City of Sonoma Planning Commission
AGENDA

Regular Meeting of June 13, 2013 -- 6:30 PM
Community Meeting Room, 177 First Street West
Sonoma, CA 95476

Meeting Length: **No new items will be heard by the Planning Commission after 10:30 PM**, unless the Commission, by majority vote, specifically decides to continue reviewing items. If an item is not heard due to the length of the meeting, the Commission will attempt to schedule a special meeting for the following week. If a special meeting is necessary, potential dates will be established at the close of this meeting, and a date set as soon as possible thereafter.

CALL TO ORDER – Chair, Chip Roberson

Commissioners: Gary Edwards
Robert Felder
Mark Heneveld
Matt Howarth
Mathew Tippell
Bill Willers (Alternate)

Be Courteous - TURN OFF your cell phones and pagers while the meeting is in session.

PLEDGE OF ALLEGIANCE

COMMENTS FROM THE PUBLIC: Presentations by audience members on items not appearing on the agenda.

MINUTES: Minutes from the meeting of May 9, 2013.

CORRESPONDENCE

ITEM #1 – PUBLIC HEARING

REQUEST:
Review and consideration of possible sanctions for the Infineon Vintage Car event at the Sebastiani Winery, including consideration of amendments to the temporary use permit for the 2013 Food Truck Friday series.

Applicant/Property Owner:
Sebastiani Winery/Foley Family Wines Inc.

Staff: David Goodison

Project Location:
389 Fourth Street East

General Plan Designation:
Wine Production (WP)

Zoning:
Planning Area: Northeast Area

Base: Wine Production (W)
Overlay: Historic (/H)

RECOMMENDED ACTION:

Commission discretion.

ITEM #2 – PUBLIC HEARING

REQUEST:
Consideration of a Temporary Use Permit to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery on Friday, August 2, 2013.

Applicant/Property Owner:
Sonoma Valley Certified Farmers Market/Foley Family Wines Inc.

Staff: Wendy Atkins

Project Location:
389 Fourth Street East

General Plan Designation:
Wine Production (WP)

Zoning:
Planning Area: Northeast Area

Base: Wine Production (W)
Overlay: Historic (/H)

RECOMMENDED ACTION:

Approve with conditions.

ITEM #3 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site, including a 97-foot tall redwood monopine tower and fenced equipment shelter. **Applicant/Property Owner:** AT&T/Foley Family Wines Inc. **Staff:** Wendy Atkins	**Project Location:** 389 Fourth Street East **General Plan Designation:** Wine Production (WP) **Zoning:** **Planning Area:** Northeast Area **Base:** Wine Production (W) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Approve with conditions.
ITEM #4 – PUBLIC HEARING **REQUEST:** Consideration of an Exception from the front yard setback requirement for a carport. **Applicant/Property Owner:** Shawn and Rachel Buckley **Staff:** Wendy Atkins	**Project Location:** 726 Eda Court **General Plan Designation:** Low Density Residential (LR) **Zoning:** **Planning Area:** Northwest Area **Base:** Low Density Residential (R-L) **Overlay:** None	**RECOMMENDED ACTION:** Commission discretion.
ITEM #5 – PUBLIC HEARING **REQUEST:** Consideration of a Variance from the requirement to construct public improvements (i.e. curb, gutter, sidewalk, and drainage infrastructure) along the frontage of a property. **Applicant/Property Owner:** William Dimick AIA/Anton Hoffman **Staff:** Rob Gjestland	**Project Location:** 20419 Fifth Street East **General Plan Designation:** Sonoma Residential (SR) **Zoning:** **Planning Area:** Southeast Area **Base:** Sonoma Residential (R-S) **Overlay:** None	**RECOMMENDED ACTION:** Approve with conditions.
ITEM #6 – PUBLIC HEARING **REQUEST:** Consideration of a Use Permit modification and Parking Exception to allow outdoor seating in conjunction with a by-appointment wine tasting facility. **Applicant/Property Owner:** Laura and Kenneth Juhasz **Staff:** Rob Gjestland	**Project Location:** 373 First Street West **General Plan Designation:** Medium Density Residential (MR) **Zoning:** **Planning Area:** Downtown District **Base:** Medium Density Residential (R-M) **Overlay:** Historic (/H)	**RECOMMENDED ACTION:** Approve with conditions.

ITEM #7 – PUBLIC HEARING	Project Location:	RECOMMENDED ACTION:
REQUEST: Consideration of a Use Permit to occupy a commercial building as a medical clinic/office, in conjunction with an Exception from the parking standards. **Applicant/Property Owner:** Sonoma Valley Community Health Center/Larry Wasserman **Staff:** David Goodison	19270 Sonoma Highway **General Plan Designation:** Commercial (C) **Zoning:** **Planning Area:** West Napa/Sonoma Corridor **Base:** Commercial (C) **Overlay:** None	Continued to the July 11, 2013 Planning Commission meeting, at the request of the applicant.

ISSUES UPDATE
COMMENTS FROM THE COMMISSION
COMMENTS FROM THE AUDIENCE
ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on June 7, 2013.

CRISTINA MORRIS, ADMINISTRATIVE ASSISTANT

Rights of Appeal: **Any decision of the Planning Commission may be appealed to the City Council.** Appeals must be filed with the City Clerk within fifteen (15) calendar days following the Planning Commission's decision, unless the fifteenth day falls on a weekend or a holiday, in which case the appeal period ends at the close of the next working day at City Hall. Appeals must be made in writing and must clearly state the reason for the appeal. Appeals will be set for hearing before the City Council on the earliest available agenda. A fee is charged for appeals.

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Monday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA, (707) 938-3681. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Planning Commission regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the Administrative Assistant office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the Administrative Assistant, at or prior to the public hearing.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

July 11, 2013
Agenda Item #1

M E M O

To: Planning Commission

From: David Goodison, Planning Director

Re: Review and consideration of possible sanctions for the Infineon Vintage Car event at the Sebastiani Winery, including consideration of amendments to the temporary use permit for the 2013 Food Truck Friday series

Background

Following the sale of the Sebastiani Winery to the Foley Family Vineyards in 2009, there has been a steady increase in the number of special events held on the property. The most notable example is the Food Truck Friday series. Other events include an arts and crafts fair benefitting the Hospital District, a zucchini car race held by the Sonoma Valley Farmers' Market, and a vintage car rally/display conducted by the Infineon Raceway. The Food Truck Friday event is developed and managed by the Winery, while the other events are typically managed by community groups, including local non-profits. The events put on by outside organizations are not profit centers for the Winery, but are intended for community outreach, building good will, and promotional purposes. It has been the Winery's practice to place the onus of obtaining a special events permit on the organization putting on the event. The logic of this policy is understandable, but as a practical matter the result was that in many cases organizations were applying for an over-the-counter special event permits just prior to the event itself. As a result, there was often little or no advance outreach to neighboring residents potentially affected by these events and no allowance for any overall assessment of the number of special events occurring at the Winery.

To address these problems, staff suggested that it would no longer issue over-the-counter special events permits for activities at the Winery. Instead, all special event requests would be referred to the Planning Commission. This proposal was made to the Planning Commission—and made known to the Winery—as part of its follow-up review of the 2012 Food Truck Friday series, which occurred at the meeting of December 13, 2012. In addition, staff had recommended to the Winery events staff that an annual calendar of events as a means of streamlining the review process while providing the Planning Commission and interested neighbors with an overall context for Winery events. However, the Winery staff, after considering that suggestion, stated that they would prefer to seek event permits on a case-by-case basis.

Vintage Car Event

On May 17th, Winery staff contacted the City because they had just learned that the vintage car event scheduled to take place at the Winery on the following day had not applied for the

necessary special events permit from the City. City staff made contact with the event organizer. Ultimately, I made the decision to have the event organizer apply for a special events permit, which I then approved administratively pursuant to section 19.54.030 of the Development Code. While this action was allowed for under the Development Code, it was contrary to my previous recommendation to the Planning Commission and to assurances that I had made to neighbors.

According to Winery staff, they informed the event organizers of the requirement for a special events permit several months ago in their initial meetings regarding the activity. (It is possible that the event organizers thought this referred to the street use permit, that they did obtain from the City Council.) Even so, it seems to staff that the Winery's procedures in this regard are not sufficient. Given that it takes some time to complete a Planning Commission review process, the Winery Events staff should be asking for proof that an application has been submitted at least two months prior to the date of the event. In any case, the outcome was that, once again, a last-minute permit was granted for a large-scale event with zero notice to neighboring residents. As Planning Director, I acknowledge that I played a significant part in perpetuating this problem by agreeing to approve special events permit.

Next Steps

In staff's view, the permitting issues associated with the vintage car event represent a major lapse that must be addressed and corrected. At a minimum, the Winery needs to revise its procedures for working with outside organizations on events to ensure timely compliance with the Planning Commission review process. In addition, staff recommends that the Planning Commission consider imposing a penalty, given that the Winery staff was informed months ago that Planning Commission review would needed for future special events and given their decision to apply for permits on a case-by-case basis, rather than developing a calendar of events. Options in this regard include the following:

1. Eliminate one of the Food Truck Friday dates from the 2013 season.
2. Decline to authorize the vintage car event at the Winery in 2014.

The public notice for this agenda has been written to allow modifications to the Food Truck Friday temporary use permit, if that is the desire of the Planning Commission.

cc: Sebastiani Winery
Attn: Christopher Johnson/Misty Roudebush
389 Fourth Street East
Sonoma, CA 95476

Linda McGarr
486 Lovall Valley Road
Sonoma, CA 95476

Ken and Patricia McTaggart
402 Fourth Street East
Sonoma, CA 95476

SEBASTIANI
VINEYARDS & WINERY

June 2, 2013

David Goodison, Planning Director
City of Sonoma
#1 The Plaza
Sonoma, CA 95476

Dear David,

Sebastiani Vineyards and Winery apologizes for any inconvenience caused to the planning department in securing the missing permit for the May 18th, 2013 Speedway Children's Charities fundraiser.

Upon receiving and reviewing the permits received by the Speedway Children's Charity Fundraiser shortly before the event, it became apparent to us that not all permits had been secured. Our event contract with Speedway Children's Charity required them to obtain all necessary permits for the event and they had successfully fulfilled this obligation in the prior year. Immediately upon discovering that additional permits were required, we contacted our valued charity partner and informed them of the omission and explained that we could not allow the event to proceed without the missing temporary use permit.

Your team was extremely accommodating in assisting the charity sponsor in expediting the missing permit and we are very appreciative of your efforts. We will continue to support the community and charitable events and will remain diligent in helping to ensure that our event sponsors have obtained all required permits well in advance of the event so similar incidents do not occur in the future, causing unnecessary inconvenience to you and your department. Please feel free to contact me if you have any questions.

Sincerely,

Misty Roudebush
Sebastiani Vineyards and Winery
mroudebush@foleyfamilywines.com

29355 Arnold Drive ● Sonoma, CA 95476 ● (707) 938-8448

June 6, 2013

David Goodison, Planning Director
City of Sonoma
#1 The Plaza
Sonoma, CA 95476

Dear David,

Speedway Children's Charities, the charitable arm of Sonoma Raceway would like to apologize for the inconvenience we caused the planning department May 17, 2013. SCC should have followed the procedures outlined by your department and taken the necessary steps to secure a special event permit for our fundraiser at Sebastiani Winery, May 18, 2013.

Sebastiani Winery had been the original venue for this fundraiser until it was relocated to the Plaza in 2001. In 2010 we experienced late rain and moved the event back to Sebastiani to eliminate any damage we might have caused to the Plaza lawn. While it now appears perhaps we should have, we did not obtain any permits in 2010. Shortly after the first of the year we applied for a permit to host this event in the Plaza. Unfortunately, the date was not available. We reached out to Sebastiani as they have been exceptional partners with us on this fundraiser. We secured the Parade permit following proper protocol.

Your office was extremely accommodating. Wendy stayed late to issue the permit and we are very grateful. The event raised much needed funds for the Sonoma Valley Visitors Bureau, Sonoma Valley Education Foundation and Speedway Children's Charities.

Moving forward we will definitely make sure all permits are in place for any future events. Please feel free to contact me if you have any questions.

Sincerely,

Jerry Wheeler
Trustee, Speedway Children's Charities
Sonoma Raceway

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #2 Meeting Date: 06/13/13

Agenda Item Title: Application for a temporary use permit to hold the annual zucchini car races outdoors on the grounds of the Sebastiani Winery at 389 Fourth Street East on Friday, August 2, 2013.

Applicant/Owner: Sonoma Valley Certified Farmers Market/Foley Family Wines, Inc.

Site Address/Location: 389 Fourth Street East

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 05/24/13

PROJECT SUMMARY

Description: Application for a temporary use permit to hold the annual zucchini car races outdoors on the grounds of the Sebastiani Winery.

General Plan Designation: Wine Production (WP)

Zoning: **Base:** Wine Production (W) **Overlay:** Historic (/H)

Site Characteristics: The Sebastiani Winery is located on Fourth Street East between East Spain Street and Lovall Valley Road. The winery consists of a number of properties used for the winery and wine making. The area of the Winery involved in the subject application is at the grassy area south of the warehouse building near Lovall Valley Road.

Surrounding Land Use/Zoning:
North: Single Family Residences/ Low Density Residential
South: Single Family Residences/ Low Density Residential
East: Winery Building/ Wine Projection
West: Winery Office/ Low Density Residential

Environmental Review:

- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Environmental Impact Report
- ☐ Not Applicable
- ☐ Approved/Certified
- ☒ No Action Required
- ☐ Action Required

Staff Recommendation: Approve, subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

The Sonoma Valley Certified Farmers Market is requesting temporary use permit approval to hold the annual zucchini car race outdoors on the grounds of the Sebastiani Winery north of the warehouse in a grassy area. As proposed, the zucchini car race will operate on Friday, August 2, 2013, from 4:30 p.m. to 8 p.m. (including set-up and clean-up time). The zucchini race will be open to attendees from 6:15 p.m. to 6:45 p.m. The event will occur concurrently with the Friday Night Music Series held every Friday night (April through September) inside the tasting room area.

GENERAL PLAN CONSISTENCY **(☐Not Applicable to this Project)**

The property is designated Wine Production by the General Plan. This designation is intended to recognize the Sebastiani Winery. Within this land use designation, agricultural or food processing, wineries, and winery accessory uses are allowed subject to use permit review. The scope of this proposal does not raise issues with regard to General Plan goals and policies.

DEVELOPMENT CODE CONSISTENCY **(☐Not Applicable to this Project)**

Use: The property is zoned Wine Production (WP). "Winery Accessory Uses" are allowed in the Wine Production land use designation with a use permit. This use category is defined as follows: *Uses and activities conducted in conjunction with a winery, including wine tasting, food service and restaurants, gift sales and special events.*

On-Site Parking: Parking for the zucchini car races is provided on the Winery's main parking lot. Because of the large amount of off-street parking available at the winery, it is staff's view that the proposal does not raise any parking issues.

Development Standards: Because the proposal does not involve the construction of any new or expanded structures, coverage, setback, height, and other development standards are not applicable.

Temporary Use Permit Approval: Pursuant to Development Code Section 19.54.030.H, the Planning Commission may approve a Temporary Use Permit provided that the following findings can be made:

1. That the establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use; and,
2. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Planning staff referred this temporary use permit application to the Planning Commission because it is staff's view that administrative approvals for special events at the Winery do not provide a sufficient opportunity for noticing neighboring residents and allowing them the opportunity to weigh in. That said, it appears to staff that in this instance, the findings for a temporary use permit can be made because the zucchini car race is a one-time event and will be limited to 4:30 p.m. to 8 p.m. Depending on the number of outdoor events that Winery applies for in the future, the Planning Commission may take the frequency of events into account as part of its determination as to whether or not to grant approval. In that regard, while the Winery has determined that it does not wish to apply for an annual calendar of events, it would be useful to get some sense from the Winery as to the number and nature of other special events that it anticipates for the remainder of the summer season.

CONSISTENCY WITH OTHER
CITY ORDINANCES/POLICIES **(☒Not Applicable to this Project)**

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**
Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing or minor alteration of existing private structures and facilities is Categorically Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES
In staff's view, the primary issue to be considered in the review of the zucchini car race is compatibility with neighboring residential uses with respect to noise and parking. Because the zucchini car race is limited to the hours of 4:30 p.m. to 8 p.m., generators will not be operated, and no outdoor music is proposed, it is staff's opinion that the event will be compatible with the residential neighborhood. The zucchini car race will be required to comply with the City of Sonoma Noise Ordinance.

RECOMMENDATION
Approve the temporary use permit, subject to conditions.

Attachments
1. *Findings of Project Approval*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project narrative*
5. *Site plans*

cc: Sonoma Valley Certified Farmers Market
Attn: Thale Macrostie
P.O. Box 1719
Boyes Hot Spring, CA 95416

Sebastiani Winery
Attn: Christopher Johnson
389 Fourth Street East
Sonoma, CA 95476

Bret Sackett, Police Chief

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Temporary Use Permit for Zucchini Car Races
389 Fourth Street East

June 13, 2013

Based on substantial evidence in the record and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

Temporary Use Permit Findings

1. That the establishment, maintenance or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use; and,

2. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Temporary Use Permit for Zucchini Car Races
389 Fourth Street East

June 13, 2013

1. The zucchini car race event shall be operated and managed in accordance with the project narrative, except as modified by these conditions of approval.

   Enforcement Responsibility: *Planning Department*
   Timing: *Ongoing*

2. Hours of operation in terms of being open to the public shall not exceed 4:30 p.m. to 8 p.m.

   Enforcement Responsibility: *Planning Division*
   Timing: *Ongoing*

3. Compliance with the decibel limits of the Noise Ordinance is required.

   Enforcement Responsibility: *Planning Department*
   Timing: *Ongoing*

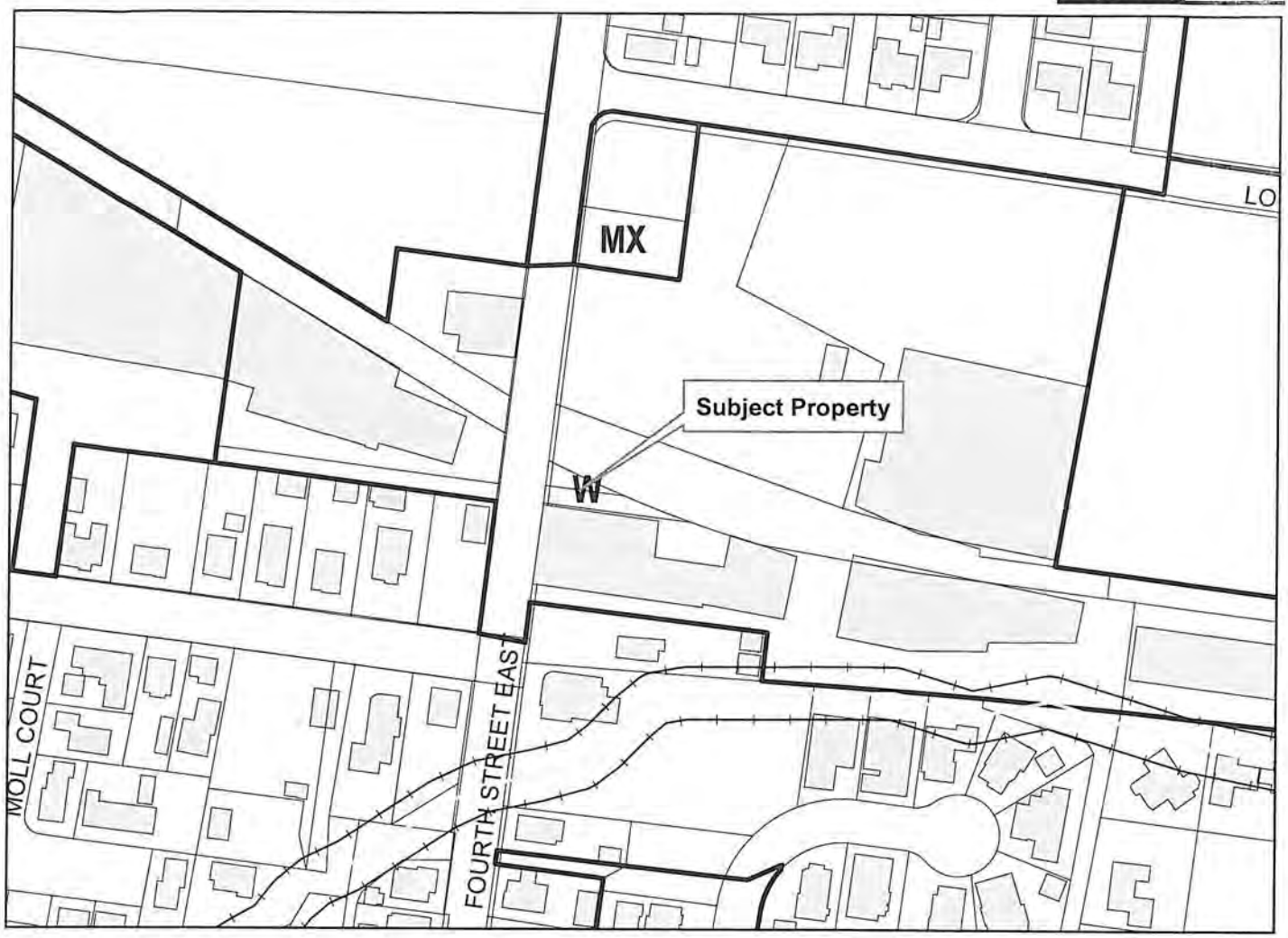
4. No other outdoor activities, including the performance of live music or the playing of pre-recorded music, are authorized under this permit.

   Enforcement Responsibility: *Planning Department*
   Timing: *Ongoing*

5. There shall be no amplification associated with the event.

   Enforcement Responsibility: *Planning Department*
   Timing: *Ongoing*

Vicinity Map



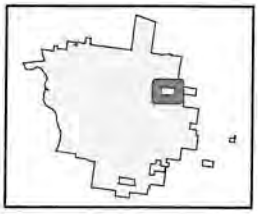
Project Summary

Project Name:	Annual Zucchini Car Race
Property Address:	379 Fourth Street East
Applicant:	Sonoma Valley Certified Farmers Market
Property Owner:	Foley Family Wines
General Plan Land Use:	Agriculture
Zoning - Base:	Agriculture
Zoning - Overlay:	N/A

Summary:
Application for a Temporary Use Permit to old the annual zucchini car race outdoors on the grounds of the Sebastiani Winery.

Zoning Designations

R-HS	Hillside Residential (1 D.U./10acres, maximum)
R-R	Rural Residential (2 D.U./acre, maximum)
R-L	Low Density Residential (2-5 D.U./acre)
R-S	Sonoma Residential (3-8 D.U./acre)
R-M	Medium Denisty Residential (6-10 D.U./acre)
R-H	High Density (9-12 D.U./acre)
R-O	Housing Opportunity (15-20 D.U./acre)
R-P	Mobile Home Park (7 D.U./acre, maximum)
MX	Mixed Use (12 D.U./acre, maximum)
C	Commercial (15 D.U./acre, maximum)
C-G	Commercial-Gateway (15 D.U./acre, maximum)
W	Wine Production
P	Public Facility
Pk	Park
A	Agriculture



N

0 100 200 400 Feet

1 inch = 200 feet

Date: May 1, 2013

To:_____

From: Gary Peter, President 707.934.7340
garypatrickpeter@gmail.com
Thale MacRostie, advisory committee 707.935.1003
thalem@comcast.net
Sonoma Valley Certified Farmers' Market

Here is what we are proposing for the 24th annual Zucchini Car Races on Friday, August 2nd, 2013 at Arbor Park at Sebastiani Winery.

1. What we are proposing: We are proposing a Zucchini Car race. We will set up the race track on the grass. Children and adults enter wheeled and decorated zucchini's.

2. How many people might come? Because we are adjacent to the Friday night activities at Sebastiani Winery, we might have 100 people drifting in and out. Most will be spectators. Perhaps we will have 30 entries.

3. Noise factor: The only noise we will generate will be occasional clapping and cheering. There will be no music or microphone. The clapping and cheering will last no more than 30 minutes.

4. Hours: Setup starts at 4:30 pm. Racing from 6:15 to 6:45pm. We will breakdown the track, put away tables and clean up. We should be finished by 8:00 pm.

5. How many working? + -15 volunteers.

6. How would we be impacting the neighbors? Minimally! We have no music and no microphone.

7. The site plan is attached.

8. SVCFM is fully insured. The proof of insurance documents will be available in July, 2013.

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

Location of Zucchini car race
Sebastiani Winery

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

= zucchini track

spectators will face Sebastiani Winery. clapping and cheering sounds will go away from the neighbors.

There will be no music or microphones

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #3 Meeting Date: 06-13-13

Agenda Item Title: Application for a Use Permit to allow a wireless telecommunications facility on the Sebastiani Winery site, including a 97-foot tall redwood monopine tower and fence equipment shelter.

Applicant/Owner: AT&T/Foley Family Wines, Inc.

Site Address/Location: 379 Fourth Street East (Sebastiani Winery site – APN 127-161-007)

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 06/03/13

PROJECT SUMMARY

Description: Application of AT&T for a Use Permit to allow a wireless telecommunications facility on the Sebastiani Winery site at 379 Fourth Street East.

General Plan Designation: Agriculture (A)

Zoning: **Base:** Agriculture (A) **Overlay:** None

Site Characteristics: The property is a 3.96-acre parcel that is one of several parcels that make up the Sebastiani Winery complex at 379 Fourth Street East. The parcel is largely undeveloped, but does serve as a secondary access and loading area of the tasting room building adjacent to the west.

Surrounding Land Use/Zoning:
North: Single family homes/Low Density Residential
South: Winery/Wine Production
East: Single family homes, open fields/Agriculture
West: Winery/Wine Production

Environmental Review:

- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Environmental Impact Report
- ☐ Not Applicable
- ☐ Approved/Certified
- ☒ No Action Required
- ☐ Action Required

Staff Recommendation: Approve subject to conditions.

PROJECT ANALYSIS

DETAILED PROJECT DESCRIPTION

AT&T is proposing to install and operate a wireless telecommunications facility on the Sebastiani Winery property on Fourth Street East. The project would involve installation of a 97-foot tall stealth redwood monopine tree tower, twelve six-inch panel antennas, fifteen remote radio units, three surge protectors, and an associated equipment building enclosed within a chain-link fence at its base. An equipment area and AT&T emergency generator is also proposed near the monopine tree tower and would be enclosed within the chain-link fence. The facility is proposed within an unimproved portion of the property 35 feet from the west property line and 135 feet from the north property line. The equipment building would have an area of 230 square feet, consisting of prefabricated equipment shelter, with an exterior concrete aggregate finish, and a non-reflective [4.5"(avg) Light Weight Concrete with air film on the outside] roof that measures 12 feet to the peak. Access to the facility would be provided by a 1,296-square-foot leased area within the property. The purpose of the facility is to improve AT&T's network coverage for wireless phone communication in the Sonoma area. Additional details on the proposal are contained in the attached project summary.

GENERAL PLAN CONSISTENCY **(☐Not Applicable to this Project)**

The property is designated Agriculture by the General Plan. This designation is intended to protect remaining tracts of productive agriculture within city limits, including grazing land, truck farms, vineyards, and cop production areas.

General Plan policies that apply to the project call for the protection of important scenic vistas (Community Development Element, Policy 5.3). In staff's view, the proposed facility does not raise any issues in terms of consistency with General Plan (see "Discussion of Project Issues" below).

DEVELOPMENT CODE CONSISTENCY **(☐Not Applicable to this Project)**

Use: The property is zoned Agriculture (A), which is applied to existing agricultural areas within the City. Under the telecommunications ordinance, telecommunications facilities may be located in all zoning districts (§5.32.070) and are encouraged to locate on sites that are already developed with public or quasi-public uses, excluding parks (§5.32.110.C). Telecommunication facilities that are readily visible from any public place or residential use immediately adjacent to the proposed location may be permitted subject to approval of a Use Permit from the Planning Commission (§5.32.070.A.2).

Height: The telecommunications ordinance does not specify a maximum height limit for this type of facility. As proposed, the monopine would have a maximum height of 97 feet.

Setbacks: Under the telecommunications ordinance, towers must be setback at least 20% of the tower height from all property lines. This minimum setback requirement is met as the monopole is proposed 35 feet from the west property line and 135 feet from the north property line.

CONSISTENCY WITH OTHER CITY ORDINANCES/POLICIES **(☐Not Applicable to this Project)**

Telecommunications Ordinance: The following sections of the Telecommunications Ordinance are applicable to the project:

§5.32.110B. All telecommunications facilities shall be designed to blend into the surrounding environment to the greatest extent feasible.

§5.32.110B.4. Telecommunications support facilities (i.e., vaults, equipment rooms, utilities, and equipment enclosures) shall be constructed out of non-reflective materials (visible exterior surfaces only).

§5.32.110B.5. Telecommunications support facilities shall be no taller than one-story (15 feet in height), and shall be designed to blend with existing architecture in the area or shall be screened from sight by mature landscaping, and shall be located or designed to minimize their visibility.

§5.32.110E. All telecommunications facilities shall be unlit except when authorized personnel are actually present at night.

§5.32.110K. Visual Compatibility. Facility structures and equipment shall be located, designed and screened to blend with the existing natural or built surroundings, as well as any existing supporting structures, so as to reduce visual impacts to the extent feasible.

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**
Pursuant to Section of 15303 of the State CEQA Guidelines, construction and location of new small facilities or structures, and installation of equipment and facilities in small structures is considered Categorically Exempt from the provisions of CEQA (Class 3 – New Construction).

DISCUSSION OF PROJECT ISSUES
Visual Impacts: The telecommunications regulations are clearly aimed at minimizing potential visual impacts associated with installation of telecommunications facilities. In addition, General Plan policy calls for the protection of scenic vistas. As illustrated by the visual simulations, the facility would not significantly degrade public or private views in the area. The facility is proposed in the northwest corner of a 3.96-acre property and therefore public/private views of the monopole would be distant and obscured by winery buildings, nearby residences, and the riparian corridor. The equipment building would only be visible from within the winery property and would not be evident from surrounding public or private views. As normally required, the monopine, antennas and accessory building would be painted a neutral, non-reflective color.

Electromagnetic Field Study: As required by the telecommunications ordinance, an EMF (Electromagnetic Field) study was prepared to confirm that the facility would comply with appropriate guidelines limiting human exposure to radio frequency electromagnetic fields. Based on the study, the proposed facility would operate well below radio frequency exposure standards, and for this reason would not cause a significant impact on the environment or pose a threat to public health.

Lighting: Normally, telecommunications facilities cannot be illuminated except when authorized personnel are actually present at night (§5.32.110.E). Two overnight lights are proposed. The applicant has indicated that the light uses a motion sensor and will only come on with the cell technician visits the site.

Maintenance/Facility Removal Agreement: In accordance with §5.32.070 of the telecommunications regulations, an agreement will be required to ensure proper maintenance of the exterior appearance of the facility, and ultimate removal of all improvements upon cessation of use (condition of approval No. 4).

RECOMMENDATION

Staff recommends approval subject to the attached conditions.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative*
5. *CCU5801 Zoning Maps*
6. *Photo Simulations*
7. *EMF Study*
8. *Site Plan & Elevations*

cc: AT&T
C/O Rebekah Anderson for SAC Wireless
P.O. Box 2088
West Sacramento, CA 95691

Foley Family Wines, Inc.
10300 Chalk Hill Road
Healdsburg, CA 95448

City of Sonoma Planning Commission

FINDINGS OF PROJECT APPROVAL

AT&T Wireless Telecommunications Facility – 379 Fourth Street East (Sebastiani Winery)

June 13, 2013

Based on substantial evidence in the record and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

1. The proposed use is consistent with the General Plan;

2. The proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code;

3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and

4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

DRAFT

City of Sonoma Planning Commission

CONDITIONS OF PROJECT APPROVAL

AT&T Wireless Telecommunications Facility – 379 Fourth Street East (Sebastiani Winery)

June 13, 2013

1. The telecommunications facility shall be constructed in substantial conformance with the site plan and elevations, except as modified by these conditions.
   Enforcement Responsibility: *Planning, Building and Public Works*
   Timing: *Prior to occupancy or final of any building permit.*

2. All Building Division requirements shall be met. A building permit shall be required.
   Enforcement Responsibility: *Building Division*
   Timing: *Prior to construction*

3. All Fire Department requirements shall be met, including but not limited to the provision of fire sprinklers and a rapid entry (KNOX) system if deemed necessary by the Fire Chief.
   Enforcement Responsibility: *Fire Department*
   Timing: *Prior to issuance of any occupancy permit*

4. A maintenance/facility removal agreement, signed by the applicant and the property owner shall be submitted to the Community Development Director prior to issuance of any building permit(s) necessary for installation of the facility. Said agreement shall comply with all provisions of §5.32.130 of the City of Sonoma's Municipal Code.
   Enforcement Responsibility: *Planning Director; City Attorney*
   Timing: *Prior to issuance of any occupancy permit*

5. The monopole, antennas, and equipment building shall be painted a neutral, non-reflective color.
   Enforcement Responsibility: *Planning Division*
   Timing: *Prior to issuance of any occupancy permit*

6. The telecommunication facility shall comply at all times with all FCC rules, regulations, and standards.
   Enforcement Responsibility: *Planning Division*
   Timing: *Ongoing*

7. The use permit shall be reviewed every five years for renewal. If the use permit is not renewed by the applicant, it shall become null and void upon notice and hearing by the Planning Commission five years after the date of issuance, or upon cessation of use for more than a year and a day, whichever comes first.
   Enforcement Responsibility: *Planning Division*
   Timing: *Every five years from the date of approval; Ongoing*

8. All improvements installed as part of the telecommunication facility shall be removed from the site, and the property restored to its natural pre-construction state, within 180 days of non-renewal of the use permit or abandonment of the use, whichever comes first.
   Enforcement Responsibility: *Planning Division*
   Timing: *Ongoing*

Vicinity Map

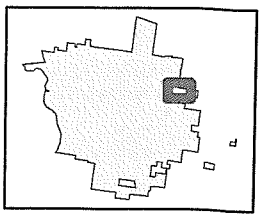
Project Summary

Project Name:	AT&T Wireless Telecommuniction Facility
Property Address:	379 Fourth Street East
Applicant:	AT&T
Property Owner:	Foley Family Wines
General Plan Land Use:	Agriculture
Zoning - Base:	Agriculture
Zoning - Overlay:	N/A

Summary:
Application for a Use Permit to install a wireless telecommunications facility on the Sebastiani Winery site.

Zoning Designations

R-HS	Hillside Residential (1 D.U./10acres, maximum)
R-R	Rural Residential (2 D.U./acre, maximum)
R-L	Low Density Residential (2-5 D.U./acre)
R-S	Sonoma Residential (3-8 D.U./acre)
R-M	Medium Denisty Residential (6-10 D.U./acre)
R-H	High Density (9-12 D.U./acre)
R-O	Housing Opportunity (15-20 D.U./acre)
R-P	Mobile Home Park (7 D.U./acre, maximum)
MX	Mixed Use (12 D.U./acre, maximum)
C	Commercial (15 D.U./acre, maximum)
C-G	Commercial-Gateway (15 D.U./acre, maximum)
W	Wine Production
P	Public Facility
Pk	Park
A	Agriculture



N

0 100 200 400 Feet

1 inch = 200 feet

RECEIVED
JUN 04 2013
CITY OF SONOMA

6/3/2013

Sonoma Planning Commission
#1 the Plaza
Sonoma, CA 95476

Good People;

We support the installation by AT&T of an antenna tower disguised as a redwood tree and located near the northeast corner of the large fermentation building at Sebastiani Winery.

This nearby tower has the potential to boost considerably our AT&T 4G signals. Three of the antennae are at 737 MHz. Presently this reception is marginal.

The visual impact looks to be minimal. Viewed from the 4th street entrance to the visitor parking lot, it should appear as one large tree on a horizon dotted with other large trees.

Sincerely yours,

John R. Dunning Jr.
Laura C. Dunning

John R. Dunning, Jr.
Laura C. Dunning

272 4th Street East
Sonoma, CA 95476

City of Sonoma

PLANNING, BUILDING, AND PUBLIC WORKS

Uniform Application

FILE COPY

Before submitting your application, have you checked with:

✓ The Planning Division? ✓ The Building Division? ✓ The Public Works Division? ✓ The Fire Department?

Applicant Information

Name AT&T, c/o Rebekah Anderson for SAC Wireless

Address PO Box 2088, West Sacramento, CA 95691

Phone 916-205-3100

Owner Information

Name Sebastiani Vineyards Inc.

Address 10300 Chalk Hill Rd, Healdsburg, CA 95448

Phone

Type of Application

- ☐ Environmental Review
- ☒ Conditional Use Permit
- ☐ Conditional Use Permit (Minor)
- ☐ Subdivision Map (5+ lots)
- ☐ Parcel Map (4 or fewer lots)
- ☐ Planned Unit Development
- ☐ Prezoning/Annexation
- ☐ Rezoning: from _____ to _____
- ☐ General Plan Amendment: from _____ to _____
- ☐ Variance
- ☐ Exception
- ☐ Design Review
- ☐ Demolition Permit
- ☐ Certificate of Compliance
- ☐ Lot Line Adjustment/Merger
- ☐ Public Notice
- ☐ Other: _____

Notice of special fees: The following special fees may also apply to your application:

1) **Public Notice Fee:** $70—to cover costs associated with required newspaper and mailed public notices.
2) **County Processing Fee:** $35.00—applies to environmental review. Collected at application submittal.
3) **Fish and Game Fee:** $1,800 for a Negative Declaration; $2,500 for an EIR. Collected at application submittal. May be waived if project meets specific criteria.

Project Information

Project Location (by address or nearest cross-street) ADJ 379 4th Street East, Sonoma, CA 95476

Assessor's Parcel Number (s) 127-161-007

General Plan Land Use Designation Agriculture Zoning Agriculture

Brief Project Description Proposed AT&T wireless facility including: new 95' monopine with 12 antennas and 15 RRUS and equipment shelter, within fenced lease area.

Submittal Requirements: SEE ATTACHED SHEET

I, the undersigned ("Applicant"), hereby state that I am the owner of record of the affected property or a duly authorized agent of the Property owner(s) (An agent must submit a letter of authorization signed by the property owner) and that all information submitted as part of this application is true and accurate.

I agree to the terms, conditions and obligations set forth in this Application.

I agree that I will provide written notice to the Finance Department in the event that there is a change in Applicant's interest in the property, the project, or the billing address or contact person for said project. Said Notice shall be mailed first class, postage paid, certified mail to: Carol Giovanatto, Finance Director, No. 1 The Plaza, Sonoma, CA 95476. Applicant shall remain responsible for all outstanding costs incurred by City.

I agree to indemnify and hold City harmless for all costs and expenses, including attorney's fees, incurred by City or held to be the liability of the City in connection with City's defense of its actions in any proceeding brought in any State or Federal court challenging the City's actions with respect to the Applicant's project.

Signature_____ Date_____

JUN 0 6 2013

LETTER OF AUTHORIZATION FOR ENTITLEMENT PURPOSES

To Whom It May Concern:

I/We SEBASTIANI VINEYARDS INC./FOLEY FAMILY WINES, INC. as property owner's of the property described below, authorizes AT&T Wireless ("AT&T") and its employees, agents and contractors, to file and complete any application necessary for the addition of certain equipment described in the entitlement application on our behalf. This authorization in no way authorizes "AT&T" to initiate construction on the subject property without previous authorization and consent of the property owner, nor does it imply a lease agreement.

I/We SEBASTIANI VINEYARDS INC./FOLEY FAMILY WINES, INC hereby authorize employees of the City of Sonoma to enter upon the subject property during normal business hours as necessary to inspect the property for the purpose of processing this application.

Property Address: ADJ. TO 379 4TH STREET EAST, SONOMA, CA 95476

Assessor's Parcel Number: 127-161-007

Signature of Authorized Representative of Property Owner:

By: Paul Bergna

Printed Name: Paul Bergna

Title: COO Production / Vineyards

Date: 11-12-12

Phone: 707 - 933 - 3248

JUN 0 6 2013

Proposed AT&T Wireless Communications Facility
"CCU5801 – Site Name: Napa and 5th Ave"
Adjacent parcel to 379 4th St E, Sonoma, CA 95476

PROJECT NARRATIVE

Introduction

AT&T proposes a new wireless telecommunications facility at the property adjacent to 379 4th St E in Sonoma, CA. This facility will enhance and expand the AT&T network in this community in order to improve communications service for its existing and prospective customers. The purpose of the proposed site is to offload existing cell site CNU459Z and provide improved coverage surrounding the intersection of East Napa and 5th Avenue. This facility will serve the surrounding residents, businesses, and travelers along these streets.

Design

This is an application for a new, unmanned AT&T Mobility Facility, consisting of a new stealth redwood monopine tree tower, twelve (12) 6' panel antennas, fifteen (15) remote radio units (RRUS-11), three (3) surge protectors, an 11'-5" x 20' CA approved equipment shelter, enclosed within a slatted chain link fence.

The overall height of the proposed redwood monopine tower is 97', with the antennas located at an 80' centerline. The additional height of the tower above the antennas is proposed to help give the tree a natural tapered look at the top. The branches of the redwood monopine will start at 17' from the base of the tower.

JUN 0 6 2013

Security

AT&T will include the following security measures in order to restrict access to the facility: a locked 8' high chain-link fence with barbed wire and slats.

Public Safety

Wireless devices, such as cell phones, have become a common tool people use to contact public safety personnel and loved ones in the event of a crisis. Having increased wireless service in this area will benefit those in emergency situations to reach out for help.

ALTERNATIVE SITE ANALYSIS/LIST OF NEARBY FACILITIES

Co-location

There were no nearby co-location opportunities, including no existing towers or tall buildings within the vicinity that would work for AT&T's coverage objectives for this site.

The proposed 97' height of the redwood monopine will provide opportunities for future co-locations. Both the height and the design will allow for future co-locations for other carriers.

Other wireless facilities and other proposed candidates:

1. This is the proposed AT&T wireless facility site. The warehouse on the Sebastiani Winery property did not provide enough height to be considered for the facility.
2. This was an alternate location considered for the proposed site. This candidate would have consisted of a similar height and design of the current proposal. The current location worked out better for AT&T's service objectives.
3. This was an alternate location considered for the proposed site. This candidate would have consisted of a similar height and design of the current proposal. The current location worked out better for AT&T's service objectives.
4. This existing T-Mobile site was located too far to the northwest. The proposed site is needed in the northeast side of the City.
5. This is an existing AT&T site covering the west side of the City. This proposed site will off-load this existing site.
6. This existing T-Mobile site was located too far to the southwest and too close to the other existing AT&T wireless facility. The proposed site is needed in the northeast side of the City.
7. This is an existing AT&T site covering the south side of the City.

FACILITY DESIGN ALTERNATIVES TO THE PROPOSAL

Traditional Monopole

Monopalm

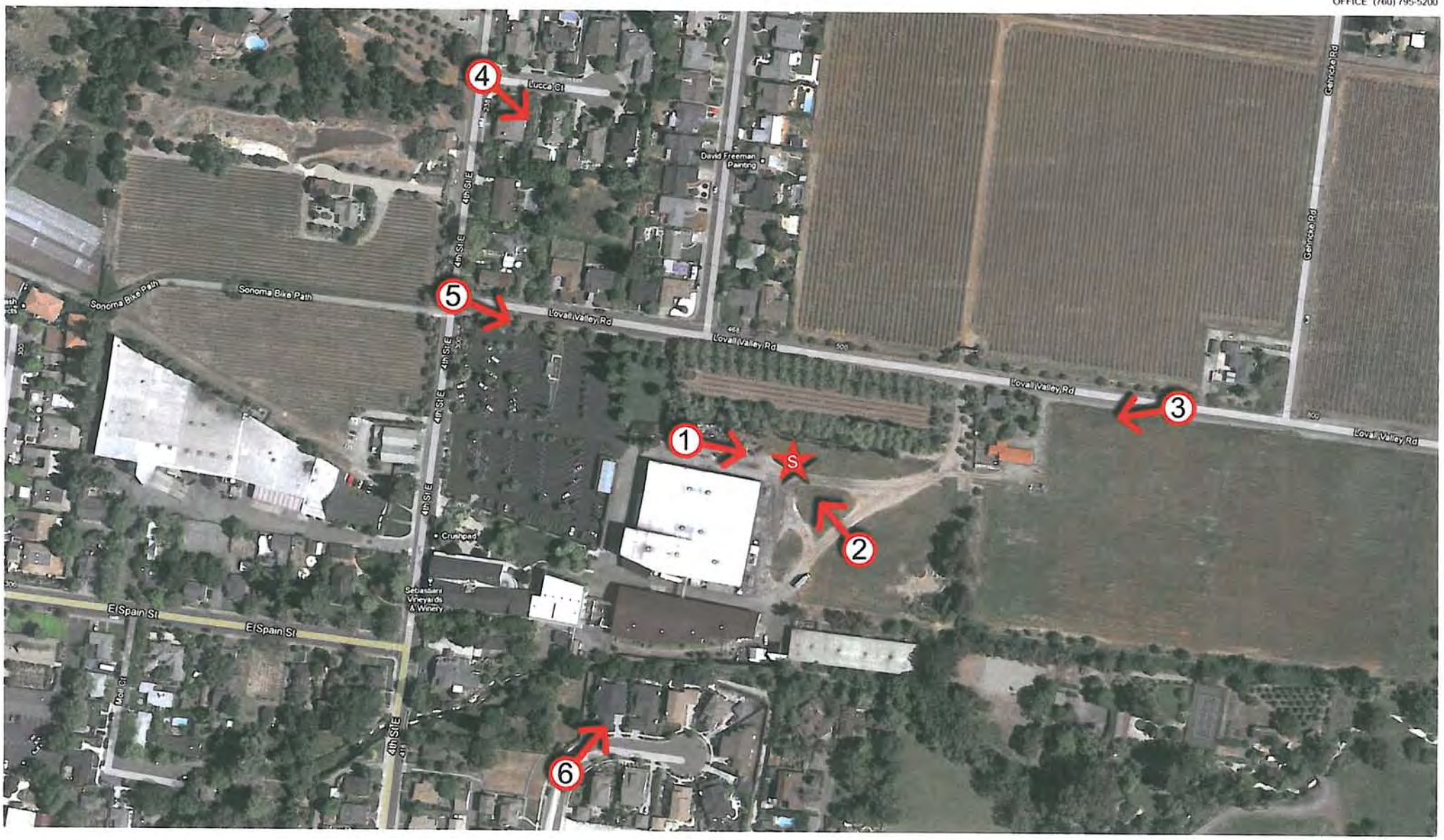
Lattice Tower

VICINITY MAP
PHOTOSIMULATION VIEWPOINTS

at&t

NAPA & 5TH AVE
CCU5801
ADJ. TO 379 4TH ST. E
SONOMA, CA 95476

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200



JUN 0 6 2013

PHOTOSIMULATION VIEW 1

at&t

NAPA & 5TH AVE
CCU5801
ADJ. TO 379 4TH ST. E
SONOMA, CA 95476

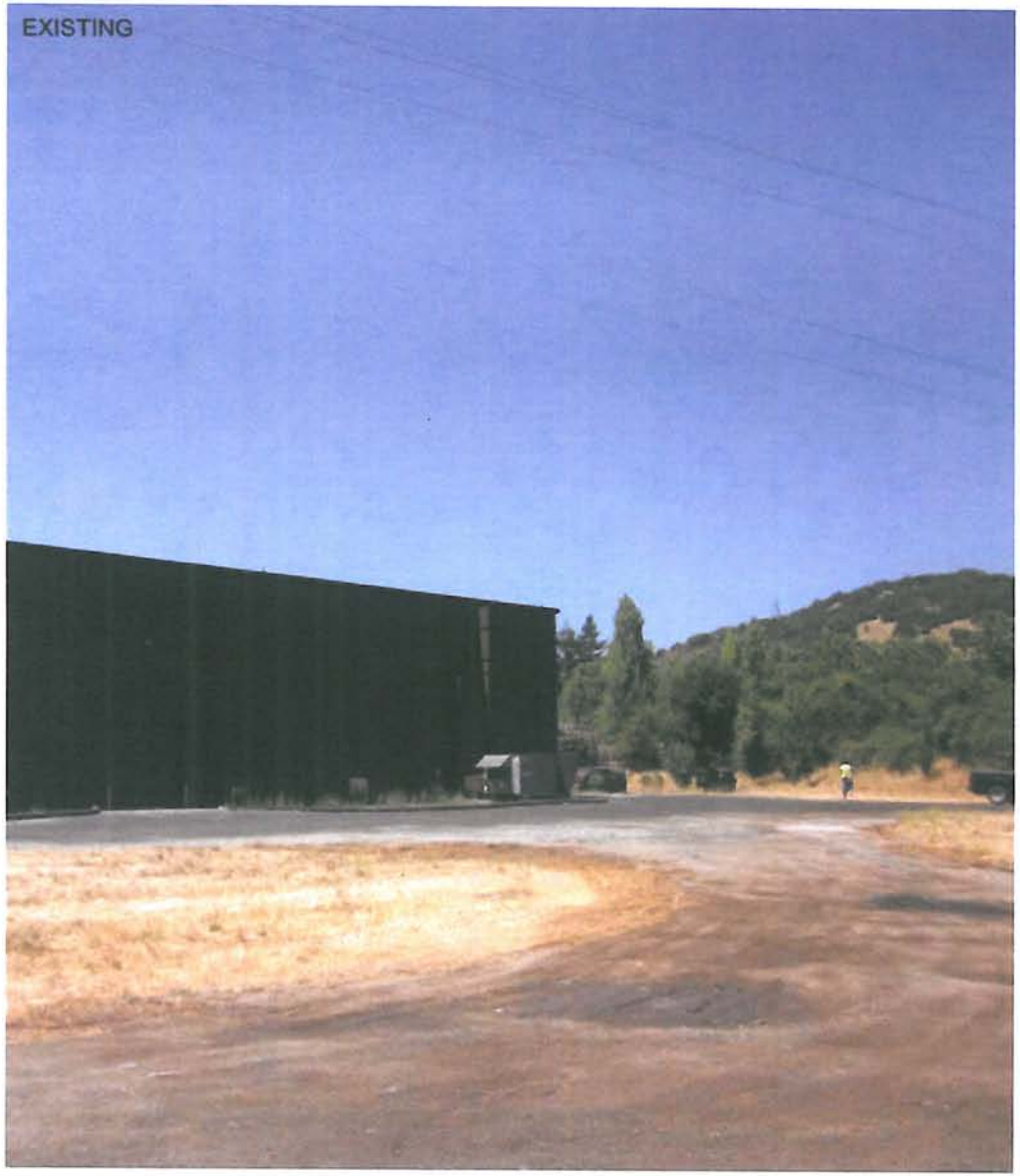
SC WIRELESS ENGINEERING CENTER
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

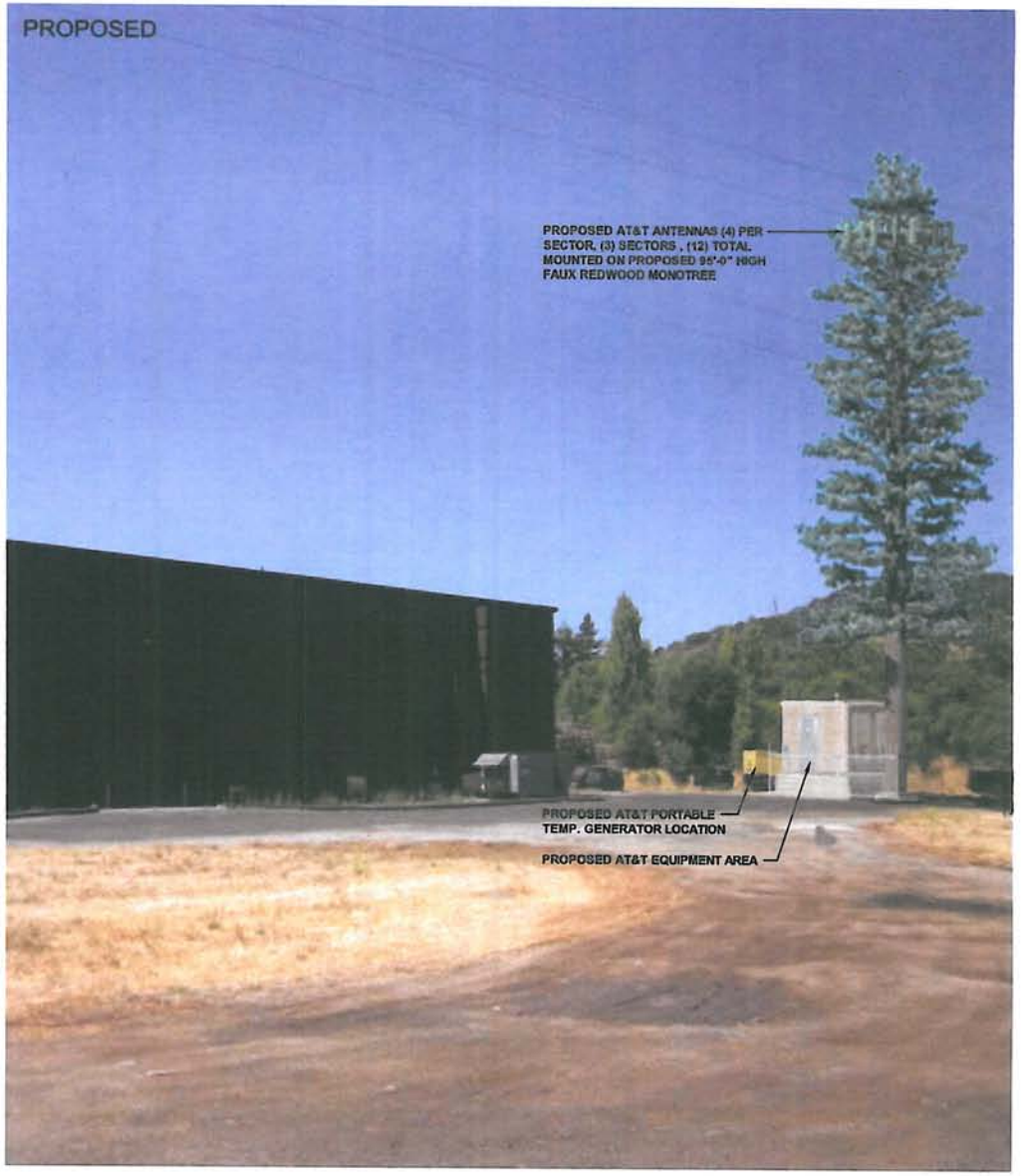
PHOTOSIMULATION VIEW 2

at&t

NAPA & 5TH AVE
CCU5801
ADJ. TO 379 4TH ST. E
SONOMA, CA 95476

SC
WIRELESS ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200



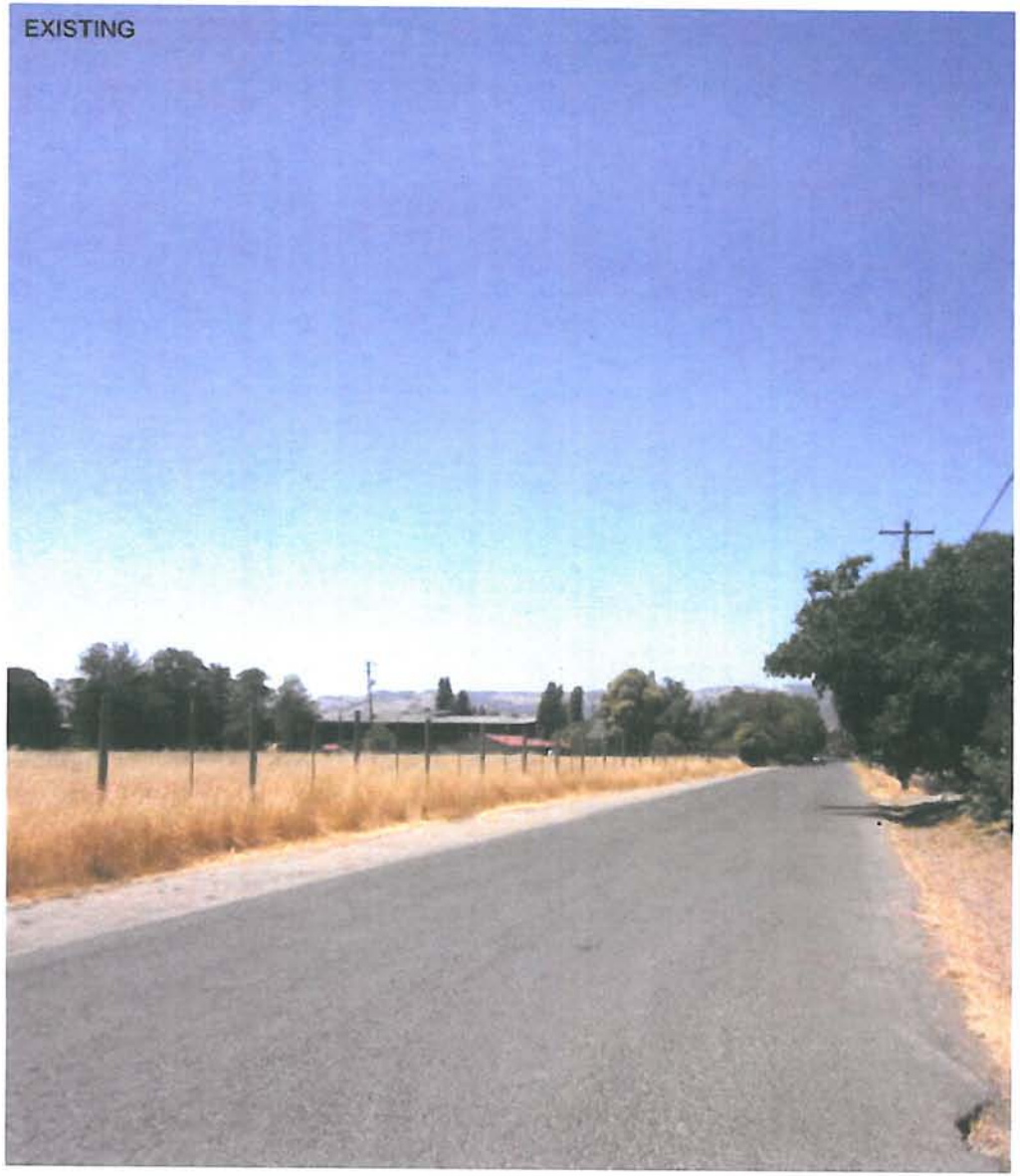


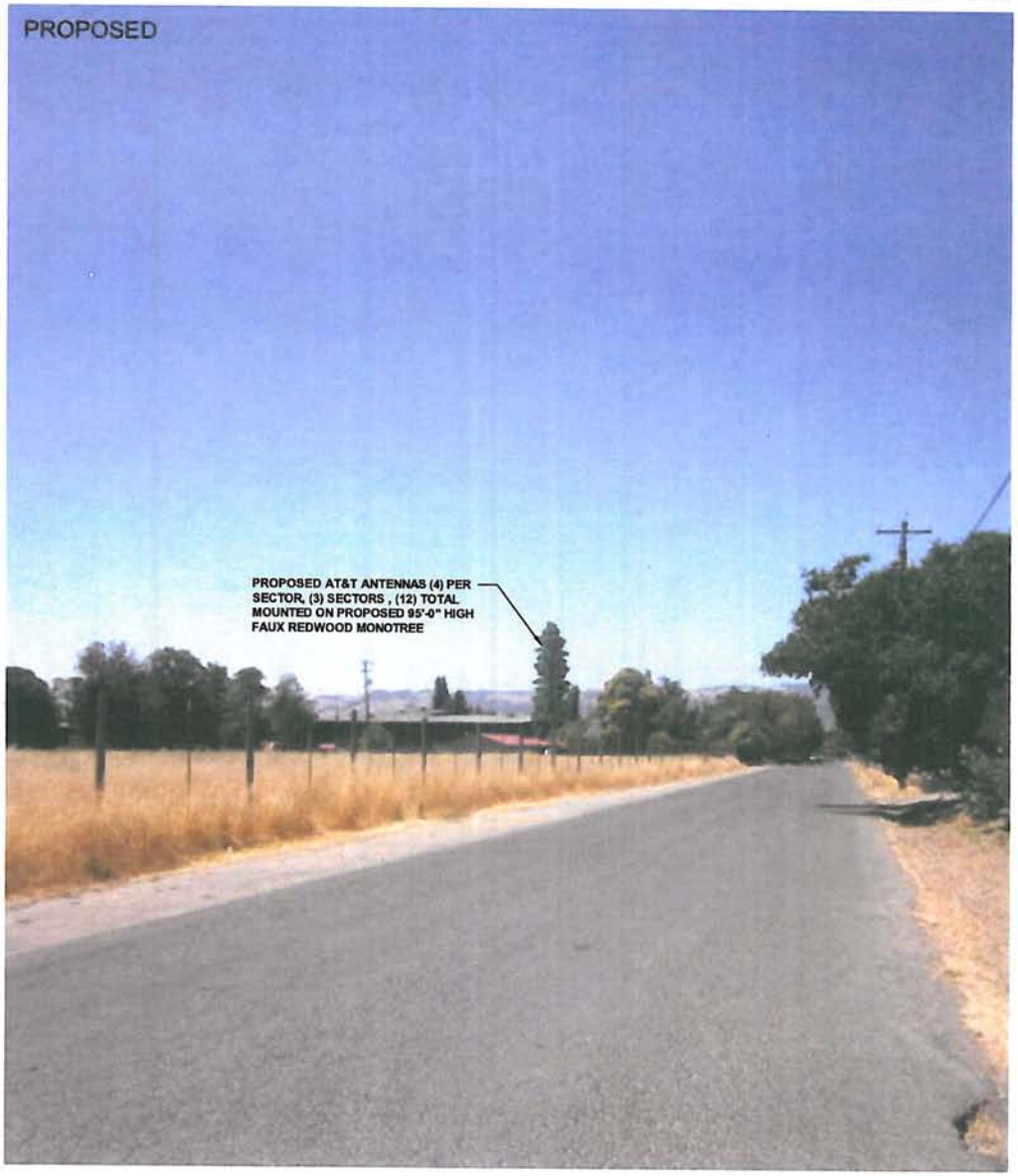
PHOTOSIMULATION VIEW 3

at&t

NAPA & 5TH AVE
CCU5801
ADJ. TO 379 4TH ST. E
SONOMA, CA 95476

SC WIRELESS ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200





PHOTOSIMULATION VIEW 4

at&t

NAPA & 5TH AVE
CCU5801
ADJ. TO 379 4TH ST. E
SONOMA, CA 95476

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING

PROPOSED

PHOTOSIMULATION VIEW 5

at&t

NAPA & 5TH AVE
CCU5801
ADJ. TO 379 4TH ST. E
SONOMA, CA 95476

SC WIRELESS ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

EXISTING

PROPOSED

PHOTOSIMULATION VIEW 6

at&t

NAPA & 5TH AVE
CCU5801
ADJ. TO 379 4TH ST. E
SONOMA, CA 95476

5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
OFFICE (760) 795-5200

sitesafe
rf compliance experts
200 North Glebe Road, Suite 1000, Arlington, VA 22203-3728
703.276.1100 • 703.276.1169 fax
info@sitesafe.com • www.sitesafe.com

Bechtel Communication on behalf of AT&T Mobility, LLC
Site ID - CCU6078
USID – 133231
Site Name – Sebastiani Vineyards
Site Compliance Report

379 4th St E
Sonoma, CA 95476

Latitude: N38-17-35.80
Longitude: W122-26-50.08
Structure Type: Monopole

Report generated date: November 16, 2012
Report by: Tony DeMattia
Customer Contact: Tom McGuire

AT&T Mobility, LLC Will Be Compliant based on FCC Rules and Regulations.

© 2012 Sitesafe, Inc. Arlington, VA

REGISTERED PROFESSIONAL ENGINEER
DAVID CHARLES COTTON, JR.
NO. 18838
EXP. 06/30/2013
ELECTRICAL
STATE OF CALIFORNIA

David Charles Cotton, Jr.
Registered Professional Engineer (Electrical)
State of California, 18838, Expires 2013-June-30
Date: 2012-November-17

JUN 0 6 2013

A/E DOCUMENT REVIEW STATUS

Status Code		
1		Accepted – With minor or no comments, construction may proceed
2		Not Accepted – Please resolve comments and resubmit

Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.

	ENG	CONST				
Reviewed	TM	N/A				

Status By	Date 12/3/2012

JUN 0 6 2013

sitesafe
rf compliance experts

Bechtel Communication on behalf of AT&T Mobility, LLC
Sebastiani Vineyards - CCU6078
Radio Frequency (RF) Site Compliance Report

379 4th St E, Sonoma, CA 95476

200 N. Glebe Road • Suite 1000 • Arlington, VA 22203-3728
703.276.1100 • info@sitesafe.com

JUN 0 6 2013

Table of Contents

1 EXECUTIVE SUMMARY 3

2 REGULATORY BASIS 4

2.1 FCC RULES AND REGULATIONS 4
2.2 OSHA STATEMENT 5

3 SITE COMPLIANCE 6

3.1 SITE COMPLIANCE STATEMENT 6
3.2 ACTIONS FOR SITE COMPLIANCE 6

4 SAFETY PLAN AND PROCEDURES 7

5 ANALYSIS 8

5.1 RF EMISSIONS DIAGRAM 8

6 ANTENNA INVENTORY 10

7 ENGINEER CERTIFICATION 12

APPENDIX A – STATEMENT OF LIMITING CONDITIONS 13

APPENDIX B – ASSUMPTIONS AND DEFINITIONS 14

GENERAL MODEL ASSUMPTIONS 14
USE OF GENERIC ANTENNAS 14
DEFINITIONS 15

APPENDIX C – RULES & REGULATIONS 17

EXPLANATION OF APPLICABLE RULES AND REGULATIONS 17
OCCUPATIONAL ENVIRONMENT EXPLAINED 17

APPENDIX D – GENERAL SAFETY RECOMMENDATIONS 18

ADDITIONAL INFORMATION 19

1 Executive Summary

Bechtel Communication on behalf of AT&T Mobility, LLC has contracted with Sitesafe, Inc. (Sitesafe), an independent Radio Frequency (RF) regulatory and engineering consulting firm, to determine whether the proposed communications site, CCU6078 - Sebastiani Vineyards, located at 379 4th St E, Sonoma, CA, is in compliance with Federal Communication Commission (FCC) Rules and Regulations for RF emissions.

This report contains a detailed summary of the RF environment at the site including:

- diagram of the site;
- inventory of the make / model of all antennas
- theoretical MPE based on modeling.

This report addresses exposure to radio frequency electromagnetic fields in accordance with the FCC Rules and Regulations for all individuals, classified in two groups, "Occupational or Controlled" and "General Public or Uncontrolled." This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

Project Description: AT&T Mobility LLC proposed the following installations: 4 Surge protectors; 95' high faux redwood monotree; 11'X20' California approved prefabricated equipment shelter; twelve 6' panel antennas; 3 RRUS-11 and 15 RRUS-01 devices.

This document and the conclusions herein are based on the information provided by AT&T Mobility, LLC.

If you have any questions regarding RF safety and regulatory compliance, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

The following documents were used in the creation of this report:

RFDS: 25736-635-AA-CCU6078 RF V10.xlsx

CD: 25471-630-A1-CC6078 Z01-Rev B.pdf

ERP: Sitesafe used 60 watt transmit power output for LTE and 40 watt transmit power output for each UMTS carrier.

2 Regulatory Basis

2.1 FCC Rules and Regulations

In 1996, the Federal Communication Commission (FCC) adopted regulations for the evaluating of the effects of RF emissions in 47 CFR § 1.1307 and 1.1310. The guideline from the FCC Office of Engineering and Technology is Bulletin 65 ("OET Bulletin 65"), *Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields*, Edition 97-01, published August 1997. Since 1996 the FCC periodically reviews these rules and regulations as per their congressional mandate.

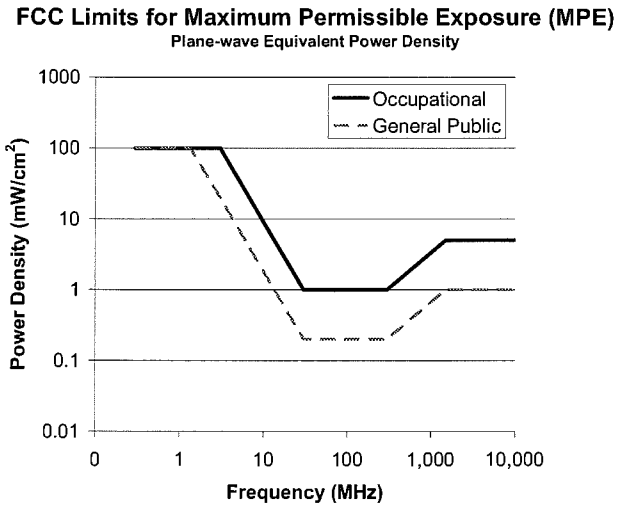
FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Public or "Uncontrolled environment". The General Public limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to *accessible* areas where workers or the general public may be exposed to Radio Frequency (RF) electromagnetic fields.

Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Public limits.

The theoretical modeling of the RF electromagnetic fields has been performed in accordance with OET Bulletin 65. The Maximum Permissible Exposure (MPE) limits utilized in this analysis are outlined in the following diagram:



Limits for Occupational/Controlled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

Limits for General Population/Uncontrolled Exposure (MPE)

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

2.2 OSHA Statement

The General Duty clause of the OSHA Act (Section 5) outlines the occupational safety and health responsibilities of the employer and employee. The General Duty clause in Section 5 states:

(a) Each employer –

(1) shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees;

(2) shall comply with occupational safety and health standards promulgated under this Act.

(b) Each employee shall comply with occupational safety and health standards and all rules, regulations, and orders issued pursuant to this Act which are applicable to his own actions and conduct.

OSHA has defined Radiofrequency and Microwave Radiation safety standards for workers who may enter hazardous RF areas. Regulation Standards 29 CFR § 1910.147 identify a generic Lock Out Tag Out procedure aimed to control the unexpected energization or start up of machines when maintenance or service is being performed.

3 Site Compliance

3.1 Site Compliance Statement

Upon evaluation of the cumulative RF emission levels from all operators at this site, Sitesafe has determined that:

This **site will be compliant** with the FCC rules and regulations, as described in OET Bulletin 65.

AT&T Mobility, LLC is predicted to contribute **less than 5%** of the maximum permissible exposure (MPE) based on theoretical modeling using parameters supplied by the client; therefore, AT&T Mobility, LLC has no responsibility for bringing the site into compliance with FCC guidelines. See Appendix C. A detailed explanation of the 5% rule can be found in the Definition section of Appendix B.

The compliance determination is based on General Public MPE levels based on theoretical modeling, RF signage placement recommendations, proposed antenna inventory and the level of restricted access to the antennas at the site. Any deviation from the AT&T Mobility, LLC's proposed deployment plan could result in the site being rendered non-compliant.

3.2 Actions for Site Compliance

Based on common industry practice and our understanding of FCC and OSHA requirements, this section provides a statement of recommendations for site compliance. RF alert signage recommendations have been proposed based on theoretical analysis of MPE levels. Barriers can consist of locked doors, fencing, railing, rope, chain, paint striping or tape, combined with RF alert signage.

This site will be compliant with the FCC rules and regulations.

Sitesafe found one or more issues that led to our determination. The site will be made compliant if the following changes are implemented:

- Restricted access to the site (by lock, alarm or sign-in sheet), preventing anyone from the general public access to the site;

  and,

- Posting RF signs that a person could read and understand the signs prior to accessing the site;

Site Access Location

Put lock on Site Access Door.
Information Sign 1 required, in English.
Information Sign 1 required, in Spanish.
Yellow caution sign required.

4 Safety Plan and Procedures

The following items are general safety recommendations that should be administered on a site by site basis as needed by the carrier.

General Maintenance Work: Any maintenance personnel required to work immediately in front of antennas and / or in areas indicated as above 100% of the Occupational MPE limits should coordinate with the wireless operators to disable transmitters during their work activities.

Training and Qualification Verification: All personnel accessing areas indicated as exceeding the General Population MPE limits should have a basic understanding of EME awareness and RF Safety procedures when working around transmitting antennas. Awareness training increases a workers understanding to potential RF exposure scenarios. Awareness can be achieved in a number of ways (e.g. videos, formal classroom lecture or internet based courses).

Physical Access Control: Access restrictions to transmitting antennas locations is the primary element in a site safety plan. Examples of access restrictions are as follows:

- Locked door or gate
- Alarmed door
- Locked ladder access
- Restrictive Barrier at antenna (e.g. Chain link with posted RF Sign)

RF Signage: Everyone should obey all posted signs at all times. RF signs play an important role in properly warning a worker prior to entering into a potential RF Exposure area.

Assume all antennas are active: Due to the nature of telecommunications transmissions, an antenna transmits intermittently. Always assume an antenna is transmitting. Never stop in front of an antenna. If you have to pass by an antenna, move through as quickly and safely as possible thereby reducing any exposure to a minimum.

Maintain a 3 foot clearance from all antennas: There is a direct correlation between the strength of an EME field and the distance from the transmitting antenna. The further away from an antenna, the lower the corresponding EME field is.

Site RF Emissions Diagram: Section 5 of this report contains an RF Diagram that outlines various theoretical Maximum Permissible Exposure (MPE) areas at the site. The modeling is a worst case scenario assuming a duty cycle of 100% for each transmitting antenna at full power. This analysis is based on one of two access control criteria: General Public criteria means the access to the site is uncontrolled and anyone can gain access. Occupational criteria means the access is restricted and only properly trained individuals can gain access to the antenna locations.

5 Analysis

5.1 RF Emissions Diagram

The RF diagram(s) below display theoretical spatially averaged percentage of the Maximum Permissible Exposure for all systems at the site unless otherwise noted. These diagrams use modeling as proscribed in OET Bulletin 65 and assumptions detailed in Appendix B.

The key at the bottom of each diagram indicates if percentages displayed are referenced to FCC Occupational or General Public Maximum Permissible Exposure (MPE) limits. Color coding on the diagram is as follows:

a) Composite Exposure Levels
- Areas indicated as Green are below 100% of the MPE limits.
- Blue represents areas predicted to be between 100% and 500% of the MPE limits.
- Yellow represents areas predicted to be between 500% and 5000% of the MPE limits.
- Red areas indicated predicted levels greater than 5000% of the MPE limits.

b) AT&T Mobility 5% Exposure Levels:
- Areas indicated as Green are below 5% of the MPE limits.
- Purple represents areas predicted to be greater than 5% of the MPE limits.

The theoretical analysis identified the maximum predicted MPE levels to be:

Maximum Theoretical General Public or Uncontrolled MPE level:	2.0%
Maximum Theoretical Occupational or Controlled MPE Level:	0.4%
AT&T Maximum Theoretical General Public or Uncontrolled MPE level:	2.0%
AT&T Maximum Theoretical Occupational or Controlled MPE level:	0.4%

General Population diagrams are specified when an area is accessible to the public; i.e. personnel that do not meet Occupational or RF Safety trained criteria, could gain access.

If trained occupational personnel require access to areas that are delineated as Red or above 100% of the limit, Sitesafe recommends that they utilize the proper personal protection equipment (RF monitors), coordinate with the carriers to reduce or shutdown power, or make real-time power density measurements with the appropriate power density meter to determine real-time MPE levels. This will allow the personnel to ensure that their work area is within exposure limits.

The key at the bottom also indicates the level or height of the modeling with respect to the main level. The origin is typically referenced to the main rooftop level, or ground level for a structure without access to the antenna level. For example:

Average from 0 feet above to 6 feet above origin

and

Average from 20 feet above to 26 feet above origin

The first indicates modeling at the main rooftop (or ground) level averaged over 6 feet. The second indicates modeling at a higher level (possibly a penthouse level) of 20 feet averaged over 6 feet.

Abbreviations used in the RF Emissions Diagrams

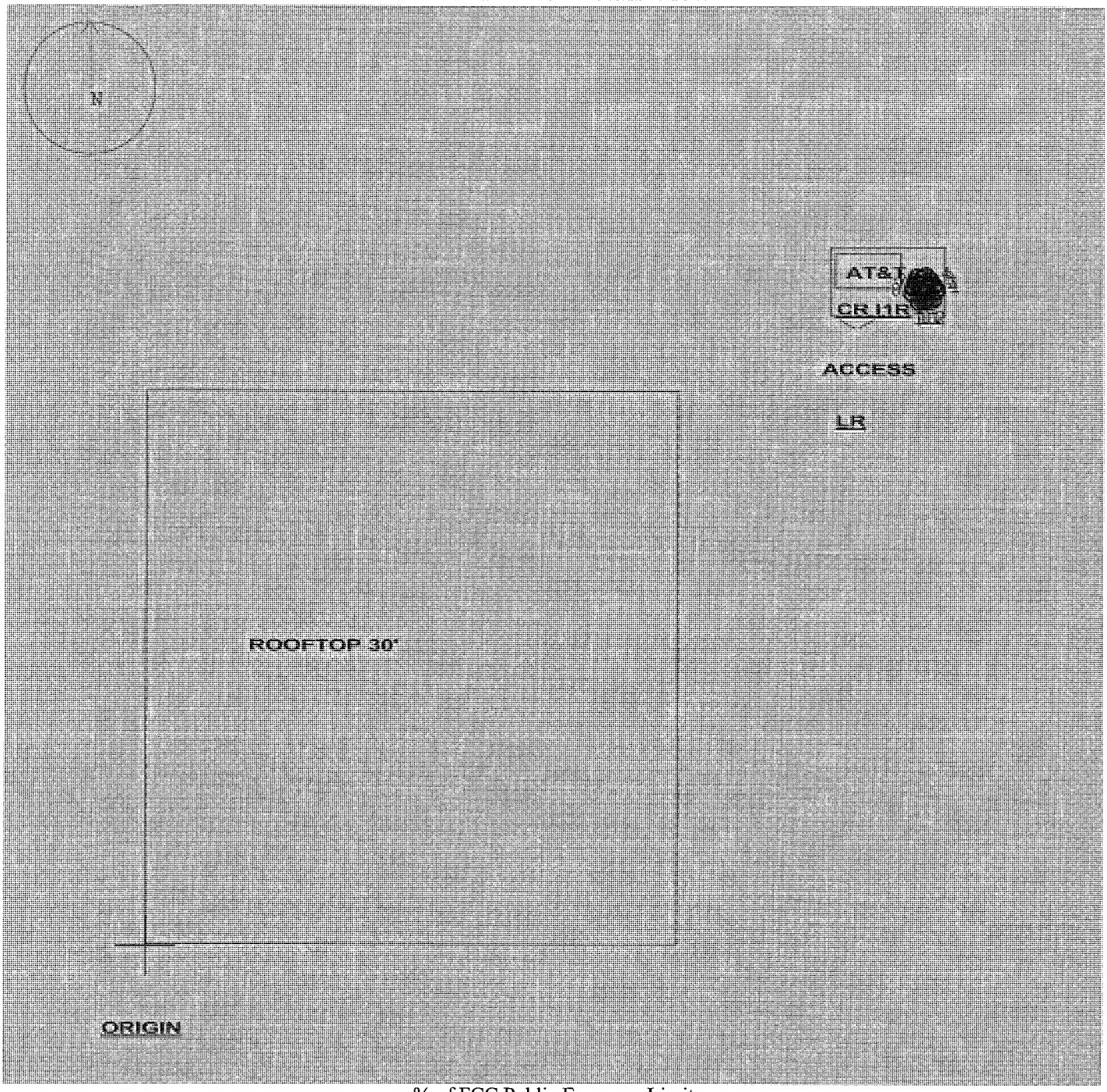
PH=##'	Penthouse at ## feet above main roof

Additional Information in the RF Emissions Diagrams Key

The RF emissions diagram provides indications of RF signage, barriers and locked doors. The table below lists the abbreviations used to indicate locked doors, signs and barriers:

Table 1: RF Signage and Barrier Key					
RF Signage			Barriers		
Type	Existing Location	Recommended Location	Type	Existing Location	Recommended Location
Notice	NE	NR	Locked Door	LE	LR
Caution	CE	CR	Fencing	RE	RR
Warning	WE	WR	Rope Chain		
Info Sign 1	I1E	I1R	Paint Stripes		
Info Sign 2	I2E	I2R	Tape		
Info Sign 3	I3E	I3R			
Info Sign 4	I4E	I4R			

RF Emissions Diagram for: Sebastiani Vineyards
Ground Level Detail View



% of FCC Public Exposure Limit

Average from 0 feet above to 6 feet above origin

- 5000 <= X
- 500 <= X < 5000
- 100 <= X < 500
- X <= 100

sitesafe
www.sitesafe.com
Sitesafe ID# 96034
Site Name: Sebastiani Vineyards

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
SitesafeTC Version Unavailable
10/18/2012

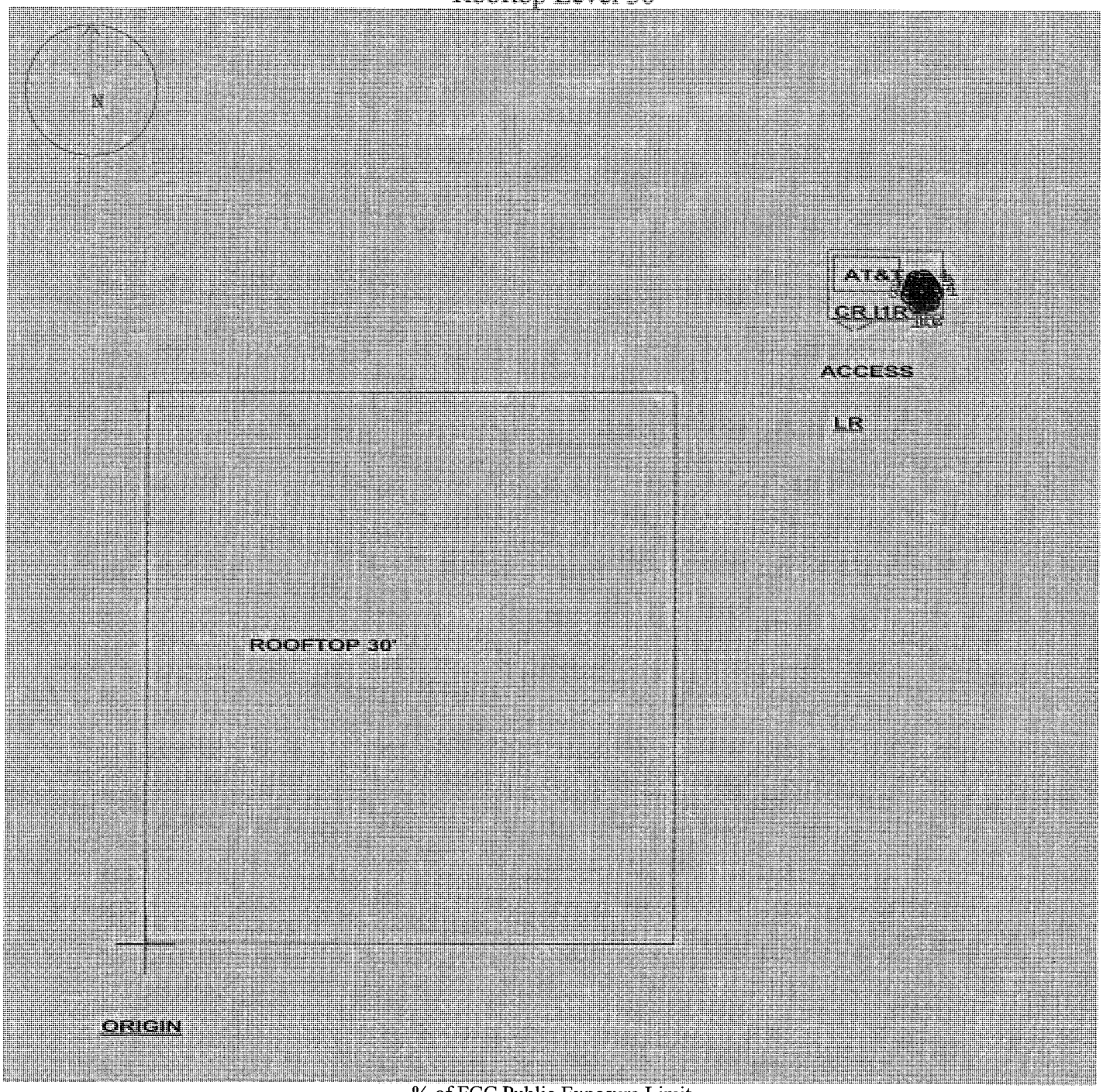
Feet

30 0 30 60

Grid Size is 10.0

RF Emissions Diagram for: Sebastiani Vineyards

Rooftop Level 30'



% of FCC Public Exposure Limit

Average from 30 feet above to 36 feet above origin

- 5000 <= X
- 500 <= X < 5000
- 100 <= X < 500
- X <= 100

sitesafe

www.sitesafe.com

Sitesafe ID# 96034

Site Name: Sebastiani Vineyards

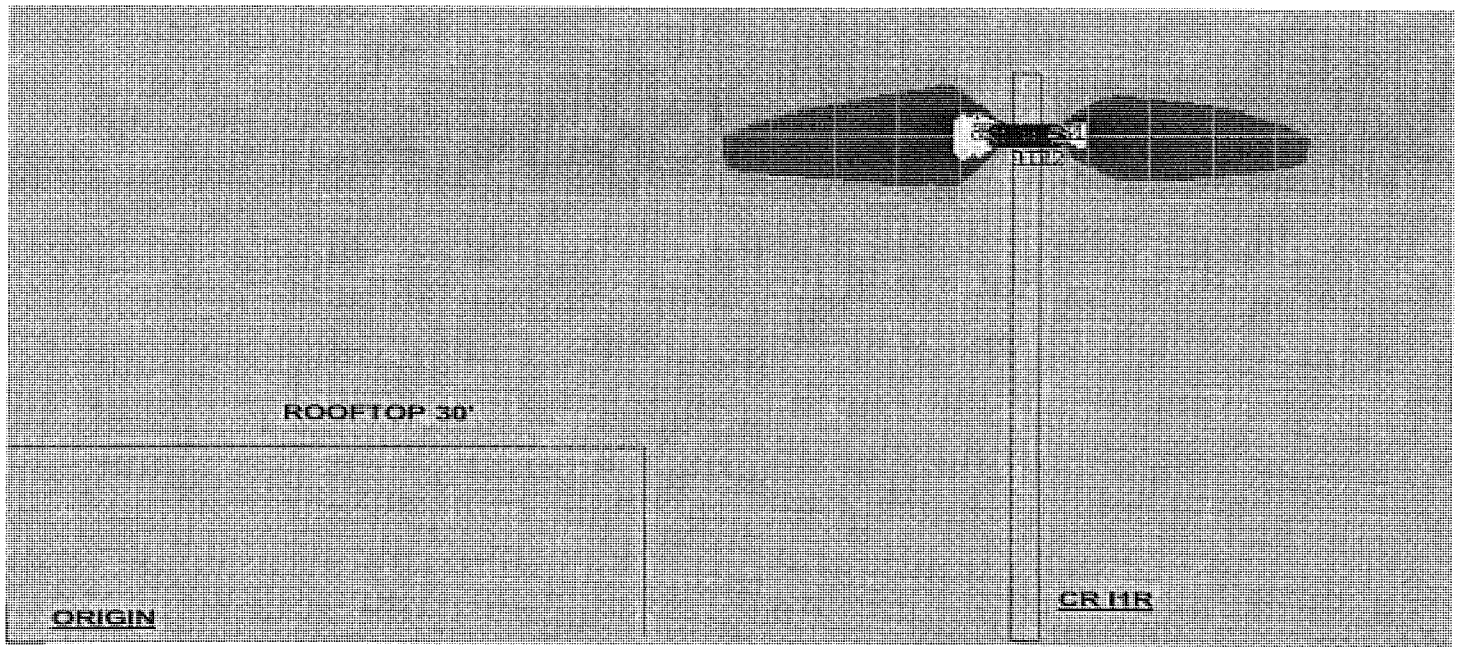
Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
SitesafeTC Version Unavailable
10/16/2012

Feet

30 0 30 60

Grid Size is 10.0

RF Emissions Diagram for: Sebastiani Vineyards
Side Elevation



% of FCC Public Exposure Limit
Individual Points

- 5000 <= X
- 500 <= X < 5000
- 100 <= X < 500
- X <= 100

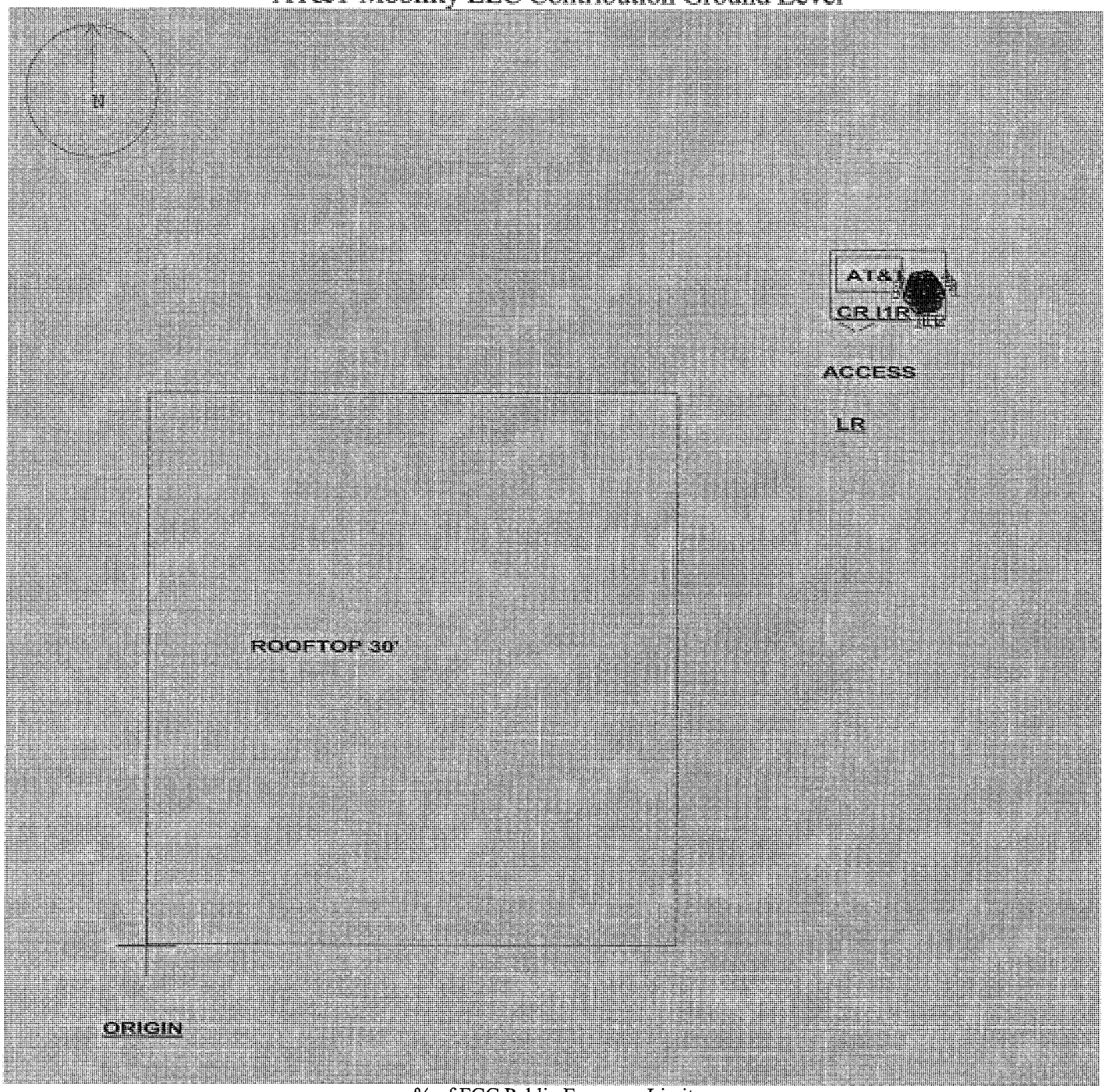
sitesafe
www.sitesafe.com
Sitesafe ID# 96034
Site Name: Sebastiani Vineyards

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
SitesafeTC Version Unavailable
10/10/2012

Feet
10 0 10 20
Grid Size is 10.0

RF Emissions Diagram for: Sebastiani Vineyards

AT&T Mobility LLC Contribution Ground Level



% of FCC Public Exposure Limit

Average from 0 feet above to 6 feet above origin

5 <= X

X <= 5

sitesafe

www.sitesafe.com

Sitesafe ID# 96034

Site Name: Sebastiani Vineyards

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
SitesafeTC Version Unavailable
10/18/2012

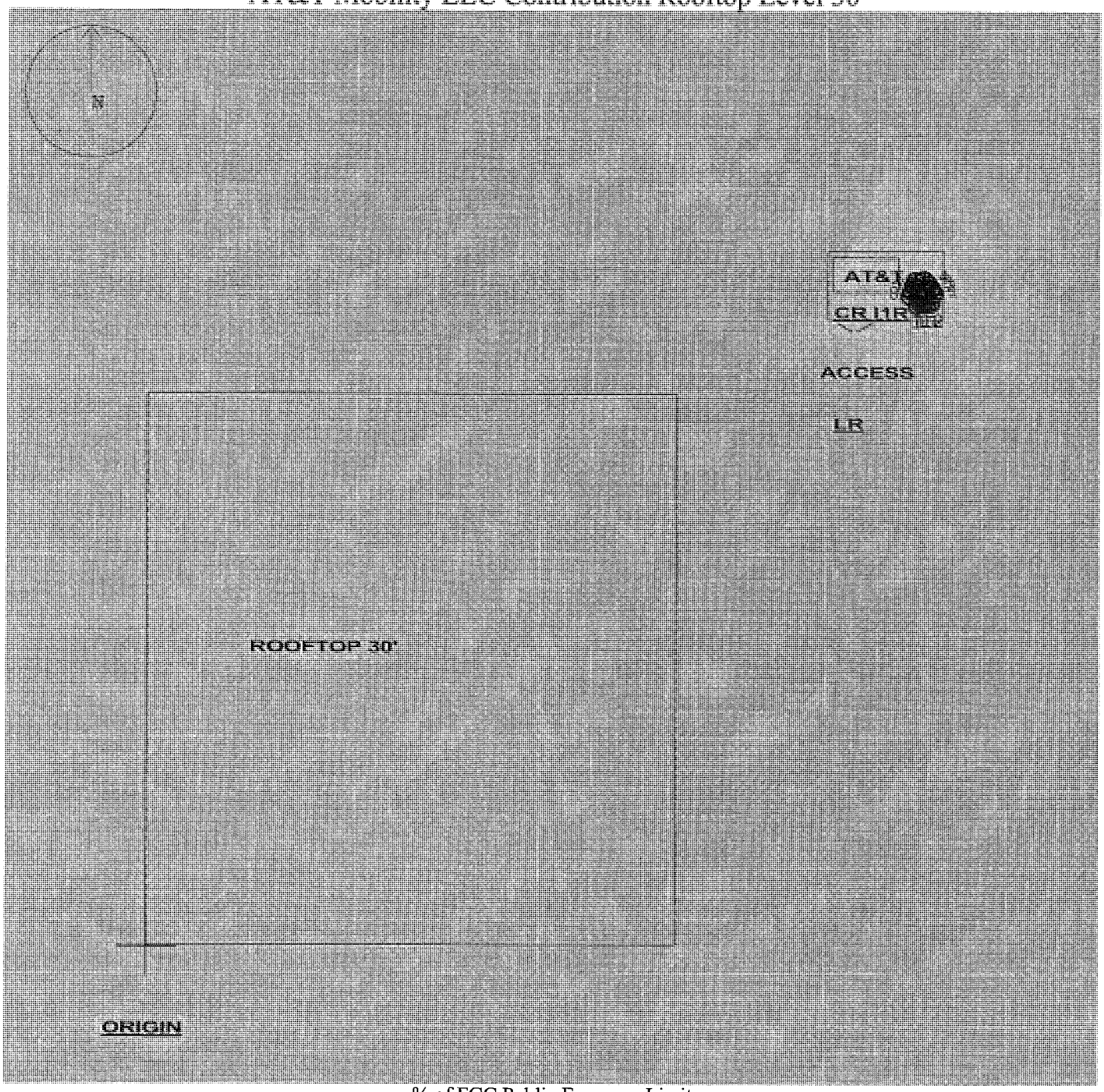
Feet

30 0 30 60

Grid Size is 10.0

RF Emissions Diagram for: Sebastiani Vineyards

AT&T Mobility LLC Contribution Rooftop Level 30'



% of FCC Public Exposure Limit

Average from 30 feet above to 36 feet above origin

5 <= X

X <= 5

sitesafe

www.sitesafe.com

Sitesafe ID# 96034

Site Name: Sebastiani Vineyards

Sitesafe Inc. assumes no responsibility for modeling results not verified by Sitesafe personnel.
Contact Sitesafe Inc. for modeling assistance (703) 276-1100.
SitesafeTC Version Unavailable
10/16/2012

Feet

30 0 30 60

Grid Size is 10.0

6 Antenna Inventory

The Antenna Inventory shows all transmitting antennas at the site. This inventory was provided by the customer, and was utilized by Sitesafe to perform theoretical modeling of RF emissions. The inventory coincides with the site diagrams in this report, identifying each antenna's location at CCU6078 - Sebastiani Vineyards. The antenna information collected includes the following information:

- Licensee or wireless operator name
- Frequency or frequency band
- Transmitter power – Effective Radiated Power ("ERP"), or Equivalent Isotropic Radiated Power ("EIRP") in Watts
- Antenna manufacturer make, model, and gain

For other carriers at this site, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

The following antenna inventory, on this and the following page, were provided by the customer and were utilized to create the site model diagrams:

Table 3: Antenna Inventory

Ant #	Operated By	TX Freq (MHz)	ERP (Watts)	Antenna Gain (dBd)	Az (Deg)	Antenna Model	Ant Type	Len (ft)	Horizontal Half Power Beamwidth (Deg)	Location		
										X	Y	Z
1	AT&T Mobility LLC	737 (LTE)	973	12.10	60	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	301'	249'	80'
2	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	60	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	300'	251'	80'
3	AT&T Mobility LLC	850 (UMTS)	867	13.36	60	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	299'	253'	80'
3	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	60	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	299'	253'	80'
4	AT&T Mobility LLC	850 (UMTS)	867	13.36	60	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	297'	255'	80'
4	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	60	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	297'	255'	80'
5	AT&T Mobility LLC	737 (LTE)	973	12.10	300	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	294'	254'	80'
6	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	300	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	293'	252'	80'
7	AT&T Mobility LLC	850 (UMTS)	867	13.36	300	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	292'	250'	80'
7	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	300	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	292'	250'	80'
8	AT&T Mobility LLC	850 (UMTS)	867	13.36	300	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	292'	248'	80'
8	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	300	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	292'	248'	80'
9	AT&T Mobility LLC	737 (LTE)	973	12.10	180	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	295'	245'	80'
10	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	180	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	296'	245'	80'
11	AT&T Mobility LLC	850 (UMTS)	867	13.36	180	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	298'	245'	80'
11	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	180	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	298'	245'	80'
12	AT&T Mobility LLC	850 (UMTS)	867	12.10	180	Powerwave P65-16-XLH-RR-04 (Proposed)	Panel	6	65	300'	246'	80'
12	AT&T Mobility LLC	1900 (UMTS)	1283	15.06	180	Powerwave P65-16-XLH-RR-02 (Proposed)	Panel	6	65	300'	246'	80'

NOTE: X, Y and Z indicate relative position of the antenna to the origin location on the site, displayed in the model results diagram. Specifically, the Z reference indicates antenna height above the main site level unless otherwise indicated. ERP values provided by the client and used in the modeling may be greater than are currently deployed. For other carriers at this site the use of "Generic" as an antenna model or "Unknown" for a wireless operator means the information with regard to carrier, their FCC license and/or antenna information was not available nor could it be secured while on site. Equipment, antenna models and nominal transmit power were used for modeling, based on past experience with radio service providers.

7 Engineer Certification

The professional engineer whose seal appears on the cover of this document hereby certifies and affirms that:

I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp on the cover of this document; and

That I am an employee of Sitesafe, Inc., in Arlington, Virginia, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission (FCC) as well as the regulations of the Occupational Safety and Health Administration (OSHA), both in general and specifically as they apply to the FCC Guidelines for Human Exposure to Radio-frequency Radiation; and

That I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Tony DeMattia.

November 16, 2012

Appendix A – Statement of Limiting Conditions

Sitesafe will not be responsible for matters of a legal nature that affect the site or property.

Due to the complexity of some wireless sites, Sitesafe performed this analysis and created this report utilizing best industry practices and due diligence. Sitesafe cannot be held accountable or responsible for anomalies or discrepancies due to actual site conditions (i.e., mislabeling of antennas or equipment, inaccessible cable runs, inaccessible antennas or equipment, etc.) or information or data supplied by AT&T Mobility, LLC, the site manager, or their affiliates, subcontractors or assigns.

Sitesafe has provided computer generated model(s) in this Site Compliance Report to show approximate dimensions of the site, and the model is included to assist the reader of the compliance report to visualize the site area, and to provide supporting documentation for Sitesafe's recommendations.

Sitesafe may note in the Site Compliance Report any adverse physical conditions, such as needed repairs, observed during the survey of the subject property or that Sitesafe became aware of during the normal research involved in performing this survey. Sitesafe will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because Sitesafe is not an expert in the field of mechanical engineering or building maintenance, the Site Compliance Report must not be considered a structural or physical engineering report.

Sitesafe obtained information used in this Site Compliance Report from sources that Sitesafe considers reliable and believes them to be true and correct. Sitesafe does not assume any responsibility for the accuracy of such items that were furnished by other parties. When conflicts in information occur between data provided by a second party and physical data collected by Sitesafe, the physical data will be used.

Appendix B – Assumptions and Definitions

General Model Assumptions

In this site compliance report, it is assumed that all antennas are operating at **full power at all times.** Software modeling was performed for all transmitting antennas located on the site. Sitesafe has further assumed a 100% duty cycle and maximum radiated power.

The site has been modeled with these assumptions to show the maximum RF energy density. Sitesafe believes this to be a *worst-case* analysis, based on best available data. Areas modeled to predict emissions greater than 100% of the applicable MPE level may not actually occur, but are shown as a *worst-case* prediction that could be realized real time. Sitesafe believes these areas to be safe for entry by occupationally trained personnel utilizing appropriate personal protective equipment (in most cases, a personal monitor).

Thus, at any time, if power density measurements were made, we believe the real-time measurements would indicate levels below those depicted in the RF emission diagram(s) in this report. By modeling in this way, Sitesafe has conservatively shown exclusion areas – areas that should not be entered without the use of a personal monitor, carriers reducing power, or performing real-time measurements to indicate real-time exposure levels.

Use of Generic Antennas

For the purposes of this report, the use of "Generic" as an antenna model, or "Unknown" for an operator means the information about a carrier, their FCC license and/or antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of equipment, antenna models, and transmit power to model the site. If more specific information can be obtained for the unknown measurement criteria, Sitesafe recommends remodeling of the site utilizing the more complete and accurate data. Information about similar facilities is used when the service is identified and associated with a particular antenna. If no information is available regarding the transmitting service associated with an unidentified antenna, using the antenna manufacturer's published data regarding the antenna's physical characteristics makes more conservative assumptions.

Where the frequency is unknown, Sitesafe uses the closest frequency in the antenna's range that corresponds to the highest Maximum Permissible Exposure (MPE), resulting in a conservative analysis.

Definitions

5% Rule – The rules adopted by the FCC specify that, in general, at multiple transmitter sites actions necessary to bring the area into compliance with the guidelines are the shared responsibility of all licensees whose transmitters produce field strengths or power density levels at the area in question in excess of 5% of the exposure limits. In other words, any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible taking corrective actions to bring the site into compliance.

Compliance – The determination of whether a site is safe or not with regards to Human Exposure to Radio Frequency Radiation from transmitting antennas.

Decibel (dB) – A unit for measuring power or strength of a signal.

Duty Cycle – The percent of pulse duration to the pulse period of a periodic pulse train. Also, may be a measure of the temporal transmission characteristic of an intermittently transmitting RF source such as a paging antenna by dividing average transmission duration by the average period for transmission. A duty cycle of 100% corresponds to continuous operation.

Effective (or Equivalent) Isotropic Radiated Power (EIRP) – The product of the power supplied to the antenna and the antenna gain in a given direction relative to an isotropic antenna.

Effective Radiated Power (ERP) – In a given direction, the relative gain of a transmitting antenna with respect to the maximum directivity of a half wave dipole multiplied by the net power accepted by the antenna from the connecting transmitter.

Gain (of an antenna) – The ratio of the maximum intensity in a given direction to the maximum radiation in the same direction from an isotropic radiator. Gain is a measure of the relative efficiency of a directional antennas as compared to an omni directional antenna.

General Population/Uncontrolled Environment – Defined by the FCC, as an area where RFR exposure may occur to persons who are **unaware** of the potential for exposure and who have no control of their exposure. General Population is also referenced as General Public.

Generic Antenna – For the purposes of this report, the use of "Generic" as an antenna model means the antenna information was not provided and could not be obtained while on site. In the event of unknown information, Sitesafe will use our industry specific knowledge of antenna models to select a worst case scenario antenna to model the site.

Isotropic Antenna – An antenna that is completely non-directional. In other words, an antenna that radiates energy equally in all directions.

Maximum Measurement – This measurement represents the single largest measurement recorded when performing a spatial average measurement.

Maximum Permissible Exposure (MPE) – The rms and peak electric and magnetic field strength, their squares, or the plane-wave equivalent power densities associated with these fields to which a person may be exposed without harmful effect and with acceptable safety factor.

Occupational/Controlled Environment – Defined by the FCC, as an area where Radio Frequency Radiation (RFR) exposure may occur to persons who are **aware** of the potential for exposure as a condition of employment or specific activity and can exercise control over their exposure.

OET Bulletin 65 – Technical guideline developed by the FCC's Office of Engineering and Technology to determine the impact of Radio Frequency radiation on Humans. The guideline was published in August 1997.

***OSHA* (Occupational Safety and Health Administration)** – Under the Occupational Safety and Health Act of 1970, employers are responsible for providing a safe and healthy workplace for their employees. OSHA's role is to promote the safety and health of America's working men and women by setting and enforcing standards; providing training, outreach and education; establishing partnerships; and encouraging continual process improvement in workplace safety and health. For more information, visit www.osha.gov.

Radio Frequency Radiation – Electromagnetic waves that are propagated from antennas through space.

Spatial Average Measurement – A technique used to average a minimum of ten (10) measurements taken in a ten (10) second interval from zero (0) to six (6) feet. This measurement is intended to model the average energy an average sized human body will absorb while present in an electromagnetic field of energy.

Transmitter Power Output (TPO) – The radio frequency output power of a transmitter's final radio frequency stage as measured at the output terminal while connected to a load.

Appendix C – Rules & Regulations

Explanation of Applicable Rules and Regulations

The FCC has set forth guidelines in OET Bulletin 65 for human exposure to radio frequency electromagnetic fields. Specific regulations regarding this topic are listed in Part 1, Subpart I, of Title 47 in the Code of Federal Regulations. Currently, there are two different levels of MPE - General Public MPE and Occupational MPE. An individual classified as Occupational can be defined as an individual who has received appropriate RF training and meets the conditions outlined below. General Public is defined as anyone who does not meet the conditions of being Occupational. FCC and OSHA Rules and Regulations define compliance in terms of total exposure to total RF energy, regardless of location of or proximity to the sources of energy.

It is the responsibility of all licensees to ensure these guidelines are maintained at all times. It is the ongoing responsibility of all licensees composing the site to maintain ongoing compliance with FCC rules and regulations. Individual licensees that contribute less than 5% MPE to any total area out of compliance are not responsible for corrective actions.

OSHA has adopted and enforces the FCC's exposure guidelines. A building owner or site manager can use this report as part of an overall RF Health and Safety Policy. It is important for building owners/site managers to identify areas in excess of the General Population MPE and ensure that only persons qualified as Occupational are granted access to those areas.

Occupational Environment Explained

The FCC definition of Occupational exposure limits apply to persons who:

- are exposed to RF energy as a consequence of their employment;
- have been made aware of the possibility of exposure; and
- can exercise control over their exposure.

OSHA guidelines go further to state that persons must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

In order to consider this site an Occupational Environment, the site must be controlled to prevent access by any individuals classified as the General Public. Compliance is also maintained when any non-occupational individuals (the General Public) are prevented from accessing areas indicated as Red or Yellow in the attached RF Emissions diagram. In addition, a person must be aware of the RF environment into which they are entering. This can be accomplished by an RF Safety Awareness class, and by appropriate written documentation such as this Site Compliance Report.

All AT&T Mobility, LLC employees who require access to this site must complete RF Safety Awareness training and must be trained in the use of appropriate personal protective equipment.

Appendix D – General Safety Recommendations

The following are *general recommendations* appropriate for any site with accessible areas in excess of 100% General Public MPE. These recommendations are not specific to this site. These are safety recommendations appropriate for typical site management, building management, and other tenant operations.

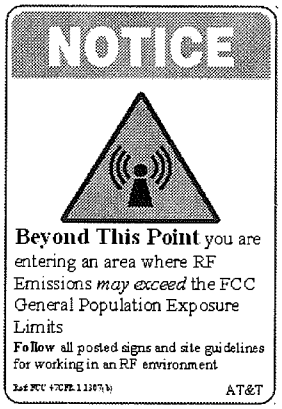
1. All individuals needing access to the main site (or the area indicated to be in excess of General Public MPE) should wear a personal RF Exposure monitor, successfully complete proper RF Safety Awareness training, and have and be trained in the use of appropriate personal protective equipment.

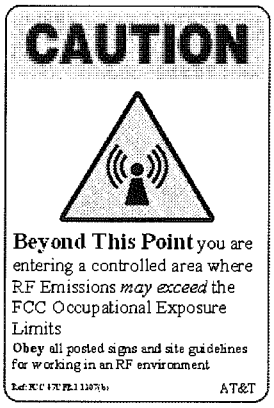
2. All individuals needing access to the main site should be instructed to read and obey all posted placards and signs.

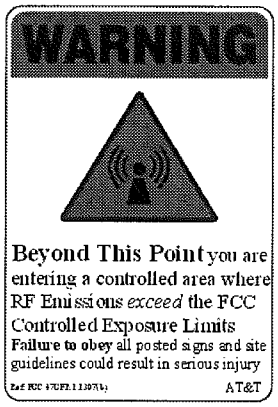
3. The site should be routinely inspected and this or similar report updated with the addition of any antennas or upon any changes to the RF environment including:

- adding new antennas that may have been located on the site
- removing of any existing antennas
- changes in the radiating power or number of RF emitters

4. Post the appropriate **NOTICE, CAUTION,** or **WARNING** sign at the main site access point(s) and other locations as required. Note: Please refer to RF Exposure Diagrams in Appendix B, to inform <u>everyone</u> who has access to this site that beyond posted signs there may be levels in excess of the limits prescribed by the FCC. The signs below are examples of signs meeting FCC guidelines.







5. Ensure that the site door remains locked (or appropriately controlled) to deny access to the general public if deemed as policy by the building/site owner.

6. For a General Public environment the four color levels identified in this analysis can be interpreted in the following manner:

a) Composite Exposure Levels

- Areas indicated as Green are below 100% of the MPE limits or below.
- Blue represents areas predicted to be between 100% and 500% of the MPE limits.

- Yellow represents areas predicted to be between 500% and 5000% of the MPE limits.
- Red areas indicated predicted levels greater than 5000% of the MPE limits.

b) AT&T Mobility 5% Exposure Levels:
- Areas indicated as Green are below 5% of the MPE limits or below.
- Purple represents areas predicted to be greater than 5% of the MPE limits.

7. Use of a Personal Protective Monitor: When working around antennas, Sitesafe strong recommends the use of a Personal Protective Monitor (PPM). Wearing a PPM will properly forewarn the individual prior to entering an RF exposure area.

Keep a copy of this report available for all persons who must access the site. They should read this report and be aware of the potential hazards with regards to RF and MPE limits.

Additional Information

Additional RF information is available by visiting both www.Sitesafe.com and www.fcc.gov/oet/rfsafety. OSHA has additional information available at: http://www.osha-slc.gov/SLTC/radiofrequencyradiation.

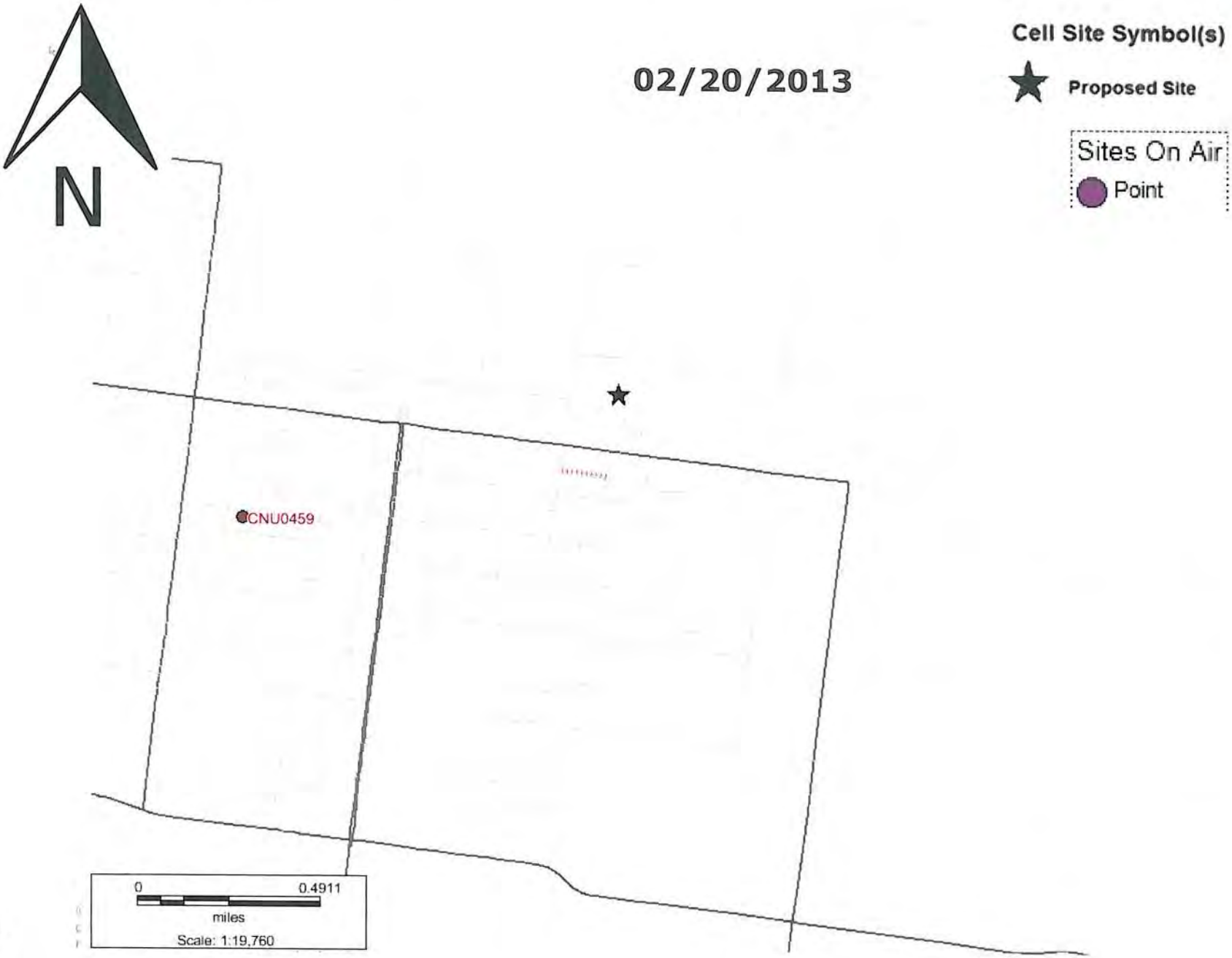
CCU5801
Zoning Maps

February 20th 2013

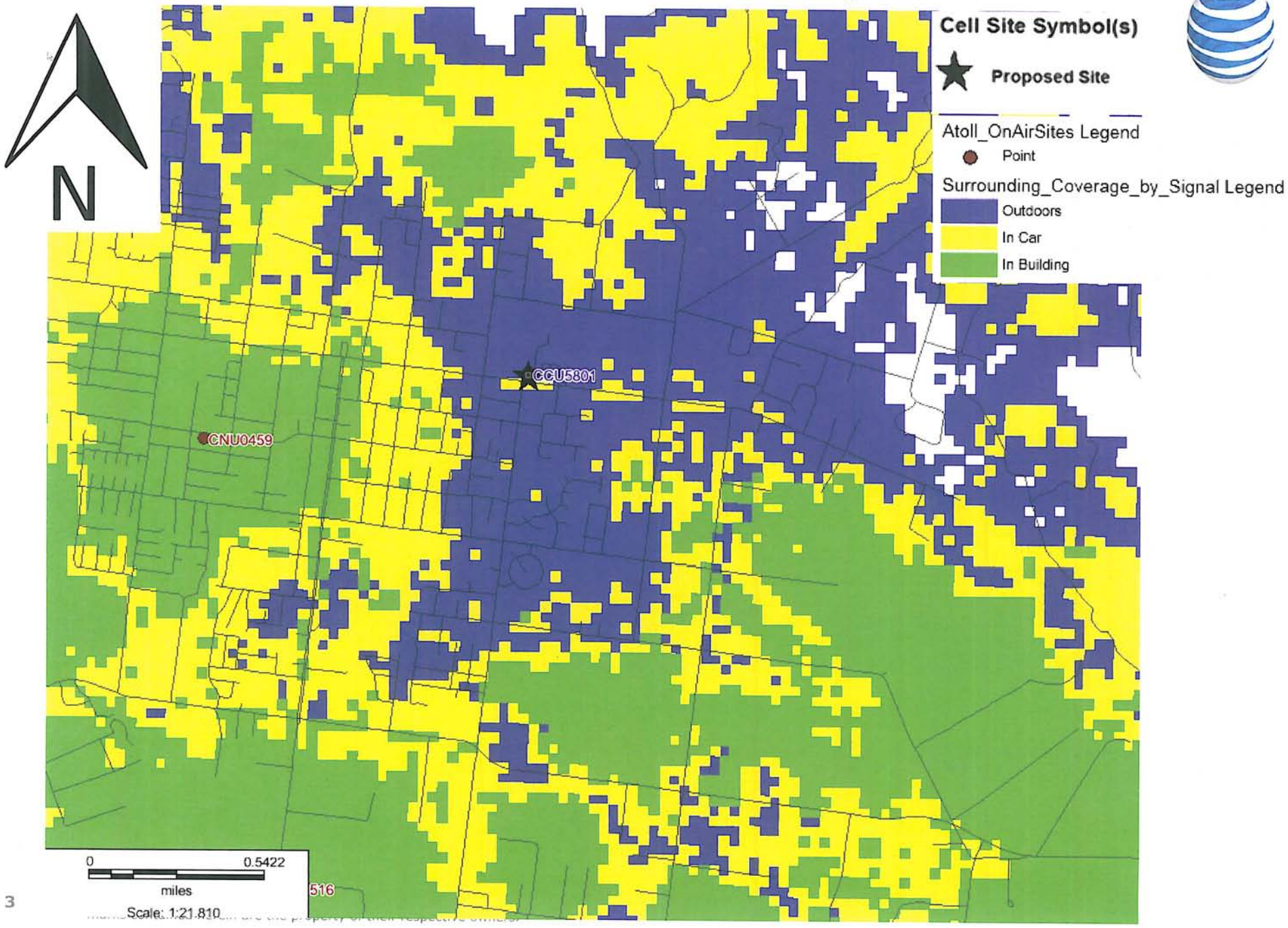
© 2010 AT&T Intellectual Property. All rights reserved. AT&T, the AT&T logo and all other AT&T marks contained herein are trademarks of AT&T Intellectual Property and/or AT&T affiliated companies. All other marks contained herein are the property of their respective owners.

JUN 0 6 2013

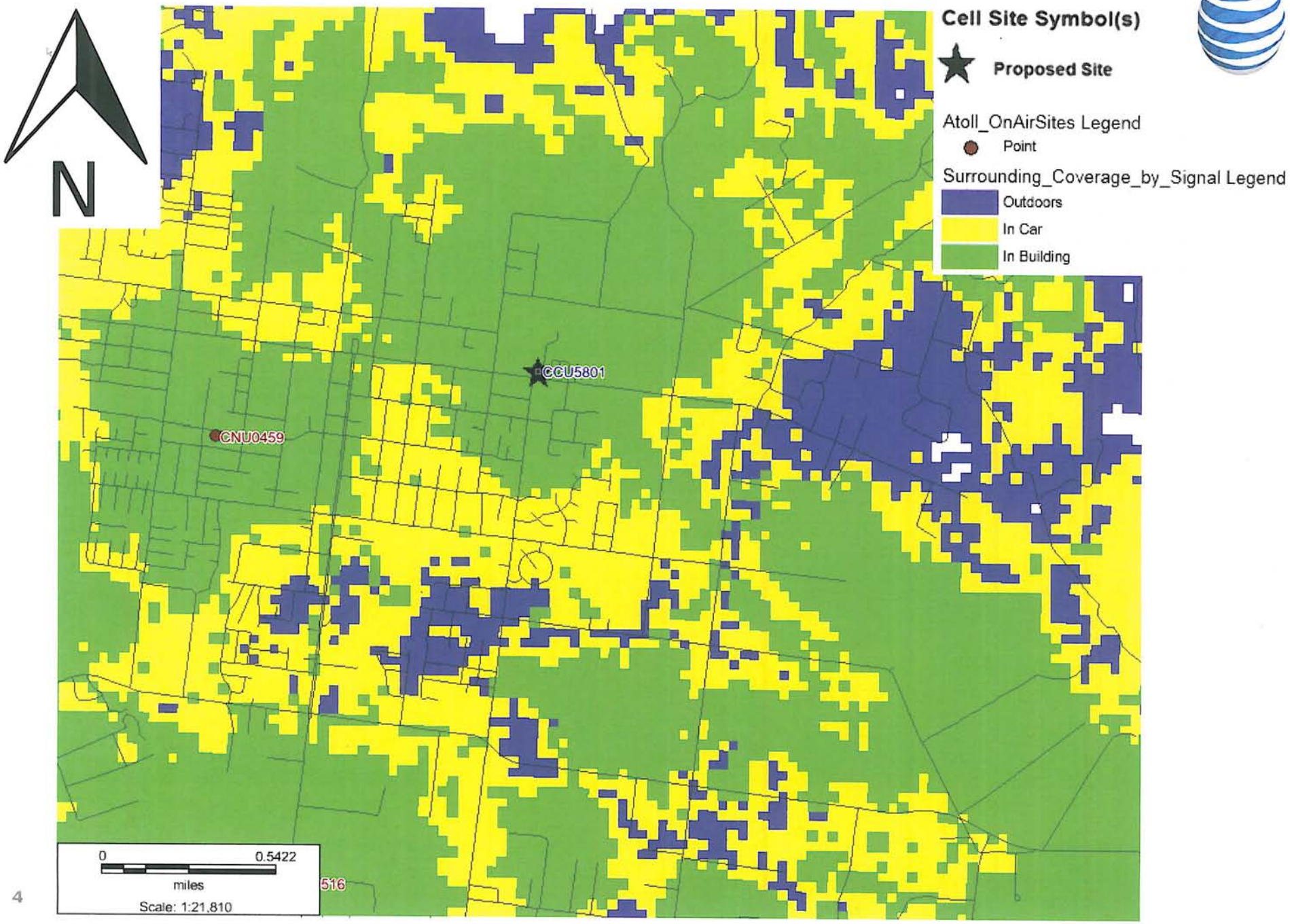
Overview Map of AT&T Proposed Site



850MHz Coverage of Existing Sites Surrounding CCU5801



850MHz Coverage of Existing Sites with Proposed Site CCU5801



USA NORTH
OF CENTRAL/NORTHERN CALIFORNIA AND NEVADA

DIAL TOLL FREE
1-800-227-2600

AT LEAST TWO WORKING DAYS BEFORE YOU DIG

at&t

SITE NUMBER: CCU5801/CC6078
SITE NAME: NAPA AND 5TH AVE

ADJ. TO 379 4TH STREET EAST
SONOMA, CA 95476

RF DATA SHEET

DATE ISSUED: 03/14/13 REVISION: V1.1

DRAWING INDEX

		REV
25736-635-AA-CCU5801-T01	TITLE SHEET	3
25736-635-AA-CCU5801-LS-1	TOPOGRAPHIC SURVEY	4
25736-635-AA-CCU5801-A01	OVERALL SITE PLAN	2
25736-635-AA-CCU5801-A02	EQUIPMENT AREA PLAN AND ANTENNA LAYOUT	2
25736-635-AA-CCU5801-A03	EXTERIOR ELEVATIONS	3
25736-635-AA-CCU5801-D01	DETAILS	2

CODE COMPLIANCE

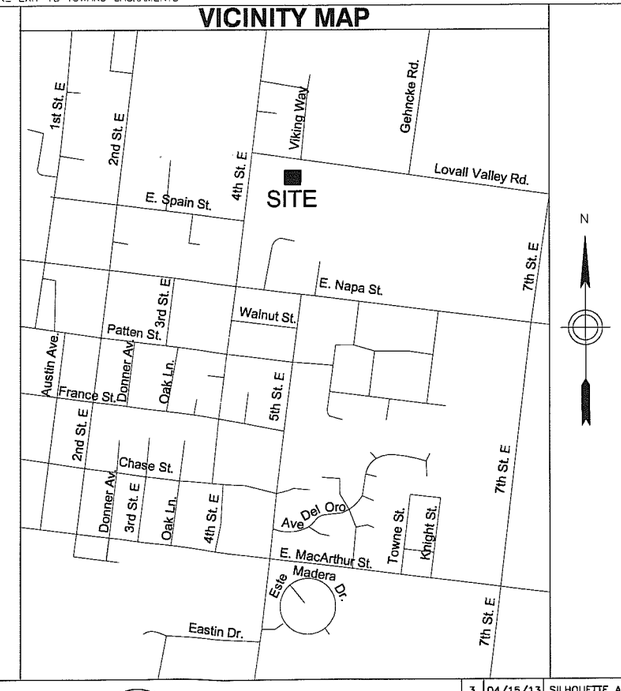
TITLE 24 CCR, PART 1 – 2010 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 CCR, PART 2 – 2010 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC) (2009 IBC, AS AMENDED BY CA)
TITLE 24 CCR, PART 3 – 2010 CALIFORNIA ELECTRICAL CODE (CEC) (2008 NEC, AS AMENDED BY CA)
TITLE 24 CCR, PART 4 – 2010 CALIFORNIA MECHANICAL CODE (CMC) (2009 IAPMO UMC, AS AMENDED BY CA)
TITLE 24 CCR, PART 6 – 2010 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 9 – 2010 CALIFORNIA FIRE CODE (CFC) (2009 IFC, AS AMENDED BY CA)
TITLE 24 CCR, PART 11 – 2010 CALIFORNIA GREEN BUILDING STDS CODE
TITLE 24 CCR, PART 12 – 2010 CALIFORNIA REFERENCED STANDARDS

DIRECTIONS

DIRECTIONS FROM PLEASANTON, CA:

1. HEAD EAST ON ROSEWOOD DR
2. MAKE A U-TURN
3. TURN RIGHT ONTO OWENS DR
4. TURN RIGHT ONTO HACIENDA DR
5. MERGE ONTO I-580 W VIA THE RAMP TO OAKLAND
6. TAKE EXIT 44B TOWARD SACRAMENTO
7. MERGE ONTO I-680 N (PARTIAL TOLL ROAD)
8. MERGE ONTO I-680 N (TOLL ROAD)
9. TAKE EXIT 58A ON THE LEFT FOR INTERSTATE 780 TOWARD BENICIA/VALLEJO
10. MERGE ONTO I-780 W
11. TAKE EXIT 1B TOWARD SACRAMENTO
12. MERGE ONTO I-80 E
13. TAKE EXIT 33 TO MERGE ONTO CA-37 W TOWARD NAPA
14. TAKE EXIT 19 FOR CA-29/SONOMA BLVD TOWARD NAPA
15. TURN RIGHT ONTO CA-29 N/SONOMA BLVD
16. TURN LEFT ONTO CA-12 W/CA-121 S/CALIFORNIA STATE ROUTE 121
17. SLIGHT RIGHT ONTO NAPA RD
18. TURN RIGHT ONTO 8TH ST E
19. TURN LEFT ONTO E NAPA ST
20. TURN RIGHT ONTO 4TH ST E

VICINITY MAP



PROJECT DESCRIPTION

AT&T MOBILITY PROPOSES FOLLOWING INSTALLATIONS:
- (1) 95'-0" HIGH FAUX REDWOOD MONOTREE
- (1) 11'-5" X 20'-0" CALIFORNIA APPROVED PREFABRICATED EQUIPMENT SHELTER (CELLXION SCGW #37)
- (12) 6-FOOT AT&T ANTENNAS
- (15) RRUS-11
- (3) SURGE PROTECTORS

PROJECT INFORMATION

SITE ADDRESS:	ADJ. 379 4TH STREET EAST SONOMA, CA 95476
PROPERTY OWNER:	SEBASTIANI VINEYARDS INC. 10300 CHALK HILL ROAD HEALDSBURG, CA 95448
APPLICANT ADDRESS:	AT&T MOBILITY 4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR, PLEASANTON, CA 94588
JURISDICTION:	CITY OF SONOMA
PROPERTY TAX ID:	127-161-007
ZONING DISTRICT:	AW/H
LATITUDE:	N 38° 17' 38.05" (38.293903) (NAD 83)
LONGITUDE:	W -122° 26' 49.17" (-122.446992) (NAD 83)
ELEVATION:	101.5' AMSL (NAVD 88)
CURRENT USE:	WINERY
PROPOSED USE:	UNMANNED-TELECOMMUNICATIONS FACILITY

SITE QUALIFICATION PARTICIPANT

	NAME	COMPANY	CONTACT NUMBER
A/E	ALKI BOUZIDA	SAC WIRELESS, LLC	(760) 795-5203
SAC	JENNIFER HIGHTOWER	SAC WIRELESS, LLC	(916) 529-9467
RF	SON BUI	AT&T MOBILITY	(571) 268-0137
SURVEYOR	TERRY HOLMES	CALVADA SURVEYING, INC.	(951) 280-9960
CONSTRUCTION	C. E. RASK	BECHTEL COMMUNICATIONS	(925) 983-2320
AT&T CM	JEFF KALUZNY	AT&T MOBILITY	(925) 468-3397

SC WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

NAPA & 5TH AVENUE
SITE NO. CCU5801
379 4TH ST. E
SONOMA, CA 95476

at&t
4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR,
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	04/15/13	SILHOUETTE ANALYSIS	PL	AB	AB
2	03/28/13	MARKET REDLINES	PL	AB	AB
1	03/22/13	MARKET REDLINES	PL	AB	AB
A	02/28/13	LEASE AREA RELOCATION	JE	AB	AB
0	12/03/12	ZD ISSUED FOR ZONING APPROVAL	PL	JB	KW

SCALE: AS NOTED DESIGNED BY: DRAWN BY: PL

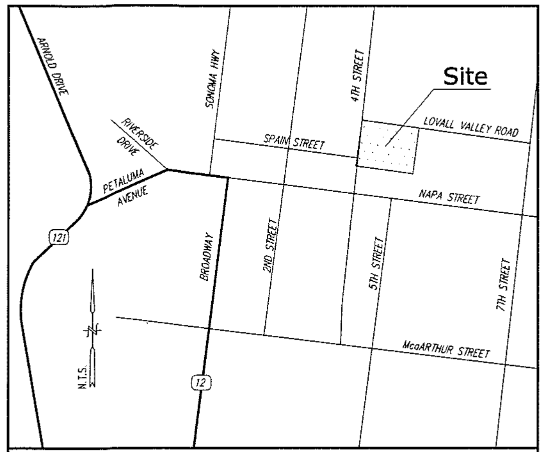
TITLE SHEET

TITLE SHEET

JUN 06 2013

JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635-AA	CCU5801	T01	3

22 x 34 "D" SIZE



Vicinity Map

Title Report

PREPARED BY: FIDELITY NATIONAL TITLE COMPANY
ORDER NO.: 495110227
DATED: SEPTEMBER 4, 2012

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SONOMA, COUNTY OF SONOMA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:
BEING A PORTION & THE PARCEL AT LAND CONVEYED TO MARY ANN SEBASTIANI, BY DEED RECORDED FEBRUARY 19, 1953, IN BOOK 1189 OF OFFICIAL RECORDS, PAGE 2443, SONOMA COUNTY RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE CENTERLINE OF LOVALL VALLEY ROAD, SAID POINT BEING THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY PROJECTION OF THE WESTERLY LINE OF LOT 1 IN BLOCK 2 "MAP OF SUBDIVISION OF THE LANDS OF MRS. R.J. SNYDER, KNOWN AS THE WOODS FIELD", RECORDED IN BOOK 30 OF MAPS, PAGE 10, SONOMA COUNTY RECORDS, AND SAID POINT BEING ALSO A POINT ON THE EASTERLY BOUNDARY OF THE CITY OF SONOMA; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID CENTERLINE OF LOVALL VALLEY ROAD, BEING THE NORTHERLY LINE AT SAID PARCEL CONVEYED TO MARY ANN SEBASTIANI, NORTH 82° 08' WEST, 383.65 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF SAID SEBASTIANI PARCEL; THENCE LEAVING SAID CENTERLINE, ALONG THE WESTERLY BOUNDARY OF SAID PARCEL CONVEYED TO MARY ANN SEBASTIANI, SOUTH 19° 12' WEST, 201.88 FEET, SOUTH 62° 28' EAST, 190.85 FEET AND SOUTH 15° 25' WEST 171.7 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SAID SEBASTIANI PARCEL, BEING THE NORTHERLY LINE OF THE LANDS OF NORTHWESTERN RAIL ROAD; THENCE EASTERLY, ALONG SAID SOUTHERLY LINE OF SAID SEBASTIANI PARCEL, TO THE INTERSECTION OF SAID SOUTHERLY LINE THE AFORESAID SOUTHERLY PROJECTION OF THE WESTERLY LINE OF LOT 7 IN BLOCK 2 OF THE WOODS FIELD SUBDIVISION", SAID SOUTHERLY PROJECTION BEING SAID EASTERLY BOUNDARY OF THE CITY OF SONOMA AND BEING ALSO THE WESTERLY LINE OF THE LANDS DESCRIBED IN THAT CERTAIN LAND CONSERVATION CONTRACT RECORDED IN BOOK 2608 OFFICIAL RECORDS, PAGE 584, SONOMA COUNTY RECORDS; THENCE LEAVING SAID SOUTHERLY LINE OF SAID PARCEL CONVEYED TO MARY ANN SEBASTIANI, NORTHERLY ALONG SAID SOUTHERLY PROJECTION OF SAID WESTERLY LINE OF LOT 7 IN BLOCK 2 AT "THE WOODS FIELD SUBDIVISION, AND SAID CITY BOUNDARY, TO THE POINT OF BEGINNING.

TRACT TWO:
PARCEL ONE:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 257 WHICH IS ALSO THE NORTHWEST CORNER AT SPAIN STREET AND FOURTH STREET EAST FORMERLY HUICHICA STREET IN SAID CITY AND RUNNING THENCE NORTH 7° 11' EAST ALONG THE WESTERLY LINE AT FOURTH STREET EAST, 47.30 FEET TO A POINT; THENCE SOUTH 82 21' EAST, ACROSS FOURTH STREET EAST, 50.70 FEET TO A PIPE MONUMENT ON THE EASTERLY LINE OF FOURTH STREET EAST, THE ACTUAL PLACE OF BEGINNING OF THE REAL PROPERTY HEREIN DESCRIBED; THENCE NORTH 7° 11' EAST, ALONG THE EASTERLY LINE OF FOURTH STREET EAST, 114.80 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF RIGHT OF WAY OF A SIDE TRACT OF THE SAN FRANCISCO AND NORTH PACIFIC RAILWAY COMPANY OF RECORD IN BOOK 226 OF DEEDS, PAGE 51, SONOMA COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY AND THE NORTHERLY SIDE OF A STONE WAREHOUSE, THE THREE FOLLOWING COURSES AND DISTANCES: SOUTH 87° 18' EAST, 133.70 FEET; THENCE SOUTH 78° 48' EAST, 30.85 FEET; THENCE SOUTH 74° 48' EAST, 26.00 FEET TO A POINT & INTERSECTION OF THE SOUTHERLY LINE & SAID SIDING RIGHT OF WAY AND THE MOST SOUTHERLY RIGHT OF WAY LINE OF THE MAIN LINE RAILROAD; THENCE ON LEFT CURVE, RADIUS 1458 FEET, A DISTANCE OF 93.41 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 81° 14' 30" EAST, LEAVING SAID SOUTHERLY LINE OF THE 50 FOOT WIDE RIGHT OF WAY IN A DIRECT LINE, 316.38 FEET TO A POINT IN THE SOUTHERLY LINE OF THE 30 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED DATED NOVEMBER 17, 1879 TRAM WILLIAM ELDRIDGE AND JANE ELDRIDGE TO THE SONOMA VALLEY RAILROAD COMPANY, RECORDED APRIL 26, 1893 IN BOOK 144 OF DEEDS, PAGE 231, SONOMA COUNTY RECORDS, SAID POINT BEARS SOUTH 82° 55' 30' EAST, 80.00 FEET FROM ANOTHER POINT IN THE EASTERLY LINE OF THE 50 FOOT WIDE RIGHT OF WAY WHICH BEARS SOUTH 7° 04' 30" SOUTH, 15.00 FEET FROM ENGINEER'S STATION 1022+9.46 B.C. IN THE ORIGINAL CENTERLINE OF SAID RAILROAD; THENCE SOUTH 82° 55' 30" EAST ALONG THE SOUTHERLY LINE OF THE 30 FOOT WIDE RIGHT OF WAY, 361.90 FEET TO A PIPE MONUMENT IN THE LINE OF A FENCE; THENCE SOUTH 9° 43' WEST, ALONG SAID FENCE, 119.6/ FEET TO A PIPE MONUMENT; THENCE NORTH 83° 71' 30" WEST, 50.50 FEET TO A PIPE MONUMENT ON THE NORTHEAST CORNER OF REGISTERED LANDS AS DESCRIBED IN THE LAST CERTIFICATE NO. 830; THENCE NORTH 83° 21' 30" WEST, ALONG THE SOUTHERLY LINE OF OUTLOT NO. 53, EX PUEBLO OF SONOMA, 221.00 FEET TO A PIPE MONUMENT OF THE NORTHWEST CORNER REGISTERED LAND DESCRIBED IN CERTIFICATE NO. 830, IDENTICAL WITH THE EASTERLY LINE OF FIFTH STREET EAST AND THE WESTERLY LINE OF OUTLOT NO. 503, FX PUEBLO OF SONOMA, SONOMA COUNTY RECORDS; THENCE NORTH 9° 36' 30" EAST, 6.70 FEET TO A PIPE MONUMENT IN THE CENTER AT A CREEK; THENCE NORTH 86° 02' 30" WEST, 172.40 FEET TO A POINT; THENCE NORTH 86° 14' 30' WEST, ALONG THE CENTERLINE OF A CONCRETE LINED CREEK, 236.55 FEET TO A POINT IN THE FLOOR OF THE CREEK; THENCE NORTH 6° 20' 10" EAST, 55.63 FEET TO A POINT; THENCE NORTH 82° 21' WEST, 274.70 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM ALL THAT PART WHICH LIES EAST OF THE WEST LINE OF FIFTH STREET EAST, AS SHOWN ON THE OFFICIAL MAP OF THE CITY OF SONOMA.
PARCEL TWO:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 257 WHICH IS ALSO THE NORTH WEST CORNER OF SPAIN STREET AND FOURTH STREET EAST, FORMERLY HUICHICA STREET IN SAID CITY, AND RUNNING THENCE NORTH 7° 11' EAST ALONG THE WESTERLY LINE OF FOURTH STREET EAST, 47.30 FEET TO A POINT; THENCE SOUTH 82° 21' EAST ACROSS FOURTH STREET EAST, 50.70 FEET TO A PIPE MONUMENT ON THE EASTERLY LINE OF FOURTH STREET EAST; THENCE NORTH 7° 11" EAST ALONG THE EASTERLY LINE OF FOURTH STREET EAST, 134.80 FEET, THE ACTUAL POINT OF BEGINNING OF THE REAL PROPERTY HEREIN DESCRIBED; THENCE SOUTH 82° 18' EAST, ALONG THE NORTHERLY LINE OF SIDING RIGHT OF WAY, 91.10 FEET TO A PIPE MONUMENT AT THE POINT AT INTERSECTION OF SAID SIDING LINE WITH THE SOUTHWESTERLY LINE OF THE MAIN LINE RIGHT OF WAY; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, RADIUS OF 1458 FEET TO A POINT ON THE EAST LINE OF FOURTH STREET EAST; THENCE SOUTH 70° 11' WEST, ALONG SAID RIGHT OF WAY LINE, 29.90 FEET TO THE PLACE OF BEGINNING.
PARCEL THREE:
A WATER TANK EASEMENT AS DESCRIBED IN THE "EASEMENT GRANT DEED" RECORDED DECEMBER 31, 2008, INSTRUMENT NO. 2006-114547, OFFICIAL RECORDS.

TRACT THREE:
PARCEL ONE:
A TRACT OF LAND 50 FEET IN WIDTH BEING 25 FEET ON EACH SIDE OF THE LOCATED CENTERLINE OF THE SAN FRANCISCO AND NORTH PACIFIC RAILWAY COMPANY'S PROJECTED RAILROAD, AND OF THE LENGTH OF SAID CENTERLINE DESCRIBED AS FOLLOWS:
BEGINNING AT A STAKE MARKED 0+07 B.C. IN THE CENTER OF THE TRACT OF THE SONOMA VALLEY RAILROAD RUNNING THENCE BY A CURVE OF 4° OR 1433 FEET RADIUS TO THE RIGHT, 560 FEET TO THE CENTER OF HUICHICA STREET IN THE TOWN OF SONOMA.
PARCEL TWO:
BEING IN OUTLOT 503 AND LOTS 255 AND 256, IN THE CITY OF SONOMA, COUNTY OF SONOMA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
A STRIP OF UNIFORM WIDTH OF 30 FEET BEING 15 FEET ON EACH SIDE OF THE CENTERLINE OF THE SONOMA VALLEY RAILROAD AS AT PRESENT LOCATED, THE SAID CENTERLINE BEING DESCRIBED AS FOLLOWS:
COMMENCING ON THE WEST LINE OF LOT 256 OF SAID CITY OF SONOMA, AT A POINT 3 FEET NORTH OF THE INTERSECTION OF THE SAID WEST LINE WITH THE NORTH LINE OF SPAIN STREET; THENCE RUNNING EASTERLY ON A CURVE TO THE LEFT OF A RADIUS OF 955 FEET A DISTANCE OF 120 FEET, AND 6 INCHES; THENCE ON A TANGENT NORTH 22° WEST, A DISTANCE OF 120 FEET AND 6 INCHES; THENCE ON A CURVE TO THE RIGHT OF A RADIUS OF 717 FEET, A DISTANCE OF 275 FEET TO A POINT 133 FEET NORTH OF THE NORTH LINE OF SPAIN STREET; THENCE EASTERLY 133 FEET FROM AND PARALLEL TO THE NORTH LINE OF SPAIN STREET, A DISTANCE OF 465 FEET TO A POINT IN THE NORTH AND SOUTH LINE SEPARATING THE LAND OF THE SAID ELDRIDGE FROM THE LAND OF THE BUENA VISTA VINICULTURAL SOCIETY.
PARCEL THREE:
THAT PORTION OF THE LAND OF S. SEBASTIANI AND ELVIRA SEBASTIANI, AT THE STATION OF MILANI, IN THE TOWN OF SONOMA, LYING BETWEEN THE NORTHERLY RIGHT OF WAY LINE OF THE IGNACIO-GLEN ELLEN LINE OF RAILROAD OF NORTH WESTERN PACIFIC RAILROAD COMPANY AND A LINE 8.5 FEET NORTHERLY FROM AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE CENTERLINE OF SAID RAILROAD, 672 FEET, MEASURED ALONG SAID CENTERLINE OF RAILROAD, EASTERLY FROM THE EASTERLY LINE OF HUICHICA OR FOURTH STREET EAST; RUNNING THENCE WESTERLY ON A 7° 30' CURVE TO THE RIGHT FROM TANGENT TO SAID CENTERLINE OF RAILROAD, 84.5 FEET; THENCE TANGENT TO SAID CURVE, 93.4 FEET; THENCE ON A 6' CURVE TO THE RIGHT, 97.2 FEET; THENCE ON A TANGENT TO SAID 6' CURVE, 396 FEET, MORE OR LESS, TO THE EASTERLY LINE OF HUICHICA OR FOURTH STREET EAST.

TRACT FOUR:
PARCEL ONE:
BEING A PORTION OF THE LANDS CONVEYED TO MARY ANN SEBASTIANI BY DEED DATED JANUARY 26, 1953 AND RECORDED FEBRUARY 19, 1953 IN BOOK 1189, PAGE 246, SONOMA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3" X 3" STAKE IN THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, AS NUMBERED AND DESIGNATED UPON A MAP ENTITLED "THE LANDS OF R.J. SNYDER, KNOWN AS "THE WOODS FIELD", RECORDED MAY 22, 1913 IN BOOK 30 OF MAPS, AT PAGE 10, SONOMA COUNTY RECORDS, SAID STAKE BEING IN THE NORTHERLY LINE OF THE NORTHWESTERN PACIFIC RAILROAD RIGHT OF WAY; THENCE LEAVING SAID NORTHERLY LINE, NORTH 7° 42' EAST, ALONG THE WESTERLY LINE OF SAID LOT 461.4 FEET TO THE CENTER OF THE COUNTY ROAD, KNOWN AS SNYDER AVENUE; THENCE NORTH 82° 08' WEST ALONG THE CENTER OF SAID COUNTY ROAD, 731.65 FEET; THENCE LE2VINO THE SAID CENTERLINE, SOUTH 19° 12' WEST, 20.40 FEET TO A ONE INCH DIAMETER IRON PIPE MONUMENT; THENCE CONTINUING SOUTH 19° 12' WEST, 181.48 FEET TO A ONE INCH DIAMETER IRON PIPE MONUMENT; THENCE SOUTH 62° 28' EAST, 190.85 FEET TO A ONE INCH DIAMETER IRON PIPE MONUMENT; THENCE SOUTH 15° 25' WEST, 171.70 FEET TO A ONE INCH DIAMETER IRON PIPE MONUMENT; THENCE CONTINUING SOUTH 15° 25' WEST TO A POINT IN THE SAID NORTHERLY LINE OF THE NORTHWESTERN PACIFIC RAILROAD RIGHT OF WAY; THENCE EASTERLY, ALONG THE SAID NORTHERLY LINE, TO THE POINT AT BEGINNING.
EXCEPTING ANY PORTION THEREOF WHICH LIES WEST OF THE WEST LINE OF FIFTH STREET EAST, EXTENDED OF THE PUEBLO OF SONOMA AS PER THE OFFICIAL MAP THEREOF.
ALSO EXCEPTING ANY PORTION THEREOF CONVEYED TO THE NORTHWESTERN PACIFIC RAILROAD COMPANY, A CORPORATION, BY DEED RECORDED NOVEMBER 7, 1918 IN BOOK 365 OF DEEDS, PAGE 18, SONOMA COUNTY RECORDS.
ALSO EXCEPTING THAT PORTION CONVEYED TO THE CITY OF SONOMA ALONG LOVALL VALLEY ROAD, BY DEED RECORDED JANUARY 28, 1985 UNDER RECORDERS DOCUMENT #85-005498, SONOMA COUNTY RECORDS.
PARCEL TWO:
BEING A PORTION OF THE LANDS CONVEYED TO MARY ANN SEBASTIANI BY DEED DATED MARCH 13, 1953 IN BOOK 1198, PAGE 182, SONOMA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 3" x 3" STAKE IN THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, AS NUMBERED AND DESIGNATED UPON A MAP OF THE LANDS OF MRS. R.J. SNYDER, KNOWN AS WOODS FIELD, RECORDED MAY 22, 1913 IN BOOK 30 OF MAPS, PAGE 10, SONOMA COUNTY RECORDS, SAID STAKE BEING IN THE NORTHERLY LINE OF THE NORTHWESTERN PACIFIC RAILROAD RIGHT OF WAY; THENCE LEAVING THE SAID NORTHERLY LINE, NORTH 7° 42' EAST ALONG THE WESTERLY LINE OF SAID LOT 1, 264.00 FEET TO AN IRON PIPE MONUMENT; THENCE LEAVING THE SAID WESTERLY LINE, SOUTH 82° 58' EAST, 50.00 FEET; THENCE SOUTH 7° 12' WEST, 264.00 FEET TO THE NORTHERLY LINE OF THE RAILROAD RIGHT OF WAY; THENCE NORTH 82° 58' WEST, ALONG SAID NORTHERLY LINE, 50.00 FEET TO THE POINT OF BEGINNING.
PARCEL THREE:
A DRIVEWAY EASEMENT AS DESCRIBED IN THE "EASEMENT AGREEMENT" RECORDED DECEMBER 31, 2008, INSTRUMENT NO. 2008-114548, OFFICIAL RECORDS.

TRACT FIVE:
A STRIP OF LAND 30 FEET WIDE, LYING EQUALLY 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LAND DESCRIBED IN DEED FROM WILLIAM ELDRIDGE, ETAL, TO SONOMA VALLEY RAILROAD, RECORDED APRIL 26, 1893, IN BOOK 144 OF DEEDS, PAGE 231, RECORDS OF SAID COUNTY, WITH THE ORIGINAL LOCATED CENTERLINE OF MAIN TRACT OF THE NORTHWESTERN PACIFIC RAILROAD COMPANY (FORMER SONOMA BRANCH); THENCE EASTERLY ALONG SAID CENTERLINE OF MAIN TRACT, 2005 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF SEVENTH STREET EAST.
THE SIDE LINES OF SAID 30 FOOT WIDE STRIP OF LAND TERMINATE IN SAID EASTERLY LINE OF LAND DESCRIBED IN SAID DEED FROM WILLIAM ELDRIDGE AND IN SAID CENTERLINE OF SEVENTH STREET EAST.

TRACT SIX:
BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 257 WHICH IS ALSO THE NORTHWEST CORNER OF SPAIN STREET AND FOURTH STREET EAST FORMERLY HUICHICA STREET IN SAID CITY AND RUNNING THENCE NORTH 7° 11' EAST, ALONG THE WESTERLY LINE OF FOURTH STREET EAST, 41.30 FEET TO A POINT; THENCE SOUTH 82° 21' EAST, ACROSS FOURTH STREET EAST, 50.70 FEET TO A PIPE MONUMENT ON THE EASTERLY LINE OF FOURTH STREET EAST, THE ACTUAL PLACE OF BEGINNING OF THE REAL PROPERTY HEREIN DESCRIBED; THENCE NORTH 7° 11' EAST, ALONG THE EASTERLY LINE OF FOURTH STREET EAST, 114.80 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE OF RIGHT OF WAY OF A SIDE TRACT OF THE SAN FRANCISCO AND NORTH PACIFIC RAILWAY COMPANY, OF RECORD IN BOOK 726 OF DEEDS, PAGE 51, SONOMA COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY AND THE NORTHERLY SIDE OF A STONE WAREHOUSE, THE THREE FOLLOWING COURSES AND DISTANCES: SOUTH 82° 18' EAST, 133.70 FEET; THENCE SOUTH 78° 46' EAST 30.85 FEET; THENCE SOUTH 74° 48' EAST, 26.00 FEET TO A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF SAID SIDING RIGHT OF WAY AND THE MOST SOUTHERLY RIGHT OF WAY LINE OF THE MAIN LINE RAILROAD; THENCE ON LEFT CURVE, RADIUS 1458 FEET A DISTANCE OR 93.41 FEET, MORE OR LESS, TO A POINT, THENCE SOUTH 81° 14' 30" EAST, LEAVING SAID SOUTHERLY LINE OF THE 50 FOOT WIDE RIGHT OF WAY IN A DIRECT LINE, 316.38 FEET TO A POINT IN THE SOUTHERLY LINE OF THE 30 FOOT WIDE STRIP OF LAND DESCRIBED IN DEED DATED NOVEMBER 17, 1879 FROM WILLIAM ELDRIDGE AND JANE ELDRIDGE TO THE SONOMA VALLEY RAILROAD COMPANY, RECORDED APRIL 26, 1893 IN BOOK 144 OF DEEDS, PAGE 231, SONOMA COUNTY RECORDS, SAID POINT BEARS SOUTH 82° 55' 30' EAST, 80.00 FEET FROM ANOTHER POINT IN THE EASTERLY LINE OF THE 50 FOOT WIDE RIGHT OF WAY WHICH BEARS SOUTH 7° 04' 30" SOUTH, 15.00 FEET FROM ENGINEER'S STATION 1022+04.7 B.C. IN THE ORIGINAL CENTERLINE OF SAID RAILROAD; THENCE SOUTH 82° 55' 30" EAST ALONG THE SOUTHERLY LINE OF THE 30 FOOT WIDE RIGHT OF WAY, 361.90 FEET TO A PIPE MONUMENT IN THE LINE OF A FENCE; THENCE SOUTH 9° 43' WEST, ALONG SAID FENCE, 119.67 FEET TO A PIPE MONUMENT; THENCE NORTH 83° 21' 30" WEST, 50.50 FEET TO A PIPE MONUMENT ON THE NORTHEAST CORNER OF REGISTERED LAND AS DESCRIBED IN LAST CERTIFICATE NO. 830; THENCE NORTH 83° 21' 30" WEST ALONG THE SOUTHERLY LINE OF OUTLOT NO. 503,, FL PUEBLO OF SONOMA, 221 .3 FEET 10 A PIPE MONUMENT ON THE NORTHWEST CORNER REGISTERED ISLERED LAND DESCRIBED IN CERTIFICATE NO. 830, IDENTICAL WITH THE EASTERLY LINE OF FIFTH STREET EAST AND THE WESTERLY LINE OF OUTLOT NO. 503, EX PUEBLO OF SONOMA, SONOMA COUNTY RECORDS; THENCE NORTH 9° 36' 30" EAST, 6.70 FEET TO A PIPE MONUMENT IN THE CENTER OF A CREEK; THENCE NORTH 86° 02' 30" WEST, 172.40 FEET TO A POINT, THENCE NORTH 86° 14' 30" WEST, ALONG THE CENTERLINE OF A CONCRETE LINED CREEK, 236.55 FEET TO A POINT IN THE FLOOR OF THE CREEK; THENCE NORTH 6° 20' 10" EAST, 55.63 FEET TO A POINT; THENCE NORTH 82° 21' WEST 274.70 FEET TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM ALL THAT PART WHICH LIES WEST OF THE WEST LINE OF FIFTH STREET EAST, AS SHOWN ON THE OFFICIAL MAP OF THE CITY OF SONOMA.

Assessor's Parcel Nos.

018-182-005, 018-182-014, 018-182-016, 018-182-017, 127-161-007, 127-161-008 & 127-231-001

Easements

(4) EASEMENT FOR POLE LINE RECORDED APRIL 15, 1949 IN BOOK 874, PAGE 69, O.R. (PLOTTED HEREON)

(5) EASEMENT FOR ROAD & PIPELINES RECORDED OCTOBER 19, 1953 IN BOOK 1235, PAGE 286, O.R. (LOCATION CANNOT BE DETERMINED FROM RECORD)

(8) EASEMENT FOR PUBLIC UTILITIES RECORDED DECEMBER 30, 1982 AS INST. NO. 82-71102, O.R. (PLOTTED HEREON, APPROXIMATE LOCATION TAKEN FROM EXHIBIT)

(9) EASEMENT FOR ROAD PURPOSES RECORDED JUNE 5, 1991 AS INST. NO. 19910052951, O.R. (PLOTTED HEREON)

(11) EASEMENT FOR ACCESS & WATER RIGHTS RECORDED JANUARY 19, 2006 AS INST. NO 2006006898, O.R. (DOES NOT LIE WITHIN THE SUBJECT PROPERTY)

(12) EASEMENT FOR UTILITY FACILITIES RECORDED MARCH 17, 2006 AS INST. NO. 2006031895, O.R. (DOES NOT LIE WITHIN THE SUBJECT PROPERTY)

(13) DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED DECEMBER 31, 2008 AS INST. NO. 2008-114548, O.R. (PLOTTED HEREON)

Access Route/Lease Area/ Utility Route

ACCESS ROUTE
A STRIP OF LAND 12.00 FEET WIDE LYING WITHIN A PORTION OF THE LANDS CONVEYED TO MARY ANN SEBASTIANI BY DEED DATED JANUARY 26, 1953 AND RECORDED FEBRUARY 19, 1953 IN BOOK 1189, PAGE 246, SONOMA COUNTY RECORDS, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORWEST CORNER OF DOCUMENT NO. 2008-114531 OF SONOMA COUNTY RECORDS AS SHOWN ON A RECORD OF SURVEY, RECORDED IN BOOK 732, PAGE 47 OF MAPS, RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF LOVALL VALLEY ROAD N82°00'54"W, 6.00 FEET TO THE POINT OF BEGINNING; THENCE S07°55'33"W, 75.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 117.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°42'07" AND AN ARC DISTANCE OF 115.79 FEET; THENCE S64°37'41"W, 68.17 FEET; THENCE N80°12'23"W, 103.30 FEET; THENCE N84°44'17"W, 70.04 FEET; THENCE N31°48'11"W, 23.74 FEET; THENCE N07°12'46"E, 3.64 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A" AND THE NED OF SAID STRIP.

LEASE AREA
BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE N82°47'53"W, 0.41 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING N82°47'53"W, 5.59 FEET; THENCE N07°12'07"E, 27.00 FEET; THENCE S82°47'53"E, 48.00 FEET; THENCE S07°12'07"W, 27.00 FEET; THENCE N82°47'53"W, 42.00 FEET TO THE POINT OF BEGGING.

CONTAINING 1,296 SQUARE FEET OF LAND.

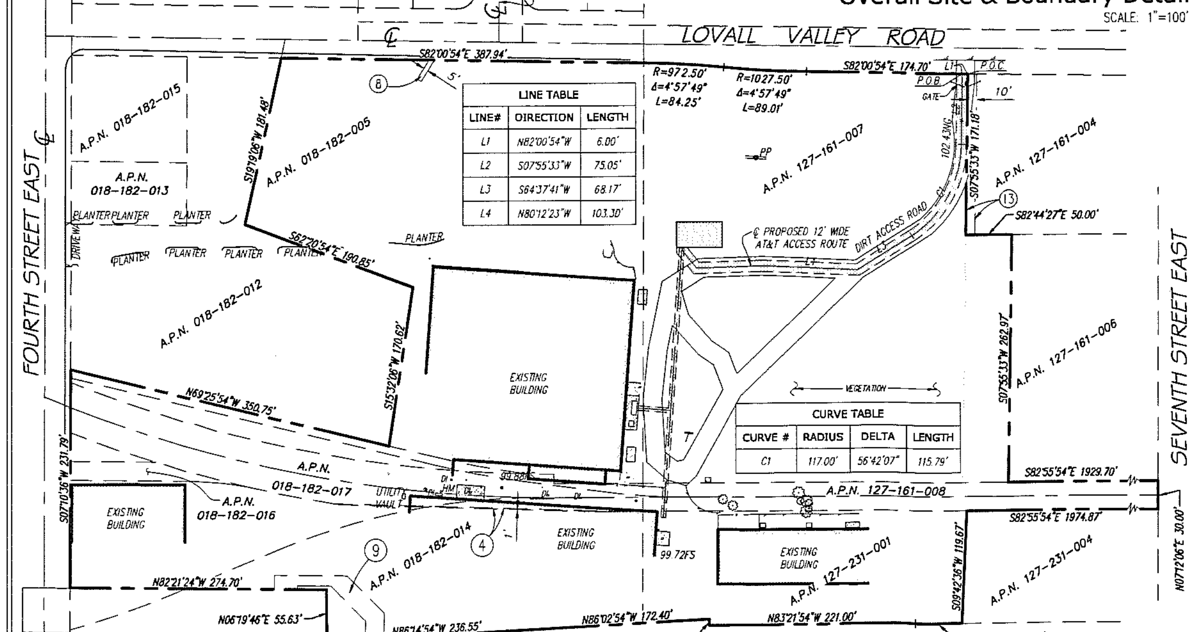
UTILITY ROUTE
TWO STRIPS OF LAND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

STRIP NO. 1
BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE S10°55'35"W, 173.82 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUING S10°55'35"W, 114.12 FEET TO THE END OF SAID STRIP.

STRIP NO. 2
BEGINNING AT POINT "C" AS DESCRIBED ABOVE; THENCE N78°33'47"W, 35.85 FEET TO THE END OF SAID STRIP.

Overall Site & Boundary Detail

SCALE: 1"=100'

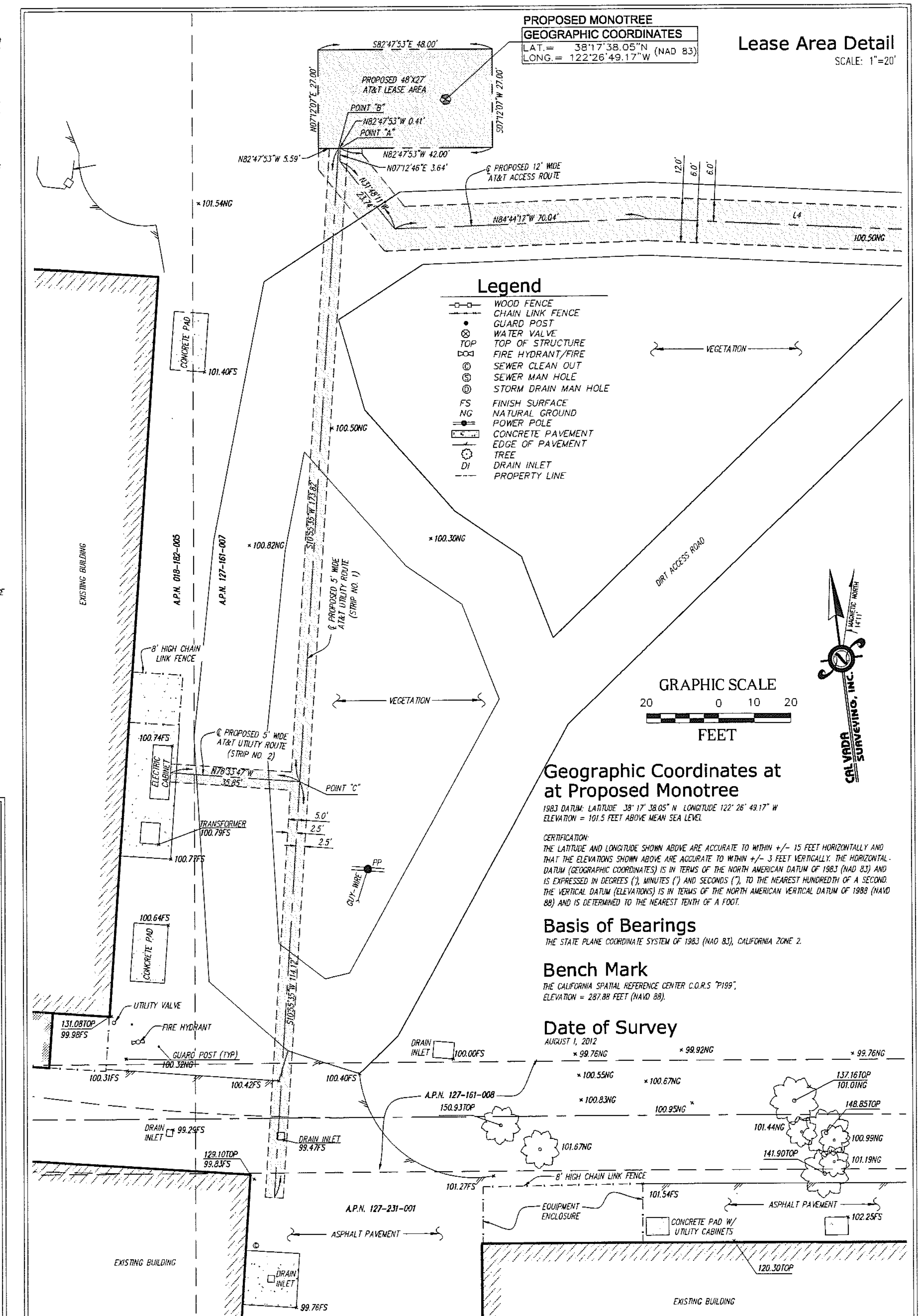


LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N82°00'54"W	6.00'
L2	S07°55'33"W	75.05'
L3	S64°37'41"W	68.17'
L4	N80°12'23"W	103.30'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	117.00'	56°42'07"	115.79'

Lease Area Detail

SCALE: 1"=20'



Geographic Coordinates at at Proposed Monotree

1983 DATUM: LATITUDE 38° 17' 38.05" N LONGITUDE 122° 26' 49.17" W
ELEVATION = 101.5 FEET ABOVE MEAN SEA LEVEL

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

Basis of Bearings

THE STATE PLANE COORDINATE SYSTEM OF 1983 (NAD 83), CALIFORNIA ZONE 2.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P199",
ELEVATION = 287.88 FEET (NAVD 88).

Date of Survey

AUGUST 1, 2012

D
C
B
A

SAC WIRELESS ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

NAPA AND 5TH AVE.
SITE NO. CCU5801
379 4TH ST. E
SONOMA, CA 95476
SONOMA COUNTY

CALVADA SURVEYING, INC.
411 Jenks Cir., Suite 205, Corona, CA 92880
Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.com
JOB NO. 12412

at&t
4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR,
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
4	02/25/13	UPDATED LEASE AREA	AL	RG	ADD
3	12/11/12	UPDATED SITE NUMBER	AL	RG	ADD
2	10/26/12	FINAL	AL	RG	ADD
1	10/23/12	TITLE REPORT	RAS	RG	ADD
	08/10/12	SUBMITTAL	AL	RG	ADD

SCALE: AS NOTED | DESIGNED BY: | DRAWN BY:

LICENSED LAND SURVEYOR Armando D. DuPont L.S. 7780 Exp. 12-31-13 STATE OF CALIFORNIA

TITLE SHEET
TOPOGRAPHIC SURVEY

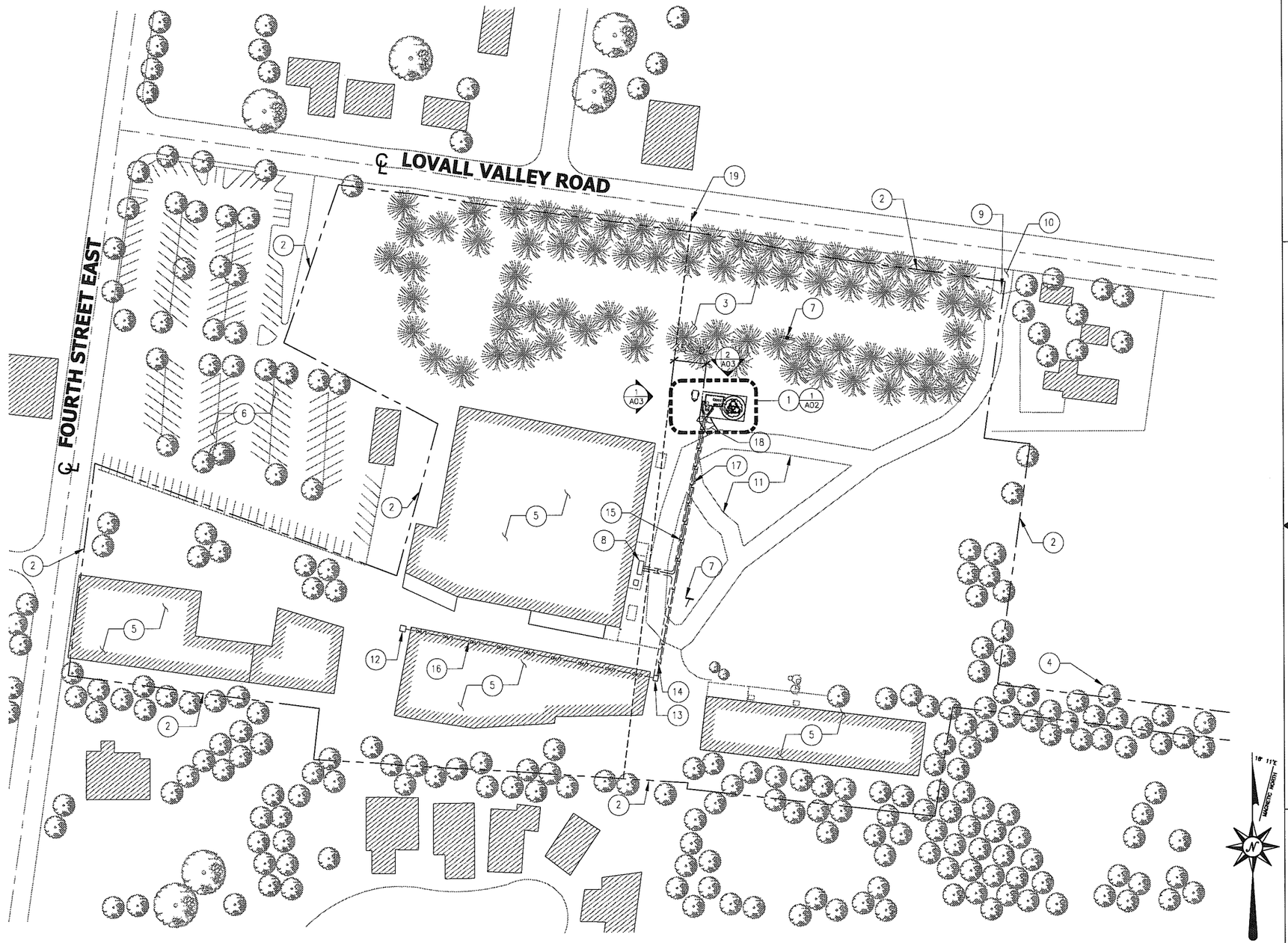
JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635	CCU5801	LS-1	0

6 5 4 3 2 1

22 x 34 "D" SIZE
PSC= : :

KEY NOTES

1. PROPOSED 27'-0"x 48'-0" (1296 SQ. FT.) AT&T LEASE AREA – LOCATION OF AT&T EQUIPMENT
2. PROPERTY LINE
3. EXISTING VINEYARDS
4. EXISTING TREES, TYP.
5. EXISTING WAREHOUSE/BUILDING, TYP.
6. EXISTING PARKING LOT.
7. EXISTING POWER POLE.
8. EXISTING METER BANK. PROPOSED AT&T ELECTRICAL METER LOCATION
9. EXISTING GATES.
10. EXISTING SITE ACCESS.
11. EXISTING DIRT PATH.
12. EXISTING FIBER BOX.
13. PROPOSED NEW FIBER BOX.
14. PROPOSED UNDERGROUND TELCO/FIBER ROUTE. (APPROXIMATELY 330'L X 5'W X 3'D)
15. PROPOSED UNDERGROUND POWER ROUTE (APPROXIMATELY 250'L X 5'W X 3'D).
16. PROPOSED OVERHEAD TELCO ROUTE THROUGH WAREHOUSE (APPROXIMATE 275' LENGTH).
17. PROPOSED UNDERGROUND POWER AND TELCO ROUTE.
18. PROPOSED 12'-0" WIDE SITE ACCESS ROAD.
19. EXISTING LOT LINE.



NOTES:

1. DO NOT SCALE DRAWINGS. ALL DIMENSIONS OF AND BETWEEN EXISTING BUILDINGS/STRUCTURES, OR RELATIVE DISTANCES AS SHOWN BETWEEN EXISTING BUILDINGS/STRUCTURES AND THE TRUE NORTH ARE TO BE CONFIRMED BY THE SURVEYOR.

2. POWER/TELCO ROUTING AND DESIGN ARE PRELIMINARY AND MUST BE VERIFIED WITH LOCAL UTILITY COMPANIES.

OVERALL SITE PLAN

SCALE: 1 inch = 60 ft

60' 0' 30' 60'

1

SC WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

NAPA & 5TH AVENUE
SITE NO. CCU5801
379 4TH ST. E
SONOMA, CA 95476

at&t
4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR,
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	04/15/13	SILHOUETTE ANALYSIS	PL	AB	AB
2	03/28/13	MARKET REDLINES	PL	AB	AB
1	03/22/13	MARKET REDLINES	PL	AB	AB
A	02/28/13	LEASE AREA RELOCATION	JE	AB	AB
0	12/03/12	ZD ISSUED FOR ZONING APPROVAL	PL	JB	KW

SCALE: AS NOTED | DESIGNED BY: | DRAWN BY: PL

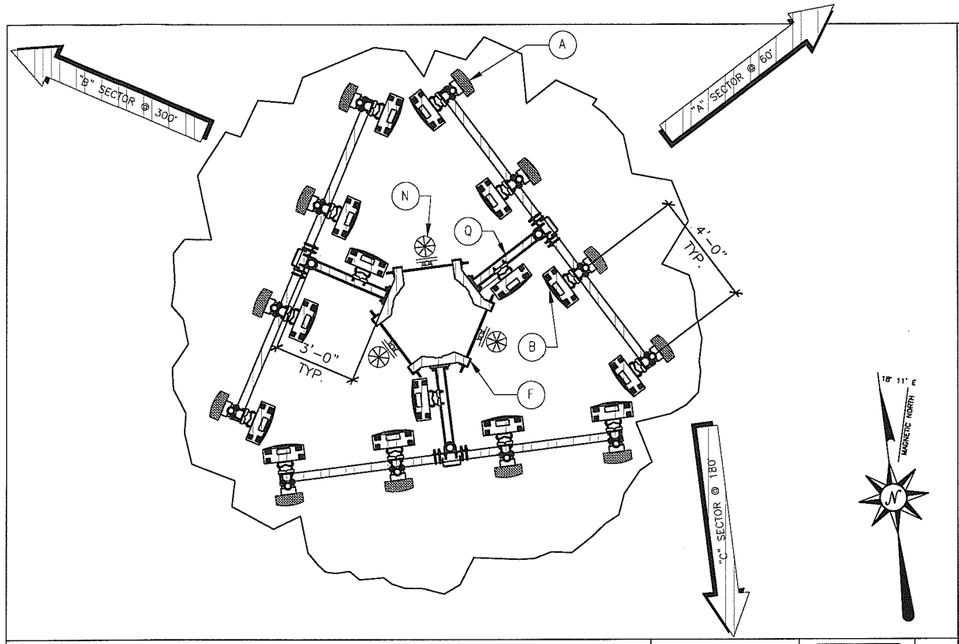
TITLE SHEET

OVERALL SITE PLAN

JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635-AA	CCU5801	A01	2

22 x 34 "D" SIZE

PSC= : :



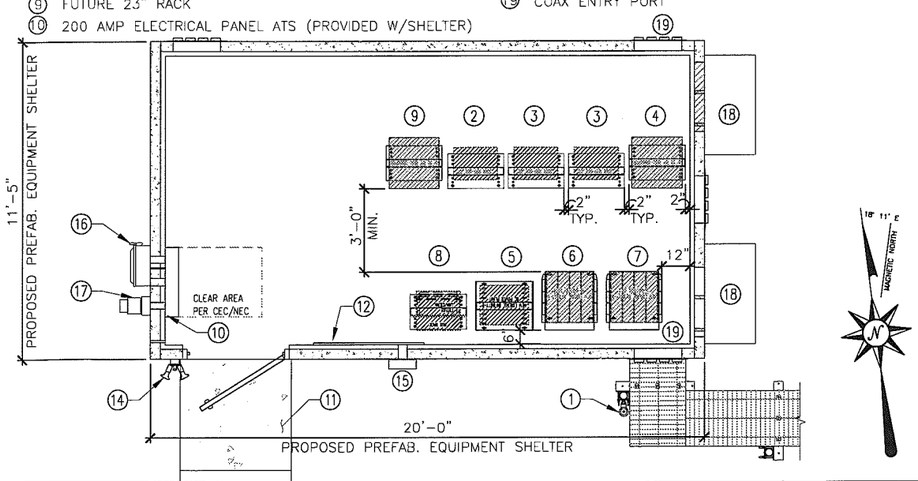
PROPOSED ANTENNA PLAN @ 80' RAD CENTER

SCALE: 3/8 inch = 1 ft (0' 1' 2' 3')

2

KEY NOTES

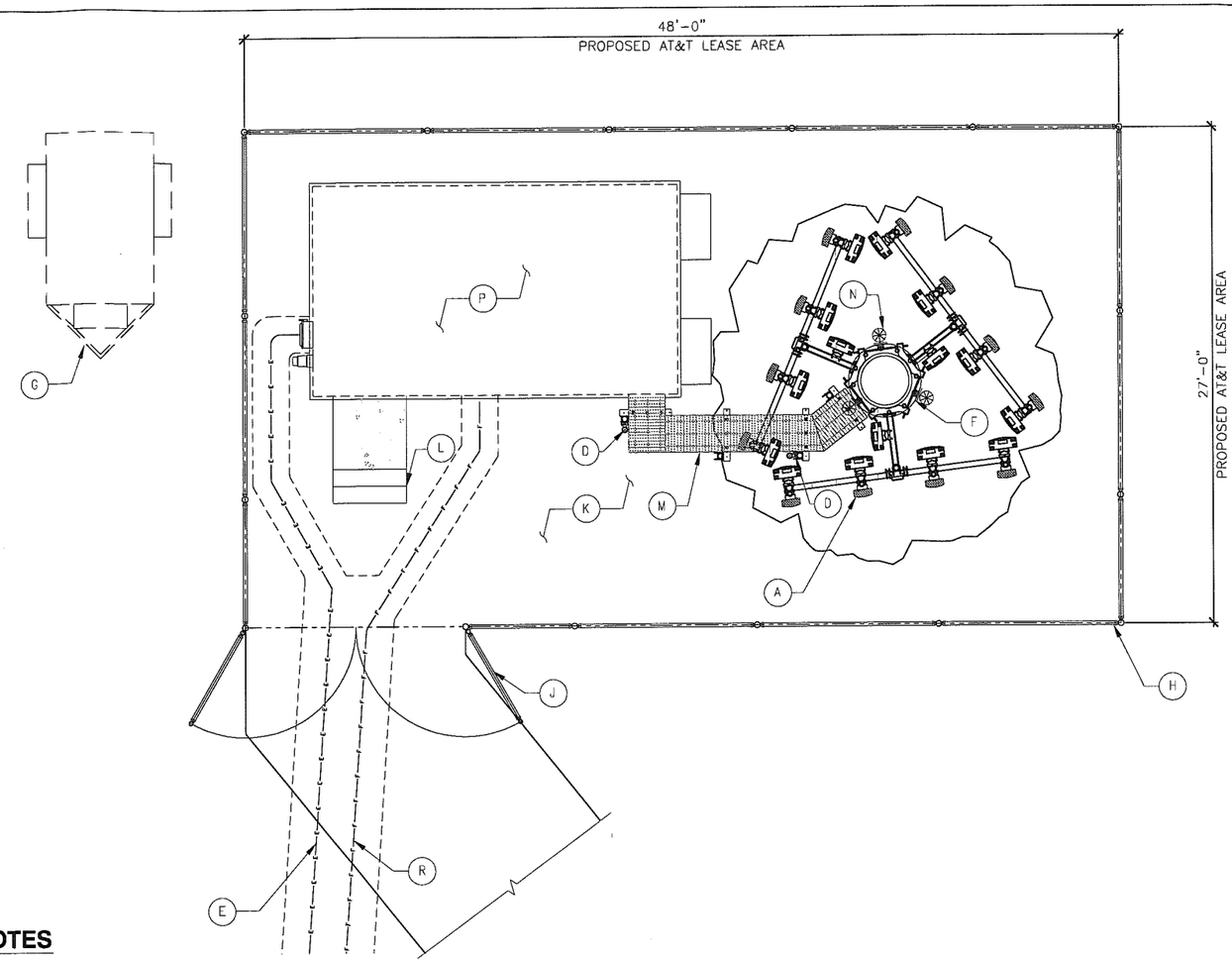
1. GPS ANTENNA AT 10'-0" MIN. SEPARATION
2. 23" RACK FOR 6601 UMTS (1.5U EACH)
3. 23" RACK FOR 6601 LTE (1.5U EACH)
4. 23" TRANSPORT/MISC RACK
5. LINEAR INFINITY M DC POWER PLANT
6. LINEAR FULL HEIGHT BATTERY RACK
7. LINEAR (FUTURE BATTERY RACK)
8. CIENA MOUNT ON 23" TELCO RACK
9. FUTURE 23" RACK
10. 200 AMP ELECTRICAL PANEL ATS (PROVIDED W/SHELTER)
11. 4'-0" X 4'-0" CONCRETE STOOP WITH STEPS
12. PLYWOOD TELCO BACKBOARD (48 x48 x $\frac{3}{4}$")
13. NOT USED
14. OVERNIGHT LIGHT
15. TELCO ENTRY
16. SVC DISCONNECT
17. GENERATOR PLUG
18. A/C UNIT
19. COAX ENTRY PORT



PROPOSED EQUIPMENT PLAN

SCALE: 3/8 inch = 1 ft (0' 1' 2' 3')

3



KEY NOTES

(A) PROPOSED AT&T 6-FOOT ANTENNAS (4 PER SECTOR, 3 SECTORS, 12 TOTAL). (1/D01)

(B) PROPOSED AT&T RRUS-11 (5 PER SECTOR, 3 SECTORS, 15 TOTAL). (2/D01)

(C) NOT USED.

(D) PROPOSED AT&T GPS ANTENNA, (10'-0" MIN. SEPARATION, TYP. OF 2) (4/D01)

(E) PROPOSED UNDERGROUND POWER ROUTE INSIDE PROPOSED UTILITY TRENCH (APPROXIMATELY 250'L X 5'W X 3'D).

(F) PROPOSED 95'-0" HIGH FAUX REDWOOD MONOTREE.

(G) PROPOSED AT&T PORTABLE TEMP. GENERATOR LOCATION.

(H) PROPOSED 8'-0" HIGH CHAIN LINK FENCE WITH (3) STRANDS OF BARBED WIRE & DARK BROWN VINYL SLATS.

(J) PROPOSED (2) 6'-0" WIDE CHAIN LINK GATES.

(K) PROPOSED EQUIPMENT SHELTER TO BE ON 1'-6" HIGH CONCRETE PAD.

(L) PROPOSED CONCRETE STEPS.

(M) PROPOSED 24" WIDE ICE BRIDGE CUT CHANNEL LENGTH TO SUIT, TYP.

(N) PROPOSED SURGE PROTECTOR. (3/D01)

(P) PROPOSED CALIFORNIA APPROVED PREFABRICATED EQUIPMENT SHELTER

(Q) PROPOSED LTE RRU MOUNT BRACKET (5/D01)

(R) PROPOSED UNDERGROUND FIBER/TELCO ROUTE INSIDE PROPOSED UTILITY TRENCH (APPROXIMATELY 330'L X 5'W X 3'D).

PROPOSED ENLARGED SITE PLAN

SCALE: 1/4 inch = 1 ft (0 1' 2' 4')

1

SC WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

NAPA & 5TH AVENUE
SITE NO. CCU5801
379 4TH ST. E
SONOMA, CA 95476

at&t
4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR,
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	04/15/13	SILHOUETTE ANALYSIS	PL	AB	AB
2	03/28/13	MARKET REDLINES	PL	AB	AB
1	03/22/13	MARKET REDLINES	PL	AB	AB
A	02/28/13	LEASE AREA RELOCATION	JE	AB	AB
0	12/03/12	ZD ISSUED FOR ZONING APPROVAL	PL	JB	KW

SCALE: AS NOTED | DESIGNED BY: | DRAWN BY: PL

TITLE SHEET

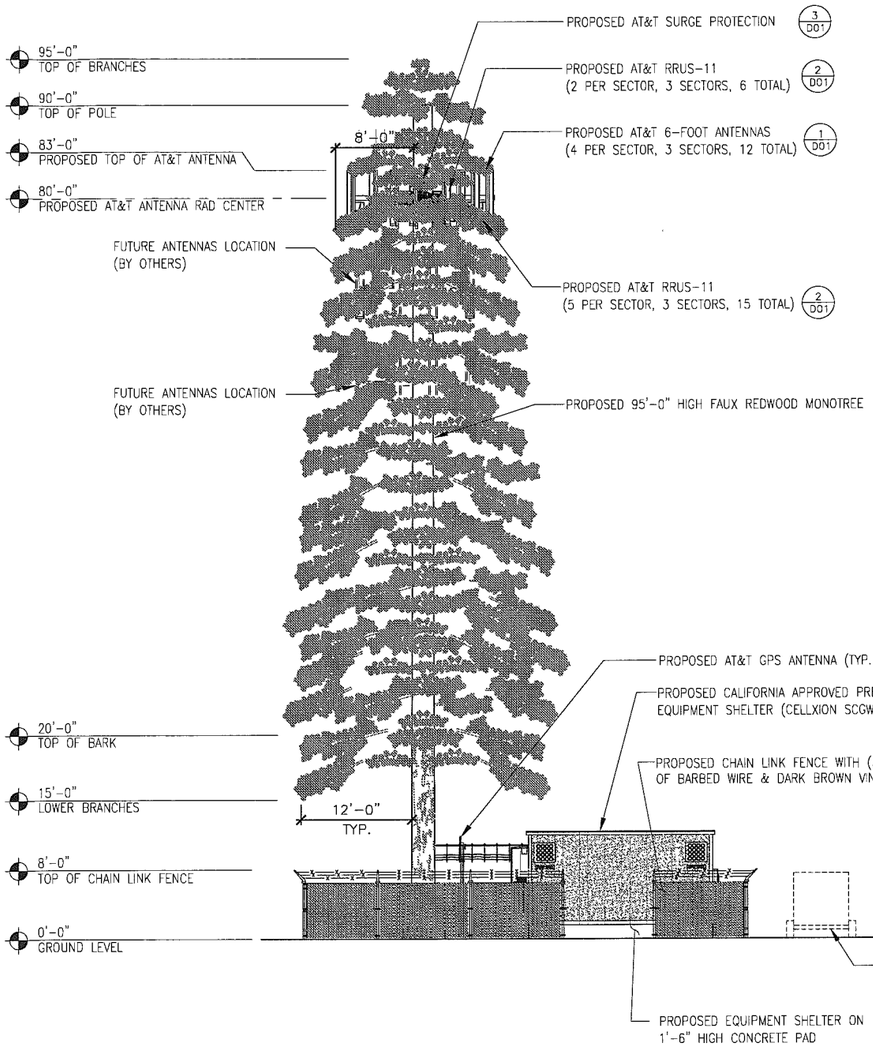
EQUIPMENT AREA PLAN & ANTENNA LAYOUT

JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635-AA	CCU5801	A02	2

22 x 34 "D" SIZE

PSC= : :

BRANCHES SHOWN FOR ILLUSTRATIVE PURPOSED ONLY, NOT TO SCALE



NORTH ELEVATION

SCALE: 1/8 inch = 1 ft

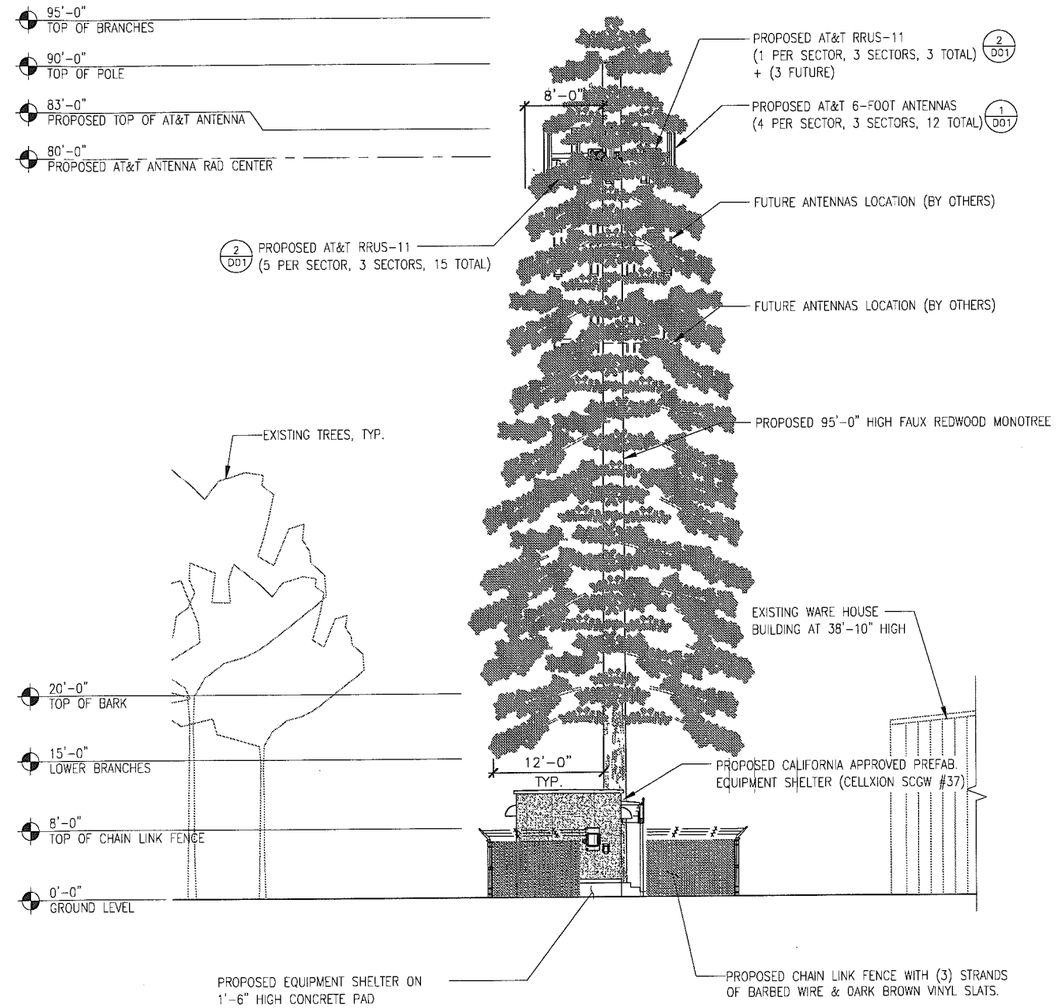
8' 0' 8' 16'

2

SILHOUETTE TABLE	
NEW PHYSICAL SURFACE FOR PROPOSED TOWER AND APPURTENANCES	980 SQUARE FEET

NOTE: THE SILHOUETTE CALCULATION WAS MEASURED FROM THE VIEW ANGLE WITH THE LARGEST PHYSICAL EXPOSURE.

BRANCHES SHOWN FOR ILLUSTRATIVE PURPOSED ONLY, NOT TO SCALE



WEST ELEVATION

SCALE: 1/8 inch = 1 ft

8' 0' 8' 16'

1

SC WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.scw.com
760.795.5200

NAPA & 5TH AVENUE
SITE NO. CCU5801
379 4TH ST. E
SONOMA, CA 95476

at&t
4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR,
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	04/15/13	SILHOUETTE ANALYSIS	PL	AB	AB
2	03/28/13	MARKET REDLINES	PL	AB	AB
1	03/22/13	MARKET REDLINES	PL	AB	AB
A	02/28/13	LEASE AREA RELOCATION	JE	AB	AB
0	12/03/12	ZD ISSUED FOR ZONING APPROVAL	PL	JB	KW

SCALE: AS NOTED | DESIGNED BY: | DRAWN BY: PL

TITLE SHEET

EXTERIOR ELEVATIONS

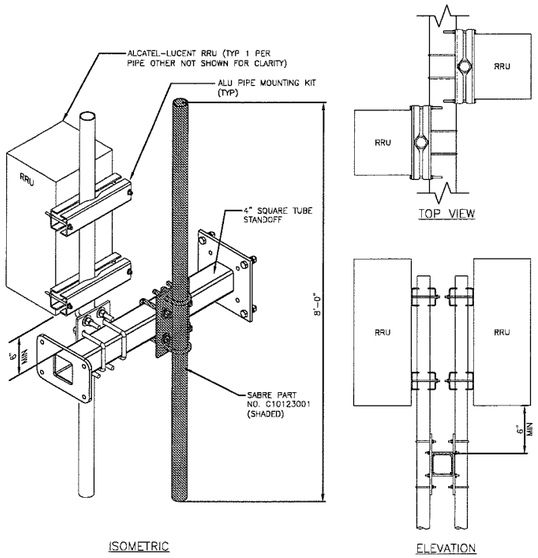
JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635-AA	CCU5801	A03	3

22 x 34 "D" SIZE

PSC= : :

6 5 4 3 2 1

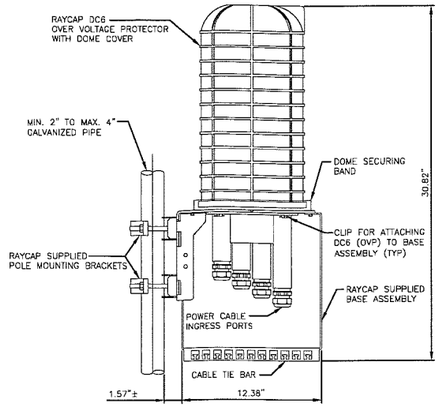
D C B A



RRH PIPE STANDOFF MOUNTS

DETAIL 1107A
NTS

LTE RRU MOUNTING DETAIL | 5



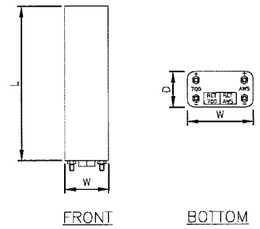
NOTES:

1. RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.

RAYCAP DC6-48-60-18-8F
DC POWER OVER VOLTAGE PROTECTOR (OVP)
POLE MOUNT BASE ASSEMBLY

DETAIL 1116
NTS

RAYCAP DC6 SURGE PROTECTOR DETAIL | 3



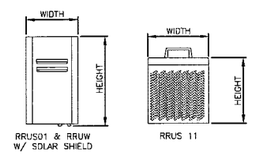
MANUFACTURER	MODEL	BAND	FREQUENCIES, MHZ	POLARIZATION	RET	L, IN	W, IN	D, IN	WEIGHT, LB
ANDREW	SBNH-1D6565D	DUAL	698-896 & 1710-2180	DUAL	INSTALLED	72.7	11.9	7.1	47.4

NOTE: ANDREW IS BRAND OF COMMOSCOPE

LTE/UMTS/GSM DUAL BAND
DUAL POLARIZATION ANTENNA (TYP)

DETAIL 1500
NTS

ANTENNA SPECIFICATIONS | 1



SIZE AND WEIGHT TABLE

RRUS	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRUS01/RRUW WITHOUT SOLAR SHIELD	13.8"	4.4"	23.6"	39 LBS.
RRUS01/RRUW WITH SOLAR SHIELD	15.1"	6.7"	25.0"	44 LBS.
RRUS11 (700 MHz) WITHOUT SOLAR SHIELD	16.3"	5.8"	15.8"	44 LBS.
RRUS11 (700 MHz) WITH SOLAR SHIELD	17.3"	7.2"	17.8"	50 LBS.
RRUS11 (AWS 1700/2100M MHz) WITHOUT SOLAR SHIELD	16.3"	5.8"	15.8"	44 LBS.
RRUS11 (AWS 1700/2100M MHz) WITH SOLAR SHIELD	17.3"	7.2"	17.8"	50 LBS.

MINIMUM CLEARANCE TABLE FOR RRUS01/RRUW-INSTALL PER MANUFACTURER SPECIFICATIONS

RRU CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	0"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	8"	AIR FLOW
LEFT	8"	AIR FLOW
ABOVE/TOP	16"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING/AIR FLOW

MINIMUM CLEARANCE TABLE FOR RRUS11 – INSTALL PER MANUFACTURER SPECIFICATIONS

RRU CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	0"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	0"	FROM SOLAR SHIELD
LEFT	0"	FROM SOLAR SHIELD
ABOVE/TOP	16"	FROM CEILING FOR AIR FLOW (NOTE1)
BOTTOM	8"	CONDUIT ROUTING/AIR FLOW

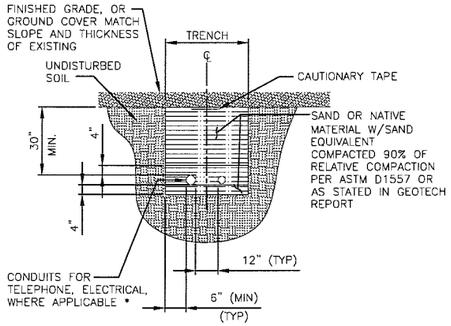
NOTES:

1. STACKING OF RRU's IS NOT PERMITTED
2. NO PAINTING OF RRU OR THE SOLAR SHIELD IS ALLOWED

ERICSSON
REMOTE RADIO UNIT (RRU)

DETAIL 1131
NTS

RRU DETAIL | 2

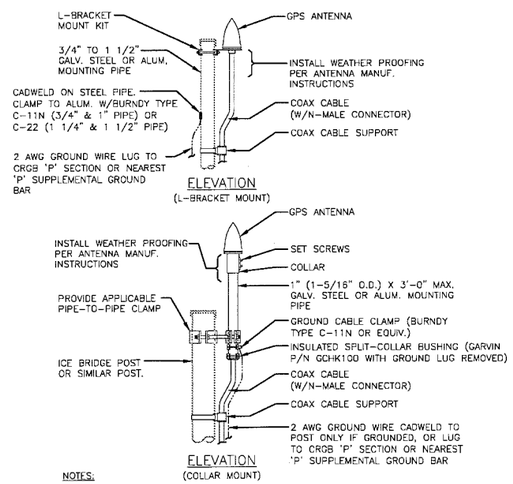


* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

DIRECT BURIED CONDUIT

DETAIL 1133
NTS

CONDUIT TRENCH | 6



NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
3. CADWELDING SHALL NOT BE PERFORMED ON ROOFTOPS.
4. LTE-GPS ANTENNA SHALL BE LOCATED 10' FROM ALL ANTENNAS.

LTE-GPS ANTENNA
PIPE & L-BRACKET MOUNT

DETAIL 1121A
NTS

GPS ANTENNA | 4

SAC WIRELESS
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

NAPA & 5TH AVENUE
SITE NO. CCU5801
379 4TH ST. E
SONOMA, CA 95476

at&t
4430 ROSEWOOD DRIVE, BLDG. # 3, 2ND FLOOR,
PLEASANTON, CA 94588

NO.	DATE	REVISIONS	BY	CHK	APP'D
3	04/15/13	SILHOUETTE ANALYSIS	PL	AB	AB
2	03/28/13	MARKET REDLINES	PL	AB	AB
1	03/22/13	MARKET REDLINES	PL	AB	AB
A	02/28/13	LEASE AREA RELOCATION	JE	AB	AB
0	12/03/12	ZD ISSUED FOR ZONING APPROVAL	PL	JB	KW

SCALE: AS NOTED | DESIGNED BY: | DRAWN BY: PL

TITLE SHEET

DETAILS

JOB NUMBER	DRAWING NUMBER	SHEET NO.	REV
25736-635-AA	CCU5801	D01	2

22 x 34 "D" SIZE

PSC= : :

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #4 Meeting Date: 06-13-13

Agenda Item Title: Application for an Exception from the front yard setback requirements for a carport proposed at 726 Eda Court.

Applicant/Owner: Shawn Buckley

Site Address/Location: 726 Eda Court

Staff Contact: Wendy Atkins, Associate Planner
Staff Report Prepared: 06/03/13

PROJECT SUMMARY

Description: Application of Shawn Buckley for an Exception from the front yard setback requirements for a carport proposed at 726 Eda Court.

General Plan Designation: Low Density Residential (LR)

Zoning: **Base:** Low Density Residential (R-L) **Overlay:** None

Site Characteristics: The subject property is a ±6,970 square foot parcel located on the west side of Eda Court. The property is currently developed with a single-family home with an attached garage.

Surrounding Land Use/Zoning:
North: Single-family residence/Low Density Residential
South: Single-family residence/Low Density Residential
East: Single-family residence /Low Density Residential
West: Single-family residence /Low Density Residential

Environmental Review:

- ☒ Categorical Exemption
- ☐ Negative Declaration
- ☐ Environmental Impact Report
- ☐ Not Applicable
- ☐ Approved/Certified
- ☒ No Action Required
- ☐ Action Required

Staff Recommendation: Commission discretion.

PROJECT ANALYSIS

BACKGROUND

On April 2, 2013, the Building Department issued a Code Violation for a garage conversion at 726 Eda Court. Since that time, the property owners have worked with both the Building and Planning Departments to resolve the code violations.

DETAILED PROJECT DESCRIPTION

According to the applicant, when he began renting the property in June 2008, the garage had already been partially converted in that the walls had been insulated (this work was done without a building permit). Subsequently, the applicant purchased the property in November 2008. At that time the applicant completed the following improvements to the garage in order to use the area in conjunction with a daycare facility: 1) constructed an additional wall in front of the existing garage door; 2) installed carpet on the floor; 3) painted the walls; and, 4) constructed a play castle. When these changes were brought to the attention of City staff, an abatement action was initiated and the property owner was informed of the requirement for a building permit and of the covered parking requirements of the Development Code.

At this time the applicant is proposing two options in order to comply with the Development Code requirements. The applicant's first choice would be for the Planning Commission to approve a parking exception to waive the covered parking requirement for the property. Alternatively, the applicant has suggested building a carport structure in front of the existing converted garage. As proposed, the carport would be 14 feet wide and 16 feet long and would be attached to the front of the existing residence. The carport would be setback between 10 to 12 feet from the front property line. It should be noted that the front property line of the subject property is setback approximately 6 feet from the back of sidewalk. As discussed below, under "Project Issues", both alternatives are problematic. Waiving the covered parking requirement is not consistent with the requirement to provide one parking space in a garage or carport per single-family unit. With respect to the carport option, apart from being visually intrusive, the proposal is not consistent with the front yard setback requirements, combined side yard requirements, and the parking space dimensions for a carport. The applicant is requesting exceptions from these standards in conjunction with that option.

GENERAL PLAN CONSISTENCY **(☐Not Applicable to this Project)**

The property is designated Low Density Residential by the General Plan, which allows for single-family homes and related accessory structures. The project does not raise any issues in terms of consistency with the *City of Sonoma 2020 General Plan.*

DEVELOPMENT CODE CONSISTENCY **(☐Not Applicable to this Project)**

Use: The property is zoned Low Density Residential (R-L). Single-family homes and related accessory structures are permitted uses in the R-L zoning district. The proposed carport is consistent with the property's zoning in terms of use.

Front Yard Setback: A 20-foot front yard setback is required in the R-L zone. The carport would have a minimum front yard setback of 10 feet.

Rear Yard Setback: A 20-foot rear yard setback is required in the R-L zone. The carport would be setback 50 feet from the rear property line.

Side Yard Setbacks: A five-foot side yard setback is required for single-story construction in the R-L zone, and combined side yard setbacks must total 15 feet. Although the five-foot minimum setback would be provided on both the north and south sides of the home, the proposed combined total (15 feet) falls short of the required combined setback of 15 feet by two feet for a short section (4 foot section) on the south side of the proposed carport. The applicant is requesting an Exception from the combined side yard setback requirements.

Coverage/ Floor Area Ratio (FAR)/Building Height: The proposed carport is consistent with these standards.

Parking Requirement: One space in a garage or carport per unit is required for single-family housing. As an alternative to constructing a carport, the applicant is requesting an Exception from the covered parking requirement.

Design Review: Additions to single-family homes located outside the Historic Overlay zone are exempt from architectural review by the Design Review Commission (§19.54.080.B.1.).

Exception Approval: Pursuant to Development Code Section 19.48.050.A.1, the Planning Commission may grant exceptions from parking and setback standards, provided that the following findings can be made:

1. *The adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan, and the overall objectives of this Development Code;*

   In single-family areas, the objective associated with the covered parking requirement is to ensure that screened, off-street parking is available for each residence. The carport option would meet this objective, while the waiver option would not.

2. *An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;*

   Waving covered parking requirement: In part the exception relates to the historic development patterns of the property or neighborhood. The majority of properties in the Northwest Area of the City comply with the covered parking requirement. However, as presented in the project narrative (attached) and verified by staff, there are approximately fourteen residences surveyed that do not provide for covered parking. However, staff would note that these properties were developed many years ago when zoning standards related to parking were apparently different. None of them represent an example of covered parking being waived under the current Development Code.

Carport setback exceptions: With respect to the carport alternative, in part, the exception request relates to site conditions and the historic development pattern of the property and neighborhood. The residence was built toward the middle of the property, with the appropriate 20-foot setback from the front property line and the existing and proposed side yard setbacks are non-conforming in that they do not meet the combined setback of 15 feet as the residence was constructed prior to the adoption of this standard. However, it is also the case that residence was developed with a garage, so there was no reason anticipate setback issues associated with a future carport.

3. *Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.*

   Waving covered parking requirement: The applicant has submitted a signature list of forty-three neighbors that support the proposal; based on the list it would appear that the exception would not significantly impact other properties or residential uses in the vicinity.

   Carport: Staff did not observe other carport structures in the immediate surrounding area. It is staff's opinion that a carport with a front yard setback of 10 to 12 feet may not be compatible with the surrounding area. However, the signature list supporting the carport indicates that the neighbors do not consider the carport structure a significant impact.

In staff's view, it would be difficult to make the findings for either of the alternatives proposed by the applicant. Of the two proposals, staff marginally prefers the waiver approach as it avoids the visual impacts associated with the carport.

CONSISTENCY WITH OTHER CITY ORDINANCES/POLICIES **(☒Not Applicable to this Project)**

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**
Pursuant to Section 15305 of the State CEQA Guidelines, minor side yard and setback variances not resulting in the creation of a new parcel are Categorically Exempt from the provisions of CEQA (Class 5 – Minor Alterations in Land Use Limitations).

DISCUSSION OF PROJECT ISSUES
As indicated in the project narrative, the applicant converted the garage area into a daycare facility use without first obtaining a building permit. Since becoming aware of the California Building Code and City of Sonoma Development Code requirements, the applicant has cooperated with staff to address the issues. However, he would prefer not to convert the garage back to its former function.

Waiving covered parking requirement: Waiving the covered parking requirement in order to allow an intensification of the use of the property through the day care business seems problematic to staff, at best. That said, the applicant has submitted a signature list of neighbors that support the proposal.

Carport: As noted above, the proposal does not comply with the front yard and combined side yard setback requirements, or the parking space dimensions normally required for a carport. The combined side yard setback requirement is intended to provide a buffer between residences. (It should be noted that the existing residence provides for side yard setbacks that are non-conforming as the residence was constructed prior to the 15 foot combined side yard setback requirement.) While it is staff's view that a carport with a front yard setback of 10 to 12 feet would be visually intrusive, the signature list supporting the carport indicates that many neighbors do not consider a carport structure to be a significant impact.

Failure to Obtain a Building Permit. It is common in abatement proceedings for an applicant to attempt to legalize the condition being abated and it is sometimes the case where such a legalization is appropriate. However, staff is troubled by circumstances of this application, in that the conversion of the garage was undertaken to support what is essentially a business activity. Small day care facilities are not subject to use permit review, but in part that is because that they are expected to operate within the normal confines of a single-family residence.

RECOMMENDATION

Staff recommends that an exception be approved allowing for the waiver of the covered parking requirement, subject to conditions, including a requirement that the property owner's enter into a recorded agreement with the City to return the garage to its intended function upon the cessation of the day care use, along with a surety deposit in a form and amount acceptable to the City.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project narrative*
5. *Site Plan & Elevations*

cc: Shawn Buckley
726 Eda Court
Sonoma, CA 95476

Jason Dooley
846 Broadway
Sonoma, CA 95476

Kathy Toohey, Building Inspector

City of Sonoma Planning Commission

FINDINGS OF PROJECT APPROVAL

Buckley Carport Setback Exception – 726 Eda Court

June 13, 2013

Based on substantial evidence in the record and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

Exception Approval:

1. The adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan, and the overall objectives of this Development Code;

2. An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;

3. Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Buckley Carport Exception – 726 Eda Court

June 13, 2013

1. The project shall be constructed in conformance with the approved site plan and building elevations, except as modified by these conditions.

   Enforcement Responsibility: *Planning Department; Building Department*
   Timing: *Prior to issuance of a building permit & final occupancy*

2. All Building Division requirements shall be met. A building permit shall be required to legalize and document the alternations made to the garage.

   Enforcement Responsibility: *Building Department*
   Timing: *Prior to construction*

3. All Fire Department requirements shall be met, including the provision of fire sprinklers if necessary.

   Enforcement Responsibility: *Fire Department; Building Department*
   Timing: *Prior to issuance of a building permit & final occupancy*

4. The property owner shall enter into an agreement that shall be recorded on the property guaranteeing the conversion of the garage to its originally intended use as such following the cessation of the day care use. The terms of this agreement shall be subject to the review and approval of the City Attorney. The property owners shall also provide a surety deposit in a form and amount acceptable to the City.

   Enforcement Responsibility: *Planning Department*
   Timing: *Prior to issuance of a building permit & final occupancy*

Vicinity Map

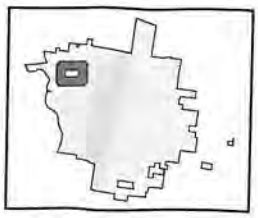
Project Summary

Project Name:	Buckley Parking Exception
Property Address:	726 Eda Court
Applicant:	Shawn Buckley
Property Owner:	Same
General Plan Land Use:	Low Density Residential
Zoning - Base:	Low Density Residential
Zoning - Overlay:	N/A

Summary:
Application for an Exception from the front yard setback requirements for a carport.

Zoning Designations

R-HS	Hillside Residential (1 D.U./10acres, maximum)
R-R	Rural Residential (2 D.U./acre, maximum)
R-L	Low Density Residential (2-5 D.U./acre)
R-S	Sonoma Residential (3-8 D.U./acre)
R-M	Medium Denisty Residential (6-10 D.U./acre)
R-H	High Density (9-12 D.U./acre)
R-O	Housing Opportunity (15-20 D.U./acre)
R-P	Mobile Home Park (7 D.U./acre, maximum)
MX	Mixed Use (12 D.U./acre, maximum)
C	Commercial (15 D.U./acre, maximum)
C-G	Commercial-Gateway (15 D.U./acre, maximum)
W	Wine Production
P	Public Facility
Pk	Park
A	Agriculture



N

0 100 200 400 Feet

1 inch = 200 feet

To whom it may concern;

We are writing this letter in regards to our application for a carport size exception due to the desire to enclose our garage for child care purposes. Our hopes were to convert our garage to create a preschool atmosphere for the children in my care and create a covered carport in our front driveway in order to meet parking requirements. We are willing to build this carport to meet standards, but would prefer to obtain a parking exception in order to waive the covered carport requirements. We currently run a child care business out of our home with a preschool based program involving organic foods, yoga, circle time, student of the week, a music teacher and lots of other preschool activities. We feel that the children's early years are very important in their development. By providing a school like child care room the children can feel as if they are really in school, especially in cases of children who's parents may not be able to enroll them in a true preschool before they reach kindergarten. This room would be completely dedicated to the children and their learning. We believe it would be a truly great addition for them to develop into well rounded children that are school ready.

Unfortunately, we have already done a lot of work in completing this room and have invested a lot of money creating this great school atmosphere. Many of the children's parents are really excited in the possibility of this room. We were unaware beginning this project that we were doing anything wrong. We had contacted our state licensing agency and were told that we needed to obtain a fire clearance and believed we were following all of the state requirements. Due to the fact that we did not change anything structurally or add onto the house we were unaware that there were any regulations involving a project of this type. We are truly sorry for the misunderstanding and take full responsibility. We have applied for this exception for converting our garage and have been informed that we must provide a covered car port of 10'x 20'. We tried to find space were we could build a car port and were unsuccessful due to setback requirements. Our hopes are to obtain this exception and that it will be the best option in fitting in with our neighborhood because our home, from the outside, would appear as if nothing had been altered. Knowing this we have also purposed a second option to the planning department. We will add a smaller car port with a small setback variance from the sidewalk in order to keep from destroying such a great environment for the children.

We have gone door to door throughout our neighborhood in order to obtain the consent of our neighbors in the conversion of our garage, and will provide you with a signed list from everyone that is okay with our planned project. Not only did our neighbors sign this petition, but voiced very strongly that they were in full support. This truly made us feel so strongly supported by our community that we are thankful to live in an area like we do. With the acceptance of our neighbors we feel that this is not going to create any detriment to the surrounding neighborhood. Instead, it would actually be beneficial to the community by providing an exceptional place for people to bring their children where they can be confident that they are getting everything they would hope for from their child care provider. We have also found many homes in our surrounding area that have a converted garage with no covered car space provided as well as some homes with setback variances and or carports smaller than 10' x 20'. We have also attached a

MAY 17 2013

highlighted map of these homes. Having found these homes we feel that we are not asking for something that has not already been done in many cases around our neighborhood. We hope to have the same opportunity that others around us have.

In closing, we would like to thank you for taking the time to read this letter and we hope that we have made your decision a little easier involving our project. We know that completing finding #1 is difficult for us due to the fact that any exception to the carport makes meeting that requirement difficult. As for finding #2, we feel we meet that requirement because our lot is incapable of complying with a 10' x 20' carport therefore no carport seems to be the better choice. With finding #3, we also feel we will comply due to our garage conversion not being hazardous in anyway for the community or our neighbors. As we stated previously, we are very sorry that this process was done out of order, but we hope that you can see what we are trying to do for the children. We have lived here in Sonoma for our whole lives and love this area. We hope to be able to give back to this town we love so much by providing a quality child care environment. We have also attached some pictures to give you an idea of what the room will have to offer. The room is incomplete, but we hope the pictures will help you understand what this room can become if we are allowed to complete it.

Thank you,

The Buckley family

Proposal # 1
726 Eda Ct

~ Allowing front yard setback to begin at sidewalk
~ This will provide the space for 18-19 ft set back of one post (1 foot variance) and a carport of 14x16 could be provided (2 cars worth space)
~ Smaller carport variance will be needed instead of 20' (average car is 14' including our current vehicle)
~ If allowed to go from sidewalk like most homes for setback variance would go un-noticed by nearby properties and would appear to be in complete compliance (negating possibility for "flood gate opening")
~ Setback of 20' could be shortened if authorized to create larger carport

MAY 1 7 2013

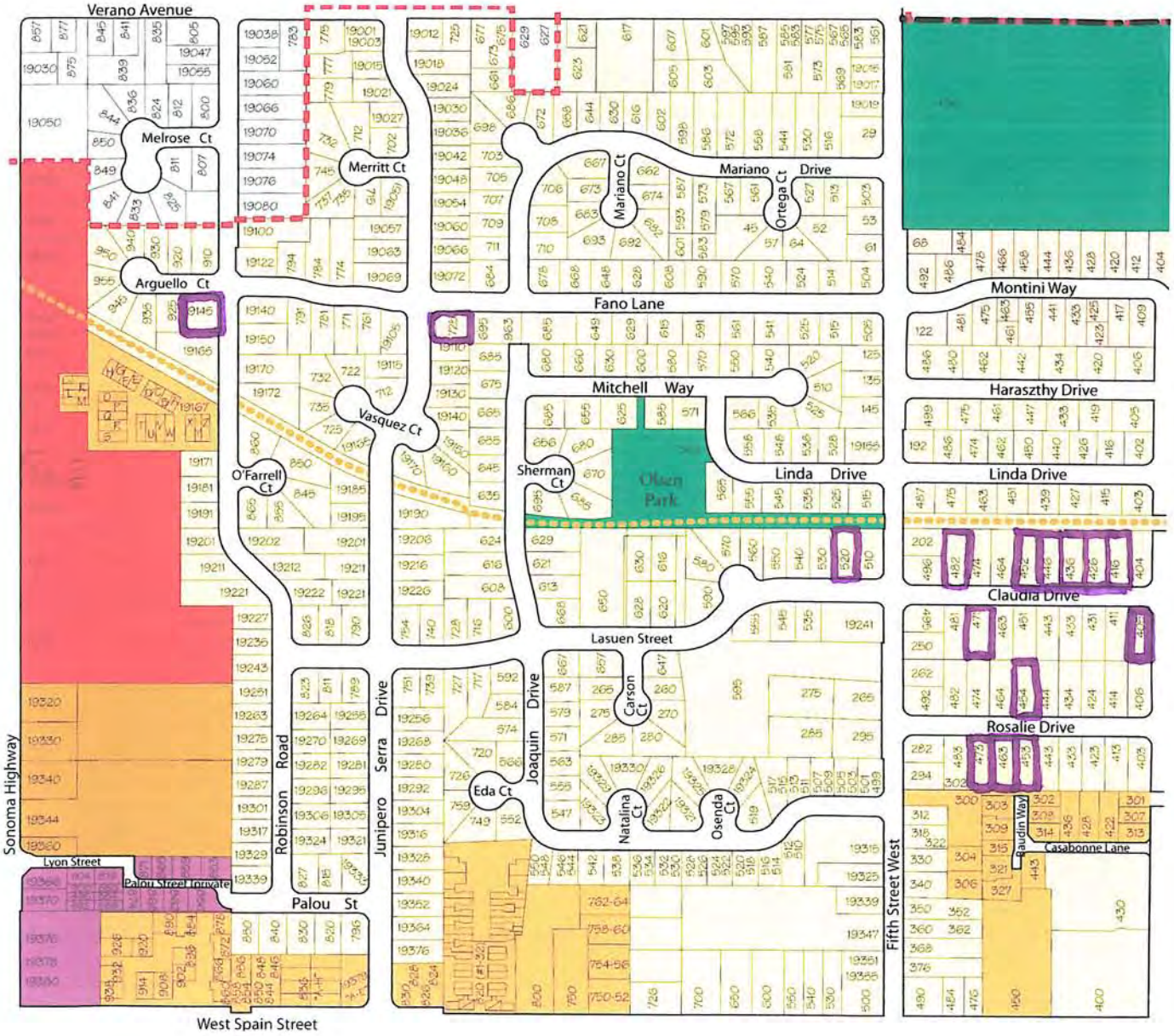
RECEIVED
MAY 1 7 2013
CITY OF SONOMA

Proposal
726 Eda Ct

By signing this paper I give my consent for Shawn and Rachel Buckley owners of 726 Eda Ct to either construct a carport off their garage in front of their house or to obtain an exemption for the carport allowing a garage conversion for a child care room.

Address	Signature
759 Eda Ct.	
749 Eda Ct	
552 JOAQUIN Dr.	
571 Joaquin Dr.	Colleen Wilson
720 EDA CT.	JOSEF CUNEO
579 Joaquin Dr	
587 Joaquin Dr	
563 JOAQUIN DR.	
574 JOAQUIN DR	
592 Joaquin DR.	
19268 Junipero Serra	N. Alvarez
19280 Junipero Serra	Karen Bonesso
19292 Junipero Serra	Scott Peterson
717 Lasuen St.	Victoria S. McKale
550 Joaquin DR	Mike Winston
548 Joaquin Dr	Elaine J. Tobriner
547 JOAQUIN DR	Bill Ferronti
J Howard	536 Joaquin
584 JOAQUIN DR	

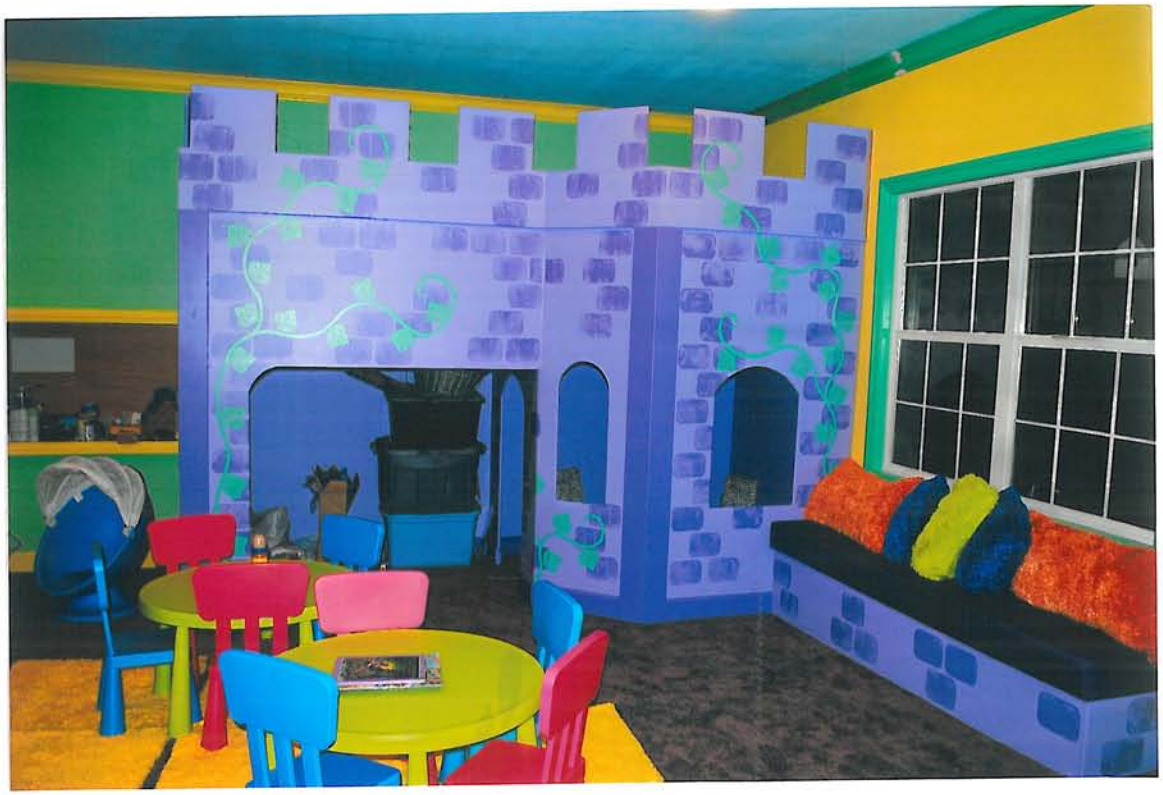
19304 Junipero Serra Dr.	Tony Freitas
739 LASUEN ST	JEAN GILARDI
727 Lasuen St.	Michele Silkey
555 Joaquin Dr.	Mary [illegible]
546 Joaquin Dr.	[illegible]
[illegible]	[illegible]
542 Joaquin Drive	[illegible]
576 Joaquin Drive	[illegible]
19330 NATALINA CT.	[illegible]
19323 Natalina Ct.	[illegible]
661 Lasuen St.	[illegible]
657 Lasuen St	Margaret Snider
265 Carson ct,	Donna DuFloth
668 Lasuen St.	Debbie Ferreira
716 Lasuen St	Denise Fowler-Horstall
728 Lasuen St	Arlene Holt
754 Lasuen St	[illegible]
19211 Junipero Serra	[illegible]
19221 Junipero Serra	[illegible]
789 Lasuen ST.	Teresia Chavez
19256 Junipero Serra Dr.	[illegible]
19269 Junipero Serra Dr.	Alex [illegible]
19295 Junipero Serra Dr.	[illegible]
19333 " "	[illegible]
19328 Junipero Serra Dr.	[illegible]



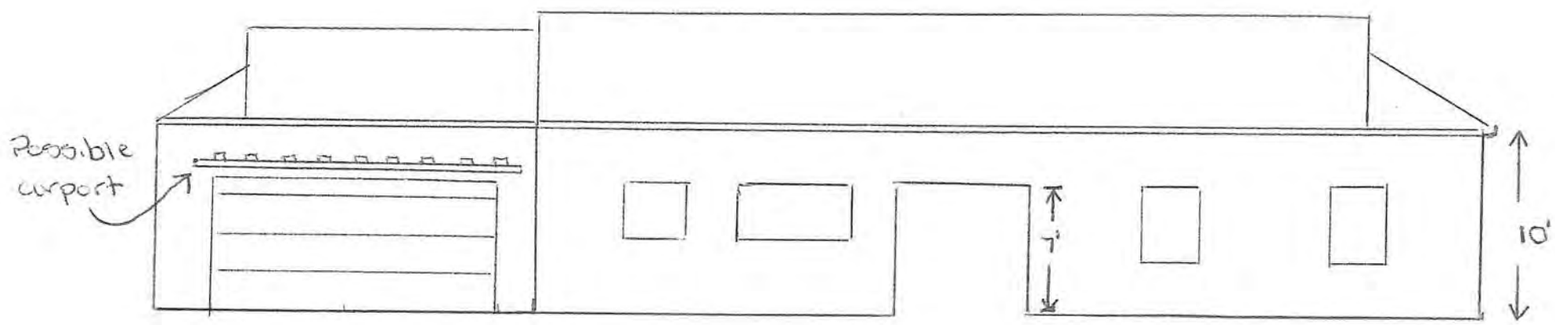
245 5th W.
653 2nd St. W.
320 Andrieux St.

MAY 17 2015

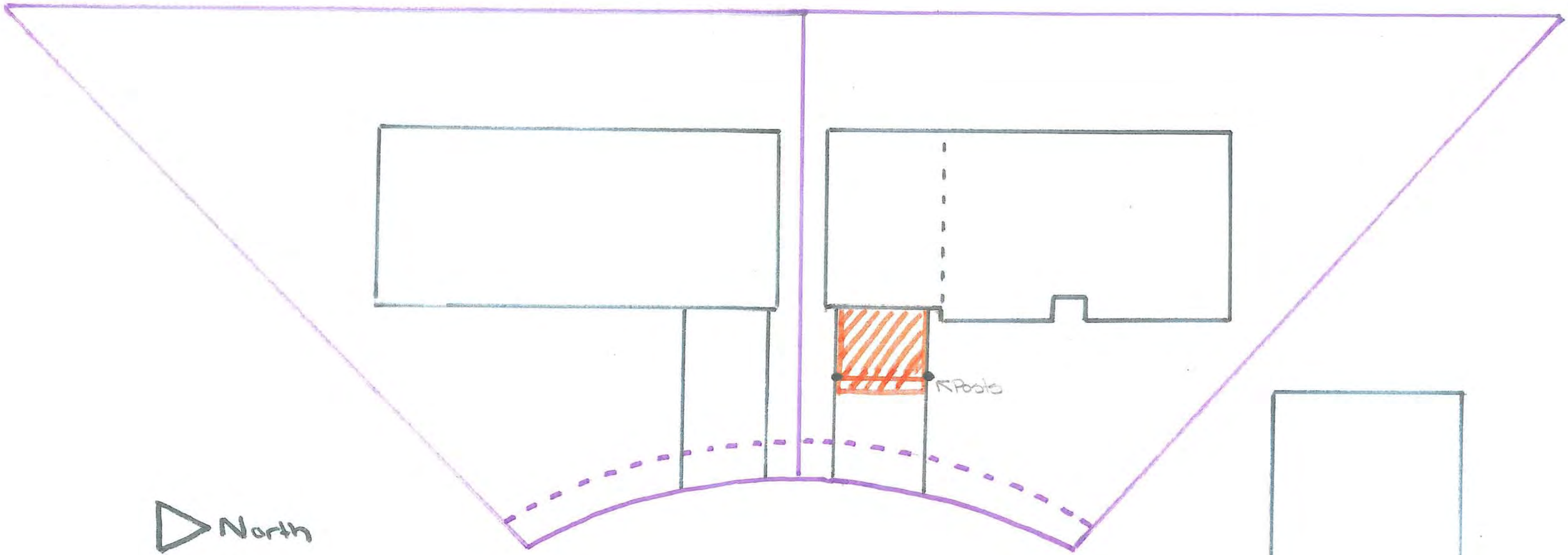
726 Eda Court



726 EDA CT
Elevations



MAY 17 2013



North

House building line

Prop. Line

Utility easment

proposed carport option a
14x16

726 EDA CT
Plot Plan

Scale = □ 4'x4'

MAY 17 2013

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #5 Meeting Date: 6-13-13

Agenda Item Title: Application for a Variance from the requirement to construct public improvements, including curb, gutter, and sidewalk along the frontage of a 2.5-acre property.

Applicant/Owner: William Dimick AIA Architect/Anton Hoffman

Site Address/Location: 20419 Fifth Street East

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 6/7/13

PROJECT SUMMARY

Description: Application of William Dimick AIA Architect for a Variance from the requirement to construct public improvements, including curb, gutter, and sidewalk along the frontage of the property at 20419 Fifth Street East.

General Plan Designation: Sonoma Residential (SR)

Zoning: **Base:** Sonoma Residential (R-S) **Overlay:** None

Site Characteristics: The subject property is a ±2.5-acre parcel located on the west side of Fifth Street East between Napa Road and Engler Street. The property is currently developed with a single-family home, swimming pool, cabana, and large accessory building with an additional dwelling unit. The property frontage is unimproved consisting of an open drainage swale with culverted driveway access.

Surrounding Land Use/Zoning:
North: Single-family homes/Sonoma Residential
South: Single-family home on large rural property/County Zoning RR3
East: Single-family homes (across Fifth Street East)/County Zoning RR3
West: Single-family homes/Sonoma Residential

Environmental Review:

☐ Categorical Exemption	☐ Approved/Certified
☐ Negative Declaration	☒ No Action Required
☐ Environmental Impact Report	☐ Action Required
☒ Not Applicable	

Staff Recommendation: Approve Variance subject to the condition that the property owner enters into a Deferred Improvement Agreement.

PROJECT ANALYSIS

BACKGROUND

The property owner is in the process of residing buildings on the property and remodeling the existing residence and large accessory structure. Pursuant to Section 12.14.040 of the City's Municipal Code, improvements to a property that have a building permit valuation exceeding $40,000 within any two-year period trigger the requirement for public frontage improvements, which can include drainage infrastructure, roadways, curb, gutter and sidewalk. The project greatly exceeds this valuation threshold and the applicant is requesting a Variance from the requirement to install public improvements along the property frontage.

Staff would note that Sonoma Municipal Code Chapter 12.14 (Public Improvement Construction) was amended by the City Council in October 2009. One modification was to delegate authority over requests for public improvement Variances to the Planning Commission. Staff would also note that the findings necessary to grant a variance from the public improvement requirements differ from those required to grant a variance to the normal standards of the Development Code (i.e., zoning regulations).

DETAILED PROJECT DESCRIPTION

In conjunction with the various improvements to buildings on the property, the applicant is requesting a Variance from the requirement to install public improvements along the property frontage, including curb, gutter, sidewalk, and drainage infrastructure. The applicant is requesting the Variance to preserve the rural character of the area and due to the significant costs associated with installing the improvements given the length of the frontage (330 feet) and its present condition (currently there is an open drainage swale along the frontage with culverted driveway access, three utility poles, and a number of mature oak trees). Further details can be found in the attached project narrative.

GENERAL PLAN CONSISTENCY **(☐Not Applicable to this Project)**

In general, goals and policies of the City of Sonoma 2020 General Plan encourage a safe walking environment and the elimination of gaps and obstructions in the sidewalk system (Circulation Element Goal CE-1 and Policy 1.2).

DEVELOPMENT CODE CONSISTENCY **(☐Not Applicable to this Project)**

The subject property is located in the Southeast Planning Area. Pursuant to Section 19.22 of the Development Code, one potential change identified for this area is the extension of curb, gutter and sidewalk, and the undergrounding of drainage along the west side of Fifth Street East, in conjunction with development of the Sonoma Residential zone. However, staff would note that the project involves the improvement of existing residential buildings rather than a new subdivision.

SIDEWALK ORDINANCE **(☐Not Applicable to this Project)**

Variance Approval: Pursuant to Section 12.14.050 of the Municipal Code, the Planning Commission may grant a Variance from the requirement to install public improvements, provided that the following findings can be made:

1. *Granting the Variance will not be materially detrimental to the public welfare or injurious to the property in the same zone and vicinity in which the property is located; and*

2. *Based on information provided by the City Engineer, at least one of the following:*

    a. *Existing drainage facilities are inadequate and that installation would endanger the public welfare by reason thereof; or*

    b. *It would be in the best interest of the City to cause all or a portion of the required work to be done on an area project basis rather than on an individual basis; or*

    c. *There are special circumstances applicable to the subject property such as size, shape, topography, location, existing improvements, or surrounding structures, and that the strict application of the requirements under this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this chapter; or*

    d. *The nature and extent of the dedication, improvements or both, as required in this chapter, do not bear a reasonable relationship to the proposed use or uses of the property such that the exactions required would exceed the demands or burdens upon traffic, circulation and other factors justifying public improvements.*

The request was forwarded to the City Engineer for comment. The City Engineer does not see grounds for a complete waiver of frontage improvements and instead recommends deferment of improvements through a Deferred Improvement Agreement (as provided for under Section 12.14.051 of the Municipal Code). Deferred improvements would include full improvements of property frontage at 20419 Fifth Street East, as consistent with City codes and standards that are in force at the time when the improvements are to be installed. A draft condition has been included to this end.

Deferred improvements may be called at any time, but would generally be triggered by subdivision of the subject property or annexation and development of the adjoining property to the south at 20455 Fifth Street East. Staff would note that the requirement for a Deferred Improvement Agreement has been applied consistently to similar variance requests approved by the Planning Commission since 2009.

ENVIRONMENTAL REVIEW **(☒Not Applicable to this Project)**

RECOMMENDATION

Staff recommends approval of the Variance with the condition that the property owner enter into a Deferred Improvement Agreement with the City as provided for under Section 12.14.051 of the Municipal Code.

Attachments

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative*
5. *Site Plan, Vicinity Map & Photos of Existing Conditions*

cc: William Dimick A.I.A Architect
292 France Street
Sonoma, CA 95476

Anton Hoffman
1187 Coast Village Road, Suite 1-602
Montecito, CA 93108

City of Sonoma Planning Commission

FINDINGS OF PROJECT APPROVAL

Hoffman Public Improvement Variance – 20419 Fifth Street East

June 13, 2013

Based on substantial evidence in the record and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

Public Improvement Variance Approval:

1. Granting the Variance will not be materially detrimental to the public welfare or injurious to the property in the same zone and vicinity in which the property is located; and

2. Based on information provided by the City Engineer:

    a. It would be in the best interest of the City to cause all or a portion of the required work to be done on an area project basis rather than on an individual basis.

    b. There are special circumstances applicable to the subject property such as size, shape, topography, location, existing improvements, or surrounding structures, and that the strict application of the requirements under this chapter would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of this chapter.

DRAFT

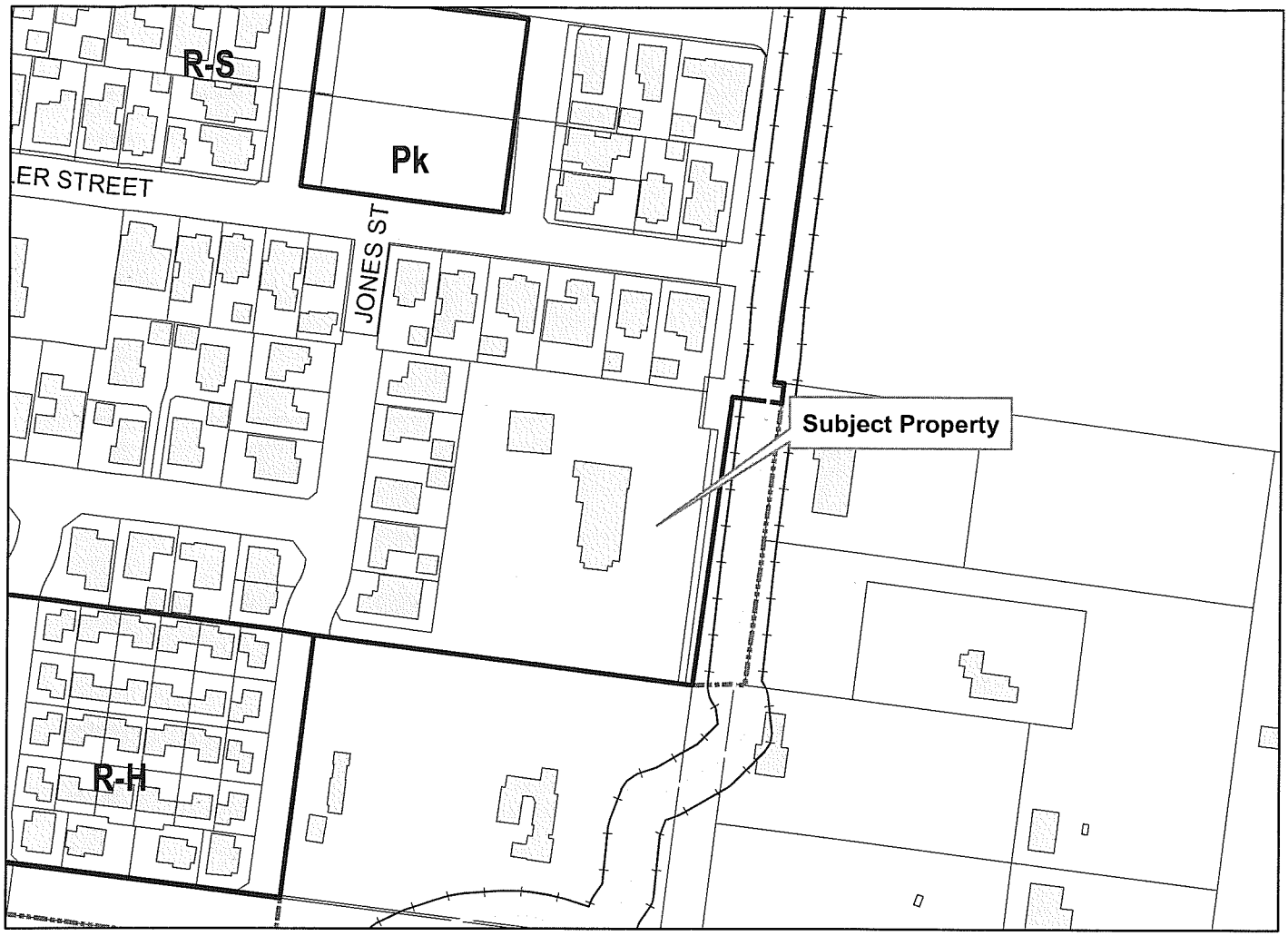
City of Sonoma Planning Commission
CONDITIONS OF PROJECT APPROVAL
Hoffman Public Improvement Variance – 20419 Fifth Street East

June 13, 2013

1. As provided for under Section 12.14.051 of the Municipal Code, the property owner shall enter into a Deferred Improvement Agreement with the City. Deferred improvements shall include full improvements of property frontage at 20419 Fifth Street East, as consistent with City codes and standards that are in force at the time when the improvements are to be installed. The agreement shall be subject to the approval of the City Attorney.

   Enforcement Responsibility: *City Attorney; City Engineer; City Manager; Planning Department*
   Timing: *Prior to final occupancy*

Vicinity Map



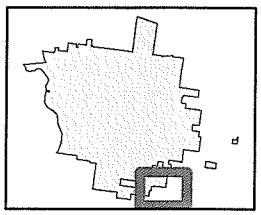
Project Summary

Project Name:	Hoffman Public Improvement Variance
Property Address:	20419 Fifth Street East
Applicant:	William Dimick AIA Architect
Property Owner:	Anton Hoffman
General Plan Land Use:	Sonoma Residential
Zoning - Base:	Sonoma Residential
Zoning - Overlay:	None

Summary:
Application for a Variance from the requirement to construct public improvements, including curb, gutter, sidewalk, and drainage infrastructure along a property frontage.

Zoning Designations

R-HS	Hillside Residential (1 D.U./10acres, maximum)
R-R	Rural Residential (2 D.U./acre, maximum)
R-L	Low Density Residential (2-5 D.U./acre)
R-S	Sonoma Residential (3-8 D.U./acre)
R-M	Medium Denisty Residential (6-10 D.U./acre)
R-H	High Density (9-12 D.U./acre)
R-O	Housing Opportunity (15-20 D.U./acre)
R-P	Mobile Home Park (7 D.U./acre, maximum)
MX	Mixed Use (12 D.U./acre, maximum)
C	Commercial (15 D.U./acre, maximum)
C-G	Commercial-Gateway (15 D.U./acre, maximum)
W	Wine Production
P	Public Facility
Pk	Park
A	Agriculture



N

0 100 200 400 Feet

1 inch = 200 feet

WILLIAM L. DIMICK AIA ARCHITECT

4-30-2013
Proposal Statement
Request to Defer Street Frontage Improvements
Hoffman Residence
20419 Fifth Street East
Sonoma, Ca
APN 128-281-031

The original project was designed and built in the mid 1980's on a 5.0 Ac parcel, and was permitted by the Sonoma County Building Department. It consisted of a single family residence, cabana and swimming pool, and a "barn" structure used for a shop and RV storage with a legal second living unit on the second floor. Since then the property was annexed to the City of Sonoma and subdivided as part of a single family housing tract and made part of the Sonoma Valley Sewer District. The net project of approx. 2.28 Ac is as shown on the attached Site Plan, Sheet SI-1.

Through these various stages of development, there were no specific requirements for street frontage improvements other than the two as-built driveway accesses with culverts at the pre-existing road side drainage course.

The current owner is now remodeling the existing residence per Building Permit #20464 and has obtained Planning Commission's approval to convert the barn structure to a second residence. All work is within the footprint of the existing structures and there is no addition building area or intensification of use.

In accordance SMC Public Improvement Construction, Chapter 12.14 the issuance of a building permit triggers the requirement for street frontage improvements to include curb, gutter, sidewalk, storm drains, etc. and includes " any other public improvements that may be required for the property."

Section 12.14.030 further provides that a variance to these requirements can be granted thru the Planning Commission's public hearing process.

As shown on Sheet SI-1 and the attached photos, the existing 330 ft frontage along 5th Street East consists of the typical rural make-up of an open drainage swale with culverted driveway access, concrete head walls at the culvert, three utility poles, and a number of mature oak trees. It is boarded on the north by the terminus of the City's current sidewalk system, built as part of the recently constructed single family subdivision.

Upon consultation with the City's Planning Staff, the owner has met, on-site, with acting City Engineer, Matt Winkleman P.E. in an effort to understand the possible scope of work at hand. It was made clear that any attempt at street frontage work would become a significant Public Works project with probable new underground power and utility lines, a new subsurface drainage system and related drainage structures, a new half street width with curb / gutter / sidewalk, two new street lights and the subsequent loss of all trees. Probable costs would far exceed the evaluation of the remodel work at hand, and perhaps even the value of the single family property itself.

MAY 01 2013

It is reasonable to consider that these street frontage improvements be waived, or at least deferred, until such time as the property might be developed at a scale that dictated the level of public improvements suggested and support the costs involved. At 2.5 plus Ac, the property would generate some future single family project of 15, or so, units and would then support site development costs of the anticipated magnitude.

A further, and perhaps compelling reason to waive the improvements, is the physical appearance and location of the property. As is readily apparent on the attached zoning map, the parcel exists at the far south east corner of the City's limits and is comfortably part of the rural character and overall ambiance of the surrounding neighborhood. Any attempt to extend urban street frontage improvements, in this instance, would be counter to an aspect of Sonoma living that is unique and very special.

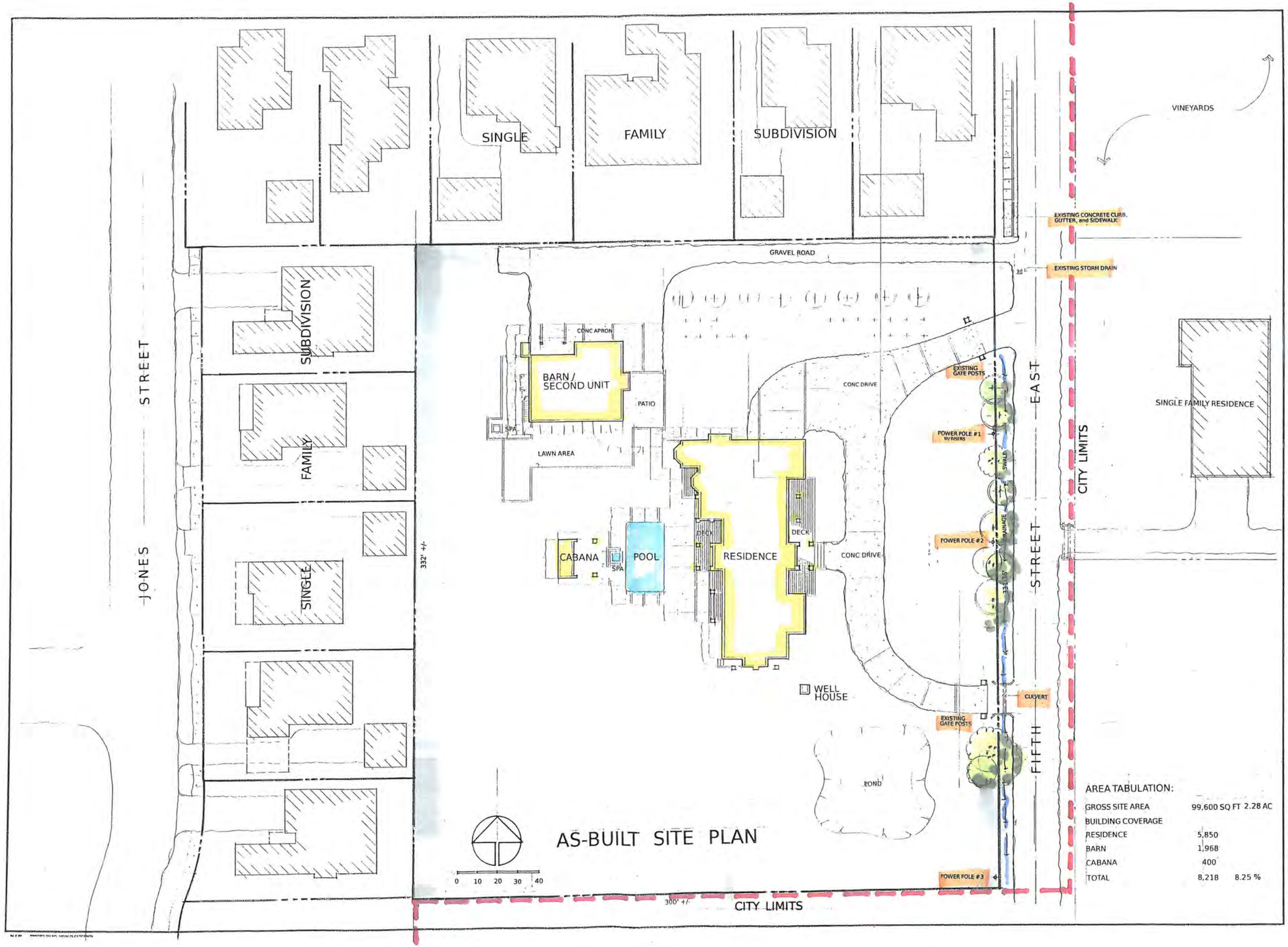
There has been recent precedence for street frontage improvement waivers for similar rural type residential projects along the northerly reaches of both Second and Fourth Streets East. The Owner therefore respectfully requests the City of Sonoma Planning Commission grant a variance to waive the required improvements.

Sincerely,

William L. Dimick

Willam L. Dimick AIA Architect

5-1-2013



AS-BUILT SITE PLAN

AREA TABULATION:

GROSS SITE AREA	99,600 SQ FT	2.28 AC
BUILDING COVERAGE		
RESIDENCE	5,850	
BARN	1,968	
CABANA	400	
TOTAL	8,218	8.25 %

REVISIONS	BY

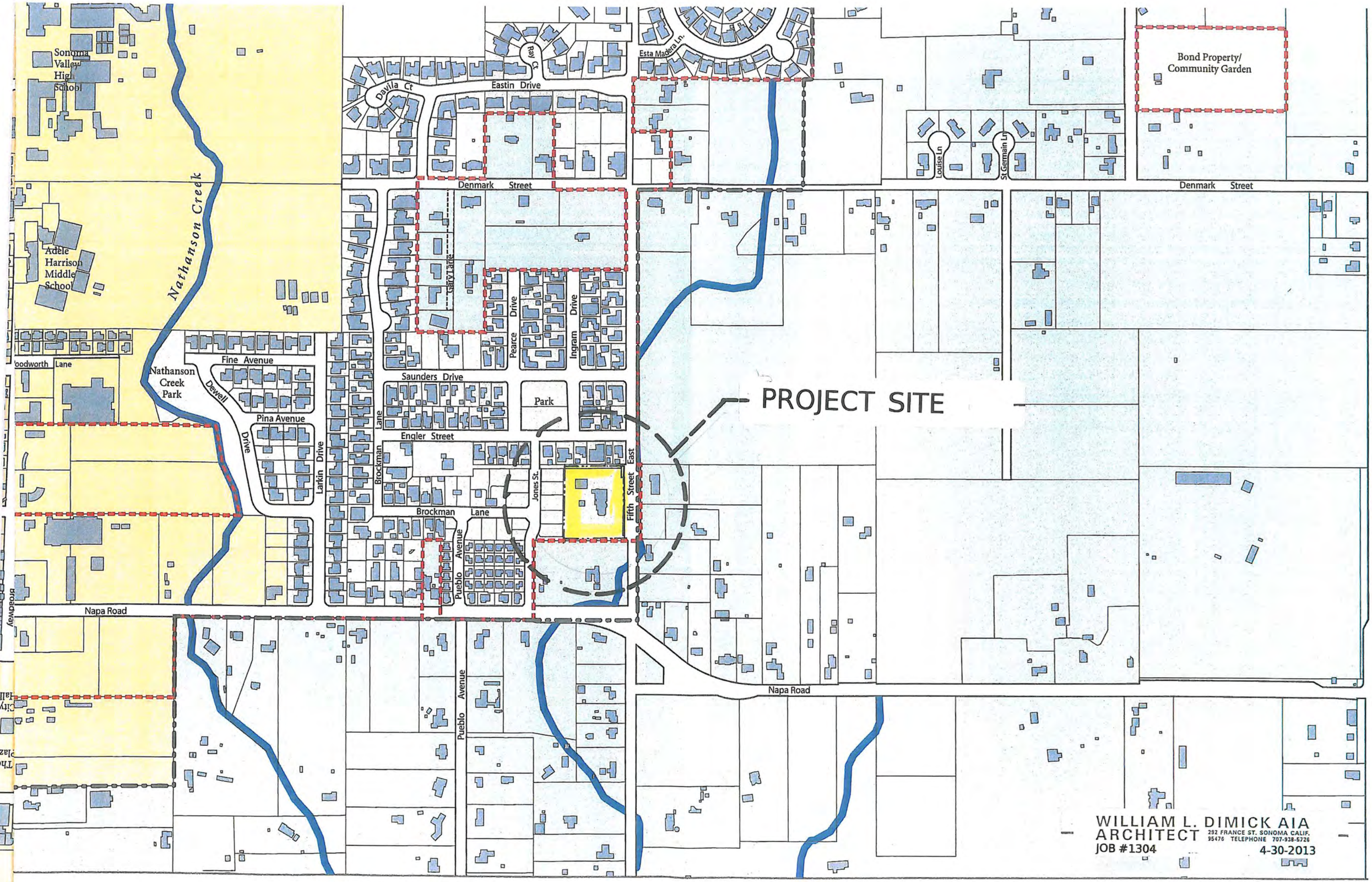
WILLIAM L. DIMICK AIA
ARCHITECT
292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-5726

APPLICATION TO WAIVE STREET FRONTAGE IMPROVEMENTS

HOFFMAN RESIDENCE

20419 FIFTH STREET EAST
SONOMA, CA

Date 4-30-2013
Scale AS NOTED
Drawn W.L.D.
Job 1304
Sheet SI-1 Of Sheets



WILLIAM L. DIMICK AIA
ARCHITECT 292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-5726
JOB #1304
4-30-2013

WILLIAM L. DIMICK AIA
ARCHITECT
292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-5726
JOB #1304
4-30-2013
1

2
WILLIAM L. DIMICK AIA
ARCHITECT 292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-938-5728
JOB #1304
4-30-2013

3
WILLIAM L. DIMICK AIA
ARCHITECT
292 FRANCE ST. SONOMA CALIF.
95476 TELEPHONE 707-938-8728
JOB #1304
4-30-2013

4
WILLIAM L. DIMICK AIA
ARCHITECT 292 FRANCE ST. SONOMA CALIF. 95476 TELEPHONE 707-939-5726
JOB #1304
4-30-2013

City of Sonoma Planning Commission **STAFF REPORT**	Agenda Item #6 Meeting Date: 6/13/13

Agenda Item Title: Application for a Use Permit modification and Parking Exception to allow outdoor seating in the rear yard of a by-appointment wine tasting facility.

Applicant/Owner: Laura and Kenneth Juhasz

Site Address/Location: 373 First Street West

Staff Contact: Rob Gjestland, Senior Planner
Staff Report Prepared: 6/07/13

PROJECT SUMMARY

Description: Application of Laura and Kenneth Juhasz for a Use Permit modification and Parking Exception to allow outdoor seating in the rear yard of a by-appointment wine tasting facility at 373 First Street West.

General Plan Designation: Medium Density Residential

Planning Area: Downtown District

Zoning: **Base:** Medium Density Residential (R-M) **Overlay:** Historic

Site Characteristics: The subject property is a 5,724-square foot parcel located on the west side of First Street West in proximity to West Spain Street. The property is currently developed with a 1,160-square foot bungalow and detached garage constructed in 1922 (the building is listed in the local Historic Resources Survey prepared by the Sonoma League for Historic Preservation). Two mature magnolia trees are located in the property's front yard.

Surrounding Land Use/Zoning:
North: Single-family residence/Medium Density Residential (R-M)
South: Wine tasting facility/Medium Density Residential (R-M)
East: Wine tasting facility (across First Street West)/Commercial (C)
West: Undeveloped land/Medium Density Residential (R-M)

Environmental Review:

☒ Categorical Exemption	☐ Approved/Certified
☐ Negative Declaration	☒ No Action Required
☐ Environmental Impact Report	☐ Action Required
☐ Not Applicable	

Staff Recommendation: Approve with conditions.

PROJECT ANALYSIS

BACKGROUND

In April 1993 the Planning Commission approved a Use Permit allowing conversion of the residence to commercial use (professional offices). At that time, the property was under a prior R-4 zoning designation that allowed limited commercial and mixed use development.

DETAILED PROJECT DESCRIPTION

The applicants currently operate their wine consulting company and premium winery business (Auteur) from the property and would like to provide a small amount of outdoor seating in the rear yard for by-appointment wine tastings that are offered. The outdoor seating would accommodate up to 12 people (with an average of 2-6 people) between 10am and 6pm daily. Further details can be found in the attached project narrative.

GENERAL PLAN CONSISTENCY **(☐Not Applicable to this Project)**

The property is designated Medium Density Residential (R-M) by the General Plan. This designation is intended to provide opportunities for multi-family housing and related public improvements, especially in transition areas between higher density and single-family development. As previously noted, commercial use of the property was established by Use Permit in 1993 under different zoning regulations. The following policies of the General Plan are applicable to the project:

Local Economy Element, Policy 1.1: Focus on the retention and attraction of businesses that reinforce Sonoma's distinctive qualities – such as agriculture, food and wine, history and art – and that offer high-paying jobs.

Local Economy Element, Policy 1.5: Promote and accommodate year-round tourism that is consistent with the historic, small-town character of Sonoma.

The proposal does not raise any issues in terms of consistency with the policies of the City of Sonoma 2020 General Plan. However, parking availability must be considered as well as compatibility with the adjoining single-family home to the north.

DEVELOPMENT CODE CONSISTENCY **(☐Not Applicable to this Project)**

Use: The property is zoned Medium Density Residential (R-M) and lies within the Historic Overlay Zone. As previously noted, the Planning Commission approved a Use Permit allowing conversion of the residence to commercial use in 1993 when the property was under a prior R-4 zoning designation. The proposed outdoor seating/tasting would be ancillary to the current use, which includes by-appointment wine tasting in conjunction with the applicant's wine consulting firm and premium winery business. A modification to the existing Use Permit is required for this new outdoor activity.

On-site Parking: As part of the 1993 Use Permit review, on-site parking was considered and found to be sufficient for conversion of the bungalow to commercial use. The approved parking consists of one garage space plus additional tandem driveway spaces. Two additional on-site parking spaces would be required for the proposed use, consistent with the method being applied to outdoor seating for wine tasting facilities. Since this additional parking cannot be accommodated on-site, an Exception from the parking standards is being requested.

Parking Exception Approval: Pursuant to Development Code Section 19.48.050.A.1, the Planning Commission may grant exceptions from parking standards, provided that the following findings can be made:

1. *The adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan, and the overall objectives of this Development Code;*

2. *An exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development;*

3. *Granting the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.*

In staff's view, the findings for an Exception to the parking standards can be made. Recognizing the vitality of the downtown as a pedestrian-oriented center and that much of the historic district was developed prior to the automobile, the Planning Commission has approved similar parking exceptions involving outdoor seating for wine tasting rooms and other food/beverage serving establishments in the Plaza area including Adobe Road Winery, Vino Chévere wine and tapas bar, JAQK Cellars, and Hawkes Winery next door. Furthermore, wine tasting at Auteur is by appointment only and the outdoor area would typically accommodate small groups of 2-6 people, which would minimize potential on-street parking impacts.

CONSISTENCY WITH OTHER CITY ORDINANCES/POLICIES **(☒Not Applicable to this Project)**

ENVIRONMENTAL REVIEW **(☐Not Applicable to this Project)**
Pursuant to Section of 15301 of the State CEQA Guidelines, the leasing, permitting, operation, or minor alteration of existing private structures involving negligible or no expansion of use is considered Categorically Exempt from the provisions of CEQA (Class 1 – Existing Facilities).

DISCUSSION OF PROJECT ISSUES
Compatibility with Surrounding Properties: In staff's view, the proposed outdoor seating does not raise significant issues of compatibility with other land uses in the vicinity. The property is located in a mixed-use setting where commercial uses exist, including other wine tasting rooms with outdoor seating. The proposed rear yard seating area would be blocked off from the residence to the north by an intervening garage and this area would be used for pre-scheduled small groups no later than 6pm in the evening. The land behind the rear yard is undeveloped, and another wine tasting facility adjoins to the south.

ABC License: A condition of approval has been included requiring any necessary permit modifications from the Department of Alcoholic Beverage Control (ABC) for outdoor wine service/consumption.

RECOMMENDATION
Staff recommends approval of the Use Permit modification and Parking Exception subject to the attached conditions of approval.

Attachments:

1. *Findings*
2. *Draft Conditions of Approval*
3. *Location map*
4. *Project Narrative*
5. *Site Plan*

cc: Laura & Kenneth Juhasz
373 First Street West
Sonoma, CA 95476

City of Sonoma Planning Commission
FINDINGS OF PROJECT APPROVAL
Auteur Use Permit Modification & Parking Exception for Outdoor Seating
373 First Street West
June 13, 2013

Based on substantial evidence in the record, including but not limited to the staff report, and upon consideration of all testimony received in the course of the public review, including the public review, the City of Sonoma Planning Commission finds and declares as follows:

Use Permit Approval

1. That the proposed use is consistent with the General Plan and any Specific Plan;

2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).

3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and

4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

Parking Exception Approval

1. That the adjustment authorized by the Exception is consistent with the General Plan, any applicable Specific Plan and the overall objectives of this Development Code.

2. That the Exception to the normal standards of the Development Code is justified by environmental features or site conditions; historic development patterns of the property or neighborhood; or the interest in promoting creativity and personal expression in site planning and development.

3. That the granting of the Exception will not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and in the same zoning district.

DRAFT

City of Sonoma Planning Commission
CONDITIONS OF APPROVAL
Auteur Use Permit Modification & Parking Exception for Outdoor Seating
373 First Street West
June 13, 2013

1. Outdoor seating within the rear yard shall operate in conformance with the project narrative and approved site plan except as modified by these conditions and the following:

   a. Use of the outdoor seating area shall be limited to by-appointment tastings between the hours of 10am to 6pm daily.
   b. The outdoor seating shall be limited to a maximum of 12 seats/customers.
   c. This permit does not constitute an approval for a Music Venue or Special Event Venue as defined under Section 19.92.020 of the Development Code

   Enforcement Responsibility: *Planning Department*
   Timing: *Ongoing*

2. The applicant/business shall comply with all applicable regulations of the State Department of Alcoholic Beverage Control (ABC), including any necessary permit modifications for the service and/or consumption of alcohol outside.

   Enforcement Responsibility: *Department of ABC*
   Timing: *Prior to service/consumption of alcohol outside; Ongoing*

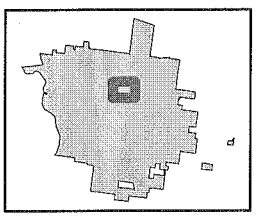
Vicinity Map

Project Summary	
Project Name:	Auteur Outdoor Seating/Tasting
Property Address:	373 First Street West
Applicant:	Laura and Kenneth Juhasz
Property Owner:	Same
General Plan Land Use:	Medium Density Residential
Zoning - Base:	Medium Density Residential
Zoning - Overlay:	Historic
Summary:	

Application for a Use Permit modification and Parking Exception to allow outdoor seating in the rear yard of a by-appointment wine tasting facility.

Zoning Designations

R-HS	Hillside Residential (1 D.U./10acres, maximum)
R-R	Rural Residential (2 D.U./acre, maximum)
R-L	Low Density Residential (2-5 D.U./acre)
R-S	Sonoma Residential (3-8 D.U./acre)
R-M	Medium Denisty Residential (6-10 D.U./acre)
R-H	High Density (9-12 D.U./acre)
R-O	Housing Opportunity (15-20 D.U./acre)
R-P	Mobile Home Park (7 D.U./acre, maximum)
MX	Mixed Use (12 D.U./acre, maximum)
C	Commercial (15 D.U./acre, maximum)
C-G	Commercial-Gateway (15 D.U./acre, maximum)
W	Wine Production
P	Public Facility
Pk	Park
A	Agriculture



N

0 100 200 400 Feet

1 inch = 200 feet

AUTEUR

RECEIVED
MAY 14 2013
CITY OF SONOMA

Project Narrative for Modification of Use Permit to Include Backyard Space for Wine Tastings *By Appointment* with a parking exception at Auteur Wines 373 First Street West

We are a small, premium winery and wine consulting company located at 373 First Street West, a bungalow style home, producing less than 2000 cases annually since 2003. We currently own the building and have a Use Permit for the interior space where we maintain our offices for winery and consulting business and offer ***By Appointment*** Tastings. We to propose to use our backyard exterior space to offer a small intimate outdoor seated tasting for up to 12 people (with the average being 2 – 6 people) being available by appointment, from the hours of 10 am – 6pm, seven days a week. In efforts to minimize any residential street parking, we have tandem parking that offers 3 driveway spaces and one garage space, we can use for staff and for our pre-scheduled guests that usually come in the same vehicle. If there are additional vehicles we will direct them to park in the Public Parking Lot. Currently we host the tastings ourselves (owner/winemakers Laura and Kenneth Juhasz), we may propose to hire one seasonal part time employee to assist in the tastings.

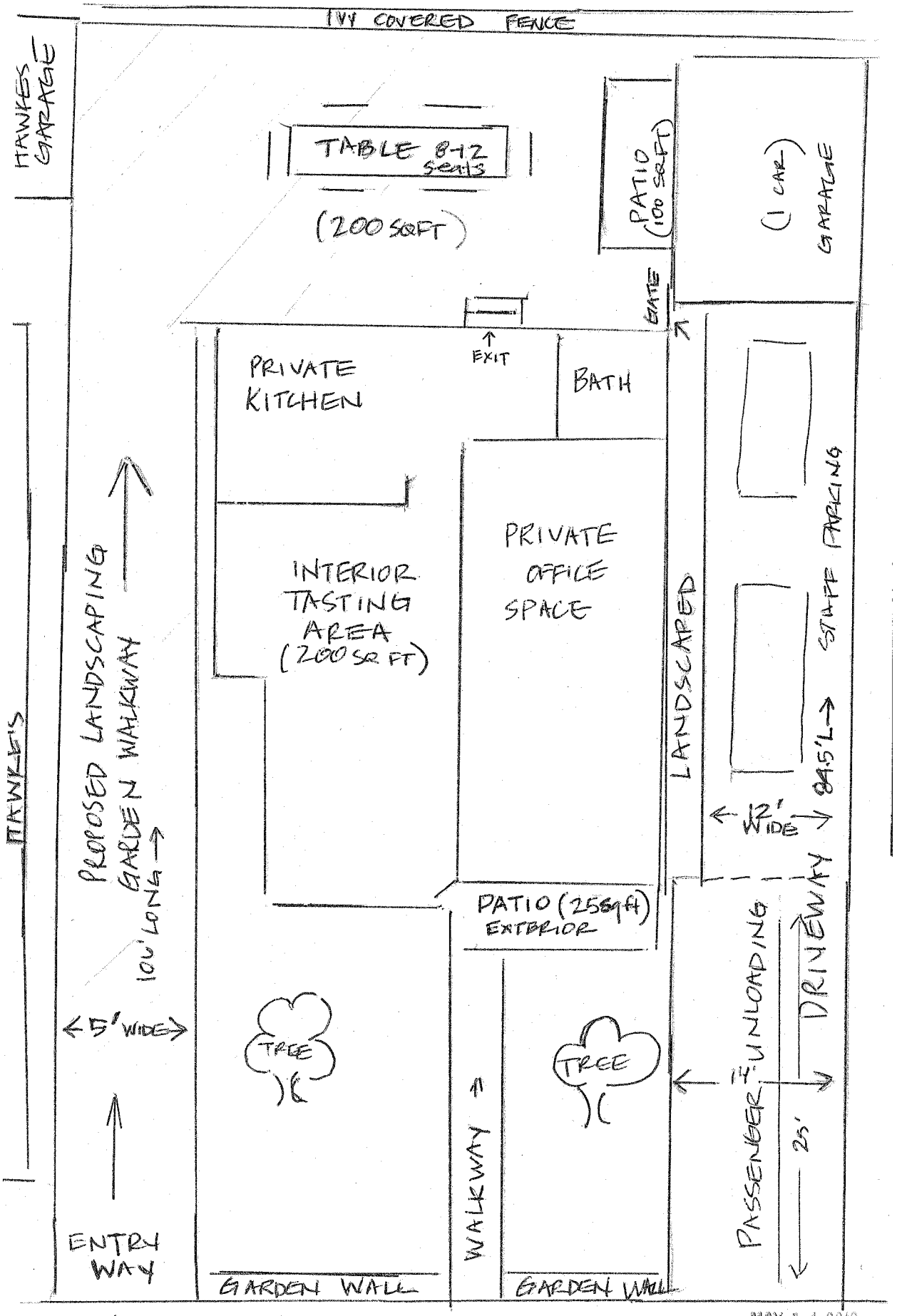
We propose to upgrade the landscaping to offer a more inviting reserve tasting experience that correlates with the Sonoma pastoral landscape. We do not feel we have impacted the traffic or congestion in town or the residential aspect of the area. Our clientele tend to be private collectors and represent a mature, upscale, and desirable demographic that pass through our doors respectfully and quietly. Many have based their itinerary on visiting Auteur, benefitting the neighboring restaurants, vacation rentals, B&B's, hotels and local Sonoma wineries. We feel confident that the type of clientele we attract is responsible and desirable to introduce to the town of Sonoma.

We have lived in Sonoma since 2000 and have 2 young daughters. As a husband and wife team, we take great pride in running our business and truly enjoy being part of Sonoma's wine and food culture. We believe that our goals align with the intentions of Sonoma's ideals and will bring valued clients to Sonoma.

Kenneth and Laura Juhasz

Winemaker/Owners

↑GIRL + FIG GARDEN SPACE



MAY 1 4 2013