage to property. In the event of such occurrences, property owners are liable for any claims that may arise.

Our recent inspection of your sidewalk reveals that there are defects or conditions requiring correction at this time. We have marked your sidewalk and are notifying you to take immediate action to repair the defects. The enclosed notice indicates the types of defects to be corrected. All work shall be performed in accordance to City specifications, and the finished work must be defect-free.

As the responsible property owner, we urge you to make timely arrangements to review your sidewalk and have the work done by a qualified private contractor of your choice. In accordance to Section 706.2 of the San Francisco Public Works Code, repairs must commence within thirty (30) calendar days from the date of the Notice, and be completed in a timely matter. Failure to comply will entitle the City to have the work done and bill you for the repairs, including verification costs and filing fees. If the bill is not paid, a lien for the above amount, along with a 10% administrative fee, may be placed against your property.

Please be advised that before work can commence, you or your contractor must obtain the appropriate permit(s) as indicated on the attached Notice. Please contact the permitting agency listed on the Notice for additional information and requirements. All permit applications, whether made in person or by mail, must be accompanied with a copy of the Notice.

It is our intention to work together with property owners to keep the City's sidewalks safe and accessible, and we appreciate your cooperation in this matter. If I can be of further assistance, please contact me at telephone number (415)554-5816

Sincerely,

Michael Pinkston
Bureau of Street-Use and Mapping
Department of Public Works

Attachment(s)

EXHIBIT C

From: Fong, Lynn [mailto:Lynn.Fong@sfdpw.org]

Sent: Tuesday, May 21, 2013 8:27 PM

To: TORRES, MARIA S

Cc: VRIHEAS, THEADORA K; SOUSA, LINDA L; Luis Cuadra; Kwong, John; Elsner, Nick; Wong, Clifton P; Lynch, Nancy; Sanguinetti, Jerry

Subject: FW: 12th ave. and quintara

Hello Maria,

I have finally had a moment to research this item. I have taken out Mr. John Lee from the email so that we can first discuss this with ATT.

First of all, the hillside is unaccepted public right of way. This means that the property owners who abut the "paper" street are responsible for the hillside and any subsequent landslide issues caused by the hillside. You can find this information in the Public Works Code (PWC) Article 9, Section 400:

"The owners of lots or portions of lots immediately adjacent to any portion of the roadway of any unpaved street, avenue, lane, alley, court or place, or any portion of any sidewalk thereof, in the City and County of San Francisco, none of which has been accepted by the Supervisors as by law or as in the Charter of said City and County provided, to maintain said roadways or sidewalks adjacent to their property free and clear of rubbish or debris."

In this case, John Lee, who is one of the adjacent property owners, is responsible for the hillside up to the section which would be considered the centerline of the street, including the adjacent sidewalk that Mr. Lee is asking you to reach out to DPW to address: "...Community gets a sidewalk and AT&T gets its cabinet".

Mr. Lee has knowledge of his responsibilities which are outlined in a Notice to Repair (NTR) dated 3/12/13 that DPW Inspection Division sent to Mr. Lee (See attached NTR).

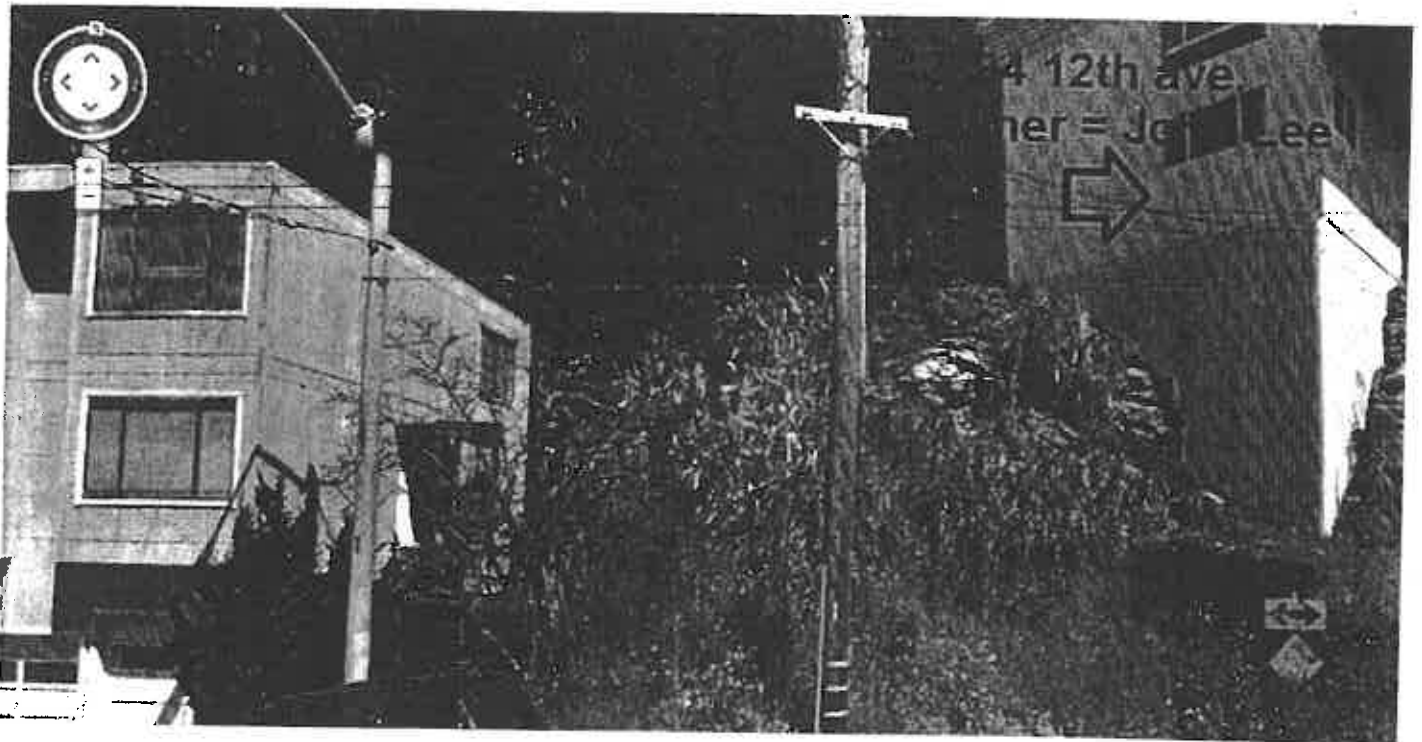
Subsequent to the NTR sent to Mr. Lee, On 4/12/13, Mr. Lee corresponds with ATT, requesting you contact DPW to involve them in fixing a sidewalk that he knows is his responsibility to repair.

Based on the two email correspondence between Mr. Lee and ATT, as well as the NTR issued to Mr. Lee, DPW will not be repairing the sidewalk in order to accommodate Mr. Lee's request to place the SMF at this location.

Listed below are comments that Mr. Lee made on April 12, 2013, AFTER Mr. Lee received a notice to repair the sidewalk and hillside as well as DPW's responsive comments:

1. I would agree that DPW should be involved. They have ignored that dirt patch on 12th/quintara for at least 20+ years. DPW has not ignored the landslide. DPW has issued NTR to Mr. Lee on 3/12/13 that requires Mr. Lee to fix the sidewalk fronting 2094 12th

2. If there is a "landslide" danger, the public needs to know and DPW needs to address it. See DPW's comments in 1 above
3. Yes .. please initiate another box walk with DPW. Nothing has changed since the last walk. In fact, DPW had reinforced the hillside just a few months ago. Any work that DPW might have done in the past was to mitigate any imminent issues caused by the hillside but does not absolve the property owner from his obligations.
4. If the dirt section is not doable, the sidewalk section may be an option (where DPW completed it work). See DPW's comments in 1 above
5. I will initiate a dialog with our new supervisor to solicit his help for DPW support. If DPW needs to fix a landslide issue ... then this is the time.
6. Thanks for clarification .. did not think that box would/could be installed up the hillside.
7. If you schedule the DPW walk, let me know when.. and a few members of the community will attend.



Lynn S.N. Fong
Department of Public Works
Bureau of Street Use and Mapping
1155 Market Street, 3rd Floor
SF, CA 94103
phone: (415) 554-4860
email: Lynn.Fong@sfdpw.org

EXHIBIT D

From: John Lee [mailto:smartlee@pacbell.net]
Sent: Tuesday, April 30, 2013 4:14 PM
To: VRIHEAS, THEADORA K
Cc: SCHUSSEL, LINDA L; TORRES, MARIA S; Luis Cuadra <LCuadra@bergdavis.com>
Subject: Re: Meeting request: 2096 12th Avenue

Tedi,

Great ... thanks for the invite... i can be available any Monday thru Thursday after 8:15 am Before 5:15 pm ...

Depending upon the scheduled date/time, I can round up a few extra neighbors to show up too.

Just to confirm 2096 12th ave is the corner of Quintara/12th ave.... Right? (Cuz every body will get lost if they go to the 2000 block of 12th ave since its at the top of the mountain)

Regards,

John

Sent from my iPad

On Apr 30, 2013, at 1:30 PM, "VRIHEAS, THEADORA K" <tv8342@att.com> wrote:

Hi John,

We are in the process of setting up a meeting with AT&T (external affairs, engineering, labor, public works coordinator), DPW city inspector and DPW permit representative to conduct a meeting/site walk at the 2096 12th Avenue.

We would like to include you in this meeting. If you would like to be included in this field visit, can you please provide me with some dates and times in the next 21 days that would work for you?

We'd like to work around your schedule if possible.

Thanks,

Tedi

From: John Lee [mailto:smartlee@pacbell.net]
Sent: Thursday, April 18, 2013 11:56 AM
To: VRIHEAS, THEADORA K; Luis Cuadra <LCuadra@bergdavis.com>
Cc: SOUSA, LINDA L; TORRES, MARIA S
Subject: Re: 2096 12th Avenue

Tedi/Luis,

Can I get the requirements for the uverse cabinet placement? I'll walk around again and look for locations before the scheduled box walk. I seem to remember that the new cabinet has to be close to the existing att cabinet but don't remember the distance (eg: within 1000 yards of existing cabinet ?) Also, I believe the new cabinet would be equal in size to the existing att cabinet?

fyi ... I've been playing phone tag with Supervisor Yee's office ... but the idea is to get his support on possibly getting DPW to make the 12th/Quintara site suitable for all (eg: fix the dirt and create a sidewalk)

thx,
John

From: "VRIHEAS, THEADORA K" <tv8342@att.com>
To: John Lee <smartlee@pacbell.net>
Cc: "SOUSA, LINDA L" <ls4524@att.com>; "TORRES, MARIA S" <mt1276@att.com>; "Luis Cuadra (LCuadra@bergdavis.com)" <LCuadra@bergdavis.com>
Sent: Friday, April 12, 2013 12:51 PM
Subject: RE: 2096 12th Avenue

John,
There is been no decision made at this location, we are basically back at square 1 given the site in no longer viable. This is why I have reached out to you.

Luis,
Please move forward and schedule a box walk for this location, please include DPW and let John know when it is so that he can communicate with neighbors.

Thanks for your ongoing help with this John, we truly appreciate your assistance.
Tedi

From: John Lee [mailto:smartlee@pacbell.net]
Sent: Friday, April 12, 2013 12:32 PM
To: VRIHEAS, THEADORA K
Cc: SOUSA, LINDA L; TORRES, MARIA S; Luis Cuadra (LCuadra@bergdavis.com)
Subject: Re: 2096 12th Avenue

Tedi,

Thanks for the reply.

Has a decision been made on a new location?

1. I would agree that DPW should be involved. They have ignored that dirt patch on 12th/quintara for at least 20+ years.
2. If there is a "landslide" danger, the public needs to know and DPW needs to address it.
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7. If you schedule the DPW walk, let me know when.. and a few members of the community will attend.

Thank you for reaching out for input.

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Sent from my iPhone

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Sent: Thursday, April 11, 2013 4:27 PM
To: VRIHEAS, THEADORA K
Cc: SOUSA, LINDA L; TORRES, MARIA S
Subject: Re: 2096 12th Avenue

Pictures of needed sidewalk ... West and south view

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<image001.jpg>

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Hello Tedi,

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I still support AT&T uverse efforts ... however .. your email is making me rethink my support.

My comments to this email ...

1. You will find organized resistance if you attempt to return to the original site (on Funston). The existing AT&T box in the neighborhood (12th/Q) is always tagged with graffiti ... something that will make promote resistance.

2. Your engineers seems to want what is easiest for AT&T ... and not what makes sense for the community.

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7. as a third option, I would have the engineers look further west at Cragmont .. in front of empty lot (that may be city owed lot?)

I hope you can get the engineers to reconsider.

Regards,

John Lee

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On Apr 9, 2013, at 12:18 PM, "VRIHEAS, THEADORA K" <tv8342@att.com> wrote:

Hi John,

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Tedi

From: John Lee [<mailto:smartlee@pacbell.net>]
Sent: Tuesday, November 01, 2011 3:53 PM
To: VRIHEAS, THEADORA K
Cc: SOUSA, LINDA L; TORRES, MARIA S
Subject: Re: 3C 2096 12th Avenue 2 New Protests

Tedi,

Thanks for update ...

Not wanting the service doesn't seem like a valid protest reason.

Saying the cabinets will be an eyesore at that location is stupid .. because the proposed location would actually create a walking sidewalk area .. an improvement over the dirt sidewalk. (would be great if dpw clear a proper sidewalk .. a boulder fell off the cliff last december and the bolder is still on the street and walkway sidewalk is blocked now).

I do own a rental house on 2183 12th ave .. so if you need someone from 12th ave to speak in favor of the proposed location .. let me know and I'll be glad to send out a favorable email.

good luck,
John

From: "VRIHEAS, THEADORA K" <tv8342@att.com>
To: John Lee <smartlee@pacbell.net>
Cc: "SOUSA, LINDA L" <ls4524@att.com>; "TORRES, MARIA S" <mt1276@att.com>
Sent: Tuesday, November 1, 2011 3:38 PM
Subject: FW: 3C 2096 12th Avenue 2 New Protests

Hi Mr. Lee,
Wanted to let you know that these 2 protests were filed on the new proposed site.
Tedi

These are the two new protests at 2096 12 Avenue.

Lynn Sousa

Hi,

I am filing an objection to the electronics cabinet that you are planning to place at 2096 12th Avenue. AT&T offers extremely poor service so we will NEVER be utilizing their services (in addition we do not own a TV so will NEVER require entertainment / TV services). In the past I had an extremely unsatisfactory experience with AT&T internet. This will be an eyesore in our street, please place it elsewhere far from 12th Avenue.

Thanks,
Fereshteh Samsami
2107 12th Avenue
Hi,

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Thanks,
Jad Chamcham

2107 12th Avenue

EXHIBIT E

From: Julian Chang [julianclchang@gmail.com]
Sent: Tuesday, June 04, 2013 11:16 AM
To: MITCHELL, CAROL B; BLAKEMAN, MARC D; tedi vriheas; GONZAGA, SCOTT L; OWYOUNG, GREGORY A; TORRES, MARIA S; SCHUSSEL, LINDA L; LUCQ, PAUL G; NEIL, DANA P; Boe Hayward; WOOLWORTH, BARBARA J; JENSEN, AUDREY J; Luis Cuadra; Angela D'Anna"
Subject: 3C-R1 3C-R2 Box Walk Quintara and Cragmont Avenue Julian's notes

On May 23, 2013 Lynn Sousa, Maria Torres, Tedi Vriheas, Luis Cuadra, Paul Wolfson, Ron Rinna, and Julian Chang representing AT&T met with community neighbors to discuss the possible placement of VRAD Box 3C-R1 at 12th Avenue and Quintara Street.

John Lee = smartlee@pacbell.net
Jocelyn Carter = smartlee@pacbell.net
Douglas Chuck = dchuck001@aol.com

represented the community neighbors.

Mr. Chuck, Mr. Lee and Ms. Carter proposed a couple of alternate locations for the location of the VRAD. After the technical considerations and municipal limits concerning Surface Mounted Facilities were explained to the neighbors, they suggested placing the VRAD into the empty hillside at 203 Quintara, within the public right of way of the paper street of Cragmont Avenue.

AT&T Construction & Engineering agreed that subject to check, this would be a good location for the VRAD. If the checks of utilities etc. validated the new location as acceptable, then AT&T will ask DPW for permission to post notice to the neighbors of the new location of the VRAD to be 203 Quintara Street.

The neighbors were happy with AT&T's cooperation and the meeting ended amiably.

--
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EXHIBIT F

From: TORRES, MARIA S [<mailto:mt1276@att.com>]
Sent: Wednesday, May 15, 2013 11:38 AM
To: Fong, Lynn
Cc: SOUSA, LINDA L; Lynch, Nancy; Wong, Clifton P; Kwong, John
Subject: RE: 12th ave. and quintara

Lynn,

Attached is correspondence between, John Lee and Tedi Vriheas regarding the circumstances surrounding this site.

Basically, John Lee asked AT&T if the VRAD could be relocated from our original proposed location from 2101 Funston (which got protested) to 2096 12th Ave. When our Contract Administrator was at a pre-construction meeting at the site a second city inspector showed up and sent the homeowner at this location a certified city notice that issue is to be resolved by homeowner. There is a concern by AT&T that the site is unstable and any disruption to the current condition of the site could pose future landslides.

The meeting on the 23rd is to have all parties present to discuss the site and determine whether it is still viable from a structural engineering perspective or not.

Maria Torres

Manager - OSP PIng & Eng Design

AT&T California
795 Folsom Street, Room 426
San Francisco CA 94107-1243

Office: 415.644.7054
Fax: 415.957.5973
e-mail: mt1276@att.com

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From: Fong, Lynn [<mailto:Lynn.Fong@sfdpw.org>]
Sent: Wednesday, May 15, 2013 11:18 AM
To: TORRES, MARIA S
Cc: SOUSA, LINDA L; Lynch, Nancy; Wong, Clifton P; Kwong, John
Subject: 12th ave. and quintara

Hi Maria,

In order to assess this situation with our Inspection team, can you please reiterate what you had mentioned about this site at our meeting.

Let us know what the issue is with this site, who is requesting the meeting and what you are asking DPW to do.

Thanks so much.

-----Original Appointment-----

From: mt1276@att.com **On Behalf Of** Luis Cuadra
Sent: Tuesday, May 14, 2013 2:08 PM
To: Luis Cuadra; Fong, Lynn; Dagdagan, Melissa; Urban, Arianna
Subject: FW: 2096 12th Avenue Site Walk
When: Thursday, May 23, 2013 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where: 12th Avenue and Quintara

Good morning Lynn. We have been asked to invite members of DPW at this community box meeting to determine if the location selected is still a viable option or not. We will be inviting the City inspector who had some concerns at the pre-construction meeting for this site as well.

We can discuss further at our monthly meeting tomorrow.

Maria

-----Original Appointment-----

From: Luis Cuadra [<mailto:LCuadra@bergdavis.com>]
Sent: Tuesday, May 14, 2013 1:39 PM
To: Luis Cuadra; BLAKEMAN, MARC D; VRIHEAS, THEADORA K; julianclchang@gmail.com; TORRES, MARIA S; SOUSA, LINDA L
Subject: 2096 12th Avenue Site Walk
When: Thursday, May 23, 2013 10:00 AM-11:00 AM (UTC-08:00) Pacific Time (US & Canada).
Where: 12th Avenue and Quintara

Maria will arrange for labor and DPW representatives to attend the meeting.

Lynn S.N. Fong
Department of Public Works
Bureau of Street Use and Mapping
1155 Market Street, 3rd Floor
SF, CA 94103
phone: (415) 554-4860
email: Lynn.Fong@sfdpw.org

From: John Lee [<mailto:smartlee@pacbell.net>]
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To: VRIHEAS, THEADORA K
Cc: SOUSA, LINDA L; TORRES, MARIA S; Luis Cuadra <LCuadra@bergdavis.com>
Subject: Re: Meeting request: 2096 12th Avenue

Tedi,

Great ... thanks for the invite... i can be available any Monday thru Thursday after 8:15 am Before 5:15 pm ...

Depending upon the scheduled date/time, I can round up a few extra neighbors to show up too.

Just to confirm 2096 12th ave is the corner of Quintara/12th ave.... Right? (Cuz every body will get lost if they go to the 2000 block of 12th ave since its at the top of the mountain)

Regards,

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Cc: SOUSA, LINDA L; TORRES, MARIA S

Subject: Re: 2096 12th Avenue

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Can I get the requirements for the uverse cabinet placement? I'll walk around again and look for locations before the scheduled box walk. I seem to remember that the new cabinet has to be close to the existing att cabinet but don't remember the distance (eg: within 1000 yards of existing cabinet ?) Also, I believe the new cabinet would be equal in size to the existing att cabinet?

fyi ... I've been playing phone tag with Supervisor Yee's office ... but the idea is to get his support on possibly getting DPW to make the 12th/Quintara site suitable for all (eg: fix the dirt and create a sidewalk)

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To: John Lee <smartlee@pacbell.net>

Cc: "SOUSA, LINDA L" <ls4524@att.com>; "TORRES, MARIA S" <mt1276@att.com>; "Luis Cuadra (LCuadra@bergdavis.com)" <LCuadra@bergdavis.com>

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Subject: Re: 2096 12th Avenue

Pictures of needed sidewalk ... West and south view

I can initiate supervisor meeting to get things moving if you wish.

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Sent: Tuesday, November 01, 2011 3:53 PM

To: VRIHEAS, THEADORA K

Cc: SOUSA, LINDA L; TORRES, MARIA S

Subject: Re: 3C 2096 12th Avenue 2 New Protests

Tedi,

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Not wanting the service doesn't seem like a valid protest reason.

Saying the cabinets will be an eyesore at that location is stupid .. because the proposed location would actually create a walking sidewalk area .. an improvement over the dirt sidewalk. (would be great if dpw clear a proper sidewalk .. a boulder fell off the cliff last december and the bolder is still on the street and walkway sidewalk is blocked now).

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good luck,

John

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These are the two new protests at 2096 12 Avenue.

Lynn Sousa

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Thanks,
Jad Chamcham
2107 12th Avenue

EXHIBIT G

From: BLAKEMAN, MARC D
Sent: Tuesday, March 04, 2014 1:20 PM
To: Marina Moreno
Cc: 'Olivia Scanlon - District 7'; VRIHEAS, THEADORA K; SOUSA, LINDA L; TORRES, MARIA S; MITCHELL, CAROL B
Subject: RE: Information necessary for alternate cabinet location suggestions (SITE 3C-R2)

Ms. Moreno:

Thank you so much for your patience in awaiting a response to your request. I have pulled our field notes and spoken with our field engineers and community outreach team so that I can give you as a complete response as possible.

As I believe you are aware, AT&T is seeking to place a surface-mounted cabinet within 300 line feet of an existing AT&T cabinet located at the corner of 12th Avenue and Quintara Street. It is important to stress that the location at 203

Quintara is the *third* location AT&T has sought a permit for at this location. Our first attempt to place a permit was for 2101 Funston between street trees, in front of a blank wall. We knew this would be a challenging location because Exhibit B in the DPW Order you reference in your email requires us to maintain a certain distance from street trees and this location would potentially be unacceptable unless we could find a precise location that was away from street trees. This site was ultimately protested by the neighbors and we conducted a site walk with the concerned neighbors and an alternative site was selected at the corner of 12th and Quintara in what is classified as a paper street that would connect 12th Avenue (if not for the steep, rocky terrain).

AT&T was approved for an excavation permit at 12th and Quintara but when the City Inspector came to review our plans, we were informed that this hillside was unstable and had been the subject of land and mud slides in the past. It was determined it was an unsafe location for our equipment and we were resigned to look for a third location. We again met with the concerned neighbors on May 23, 2013 and selected a new location at 203 Quintara in the area classified as a paper street that would be the continuation of Cragmont Avenue if not for the rocky and hilly terrain. This location was vetted by DPW, a public department hearing was held, and AT&T was granted permission to proceed with an excavation permit at this location.

We are certainly open to meet with you to discuss this option, but the reality is that we have essentially exhausted our available options. While we are appreciative of your efforts to clean-up this area, it is important to note that the area where AT&T is placing the cabinet is not identified as open space by the City and County of San Francisco. Rather, it is public right of way under the jurisdiction of the Department of Public Works as a "paper" street. We did also examine placing the cabinet in other locations along the paper street but there is a city sewer main running down the middle of the paper street that requires us to maintain the requisite setback.

Nonetheless, I want to attempt to answer your questions you posed which will help demonstrate that there are no other options available besides the one the city has now approved. Given that there are no viable alternatives that have been identified through our countless site visits, community meetings and engineering field visits and given that this site has been fully vetted through the DPW Surface-Mounted Facilities Order process, AT&T does intend to move forward with the proposed location at 203 Quintara.

- **Street map showing the "cross connection cabinet" and the acceptable 300 ft. radius to show allowable ranges with exactitude.**

Our technical limitations require the new cabinet to be placed within 300 line feet of the existing cabinet at 12th and Quintara. This means 300 feet of cable, not as the "crow flies" so this limits our search area to Quintara. Because of this it is difficult to provide an exact map but I have attached a map that has boxed in the areas in the public right of way within roughly 300 feet that can be considered our "search area" for finding a location for the cabinet

- **The three locations on private property (including City-owned property) that were surveyed in this area to satisfy the requirements of Ordinance No. 175,566 (Section 3 - A - #2 - c), and outcome of contact with such owners.**

AT&T sent notices to private property owners at 99 Cragmont, 2100 12th Avenue and 2102 12th Avenue. One property owner responded to our letter and asked some questions and determined he was not ultimately interested. AT&T did identify city owned property in the paper streets at 12th and Quintara and at Quinatra and Cragmont as well as another parcel of public land that was between 2134 and 2142 12th Avenue that appeared to be used by the city for access to the retaining walls behind the homes. AT&T pursued the city land on the paper streets.

- **Specific locations that were considered before 203 Quintara beyond the above, and reasons why these were considered unsuitable locations. Also, number of oppositions, and if possible the name of those opposing the box.**

As stated above, AT&T considered 2101 Funston Avenue, 2096 12th Avenue (paper street), public land between 2134 and 2142 12th Avenue, all public sidewalk right of way along Quintara, and 12th Avenue. Almost all of the

sidewalk right of way along Quintara, 12th Avenue and Funston was eliminated because the sidewalks are very narrow, there are a multitude of curb cuts for driveways and both new and mature street trees planted along the rights of way. Exhibit B of the DPW Order you referenced in your email have specific requirements about setbacks from trees and curb cuts as well as the amount of sidewalk clearance that must remain after placing a surface-mounted facility. For this reason almost all of the sidewalk right of way was unacceptable and even if there was slight potential some sidewalk space was acceptable, it almost always was in front of a window or door of a residence which is viewed as unacceptable. We registered 15 public protests to our initial site, 3 public protests to our 2nd site and 3 public protests to the site at 203 Quintara. I am not in a position to provide their names, but perhaps DPW can provide them to you.

- If a location was turned down by AT&T rather than by neighbors, reason why location was unsuitable by AT&T's standards.

I believe this has been answered by the statements above.

- Technical dimensions of the box itself and of the actual finished prepared site/open area that would need to be built around it for serviceability. Also, description of materials, colors, noise, or any emissions that would allow us to have a more concrete understanding of the impacts of the installation to discard unsuitable locations.

The cabinets are 59 inches wide, 48 inches tall and 26 inches deep and must have door swing clearance of the same dimensions in order to access the equipment inside the cabinet from the front and both sides. The cabinets are made by Alcatel-Lucent, are a pale green in color and do emit a small noise when the internal cooling fans are running the equivalent to an electric toothbrush. The cabinets are part of our "wired" landline network and do not emit wireless signals.

- Any City or State requirements we need to consider besides those stated in Ordinance 175,566 that we need to be aware for more optimal selection of a location (we already have a copy of this ordinance).

Please note that DPW Order 175,566, also known as the Surface-Mounted Facilities Order is a DPW administrative order and is NOT an ordinance codified into city law. While that Order establishes rules and guidelines for the placement of such facilities in the Public Rights of Way, it is as a certificated telephone corporation under section 7901 of the California Public Utilities Code and as a holder of a state DIVCA franchise that AT&T has the right to place their equipment in the public rights of way.

- Any of AT&T's own additional limitations or guidelines that may not be covered in ordinance above and may limit where AT&T may locate a cabinet.

Again, the DPW Order is an administrative order and not an ordinance and a number of other orders, guidelines or ordinances can come into play. These are usually unique anomalies however.

I welcome further discussion on this subject and am willing to discuss any other options you think may exist that are not covered by this email.

Thanks again for your patience; I hope this answers your questions.

Sincerely,

Marc Blakeman

—
Marc D. Blakeman
Regional Vice President - External Affairs

AT&T California

525 Market Street, Room 1906
San Francisco, CA 94105
P: 415.778.1230
F: 415.543.3766
M: 415.205.7426
mb3878@att.com

att.com

Rethink Possible



From: Marina Moreno [<mailto:marinamorenous@yahoo.com>]
Sent: Sunday, February 09, 2014 10:32 PM
To: BLAKEMAN, MARC D
Subject: Re: Information necessary for alternate cabinet location suggestions

Dear Mr. Blakeman,

When we spoke on 1/31 you indicated you'd need a few days to respond to my request for information above. Would you please provide an update? My guess is that your team already has this information at hand. Thank you.

Regards,

Marina Moreno

On Wednesday, January 29, 2014 2:59 PM, Marina Moreno <marinamorenous@yahoo.com> wrote:
Dear Mr. Blakeman,

My name is Marina Moreno, and we corresponded back in October of 2013 when we first opposed the placement of an AT&T cabinet at 203 Quintara (Order 182090).

At the time, you indicated a face-to-face meeting with AT&T was probably not necessary since we didn't have a specific location to suggest to you as an alternative to 203 Quintara.

After attending Monday's hearing it became obvious to me that the **only** process for AT&T to select a new location for its box once a location has been opposed, is to conduct this face-to-face meeting with those opposing the box. This, unfortunately, was not clear from your email. So regrettably, it seems AT&T has pushed forth to try to get a permit for the 203 location approved. Regardless of the recommendations by hearing officer, that I hope will be in favor of continued cooperation between AT&T and the community, I wanted to contact you directly to appeal to your good civil sense.

As background, and without giving you details, though if you wish I can forward at your request, the community came together in 2009 to apply for a Community Challenge Grant to clean up this open space. Since then we've cleaned up, weeded, and mulched the area, and put in native plants. Our work is not done and we continue to work together to beautify this natural area. A utility box in this space goes against what dozens of neighbors have envisioned for this area. Additionally, this proposed site is a few feet away from a PG&E manhole that floods routinely and requires heavy maintenance with rain. So I am sure there is a way for us to work together to find a better place to locate AT&T's U-Verse cabinet.

! write today specifically to request information that will empower the community to select a good alternative site, and to request a meeting with AT&T where our community can provide new locations that could be more suitable for the AT&T cabinet. We are all very busy citizens, so the following information, would save everyone a lot of time:

- The three locations on private property (including City-owned property) that were surveyed in this area to satisfy the requirements of Ordinance No. 175,566 (Section 3 - A - #2 - c), and outcome of contact with such owners.
- Specific locations that were considered before 203 Quintara beyond the above, and reasons why these were considered unsuitable locations. Also, number of oppositions, and if possible the name of those opposing the box.
- If a location was turned down by AT&T rather than by neighbors, reason why location was unsuitable by AT&T's standards.
- Street map showing the "cross connection cabinet" and the acceptable 300 ft. radius to show allowable ranges with exactitude.
- Technical dimensions of the box itself and of the actual finished prepared site/open area that would need to be built around it for serviceability. Also, description of materials, colors, noise, or any emissions that would allow us to have a more concrete understanding of the impacts of the installation to discard unsuitable locations.
- Any City or State requirements we need to consider besides those stated in Ordinance 175,566 that we need to be aware for more optimal selection of a location (we already have a copy of this ordinance).
- Any of AT&T's own additional limitations or guidelines that may not be covered in ordinance above and may limit where AT&T may locate a cabinet.

Mr. Blakeman, I hope our community can continue to work closely with AT&T to find a suitable location for the U-verse box you intend to have in this area.

I look forward to your response.

Best Regards,

Marina Moreno

EXHIBIT H

DPW ORDER NO: 182090

ADDRESS: 203 Quintara Street

(3C-R2)

15 protests were received on the **original site at 2101 Funston Avenue.**

AT&T worked with the community to find a new location for the cabinet. The new site was at 2096 12th Avenue. The main community member, John Lee took the new site back to his neighbors for approval.

3 protests were received for **the alternate site at 2096 12th Avenue.**

The new alternate site went to hearing.

On 9/7/12 received Director's Decision DPW Order 180473 to apply for an excavation permit at the new alternate location of 2096 12th Avenue.

Permit was granted and AT&T started to build the site. During the inspection phase of the build, the inspector and AT&T met at the site and found erosion was taking place on the hill making the site unstable for building.

AT&T went back to John Lee, to advise him of the situation. Another meeting was held on May 23, 2013 to meet with the community to find another location. After walking the area a new site was identified at 203 Quintara.

AT&T received approval from DPW to post the **second alternate location at 203 Quintara Street.**

The second alternate site at 203 Quintara Street received 3 protests.

AT&T respectfully request the application be approved to place the cabinet at the proposed alternate location of 203 Quintara.

EXHIBIT I



(415) 554-5810
FAX (415) 554-6161
http://www.sfdpw.org

Department of Public Works
Bureau of Street-Use and Mapping
1155 Market St, 3rd Floor
San Francisco, CA 94103

13EXC-0174

Utility Excavation Permit

Address : Multiple Locations

Cost: \$1,215.12

Block: Lot: Zip:

Pursuant to Article 2.4 of the Public Works Code in conjunction to DPW Order 178,940 permission, revocable at the will of the Director of Public Works, to excavate and restore the public right-of-way is granted to Permittee.

Permittee

Name: SBC - Pacific Bell Engineering
Address: 795 Folsom Street, Room 426 San Francisco, CA 94107-1243
Contact: Lynn Sousa Phone: 415 644-7043

Conditions

EmergencyConfirmationNumber

24 Hour / 7 Day Contact: Paul Wolfson Desk 925-426-3221, Cell 925-548-4937

Service Address/Project: 2096 - 12TH AVENUE PROJECT--LSMF MT 8270173
3C-R1 (11SMF-0029)

Start Date: 03/04/2013

Permit expires on: 03/17/2013

Purpose: Telephone

Excavation Reason: Install New Cabinet

Excavation Reason Description: Approved Cabinet Permit(11SMF-0029)

Method: Open Cut: Sawcut

TrackingNumber1: 8270173 R303 4C

TrackingNumber2: 11SMF-0029 SF14-330541

Project Size: 136

Inspection

The undersigned Permittee hereby agrees to comply with all requirements and conditions noted on this permit

Approved Date : 02/12/2013

When drilling/excavating in sidewalk area, entire flag(s) must be replaced.

Applicant/Permittee _____ Date _____

Distribution:
Inside BSM: Utility Inspection

Printed : 2/20/2013 11:11:03 AM Plan Checker Marion Meyer

STREET EXCAVATION REQUIREMENTS:

1. The permittee shall call Underground Service Alert (U.S.A.), telephone number 1-800-227-2600, 48 hours prior to any excavation.
2. All work including sidewalk and pavement cutting and removal, lagging, excavation, backfill, and sidewalk and pavement restoration shall be done by a licensed paving contractor and in accordance with the requirements of the Standard Specifications of the Bureau of Engineering, Department of Public Works, July 1986 Edition and Department of Public Works Order Nos. 176,707, copy attached.
3. Sidewalk and pavement restoration shall include the replacement of traffic lane and crosswalk striping, parking stall markings, and curb painting that might have been obliterated during street excavation. The permittee shall perform their work under on the following options:
 - a. Have the City forces do the striping and painting work at the permittee's expense. The permittee shall make a deposit with the Department of Parking & Traffic for this purpose in an amount estimated by the Municipal Transportation Agency (MTA) 7th Floor 1 South Van Ness Ave telephone 701-4500, and notify the MTA at least 48 hours in advance of the time the work is to be done.
 - b. Perform the work themselves following instructions available at the Department of Parking & Traffic.
4. The permittee shall submit a non-refundable fee to Bureau of Street-Use and Mapping to pay for City Inspection of the backfill and pavement restoration. At least 48 hours in advance, the permittee shall make arrangements with the Street Improvement Section Inspectors, 554-7149, for an inspection schedule.
5. The permittee shall file and maintain an excavation bond in the sum of \$25,000.00 with the Department of Public Works, to guarantee the maintenance of the pavement in the excavation area for a period of 3 years following the completion of the backfill and pavement restoration pursuant to Article 2.4.40 of the Public Works Code.
6. The permittee shall conduct construction operations in accordance with the requirements of Article 11 of the Traffic Code. The permittee shall contact the MTA 7th Floor 1 South Van Ness Ave telephone 701-4500, for specific restrictions before starting work.
7. The permittee shall obtain the required permits, if any, from regulating agencies of the State of California.
8. The permittee shall verify the locations of any City or public service utility company facilities that may be affected by the work authorized by this permit and shall assume all responsibility for any damage to such facilities. The permittee shall make satisfactory arrangements and payments for any necessary temporary relocation of City or public utility company facilities.
9. The permittee shall pay the required fee for sewer installation permit at the Plumbing Inspection Division, Department of Building Inspection, 1660 Mission Street and arrange for inspection of this work, telephone 558-6054.
10. Concrete form work, planting of trees and pouring of sidewalk and/or curb shall not be performed prior to obtaining a permit from Bureau of Urban Forestry (BUF), telephone: 554-6700.
11. Per DPW Order 178,806, the recycling of Cobble Stones and Granit Curb shall follow as:
 - a. Cobblestones shall be clean of dirt prior to transporting. Extreme care shall be taken during the transporting the cobblestones to minimize damage before delivery to City. The cobblestones shall be neatly and securely placed on pallets so they can be moved about safely after the delivery. The Minimum size of cobblestone shall be 4 inches square (16 square inches). The cobblestones shall be delivered, including off loading, to the lower lot at the Cesar Chavez Street Yard located at 2323 Cesar Chavez Street or at alternative location directed by the Department within the City of San Francisco. Contact the Department forty-eight hours (48 hours) prior to delivery. The Department can be reached at (415) 641-2627.
 - b. Granite Curb shall be neatly and securely placed on pallets so they can be moved about safely after delivery. The Contractor shall exercise care in transporting the granite curb to minimize damage. The length limit of recyclable granite curbs shall be no less than four feet. The granite curb shall be delivered, including off loading, to the back lot at the Griffith Pump Station located at 1105 Thomas Street or at an alternative location directed by the Department within the City of San Francisco. Contact Bureau of Street and Sewer Repair (BSSR) at least forty-eight hours (48 hours) prior to delivery. BSSR can be reached at (415) 695-2087.
12. In consideration of this Permit being issued for the work described in the application, Permittee on its behalf and that of any successor or assign, and on behalf of any lessee, promises and agrees to perform all the terms of this Permit and to comply with all applicable laws, ordinances and regulations.
13. Permittee agrees on its behalf and that of any successor or assign to hold harmless, defend, and indemnify the City and County of San Francisco, including, without limitation, each of its commissions, departments, officers, agents and employees (hereinafter collectively referred to as the "City") from and against any and all losses, liabilities, expenses, claims, demands, injuries, damages, fines, penalties, costs or judgments including, without limitation, attorneys' fees and costs (collectively, "claims") of any kind allegedly arising directly or indirectly from (i) any act by, omission by, or negligence of, Permittee or its subcontractors, or the officers, agents, or employees of either, while engaged in the performance of the work authorized by this Permit, or while in or about the property subject to this Permit for any reason connected in any way whatsoever with the performance of the work authorized by this Permit, or allegedly resulting directly or indirectly from the maintenance or installation of any equipment, facilities or structures authorized under this Permit, (ii) any accident or injury to any contractor or subcontractor, or any officer, agent, or employee of either of them, while engaged in the performance of the work authorized by this Permit, or while in or about the property, for any reason connected with the performance of the work authorized by this Permit, or arising from liens or claims for services rendered or labor or materials furnished in or for the performance of the work authorized by this Permit, (iii) injuries or damages to real or personal property, good will, and persons in, upon or in any way allegedly connected with the work authorized by this Permit from any cause or claims arising at any time, and (iv) any release or discharge, or threatened release or discharge, of any hazardous material caused or allowed by Permittee in, under, on or about the property subject to this Permit or into the environment. As used herein, "hazardous material" means any substance, waste or material which, because of its quantity, concentration of physical or chemical characteristics is deemed by any federal, state, or local governmental authority to pose a present or potential hazard to human health or safety or to the environment.
14. Permittee must hold harmless, indemnify and defend the City regardless of the alleged negligence of the City or any other party, except only for claims resulting directly from the sole negligence or willful misconduct of the City. Permittee specifically acknowledges and agrees that it has an immediate and independent obligation to defend the City from any claim which actually or potentially falls within this indemnity provision, even if the allegations are or may be groundless, false or fraudulent, which obligation arises at the time such claim is tendered to Permittee by the City and continues at all times thereafter. Permittee agrees that the indemnification obligations assumed under this Permit shall survive expiration of the Permit or completion of work.
15. Permittee shall obtain and maintain through the terms of this Permit general liability, automobile liability or workers' compensation insurance as the City deems necessary to protect the City against claims for damages for personal injury, accidental death and property damage allegedly arising from any work done under this Permit. Such insurance shall in no way limit Permittee's indemnity hereunder. Certificates of insurance, in form and with insurers satisfactory to the City, evidencing all coverages above shall be furnished to the City before commencing any operations under this Permit, with complete copies of policies furnished promptly upon City request.
16. The permittee and any permitted successor or assign recognize and understand that this permit may create a possessory interest.

Special Conditions

13EXC-0174

Conditions

SBC/ Pacific Bell

===>NOTES: Per the Public Works Excavation Code:

- 1). ' T ' trench shall be the standard restoration practice for all trenches greater than 18 inches in width. The restoration of the concrete base and pavement will be equal to 1 ft. as measured from the edge of the trench;
- 2). the minimum pavement restoration requirements (mill and fill) for trenches exceeding 25% of the length of the block shall include the restoration of all affected lanes for the entire length of the block. For streets that are not delineated by painted lanes and the width of the excavation is less than thirteen (13) feet, the pavement restoration requirements (mill and fill) shall be for the entire length of the block thirteen (13) feet in width;
- 3). for excavation in the intersection, the restoration shall be to pave all affected quadrants either with the 13 foot rule for streets without delineated traffic lanes unless it is on a Muni route and for streets with multiple delineated traffic lanes in one direction, the restoration shall be limited to the affected lane(s).

===>Per DPW sign specifications, all projects impacting the length of one (1) block face or more will require the installation of a project information sign, for the duration of the project. The project information sign should be located at either end of the project facing oncoming vehicular traffic. For larger projects that exceed five (5) blocks, the project information sign should be placed at five (5) block intervals in both directions. The signage is intended to keep the public informed of the intent of the project, project schedule, contact information and allow for updates as needed.

===> If concrete street, gutter or parking strip is excavated, SBC/ Pacific Bell shall remove and replace the entire concrete section from construction joint to construction joint. (No new construction joint will be allowed).

===>When drilling/excavating in the sidewalk area, entire sidewalk flag(s) must be replaced to adjacent score lines.

===>Placement or installation of any utility facilities within the curb return area is prohibited per DPW Order No. 175,387.

===>The Department of Public Works approves this permit pursuant to the following special conditions, which the Department of Public Works incorporates into the permit and makes a part thereof.

SPECIAL PERMIT CONDITIONS:

This permit is approved for 30 day duration under the following conditions:

1. All work (excavation to final paving) shall be completed within fourteen (14) calendar days.
2. SBC/ Pacific Bell shall comply with Code Section 2.4.50(a), post and maintain notice(s) at the site of the excavation 72 hours prior to start of construction. If the work is anticipated to take longer than fourteen (14) calendar days, SBC/ Pacific Bell shall comply with Code Section 2.4.50(b)(i), provide written notice(s) delivered by mail to each property owners on the block(s) affected by the excavation at least thirty (30) days prior to start of construction. SBC/ Pacific Bell shall also comply with Code Section 2.4.50(b)(ii) and (b)(iii), post and maintain notice(s) at the site of the excavation and deliver a written notice to each dwelling unit on the block(s) affected by the excavation at least ten (10) days prior to start of construction.
3. SBC/ Pacific Bell shall comply with Code Section 2.4.55(b)(i)(ii) and (iii), the 120-Hour Rule.
4. SBC/ Pacific Bell shall coordinate all work with other construction projects and events known or unforeseen such as to minimize the impact of construction project on the general public and/or event(s).
5. SBC/ Pacific Bell's work shall be in accordance with DPT Blue Book or with any DPT approved traffic routing plans or DPT Special Traffic Permit.
6. SBC/ Pacific Bell shall replace any existing traffic stripings and markings that are removed or damaged by the work activity with temporary stripings and markings after the restoration of the pavement as specified on Section 6.2 'Pavement Markings' of DPT's 'Blue Book'. Also, SBC/ Pacific Bell shall pay to DPT the cost of replacing the permanent pavement markings. For any questions, please call Conrad Magat of DPT at (415) 701-4680.
7. SBC/ Pacific Bell shall restore all trenches per the Excavation Code.
8. SBC/ Pacific Bell shall remove all temporary pavement markings including USA marking on both the sidewalk and street at the conclusion of the excavation.
9. SBC/ Pacific Bell shall construct curb ramps per Standard Curb Ramp Drawing Nos. CR-1 and CR-3, Revision 3 and Drawing Nos. CR-2, CR-4 thru CR-6, Revision 0 on any curb return/angular corner where excavation occurs. All curb ramp installation shall comply with ADA requirements.

Failure to comply with the above requirements may render this permit void and may subject SBC/ Pacific Bell to a fine or citation.

Permit Addresses

13EXC-0174

*RW = RockWheel, SMC = Surface Mounted Cabinets, S/W = Sidewalk Work, DB = Directional Boring

Number of blocks: 3 Total size: 136 sqft

ID	Street Name	From St	To St	Sides	*Other	Asphalt	Concrete
1	12TH AVE	ROCKRIDGE DR	QUINTARA ST	West	RW : False SMC : True S/W Only : False DB: False	0	22
Total						0	22
3	QUINTARA ST	12TH AVE	FUNSTON AVE	North	RW : False SMC : False S/W Only : False DB: False	36	4
4		12TH AVE	Intersection	North	RW : False SMC : False S/W Only : False DB: False	52	22
Total						88	26

Exceptions

13EXC-0174

Street Name	From St	To St	Message	Job	Contact	Dates
12TH AVE						
	ROCKRIDGE DR	QUINTARA ST -	Conflict with existing Street Use Permit.	11SMF-0029	Refer to Agent - Refer to Agent	
	QUINTARA ST	Intersection	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	ROCKRIDGE DR	QUINTARA ST -	Prior to performing any construction, all CCSF survey monuments shall be referenced by a licensed Land Surveyor on a Corner Record or a Record of Survey, if any construction will take place within 10ft of the monument.	Stone or Concrete Monument		
QUINTARA ST						
	12TH AVE	FUNSTON AVE -	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		
	12TH AVE	Intersection	Under G095 requirement, Contractor shall contact Muni Overhead Line Division of any work 10 feet in horizontal or vertical direction of overhead lines. Contact: Tim Lipps @ (415) 554-9227	N/A		

Curb Ramps

Street	Specification	Direction
12TH AVE : QUINTARA ST - Intersection	Required - R	NorthWest
12TH AVE : QUINTARA ST - Intersection	Required - L	SouthWest

No Diagram submitted