

P

Type

34

Docs

Plans

UPEOS-0027

Building Permit Number (List all associated with these documents)

14100

Street Number

BODEGA HWY

Street Name

Community Code

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2029
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: UPE05-0027

Project Address: 14100 BODEGA HWY TWI
Cross Street: VALLEY FORD-FREESTONE RD

APN: 026-130-016

Status: STARTED
Printed: February 23, 2005
Initialized by: DZANINI
Activity Type: C-USE 401

Description: USE PERMIT FOR AN ATTACHED TELECOM FACILITY

Owner: BLASI ADELINE
14100 BODEGA HWY
BODEGA CA
94922
707 953 0464

Applicant: TENENBAUM NICOLE
436 14TH ST SUITE 100 MEZZANINE
OAKLAND CA
94612
415 377 0194

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
750	SUSMP PROG DEVELOPMENT	025015-1341	22.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	26.00	.00	.00
1130	USE PERMIT LEVEL I	025015-3823	1,691.00	.00	.00
			\$1,739.00	\$0.00	

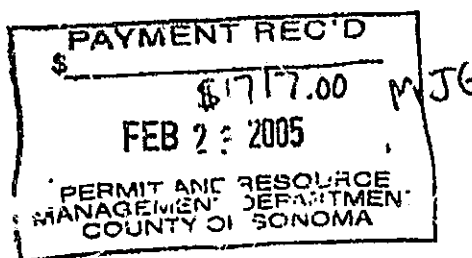
Total Fees: \$1,739.00

Total Paid: \$0.00

Balance Due: \$1,739.00

Refunds will not be authorized unless circumstances
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



Planning Application

PJR-001

File#: UPEOS-0027

Type of Application:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Admin. Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zoning Permit |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | <input checked="" type="checkbox"/> Other: <u>Administrative</u> |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | <u>Review with hearing writer</u> |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Name: Nicole Tenenbaum
 Address: 436 14th St., Suite 100
Merced
Oakland, CA 94612
 City/Town: Oakland State/Zip: CA 94612
 Phone: 415-377-0194 Fax: 510-208-3770
 Signature: N Tenenbaum Date: 2/21/05

Owner, if other than Applicant:

Name: Adeline Blas
 Address: 14100 Bodega Highway
Bodega, CA 94922
 City/Town: Bodega State/Zip: CA 94922
 Phone: 707-453-0464 Fax:
 Signature: _____ Date: _____

Other Persons to be Notified: (Specify: Agent, Lender, Architect, Engineer, Surveyor, Other owner(s)) N/A

Name: _____	Name: _____	Name: _____
Mailing Address: _____	Mailing Address: _____	Mailing Address: _____
City/Town: _____ State/Zip: _____	City/Town: _____ State/Zip: _____	City/Town: _____ State/Zip: _____
Title: _____	Title: _____	Title: _____
Phone: _____ Fax: _____	Phone: _____ Fax: _____	Phone: _____ Fax: _____

Project Information:

Address(es): 14100 Bodega Highway
26-130-76
 Assessor's Parcel Number: _____
 City/Town: Bodega State/Zip: CA 94922
 Acreage: 3.18 AC

Project Description: Adding six antennas (painted to match existing monopole). Four equipment racks will be on the ground screened from view with a fence. Please refer to attached project statement.

Site Served by Public Water? ☐ yes ☒ no Site Served by Public Sewer? ☐ yes ☒ no Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 1 Supervisorial District: 5 Current Zoning: LEA B6-160 2 Unit BP General Plan Land Use: LEA 160
 Specific Plan: Petaluma Dairy Belt S Land Use: _____ Needs CEQA Review? ☐ yes ☒ no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____

Residential Uses: (Enter numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____

New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? ☐ yes ☒ no; Application resolve planning violation? ☐ yes ☒ no; Penalty applicable? ☐ yes ☒ no; Civil Penalty Factor N/A

Previous Files: UPED-0156, UP 4801, MS 85-8477

Application accepted by: SCOTT HUNSPERGER Date: 2/23/05

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue • Santa Rosa, CA • 95403-2829 • (707) 565-1900 • Fax (707) 565-1103

Use Permit - Supplemental Application Information

PJR-022

Existing use of property: Agriculture

Acreage: 273.18 AC

Existing structures on property: Two houses, Barn & accessory farming structures

Proximity to creeks, waterways and impoundment areas: Salmon Creek borders the property.

Vegetation on site: Trees & ground vegetation.

General topography: hilly

Surrounding uses to
(Note: An adjoining
road is not a use.)

North: RR

South: LEA/Coastal zone

East: LEA

West: BR

New structures proposed (size, height, type): No new structures proposed.
Adding antennas to existing monopole.

Number of employees: Full time: 0

Part time: 0

During Construction:
Seasonal: 8-10

Operating days: M-Sun

Hours of operation: 24 days

Number of vehicles per day: Passenger: _____

Trucks: 4-10 during construction.

Water source: N/A

Sewage disposal: N/A

Provider, if applicable: _____

Provider, if applicable: _____

New noise sources (compressors, power tools, music, etc.): Air Conditioning units
within equipment cabinets.

Grading required: Cut Max: _____

Fill Max: _____

N/A

Fill area: _____

Approx. total yds: _____

Vegetation to be removed: N/A

Will proposal require annexation to a district in order to obtain public services:

Yes _____

No ☒

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No _____

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes Potentially No _____

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Batteries

Sonoma County Permit and Resource Management Department

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F:\heller

S:\Heller\JPJR\JR-022.wpd

12/17/02

YR/20/2005 TUE 14:30 FAX

0002/002

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Adline Blasi
Applicant

Adline Blasi
Property Owner (if other than applicant)

Feb 15, 2005
Date

UPEOS-0027
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue • Santa Rosa, CA • 95403-2828 • (707) 565-1900 • Fax (707) 565-110

Approved: 02/15/2005 PJR-011, WAD

PJR-011

PROJECT DESCRIPTION/WRITTEN STATEMENT

**Cingular Wireless/Pacific Bell Wireless
Proposed PCS Telecommunications Facility
14100 Bodega Highway
Bodega Bay, CA 94922
APN: 026-13-016**

Proposed Use

Cingular Wireless, formerly Pacific Bell Wireless, is currently deploying the infrastructure of its wireless communications network in California. Cingular Wireless proposes to collocate on an existing 65' monopole adding six antennas and four equipment cabinets painted to match the existing installation.

Construction will take place between the hours of 8:00 am and 5:00 pm, Monday through Friday. The construction should take approximately three weeks to complete the project. A team of 8-10 individuals will be on site during construction. The number of employees will vary from day to day depending on what stage the construction is in.

Cingular will utilize the following vehicles and equipment to complete construction:

Two flat bed trucks, two - three standard pick up trucks, a backhoe, a dump truck, a concrete truck, a drilling rig, a front end loader and a crane. The crane and drilling rig will be used for approximately 5 days and the vehicles will make 4-6 trips during construction.

The following materials will be used to construct the site: PVC pipe, chain link fencing, crushed rock, steel rebar, concrete, nuts, bolts, electrical panels, electrical wire/cable, paint, pipe glue, and caulking. All materials will be stored at the site.

Cingular will not be selling any goods on site and will not be producing any solid or liquid wastes. Water will not be required to build the site. The existing buildings on site will not be used. The equipment cabinets will be screened behind a 6' chainlink fence blending with the existing structures on the property. Please refer to the attached site plan for further detail.

Cingular will not utilize any outdoor lighting or outdoor sound amplification system during construction.

Cingular will utilize existing roads and parking to access the site. After the initial construction, no noise, odors, dust, glare, or additional traffic will be generated by this project. Cingular Wireless does not plan any future use for this site other than the use being proposed by this application.

Type of Technology

As previously mentioned, Cingular Wireless is currently deploying the infrastructure of its wireless communications network in California, called a "Personal Communication Service" (PCS). PCS is, in essence, simply another form of radio communication. PCS uses radio frequencies to send and receive information or conversations from an antenna to a wireless telephone. The PCS technology works through a series of transmitting facilities, which carry and hand off phone signals as a caller moves from one area to another. As the caller moves from one cell area (the area where there is a transmitter and an antenna) to the next, signals to and from the first cell area fade and then "hand" the call off to an available channel in the cell area where the caller is entering.

Consumer Services

The consumer service offered by Cingular Wireless's PCS network is wireless voice communication. In addition, PCS phones can receive pages, e-mail, and news and stock information.

Performance Agreement

Cingular Wireless is prepared to enter into an agreement with Sonoma County to remove abandoned facilities, to maintain any required landscaping, and to perform periodic monitoring of radio frequency (RF) emissions. Cingular is also prepared to defend, indemnify, and hold Sonoma County harmless from any claims, actions, or proceedings from connection with the project.

Co-Location and Shared Location Standards

The proposed facility location would be a shared or co-location site with T-Mobile. Cingular has a non-exclusive lease with the property owner. The design allows for the consolidation of future facilities (none are planned at this time).

Radio Frequency Report

This project complies with the Federal Communication Commission (FCC) standards. FCC guidelines are based on standards and recommendations developed by expert committees of physicians, scientists and engineers, most of whom are researchers from leading universities and government research laboratories.

These guidelines were extensively reviewed and endorsed by the major government agencies responsible for public health and the environment – the U.S. Food and Drug Administration, the Environmental Protection Agency, the Occupational Safety and Health Administration, and the National Institute for Occupational Safety and Health. The standards and guidelines, which are based on careful scientific review and interpretation, prescribe specific exposure levels that are extremely protective.

The radio frequency emissions transmit non-ionizing radio waves. Non-ionizing electromagnetic emissions, at the low levels associated with this type of wireless technology have not been proven to be harmful to the public. Police/Fire/EMS radios, television broadcasts, CB radios, microwave ovens, and a variety of common household electronics including garage door openers and baby monitors all produce non-ionizing electromagnetic emissions.

Please refer to the attached "Radio Frequency Report Analysis" prepared by Diamond Services for additional information. This report is based on predicted RF levels. Predicted levels are determined by the theoretical maximum field strength (as predicted by the FCC equations contained in 08165). Cingular will measure the actual RF levels once the proposed facility is in operation.

Road and Accessway Standards

Cingular Wireless will utilize existing roads and parking to access the site. No new access roads or parking spaces are required for the facility. The size of the parking area is not limited to the minimum necessary to accommodate maintenance vehicles.

Vegetation and Landscaping Standards

Cingular Wireless is not proposing any landscaping at this time.

Noise and Traffic Standards

Cingular's equipment operates quietly or virtually noise free. After construction, Cingular's maintenance personnel will access the site less than twice a month.

Visual Compatibility and Facility Design Standards

The proposed pole was designed to conform to the existing Sonoma County policy for telecommunication towers. The existing monopole meets the setbacks for the LEA zoning district and the scenic road overlay. The existing 65' T-Mobile monopole would remain in place and an array of six antennas is proposed to be added at the 55' height. By painting the equipment, antennas and brackets to match the existing pole, the antennas will be screened to blend into the existing environment. Please see attached photosims for further detail.

Alternatives Analysis

Cingular Wireless prefers to develop projects and co-locate at locations where there is an existing wireless installation, thus minimizing the visual impact in the community. This location was specifically chosen as the best property for this facility due to the existing monopole currently on site.

OWNER AUTHORIZATION AGREEMENT

Market: California
Site Number: NB012-01
Site Name: Bodega Hwy & Hwy 12
Site Address: 14100 Bodega Highway, Bodega, California 94922

Re: Property described as: 14100 Bodega Highway, Bodega, California, 94922 (the "Property"). Adline A. Blasi, is the owner/representative of the Property (the "Owner") and has the authority to enter into a lease agreement with NEW CINGULAR WIRELESS PCS, LLC a Delaware limited liability company ("Carrier") concerning the portion of the Property that Carrier seeks to occupy.

Owner hereby grants Carrier and its agents a revocable right to enter the Property to perform any reasonable tests that Carrier deems desirable at Carrier's expense to determine the feasibility of constructing and operating its communications facility upon the Property, including but not limited to 1) radio frequency testing; 2) soils testing; 3) environmental audits; 4) boundary surveys; 5) on-site feasibility assessment; and 6) utilities ordering, coordination and installation; and/or 7) filing of zoning applications (the "Access Rights").

Owner may revoke the Access Rights at any time by delivering written notice to Carrier by certified mail, return receipt requested, at the following address:

New Cingular Wireless
4420 Rosewood Drive
Bldg. 2, 3rd Floor
Pleasanton, CA 94588
Attn: Network Deployment Manager

The termination notice will be effective three business (3) days after actual receipt by Carrier, provided, however, that Carrier may still enter the Property to remove any equipment it has placed there.

Carrier agrees to repair any damage to the Property caused by Carrier's use of the Access Rights. Carrier further agrees to indemnify, defend and hold Owner harmless from and against any and all damages, losses and expenses arising out of or resulting from any claim, action or other proceeding that is based upon any negligent act or omission or willful misconduct of Carrier or its employees or agents, arising in connection with the Access Right.

EACH PARTY ACKNOWLEDGES THAT THE OTHER HAS MADE NO REPRESENTATIONS OR COMMITMENTS THAT A LEASE AGREEMENT CONCERNING THE PROPERTY WILL BE ENTERED INTO IN THE FUTURE.

This agreement constitutes the entire understanding between the parties regarding the Access Rights. Any prior understandings, whether oral or written are superseded. This agreement is governed by the laws of the State in which the Property is located.

CARRIER

NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

Date: _____, 2005

By: _____
F. Kevin Flaherty

OWNER

ADLINE A. BLASI

By: Adline A. Blasi

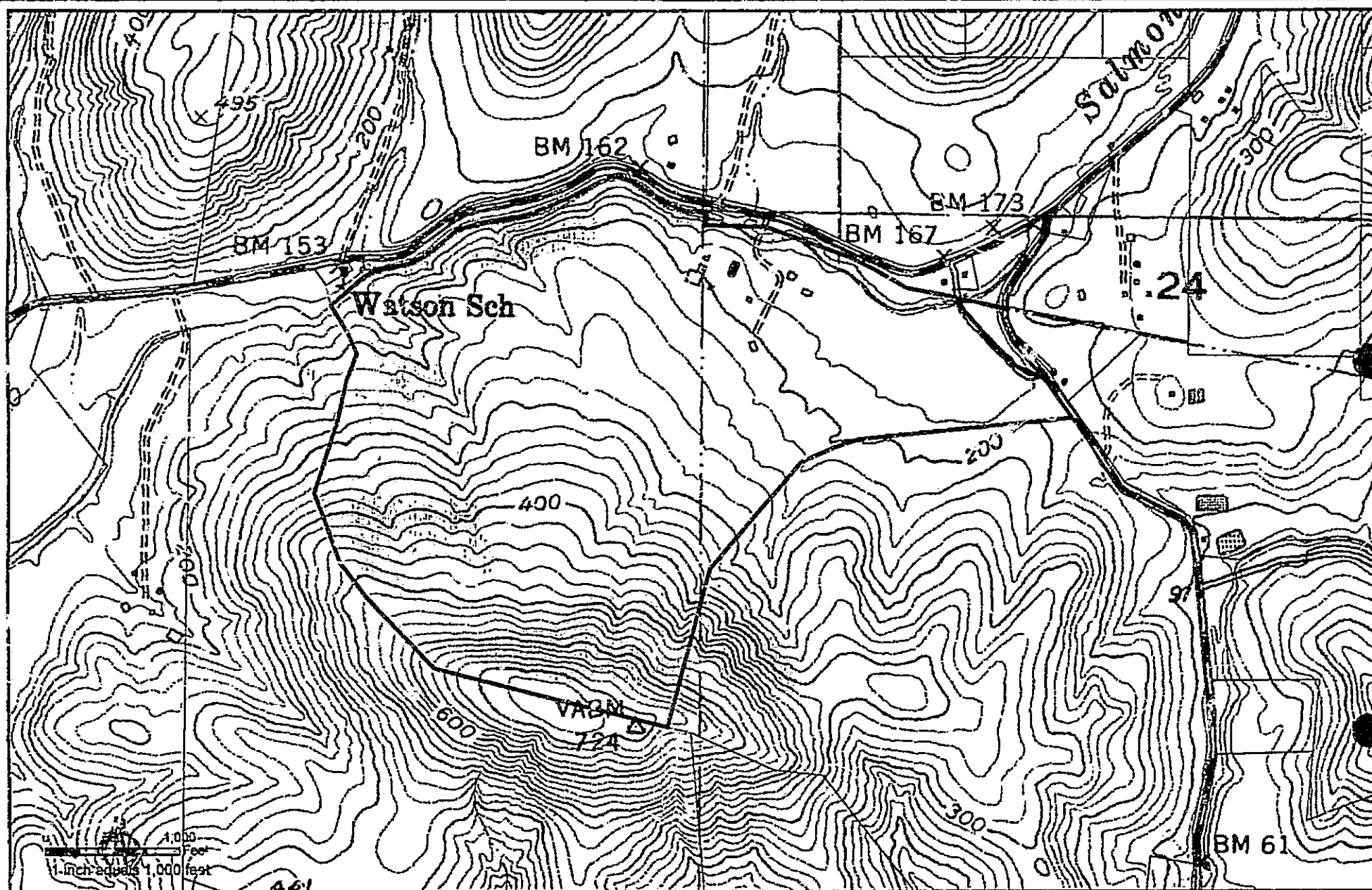
Name: Adline Blasi

Title: _____

Address 400 Pleasant Ave

Santa Rosa, CA

95403
Feb 9, 2005



APN 026-130-016

Map Scale and Reproduction methods limit precision in physical features displayed. This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The parcels combined here-in are not intended to represent surveyed data. Site-specific studies are required to draw parcel-specific conclusions. Assessor's parcel data are current as of the date indicated. For more current parcel data consult the County of Sonoma Assessor's Office.

Metadata:
1. Geographic Coordinates: California State Plane Zone II, North American Datum 1983 (NAD 83).
2. Parcel Boundaries derived from 1:5000 scale maps and revised using Assessor Parcel Maps.
3. Data is for planning purposes.
4. Questions regarding this map and the data herein should be directed to PRMD (707) 565-1900.

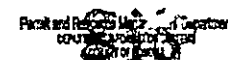
Use constraints, restrictions and legal prerequisites for using the data set, after access is granted, include acknowledgment of this data as source. Access constraints applied to ensure the protection of privacy or intellectual property. Technical assistance is not provided to the consumer by PRMD for the use of this data. Information about the distribution of and options for obtaining the data set is to be directed toward PRMD. All distributions of data are copyrighted by the County of Sonoma, California.

Access restrictions and legal prerequisites for accessing the data set apply to ensure the protection of privacy or intellectual property. Limitations on the data set including the copying, reproducing and/or transmitting of data by any means is prohibited without written permission from the Permit and Resource Management Department (PRMD), County of Sonoma, California.

County of Sonoma

Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
57-002
57-015
57-016
57-017

26-13

Parcel Map No. 8477
Re. 357 Pg. 4-6; Rec. 04/11/87

FOR COURSES AND DISTANCES
SEE TABULATED TRAVERSE

T 6N-R 10W
Sec. 13

North Line-Rancho Canada de Pocolini

ENLARGED DETAIL
1" = 800'

REVISED
2-01-87-17

Traverse from Record of
Survey for Heirs of
Hollis Hishcock

1-1	222.00
1-2	42.22
1-3	36.28
1-4	36.28
1-5	36.28
1-6	36.28
1-7	36.28
1-8	36.28
1-9	36.28
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1-97	36.28
1-98	36.28
1-99	36.28
1-100	36.28

VALLEY OAKS HABITAT
(VOH)

BODEGA

HIGHWAY

SOLIMON

LEA B6 160Z

RM. 8477

57-017

57-015

57-016

57-012

57-016

57-012

57-016

57-012

57-016

57-012

57-016

57-012

57-016

57-012

57-016

NOTE: THIS MAP IS PREPARED FOR
ASSESSMENT PURPOSES ONLY. NO
LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA DELINEATED

Assessor's Map Bk. 26 Pg. 13

August 26, 2005

Statement of Substantial Conformance

UPE05-0027
14100 Bodega Highway, Bodega
APN: 026-13-016


On May 3, 2005, a Use Permit was approved for the addition of six antennas and four equipment cabinets to an existing wireless monopole facility at 14100 Bodega Highway.

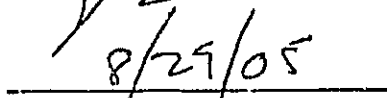
Due to construction issues, the location of the equipment cabinets required re-location from the south face of the existing compound to the north face of the existing compound. The revised equipment location is 15' to the North of the previously approved location.

The new location of the equipment is in substantial conformity with the use permit approval recently issued.

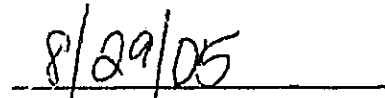
Agreed and Accepted

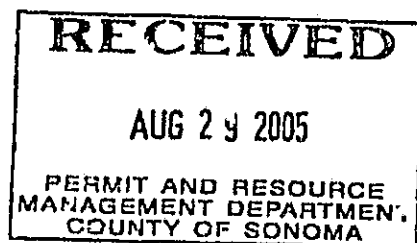
Agreed and Accepted


Doug Zanni

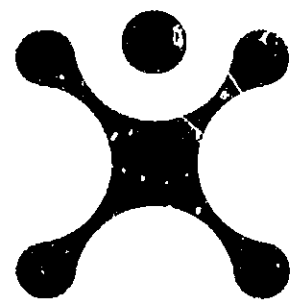

Date 8/29/05


Nicole Tenenbaum


Date 8/29/05



ADJ.	ADJUSTABLE	O.C.	ON CENTER
ADJ.	ADJUSTABLE	O.D.	OUTSIDE DIAMETER
ALUM.	ALUMINUM	OPP.	OPPOSITE
APPROX.	APPROXIMATE	P.C.S.	PERSONNEL COMMUNICATIONS SYSTEMS
ARCH.	ARCHITECTURAL	PL	PLATE
A.S.	AS SHOWN	PR.	PR
AWG	AMERICAN WIRE GAUGE	PLY.	PLYWOOD
BLDG	BUILDING	RDWD	REDWOOD
BUL.	BULB	RDNF.	REINFORCE
BULK.	BULKHEAD	REQ'D	REQUIRED
BMJ	BLOCK MASONRY UNIT	S.A.D.	SEE A CH. DWGS.
B.O.	BOTTOM OF	SCHED.	SCHEDULE
BOT.	BOTTOM	SEC.	SECTION
B.T.S.	BASE TRANSCEIVER STATION	S.F.	SQUARE FOOT
BTWN	BETWEEN	S.I.T.	SHEET
CAB.	CABINET	SHTG	SHEATHING
C/L	CENTERLINE	SM.	SIMILAR
CL.F.	CAST IN PLACE	SQ.	SQUARE
C.O.	CEILING	S.S.	STAINLESS STEEL
C.R.	CLEAR	S.S.D.	SEE STRUCTURAL DRAWINGS
C.M.U.	CONCRETE MASONRY UNIT	STD.	STANDARD
COL.	COLUMN	STL.	STEEL
CONC.	CONCRETE	STRUCT.	STRUCTURAL
CORN.	CONNECTION	T. & G.	TONGUE & GROOVE
C.U.	CONSTRUCTION JOINT	TL.	TEMPERED GLASS
CONT.	CONTRACTOR'S	TND	TINNED
CTL	CENTER	T.O.	TOP OF
CU	COPPER	T.O.C.	TOP OF CONCRETE
DEL.	DOUBLE	T.O.M.	TOP OF MASONRY
DET.	DETAIL	T.O.S.	TOP OF SLAB
DIA.	DIAMETER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	TS.	TUBE STEEL
DWG.	DRAWING	T. & B.	TOP AND BOTTOM
(E)	EXISTING	TYP.	TYPICAL
E.A.C.	ELECTRICAL	U.B.C.	UNIFORM BUILDING CODE
ELEC.	EDGE OF SLAB	U.O.M.	UNLESS OTHERWISE NOTED
E.Q.S.	ELEVATION	VERT.	VERTICAL
ELEV.	EMBEDMENT	V.F.P.	VERIFY IN FIELD
EMBED.	EQUAL	W/	WITH
EQ.	EQUIPMENT	W/O	WITHOUT
EQUIP.	EXISTING	W.O.	WHERE OCCURS
EXST.	EXPANSION JOINT	W/O	WOOD
EXP. JT	EXTENSION		
EXT.	FACE OF		
F.O.	FACE OF CONCRETE		
F.O.C.	FACE OF MASONRY		
F.O.M.	FACE OF STUD		
F.O.S.	FACE OF WALL		
F.O.W.	FINISHED FLOOR		
FIN. FLR	FLOOR		
FLR	FLOORING		
FTG.	GAUGE		
GA.	GALVANIZED		
GALV.	GLU-LAMINATED BEAM		
GLB	GROUND		
GRND	HORIZONTAL		
HORIZ.	HEIGHT		
HT	INSIDE DIAMETER		
I.D.	INCLUDE		
INCL.	LONGITUDINAL		
LONG.	MASONRY		
MAS.	MASONRY		
MACH.	MACHINE BOLT		
M.B.	MECHANICAL		
MECH.	MANUFACTURER		
MFR.	MINIMUM		
MIN.	MISCELLANEOUS		
MISC.	METAL		
MTL.	NEW		
(N)	NATIONAL ELECTRIC CODE		
N.E.C.	NOT IN CONTRACT		
N.I.C.	NOT TO SCALE		
N.T.S.	NUMBER		
NO.			



cingularSM
WIRELESS

CN0371 (NB-012-01)
BLASI PROPERTY

RECEIVED

AUG 29 2005

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

	NEW ANTENNA		GRID REFERENCE		CROUT OR PLASTER
	EXISTING ANTENNAS		DETAIL REFERENCE		(C) BLOCK
	ASPHALT		DETAIL IN SECTION		(CT, MASONRY
	CONCRETE		PARTIAL HEIGHT SECTION		CONCRETE
	ELECTRIC BOX		FULL HEIGHT SECTION		EARTH
	LIGHT POLE		SCHEDULE ITEM		GRAVEL
	FND. MONUMENT		SX. PLAN		PLYTHOD
	SPOT ELEVATION		WOOD CONT.		SAND
	SET POINT		WOOD BLOCKING		
	COAX CABLE RUN TO ANTENNA		REVISION		
	ELECTRICAL CONDUIT		ELEVATION		
	TELEPHONE CONDUIT				
	CENTER LINE				
	PROPERTY LINE				
			SHEET NOTE		
			WATCH LINE		
			WORK POINT		

APPLICANT/ESSEE:  **cingular**
WIRELESS

4420 ROSEWOOD DR. DUALING 2, 3rd FLOOR
PLEASANTON, CA 94508
CONTACT: JANE SLATTERY
(925) 237-4234

PROPERTY OWNER: ADLINE BLASI
400 PLEASANT AVENUE
SANTA ROSA, CA 95403

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR CIRCULAR WIRELESS PERSONAL COMMUNICATIONS (PCS) NETWORK. A TOTAL OF SIX ANTENNAS ARE TO BE INSTALLED ON A EXISTING MONOPOLE AND FOUR EQUIPMENT CABINETS ARE PROPOSED AT THIS SITE. THE SYSTEM WILL TRANSMIT AND RECEIVE RADIO SIGNALS FOR A REGIONAL PCS NETWORK.

EACH BTS FOURMENT CABINET HAS A MAXIMUM OF FOUR BATTERIES. EACH BATTERY CONTAINS 3.3 QUARTS OF ACID FOR A MAXIMUM OF 13.2 QUARTS OF ACID PER BTS CABINET.

T1	TITLE SHEET
C1	SITE SURVEY
A1	SITE PLAN
A2	EQUIPMENT PLAN
A3	EQUIPMENT & ANTENNA ELEVATIONS
S1	STRUCTURAL DETAILS
E1.1	ELECTRICAL SITE PLAN
E1.2	ELECTRICAL EQUIPMENT PLAN
E2	ELECTRICAL DETAILS
E3	ELECTRICAL DETAIL
E4	RF SIGNAGE
N1	NOTES
N2	NOTES
N3	NOTES
N4	NOTES
N5	NOTES

Quiet River

Land Services, Inc.

5573 West L. Thomas Boulevard, Suite 215
Livermore, California 94588
(925) 734-8788 Phone
(925) 734-8732 Fax



436 1/2th Street
Mazatlán Level Suite 100
Oxnard, CA 94612

Site Acquisition: Michael Croff
Tel: 510-410-3547

Planner: Nicole Tenenbaum
TEL: (510) 208-3055



Diamond Services

Engineering, Construction & Testing

**3860 Industrial Way
Benicia, CA 94510
Tel: (707) 751-5900
Fax: (707) 751-5911**

**BODEGA BAY
SONOMA COUNTY
CALIFORNIA**

SITE ADDRESS
BLAZE PROPERTY
14100 BODEGA HIGHWAY
BODEGA BAY, CA 94922

APN: 026-17 318

DATUM POINTS

NAD83 DATUM
LAT. N 39°21'20.12"
LONG. W 122°55'48.68"

REV.	DESCRIPTION	DATE	REVISIONS
	(A) CONSTRUCTION PRELIMINARY	05/05/03/05	
	(B) CONSTRUCTION FINAL PER PLANNING COMMENTS	05/05/31/05	
	(C) CONSTRUCTION FINAL REVISED EQUIPMENT LOC.	07/20/05	
	(D) CONSTRUCTION FINAL	07/27/05	
	(E) CONSTRUCTION FINAL REVISED PER CITY COMD.	08/25/05	

**Diamond
Services**
Engineering, Construction & Testing

3860 Industrial Way
Benicia, CA 94510
Tel: (707) 751-5900
Fax: (707) 751-5901

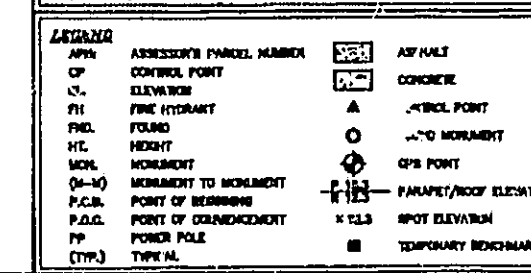
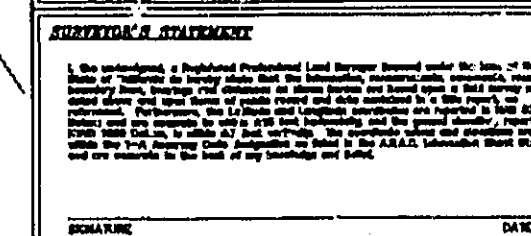
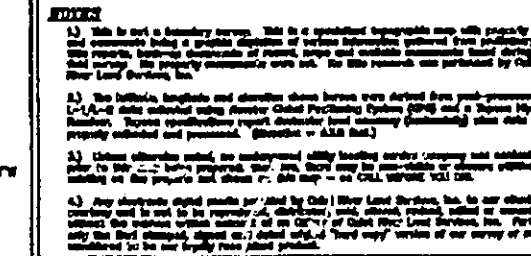
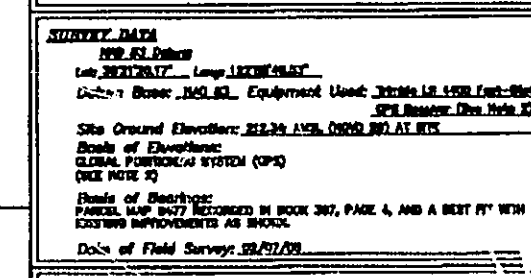
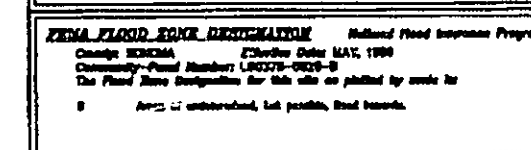
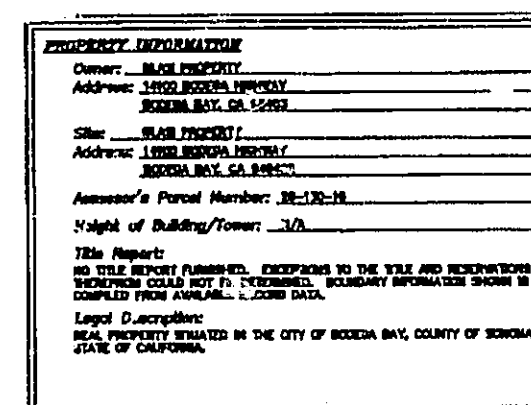
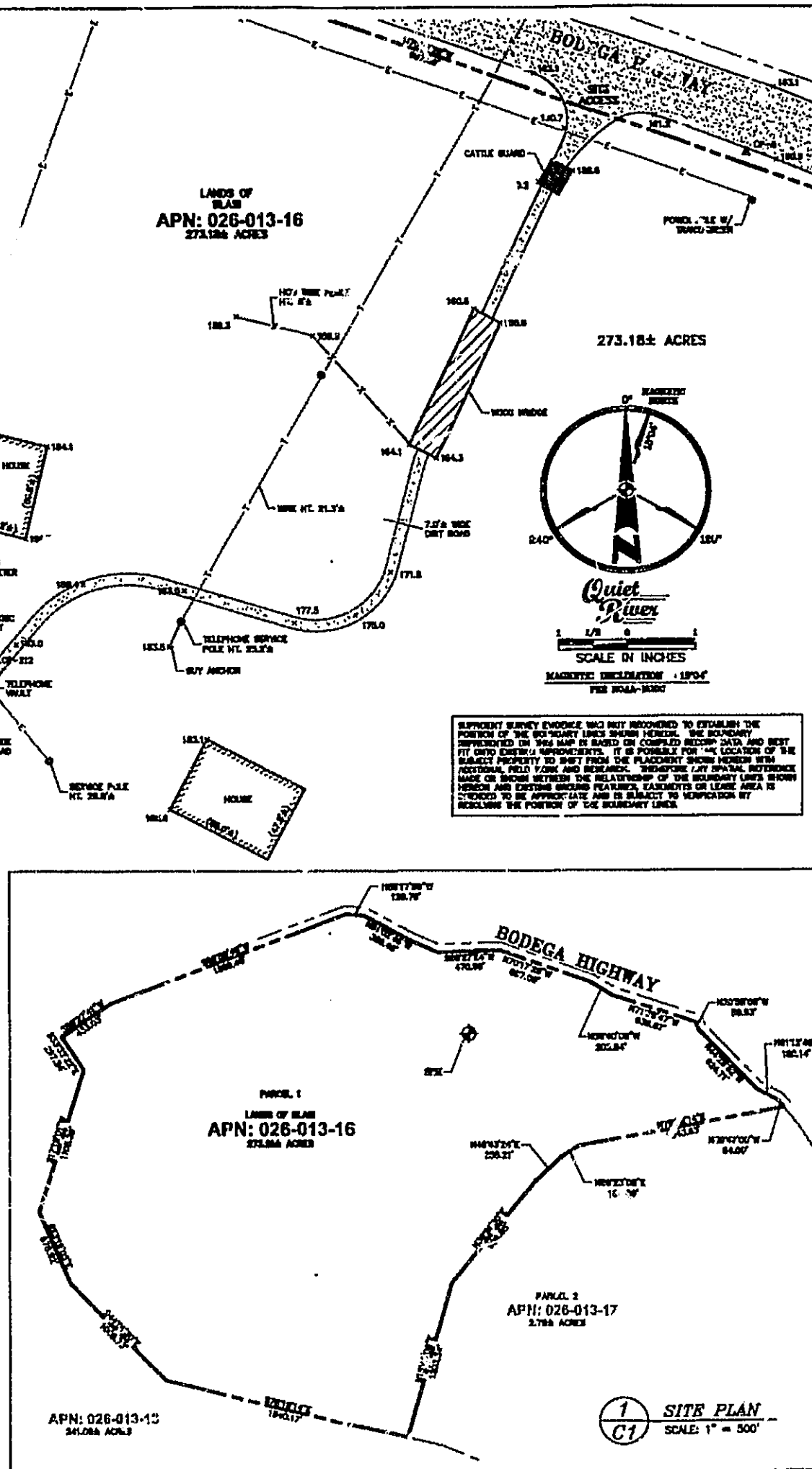
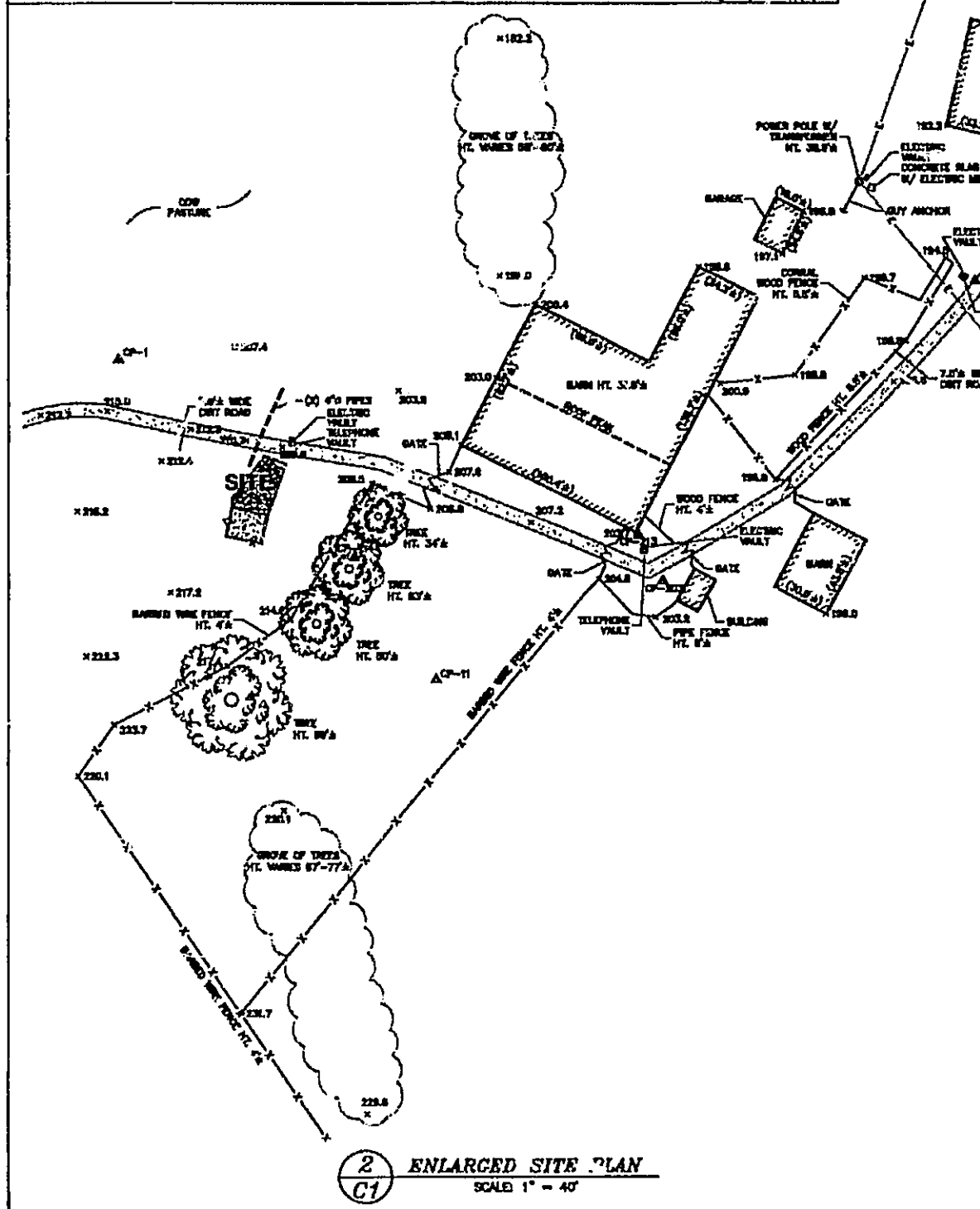


xcingularSM
WIRELESS

4420 Rosewood Dr. Bldg. 2, 3rd Floor
Pleasanton, CA 94588

CN0371 (NB-012-01)
BLASI PROPERTY
BODEGA BAY, CA

T1

[illegible]

x cingularSM
WIRELESS

**4420 Rosewood Drive, Building 2, 3rd Floor
Pleasanton, CA 94588**

***Net
River***

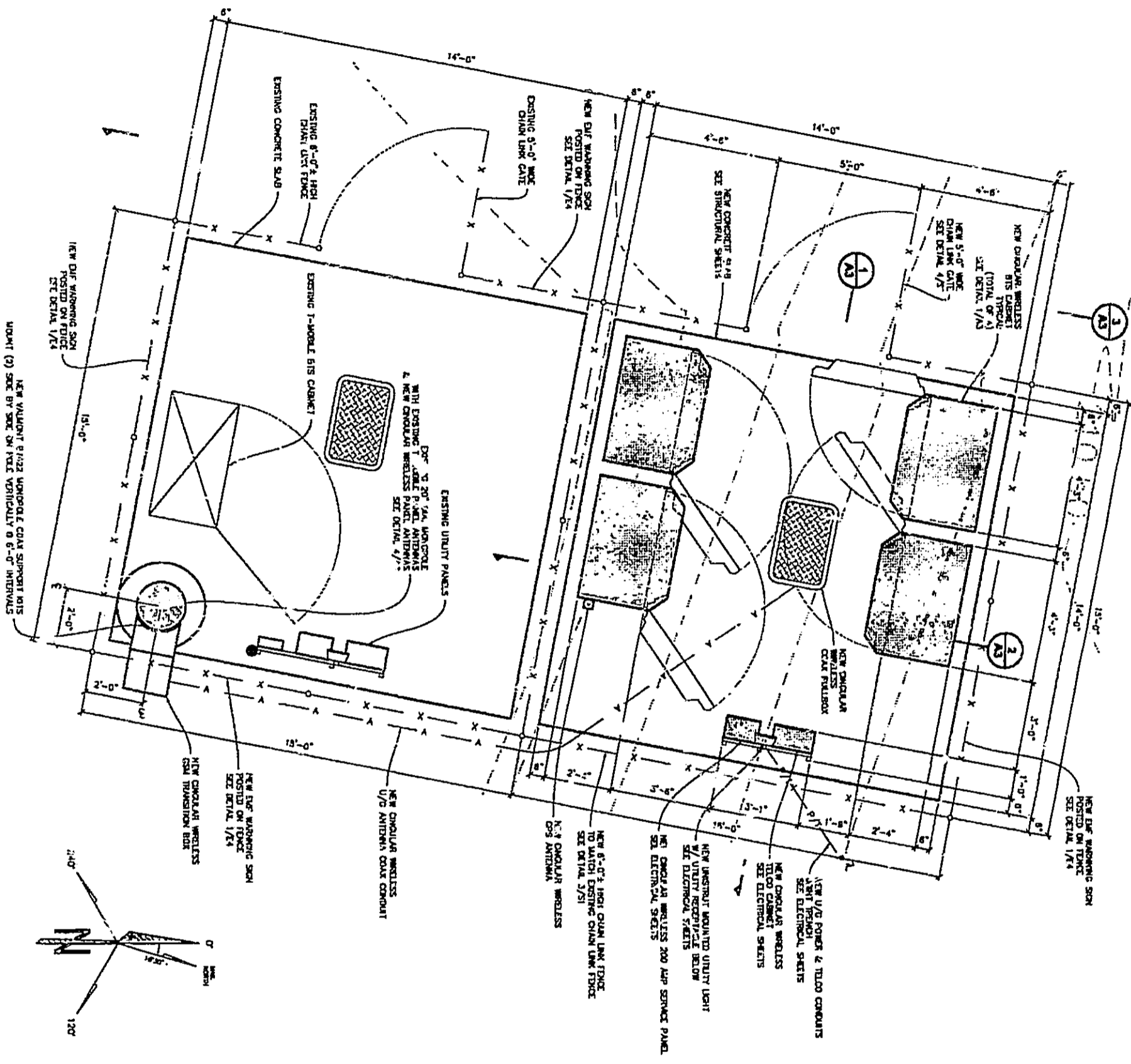
Land Services, Inc.

5873 West Las Pallas Boulevard, Suite 213
Pacifica, California 94038
(415) 754-8786 Phone
(415) 754-8732 Fax

EXISTING SITE CONDITIONS

NB-012-01
BLASI PROPERTY
 BODEGA HWY./HWY. 12
 14100 BODEGA HIGHWAY
 BODEGA BAY, CA 95472

C-1
 OF 1 SHEET



1 EQUIPMENT PLAN

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

cingular
WIRELESS

4420 Rosewood Dr. Bldg. 2, 3rd Floor
Fremont, CA 94588

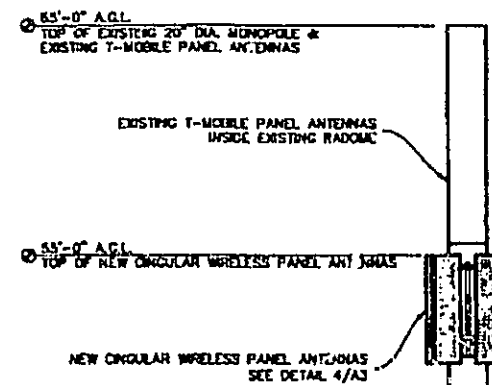


Diamond Services
Engineering, Construction & Testing
3860 Industrial Way
Benicia, CA 94510
Tel: (707) 751-5800
Fax: (707) 751-5901

REVISIONS			C40005004B
DATE	DESCRIPTION	REV.	
05/03/05	(A) CONSTRUCTION PRELIMINARY		
05/31/05	(B) CONSTRUCTION FINAL PER PLANNING COMMENTS		
07/20/05	(C) CONSTRUCTION FINAL REVISED EQUIPMENT LOC.		
07/21/05	(D) CONSTRUCTION FINAL		
08/25/05	(E) CONSTRUCTION FINAL REVISED PER CITY COMD.		

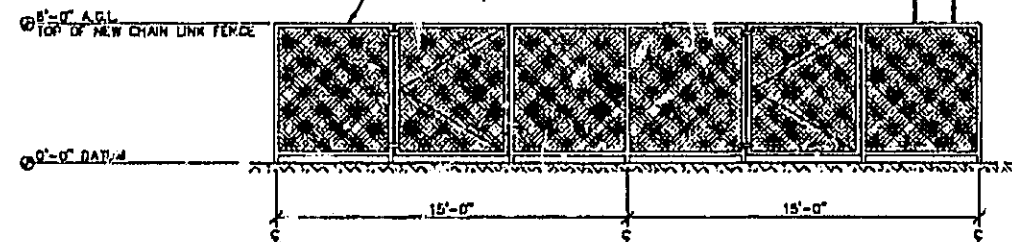
A2

CN0371 (NB-012-01)
BLASI PROPERTY
BOLERA BAY, CA



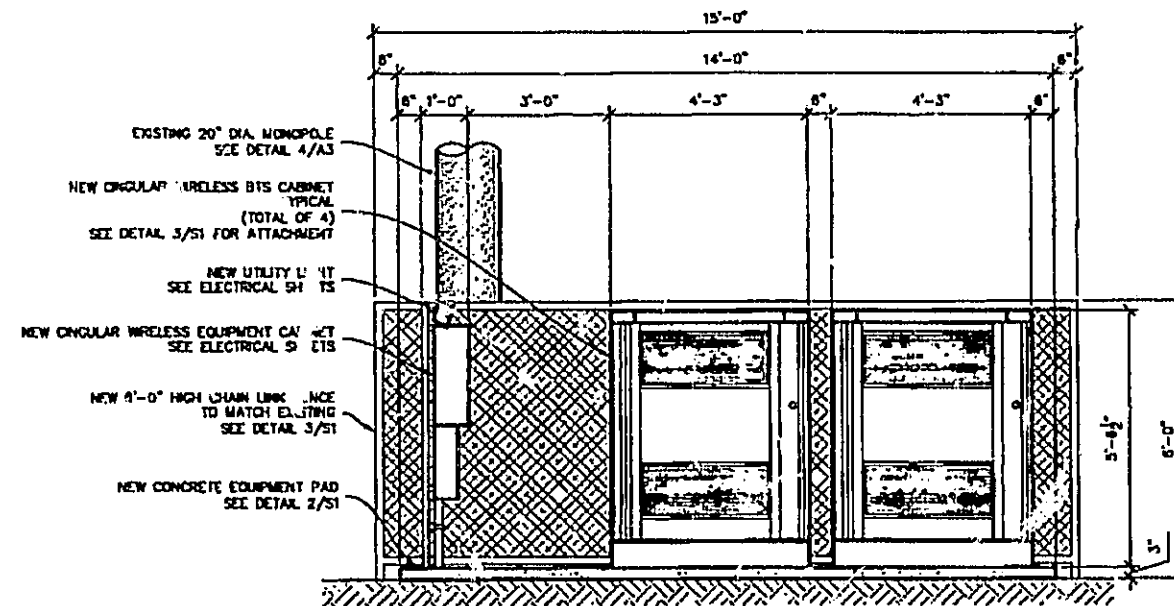
EXISTING 20" DIA. MONOPOLE
REPAINT SHERWIN WILLIAMS TURKISH COFFEE
(SW 6078)

NEW 6'-0"± HIGH CHAIN LINK FENCE
TO MATCH EXISTING CHAIN LINK FENCE
SEE DETAIL 5/S1



3 WEST ELEVATION

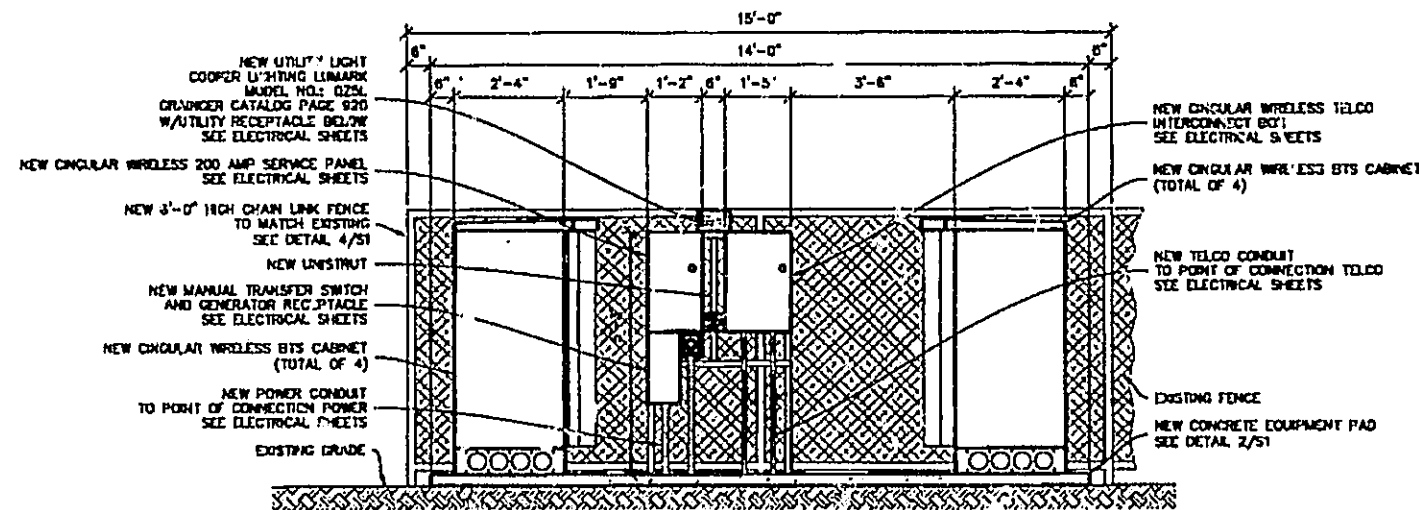
SCALE: 1/4"=1'-0"



NOTE: PAINT ALL EQUIPMENT TO MATCH EXISTING

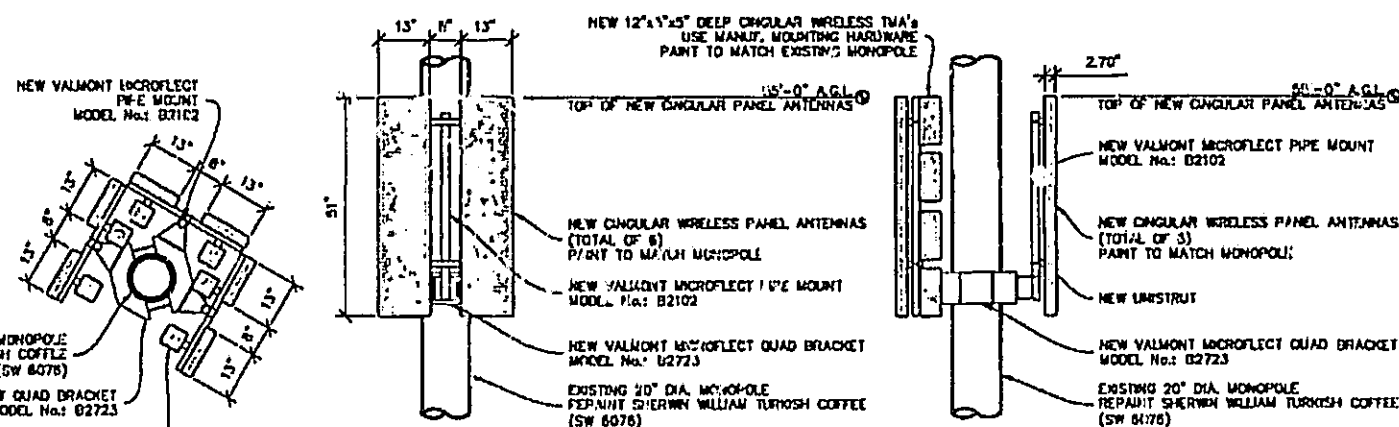
1 EQUIPMENT ELEVATION

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



2 EQUIPMENT ELEVATION

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



ANTENNA PLAN VIEW

ANTENNA FRONT VIEW

ANTENNA SIDE VIEW

4 ANTENNA DETAIL

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

Diamond Services
Engineering, Construction & Testing
3860 Industrial Way
Benicia, CA 94510
Tel (707) 751-5500
Fax (707) 751-5501



x circular
WIRELESS

4420 Rosewood Dr. Bldg. 2, 3rd Floor
Pleasanton, CA 94588

CN0371 (NB-012-01)
BLASI PROPERTY
BODEGA BAY, CA

A3

REV.	DESCRIPTION
05/03/05	(A) CONSTRUCTION PRELIMINARY
05/31/05	(B) CONSTRUCTION FINAL PER PLANNING COMMENTS
07/20/05	(C) CONSTRUCTION FINAL REVISED EQUIPMENT LOC.
07/21/05	(D) CONSTRUCTION FINAL
08/25/05	(E) CONSTRUCTION FINAL REVISED PER CITY CONC.



Diamond Services
3860 Industrial Way
Benicia, Ca 94510
Ph: (707) 751-5900
Fax: (707) 751-5901

**RADIO FREQUENCY ANALYSIS
PROPOSED PERSONAL COMMUNICATION SYSTEM
BASE STATION
CINGULAR WIRELESS SITE NO. NB 012-01
"BLASI PROPERTY"
14100 BODEGA HIGHWAY,
BODEGA BAY, CALIFORNIA**

**By: Diamond Services
Date 02/22/2005**



Diamond Services
3860 Industrial Way
Benicia, Ca 94510
Ph: (707) 751-5900
Fax: (707) 751-5901

Report Summary

Based upon information provided by Cingular Wireless, and through physical verification of the emitted RF field strength, and through calculations of expected field strength, it is the engineer's opinion that the proposed Cingular Wireless Personal Communication System site which will be located at 14100 Bodega Highway, Bodega Bay, California will comply with the FCC's current prevailing standard for limiting human exposure to RF energy. Therefore, no significant impact on the environment or general population is expected. The measured and calculated electromagnetic field strength in normally publicly accessible areas is less than the existing standard allows for general population uncontrolled exposure. All accessible areas around the existing monopole were surveyed at ground level, and the maximum measured RF level was 0.04% of the limit for general population uncontrolled exposure. The maximum level was measured approximately 50' southwest of the existing monopole.

In areas nonnally accessible to the general public, the effect of the proposed Cingular Wireless antennas at ground level is calculated to be 0.91% of the existing standard for general population uncontrolled exposure.

The combined effect of the existing measured RF level and the maximum calculated additional contribution at ground level for general population uncontrolled exposure is 0.95% of the existing standard for general population uncontrolled exposure.

General Recommendations

For personnel who maintain or work near the antennas, a training program in exposure to RF fields is recommended, since any access closer than 12 feet to the face of a Cingular PCS antenna could expose personnel to RF field levels greater than the occupational limits, and such access should be prohibited. At this site, public access to the face of an antenna would be difficult. Maintenance personnel should be instructed to contact Cingular Wireless prior to working in front of an antenna.

RF warning signs should be posted at the base of the monopole.

Background

Diamond Services¹ has been retained by Cingular Wireless to conduct a Radio Frequency (RF) electromagnetic analysis for a Personal Communication System base station to be located at 14100 Bodega Highway, Bodega Bay, California. This analysis consists of a review of the proposed site conditions, calculation of the estimated RF field strength of the PCS base station, and the provision of a comparison of the estimated field strength with the Federal Communication Commission (FCC) recommended guidelines for human exposure to RF electromagnetic fields.

Site Description

Based upon the drawings provided by the design engineer, six proposed panel antennas will be mounted on an existing monopole, approximately 50' - 8" (to bottom of antennas) above ground level.

The antennas will be oriented such that the main lobes are oriented toward the horizon. Normal public and occupational access to the front of the antennas is not expected due to the mounting location and method utilized.

RF Field Strength Calculation Methodology

A generally accepted method is used to calculate the expected RF field strength. The method uses the FCC's recommended equation² which predicts field strength on a worst case basis by doubling the predicted field strength. The following equation is used to predict maximum RF field strength:

$$\text{Equation 1} \quad S = \frac{(2)^2 PG}{4\pi R^2} = \frac{PG}{\pi R^2} = \frac{EIRP}{\pi R^2}$$

Where:

S = power density

P = power input to the antenna

G = power gain of the antenna in the direction of interest relative to an isotropic radiator

R = distance to the center of radiation of the antenna

The ground level effect of the Cingular Wireless GSM 850 emissions was calculated using a maximum downtilt of 5°, and a maximum ERP of 400 watts. Results were calculated for a height of 6'-6" above ground level. Using these factors, the maximum calculated GSM 850

¹ PGI Group Incorporated d.b.a. Diamond Services

² Reference Federal Communication Commission Office of Engineering Technology Bulletin 65

Diamond Services

fields at ground level are 0.48% of the existing standard for general population uncontrolled exposure.

The ground level effect of the Cingular Wireless GSM 1900 emissions was calculated using a maximum downtilt of 5°, and a maximum ERP of 600 watts. Results were calculated for a height of 6'-6" above ground level. Using these factors, the maximum calculated GSM 1900 fields at ground level are 0.43% of the existing standard for general population uncontrolled exposure.

At ground level, the combined effect of the GSM 800 and GSM 1900 RF fields is calculated to be a maximum of 0.91% of the applicable limit for general public uncontrolled exposure.

See Table 1 for the FCC's guidelines on Maximum Permissible Exposure (MPE). Note that the RF ranges referenced for this analysis are the ranges of 300 – 1500 Mhz, and 1500 – 100,000 Mhz shown in Table 1, which is included in Appendix A.

RF Field Strength Survey Methodology

Weston Frey, of Diamond Services utilized an ET&DC Model RFP-04 Smart Fieldmeter with model PI-01 probe to quantify the RF field strength at various points around the existing monopole, at ground level. The calibration date for equipment is April 13, 2004. The maximum observed field was 0.0004 mW/cm². The survey was performed on 12/16/2005 at approximately 10:50:00 AM.

Exposure Environments

The FCC guidelines incorporate two separate tiers of exposure limits that are dependent on the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. The decision as to which tier applies in a given situation should be based on the application of the following definitions.

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

General population/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

For purposes of applying these definitions, awareness of the potential for RF exposure in a workplace or similar environment can be provided through specific training as part of a RF safety program. Warning signs and labels can also be used to establish such awareness as long as they provide information, in a prominent manner, on risk of potential exposure and instructions on methods to minimize such exposure risk. For example, a sign warning of RF exposure risk and indicating that individuals should not remain in the area for more than a certain period of time could be acceptable.

Another important point to remember concerning the FCC's exposure guidelines is that they constitute **exposure** limits (not **emission** limits), and they are relevant only to locations that are **accessible** to workers or members of the public. Such access can be restricted or controlled by appropriate means such as the use of fences, warning signs, etc., as noted above. For the case of occupational/controlled exposure, procedures can be instituted for working in the vicinity of RF sources that will prevent exposures in excess of the guidelines. An example of such procedures would be restricting the time an individual could be near an RF source or requiring that work on or near such sources be performed while the transmitter is turned off or while power is appropriately reduced.

Diamond Services

Qualifications of Reporting Engineer

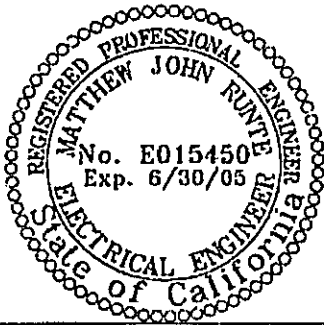
Mr. Runte has been involved in the measurement of RF emissions since 1979. He has designed numerous RF systems including both site design and RF system design. He is a registered Professional Engineer in the state of California, and all contents of this report are true and correct to the best of his knowledge.



Signed: _____

Matthew J. Runte, P.E.

Date: 02/22/2005



Professional Engineer Stamp

APPENDIX A

Term Definitions

Exposure Exposure occurs whenever and wherever a person is subjected to electric, magnetic or electromagnetic fields other than those originating from physiological processes in the body and other natural phenomena.

Exposure, partial-body. Partial-body exposure results when RF fields are substantially nonuniform over the body. Fields that are nonuniform over volumes comparable to the human body may occur due to highly directional sources, standing-waves, re-radiating sources or in the near field.

General population/uncontrolled exposure. For FCC purposes, applies to human exposure to RF fields when the general public is exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public always fall under this category when exposure is not employment-related.

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 effects and with an acceptable safety factor.

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

Table 1. LIMITS FOR MAXIMUM PERMISSIBLE EXPOSURE (MPE)**(A) Limits for Occupational/Controlled Exposure**

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

(B) Limits for General Population/Uncontrolled Exposure

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

f = frequency in MHz

*Plane-wave equivalent power density

NOTE 1: *Occupational/controlled* limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: *General population/uncontrolled* exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or can not exercise control over their exposure.



April 4, 2005

Sonoma County
Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403-2829

RE: UPE05-0027
Cingular Wireless Use Permit Application
14100 Bodega Highway
APN# 26-130-16


Dear Doug:

Please accept this correspondence as proof of providing notice to neighbors of the pending Cingular Wireless application with Sonoma County. Neighbors within a 300 ft. radius were sent the attached letter with a set of photosimulations.

Additionally, enclosed please find the letter sent to neighbors, a certification from the lab I provider, a list of addresses and the assessors parcel map.

If there are any questions, please do not hesitate to contact me at 415-377-0194. I welcome the opportunity to move forward with this application. Please let me know if I can be of any assistance with this project.

Sincerely,



Nicole Tenenbaum
Zoning Manager

The Central Building 436 14th Street, Mezzanine Level #100
Oakland, CA 94612
Tel.: (415) 244-8018 • Fax: (510) 208-3770

February 21, 2005

To Neighbor of 14100 Bodega Highway, Bodega, CA

**RE: Cingular Wireless Use Permit Application
14100 Bodega Highway
APN# 026-13-016**

Dear Neighbor:

Cingular Wireless is submitting a Use Permit Application for a wireless communications facility that will be part of its Personal Communications Services (PCS) network. The proposed project site is located at 14100 Bodega Highway which is zoned LEA-B6, Land Extensive Agriculture.

Please note this correspondence shall serve as official notice of submittal of a zoning application to the Sonoma County Permit and Resource Management Department as per the requirements in the zoning ordinance.

Cingular Wireless proposes to attach six antennas to the existing 65' monopole. The antennas will be painted to match the existing monopole to blend with the present installation. Each antenna will measure approximately 13" wide, 8" deep and 51" tall. Please refer to the attached photosimulation for detail. The corresponding equipment cabinets (four) will be screened from view by a 6' chainlink fence.

Cingular Wireless has made a focused effort to design the proposed facility according to the Sonoma County policy for communication towers by minimizing the visual impact and screening the facility to blend in the area.

The Sonoma County Zoning Department has assigned Doug Zanini as the Planner for this project. Please contact Mr. Zanini at 707-565-2397 if there are any questions or comments.

Thank you.



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1800 FAX (707) 565-1103

To: Interested Agencies

February 28, 2005

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: IPE05-0027
Applicant Name: Nicole Tenenbaum
Owner Name: Adeline Blasl
Site Address: 14100 Bodega Hwy, Bodega
A.P.N. 028-130-016

Request for a Use Permit for a telecommunications facility to include six antennas attached to an existing 60 ft. monopole with associates equipment cabinets on 273.18 acres.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by March 14, 2005 and should be sent to the attention of UPE05-0027, Doug Zanini (dzanini@sonoma-county.org).

Please send a copy of your comments to the applicant(s) or their representatives.

Please check the appropriate box and return or reply by e-mail to the address above.

☒ No comments ☐ Comments attached ☐ Comments to be forwarded
☐ Please send meeting/notice notices regarding this project.

☐ County Surveyor
☐ Health
☐ E/H Consumer Prot. - Jerry Meshulam
☐ Sanitation
☐ Land Develop-PRMD
☐ Public Works (La Plaza) - J. Kottage
☐ Public Works (La Plaza - Drainage) - J. Foster
☐ Ag Commissioner
☐ Flood & Drainage Review
☐ PRAC Planner
☐ General Plan Staff
☐ Northwest Information Center, S.S.U.
☐ Milo Baker Chapter Conservation Committee
☐ Public Works - Transit
☒ Building Inspection
☐ Army Corps of Engineers
☐ P.G. & E.
☐ Pacific Bell
☐ Sheriff - Crime Prevention
☐ LAFCO
☐ ALUC/CLUP - Bob Gaiser
☒ Board of Supervisors - Supervisor Mike Reilly

☒ County Communications - George Waters
☐ Fire Marshal
☒ Fire District - Gold Ridge
☐ School District -
☐ Santa Rosa School District
☐ Water District -
☐ State Coastal Commission
☐ Caltrans (State)
☐ State Fish & Game
☐ State Department of Forestry
☐ State Department of Health
☐ State Parks and Recreation
☐ Regional Water Quality Control
☐ Regional Air Pollution Control
☐ Regional Parks Department
☐ City of Dept.
☒ Treasurer/Special Assessment
☒ Assessor
☐ Landmarks Commission
☐ CDC - Affordable Housing
☐ Road Naming
☒ Other: Town Hall Coalition

FILE: UPE05-0027

Nicole Tenneybaum
Applicant

14100 Bodega Hwy
Address

AFFIDAVIT OF NOTICING Bodega

I, _____, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)

_____ on _____
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date) (Signature)

Lorraine Archer, mailed the attached notice to:
(Name of responsible Secretary)

X the County Clerk's Office on 4/22/05

the newspaper on _____

X to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 4/22/05

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

4/22/05 Lorraine Archer
(Date) (Signature)

FILE No.: UPE05-0027
Subject Parcel: 026-130-016
Planner: DZ
Created By: fca 4/22/05
Total Number of Parcels: 15

FILE: UPE05-0027
Nicole Tenmenbaum
Applicant
14100 Bodega Highway
Address
Bodega

AFFIDAVIT OF NOTICING

I, DOUGLAS MICHAEL ZANINI, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)


① ON W. FENCE ENTRY (POST)

② ON E. FENCE ENTRY (POST)

③ ON T.P. ACROSS BODEGA HWY on 4/22/08
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

4/22/05
(Date)


(Signature)

I, _____, mailed the attached notice to:
(Name of responsible Secretary)

_____ the County Clerk's Office on _____.

_____ the newspaper on _____.

_____ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on _____.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

(Signature)

APR 25 2005

EEVET LEWIS, Co. Clerk

This notice was posted on
and will remain posted for a period of 15 days
until 5-25-05

DEPUTY CLERK

NOTICE OF WAIVER OF A PUBLIC HEARING FOR A USE PERMIT

APPLICANT: Nicole Tenenbaum
OWNER: Adeline Blasi

FILE: UPE05-0027

DESCRIPTION OF PROJECT & LOCATION: Request for a Use Permit for a Telecommunications facility to include six antennas to be attached to an existing 60-foot monopole with associated equipment cabinets on 275.18 acres located at 14100 Bodega Highway, Bodega; Zoning LEA (Land Extensive Agriculture), B6 160 acre density, Z (Second Dwelling Unit Exclusion), VOH (Valley Oak Habitat), BR (Biotic Resource); APN 026-130-016; Supervisorial District 5.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration.

In addition, it is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 because the project involves a minor addition to an existing structure.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing on May 3, 2005, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. (707) 565-2397.

Posting Date: April 22, 2005
Staff: Doug Zanini



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

May 3, 2005

Nicole Tennenbaum
436 14th Street Ste. 100 Mezzanine
Oakland, CA 94612

Re: UPE05-0027; 14100 Bodega Hwy., Bodega

This letter is in reference to your request for a Use Permit to allow the collocation of six panel antennas on an existing sixty (60) foot monopole with four associated equipment cabinets located on a 273.18 acre parcel at 14100 Bodega Highway, Bodega. Notice of the County's intent to waive the hearing requirement for the requested Use Permit was posted for 10 days and no protests were received. Pursuant to Section 26-88-010 (g) of the Sonoma County Code, no public hearing is required and the Use Permit will be issued subsequent with conformance with the attached conditions.

The Use Permit approval is based on a determination by the Department of Permit and Resource Management that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. In addition, it is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301/(Class 1/Minor addition to existing facility).

This Use Permit is approved for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the conditions of approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval of the Department of Permit and Resource Management in advance of the proposed change and may, at the discretion of the department, require a new Use Permit.

You may be entitled to a partial refund of the application filing fee; please request this in writing and sign the attached request form.

If you have any questions, feel free to contact me at 565-2397. Please refer to your file number (UPE05-0027) when making inquiries.

Sincerely,

Doug Zanini
Project Planner

:fca

Attachments

c: File UPE05-0027
Adeline Blasi, Owner

Final Conditions of Approval

Date: May 3, 2005
Applicant: Nicole Tenenbaum
Address: 14100 Bodega Hwy., Bodega

File No.: UPE05-0027
APN: 026-130-016

Project Description: Use Permit to allow the collocation of six panel antennas on an existing sixty (60) foot monopole located on a 273.18 acre parcel.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

"The conditions below have been satisfied" BY _____ DATE _____

1. The applicant shall obtain all applicable permits the Building Division which includes but may not be limited to site review, building permits, and grading permits.

HEALTH:

"The conditions below have been satisfied" BY _____ DATE _____

2. This is an unmanned facility with no water or sewage facilities. Therefore, no occupancy is allowed and site visits shall not exceed two hours.
3. Noise shall be controlled in accordance with the following as measured at the exterior property line of any affected residential or sensitive land use:

Maximum Exterior Noise Level Standards, dBA

Cumulative Duration of Noise Event in any one-hour Period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
30-60 Minutes	50	45
15-30 Minutes	55	50
5-15 Minutes	60	55
1-5 Minutes	65	60
0-1 Minutes	70	65

Limit exceptions to the following:

- A. If the ambient noise level exceeds the standard, adjust the standard to equal the ambient level.
 - B. Reduce the applicable standards by five dBA for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.
 - C. Reduce the applicable standards by 5 decibels if they exceed the ambient level by 10 or more decibels.
4. Vibration shall not be permitted which is discernible with instruments at the lot line of the property on which the vibration is generated.
 5. No activities shall be permitted which emit dangerous radioactivity at any point, or electrical disturbance or electromagnetic interference adversely affecting the operation at any point of any equipment other than that of the creator of such disturbance.

6. The facility shall be operated so that it shall not result in human exposure to nonionizing electromagnetic radiation (NIEER) in excess of the levels specified in the most current standard governing human exposure to NIEER utilized by the Federal Communications Commission (FCC) in its licensing decision for the applicable facility. The applicant shall be responsible for demonstrating that the facility complies with this standard by providing a copy of an FCC issued permit, license, or waiver, or evidence that the FCC has categorically excluded this facility.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

7. This Use Permit allows the collocation of six PCS (Personal Communication Service) panel antennas on an existing 60 foot telecommunications monopole. The dimensions of each antenna panel are proposed to be 13 inches wide by 51 inches high. In addition, four new equipment cabinets are to be placed on-site. The proposed facility would be unmanned and shall operate continuously. On site maintenance shall occur on an as needed basis in order to properly maintain facility. The facility shall be constructed and operated in conformance with the application, site plan and elevations as submitted to the Sonoma County Permit and Resource Management Department except as modified herein.
8. The cellular antennas shall be painted a dark non-reflective brown color to match the existing monopole prior to final of building permit.
9. Warning signs shall be posted at the base of the monopole and on all four sides of fence alerting the public to the presence of radio frequency electromagnetic fields. Warning signs shall be in place prior to final of building permit.
10. Following assembly and installation of the new antennas, all waste and debris shall be removed and disposed of in a lawful manner.
11. Upon abandonment or termination, the entire facility, including all equipment, towers, antennas, etc., shall be removed and the site restored to its pre-construction condition or other authorized use.
12. The owner/operator of any facility that causes interference with local television or radio reception shall be responsible for mitigation of such interference in accordance with the operator's applicable FCC license requirements.
13. The applicant shall pay all applicable development fees prior to issuance of building permits.
14. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and full environmental review.
15. In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and held pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.