City of St. Helena
Planning Commission
Regular Meeting
Tuesday, February 19, 2019 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Lester Hardy
Vice Chair: John Ponte
Commissioners: Daniel Hale and Bobbi Monnette
City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of four minutes.**

4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: February 5, 2019 — 5 - 9
Commission Minutes 02-05-19

5. PUBLIC HEARINGS

5.1. Request by AT&T Mobility for adoption of a resolution granting use permit and design review approval in order to construct a 12 foot high addition on an existing 93-foot tall PG&E transmission tower to accommodate 9 new panel antennas and associated equipment on the property located at 700 Dowdell Lane in the Winery zoning district. — 11 - 69

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303.
Prepared By: Noah Housh, Planning & Community Improvement Director
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of

CEQA pursuant to Section 15301 and 15303; and

2. Consider the required findings enumerated in SHMC Sections 17.164.030 and 17.168.050 and adopt a resolution to approve a use permit and design review to allow the proposed 12-foot extension to the existing 93-foot tall PG&E lattice tower to accommodate the installation of 9 cellular panel antennas and associated equipment, at 700 Dowdell Lane in the Winery Zoning District.

700 Dowdell Lane - Staff Report
Power Point Presentation_2.19.19

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST

Below is a a link to a list of pending and upcoming projects which may be of interest to the community.

This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

A list of all current planning projects is available on our city website in the link below:
http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for March 5, 2019 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on February 8, 2019.

Noah Housh, Planning Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The

Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's

Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at http://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, February 5, 2019 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present:	Chair Lester Hardy (arrived at 6:01 p.m), Commissioner Daniel Hale, Commissioner Bobbi Monnette, and Commissioner John Ponte
Absent:	None
Staff Present:	Noah Housh, Planning & Community Improvement Director, Erica Ahmann Smithies, Public Works Director and City Engineer, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

Commissioner Ponte pulled item 4.2 on the Consent Calendar.

4.1 Approval of Minutes: December 18, 2018

Commissioner John Ponte moved to approve the minutes of December 18, 2018 on the Consent Calendar. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

4.2 Presentation of an Administrative Approval granted to Papina Family Vineyard, LLC and Vineyard 29, LLC authorizing a lot line adjustment between parcels #009-030-050 and #009-030-061 to create one parcel of approximately 1.38 acres and one parcel of approximately 11.73 acres in the A-20 zoning district.

CEQA Determination: The requested LLA is exempt from the requirements of CEQA pursuant to Section 15305, as a Class 5 categorical exemption, Minor Alterations in Land Use Limitations, which exempts minor lot line adjustments not resulting in the creation of any new parcel.
Prepared By: Xinia Gamero, Administrative Assistant
Recommendation:
The Planning and Community Improvement Department recommends that the Planning Commission:

1. Consider and concur with the staff finding that the project is exempt from the requirements of CEQA as a Class 5 categorical exemption pursuant to Section 15305, and

2. Accept the staff approval to grant the Lot Line Adjustment to Papina Family Vineyard, LLC and Vineyard 29, LLC between parcels #009-030-050 and #009-030-061, and create one parcel of approximately 1.38 acres (Parcel 1) and one of approximately 11.73 acres (Parcel 2) in the A-20 zoning district; or request to formally consider this LLA at a Public Hearing and identify the specific concerns the Commission would like to be addressed with such a review.

Commissioner Ponte provided general comments regarding the easement governing access to the subject properties.

No report was presented by staff.

Commissioner John Ponte moved to approve staff recommendation. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

5.1 Request by Michael Byrnes for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home on the property located at 963 McCorkle Avenue in the Medium Density Residential zoning district.

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15301 and 15303.
Prepared By: Aaron Hecock, Senior Planner

Recommendation:
For the reasons described above, staff concludes that required findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 963 McCorkle Avenue.

Planning and Community Improvement Director Noah Housh reported on the item.

Applicants, Shavonna Kelley and Michael Byrnes addressed the Commission.

Commissioners Ponte and Hale disclosed visiting the project site.

Chair Hardy opened public comment.

Nuseibeh, neighbor, addressed the Commission.

Chair Hardy closed public comment.

Commissioner Bobbi Monnette moved to approve staff recommendation. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, and Bobbi Monnette
NOES: John Ponte
ABSENT: None
ABSTAIN: None
RECUSE: None

5.2 Request for discretionary Demolition and Design Review approval to demolish an existing 632 square foot accessory structure and 88 square feet of a previously constructed addition to the primary structure (both constructed in 2001) and construct a 395 square foot addition to the primary home, located at 1459 Kearney Street in the Medium Density Residential Zoning District. The home is located within the Oak Avenue Historic District and is listed as a contributor to the District.

CEQA Determination: The project has been determined to be exempt from the requirements of CEQA as a Class 1 Categorical Exemption under Section 15301 of CEQA.
Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:
Pursuant to St. Helena Zoning Code Section 17.164.030 and as described herein, the Planning and Community Improvement Department recommends that the Planning Commission adopt a resolution finding that:

1. The project is exempt from the requirements of CEQA under a Class 1 Categorical Exemption pursuant to CEQA Section 15301 as a minor alteration, demolition and addition to an existing structure, and

2. Accept the required findings and approves the Demolition and Design Review to allow the proposed modifications to the home at 1479 Kearney Street in the Medium Density Residential Zoning District.

Planning and Community Improvement Director Noah Housh reported on the item.

No public comment was received.

Chair Hardy disclosed visiting the project site.

Commissioner John Ponte moved to approve staff recommendation. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. SCHEDULED MATTERS

6.1 Appointment of Planning Commission Vice-Chair

Commissioner Bobbi Monnette nominated Commissioner Ponte as Vice-Chair of the Planning Commission. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

AYES: Lester Hardy, Daniel Hale, and Bobbi Monnette
NOES: None
ABSENT: None
ABSTAIN: John Ponte
RECUSE: None

7. DEPARTMENT REPORTS

Planning and Community Improvement Director reported on the following items:

- Eliminate use of plastic cups at the dais.
- City Council to interview potential Planning Commission candidates and appoint new member at the February 12, 2019 City Council meeting.
- Presentation of the draft final EIR comments and response to comments scheduled for the March 19, 2019 Planning Commission meeting

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Hardy adjourned the meeting at **7:27 P.M.**

The February 5, 2019 Minutes were approved at the _____ Planning Commission meeting.

APPROVED:	**ATTEST:**
_____	_____
Lester Hardy, Planning Commission Chair	Noah Housh, Planning and Community Improvement Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of February 19, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-073

SUBJECT: Request by AT&T Mobility for adoption of a resolution granting use permit and design review approval in order to construct a 12 foot high addition on an existing 93-foot tall PG&E transmission tower to accommodate 9 new panel antennas and associated equipment on the property located at 700 Dowdell Lane in the Winery zoning district.

PREPARED BY: Noah Housh, Planning & Community Improvement Director

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:10/11/18 **ACCEPTED AS COMPLETE:**12/05/18

LOCATION OF PROPERTY: 700 Dowdell Lane

APN: 009-120-059

GENERAL PLAN/ZONING: Winery

APPLICANT: AT&T Mobility **PHONE:** (510) 480-5574

BACKGROUND

700 Dowdell Lane is a 22.34 acre parcel currently developed with the Crocker Starr winery and planted with vineyards. A secondary use of the parcel includes one of a series of 80+ feet tall PG&E lattice towers which traverse the City of St. Helena in an east/west direction.

The filing of an initial application for a new Wireless Communications Facility (WCF) commences a 150-day deadline ("shot-clock") for the City to make a decision whether

to grant the application, subject to certain limitations. If the City fails to rule on an application within this period of time, and the provider has served the requisite public notices and notified the agency that the timeline has passed, the application will be deemed approved. A "tolling agreement" may be used to "stay" this processing time requirement. To date, no such agreement has been formalized between the City and applicant.

It should also be noted that the City has no standalone telecommunications ordinance, therefore the City is utilizing existing relevant code sections and Federal law to analyze the project as discussed below.

PROJECT DESCRIPTION

The applicant requests Design Review and Use Permit approval to allow the installation of a 12-foot extension onto an existing 93-foot PG&E lattice tower to accommodate the installation of 9 new wireless panel antennas and associated equipment including remote radio units (RRUS), raycaps (surge protection), cables, etc. The antennas have been conditioned to be "flush mounted" to limit their projection from the structure and wrapped in a 3M concealment film in order to reduce their visual impact.

The proposed project also includes a 15’ x 15’ (approximately) concrete pad that would be enclosed with a 6’ high wood fence intended to house equipment cabinets, a transformer and an emergency generator (subject to approval from the SHFD and PG&E). This (approximately) 225 square-foot area would be located within the footprint of the existing lattice tower (directly beneath the lattice tower itself).

Primary access to the site would be from existing access roads via Mills Lane. The site can also be reached by several vineyard maintenance roads that connect to Dowdell Lane.

ANALYSIS

Federal Communications Commission (FCC)

Communication Act Section 332(C)(7) - Regulatory Treatment of Mobile Services
Preservation of Local Zoning Authority

(A) General authority
Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations
- (i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof:
  - (I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) Definitions for purposes of this paragraph:

(i) the term "personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term "personal wireless service facilities" means facilities for the provision of personal wireless services; and

(iii) the term "unlicensed wireless service" means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v) of this title).

Staff Response: As noted above, Section 332(C)(7) of the Communications Act preserves state and local authority over zoning and land use decisions for personal wireless service facilities, but sets forth specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record. The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF rules. Allegations that a state or local government has acted inconsistently with Section 332(C)(7) are to be resolved exclusively by the courts.

The 9th Circuit has acknowledged that the Act itself does not provide the legal basis for denial, the authority for denial must be found in the local agency's laws (MetroPCS, Inc. v. City of San Francisco, 400 F.3d 715, 723-724 (9th Cir. 2005)). Thus, if the municipal code allows for consideration and denial of an application based on factors such as aesthetic impacts, views, or specific goals, aesthetics, height, etc., then there may be grounds for denying the application but the record must provide substantial evidence for the denial through clear findings supported by evidence in the record and/or testimony.

With respect to prohibiting or effectively prohibiting the provision of personal wireless services, if the applicant can show that the proposed cell tower would fill a significant gap in the applicant's cell coverage and that the proposed wireless facility is the least intrusive means of filling that significant gap in coverage, then the local government must allow the wireless facility under the Act (MetroPCS v. San Francisco (9th Cir. 2005) 400 F.3d 715.).

CEQA

Staff finds that the proposed project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the operation, permitting, leasing, licensing or minor alteration of existing public or private structures including minor additions to existing structures and Section 15303 which exempts the new construction or conversion of small structures.

GENERAL PLAN

The subject property exhibits a General Plan Land Use designation of Agriculture (AG).The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. The AG designation is applied to extensive areas of the valley floor that surround the urban core area. With the exception of those hillside areas designated Woodlands and Watershed (WW), all lands outside the Urban Limit Line are designated AG regardless of their actual size or actual use. General Plan Policies applicable to the proposed project include the following:

- *2.6.1 - New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services.*
- *4.3.4 - Strengthen community identity by appropriate building design, size, and site landscaping.*
- *4.6.1 - Retain key undeveloped open space areas where views to the vineyard or hills can be maintained. Require that these areas by planted in vines or other low vegetation.*

Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that in that the antennas would be located on an existing PG&E tower in an area designated for agricultural uses, are proposed above the visual plane of most viewers and is within the foot print of the existing development

(lattice tower) or otherwise impact the agricultural use or plantings. The project site is just outside of the boundaries of the HWY 29 Specific Plan.

ZONING
Consistent with the Agricultural Land Use Designation, the site exhibits a zoning designation of Winery.The Winery zoning designation provides for winery and winery related uses. Lands devoted to the production of wine and vineyards which are owned by the winery are classified as Winery (W).

As noted above, the City has no standalone telecommunications ordinance, and while the existing PG&E lattice tower is not subject to city land use authority, SHMC §17.112.080(B) requires use permit approval in order to exceed height limitations for the following: radio and television transmitting antennas pursuant to SHMC §17.136.020; electric power transmission and distribution lines, poles and towers; and other buildings and structures which, in the opinion of the Planning Commission, are similar to those types of buildings and structures.

As the project proposes to add additional height on to an existing electric power transmission tower in order to add wireless antennas, staff finds that the project fits into each of the categories listed as requiring a use permit. It should also be noted, SHMC §17.136.020(B)(8) states that *"No antenna shall be allowed directly under power lines and shall maintain at least ten (10) feet of horizontal clearance from the power lines"*; which affect design alternatives when placing an antenna on an existing tower.

In addition, SHMC §17.164.050 (design review applicability) states that design review applies to "(*A)any new building or structure or for exterior addition to, alteration of, or modification of any existing structure or building as regulated by each of the established zoning districts*".

Therefore, as a proposed modification of existing structure design review approval is required in addition to a use permit as described above.

Staff Response: In the absence of a telecommunications ordinance, evaluation of the proposed project is reliant on SHMC §17.112.080(B), §17.136.020 and §17.164.050 within the limitations set by Federal Law. Under Federal law (the Telecommunications Act of 1996 and controlling Ninth Circuit cases), once an applicant has shown both that (a) a significant gap in coverage exists and (b) the proposed installation will be the least intrusive means of filling that gap, then the City must approve the proposed installation through its normal processes. In defining the "least intrusive means," the Ninth Circuit has ruled that the manner is the least intrusive on the community values sought to be protected by a potential denial. Here, given that the installation would be mounted on a PG&E tower and segregated from residential and commercial uses, the primary community value sought to be protected is the aesthetic value associated with the viewshed in the area.

The applicant has re-designed proposed project (in response to aesthetic concerns identified by staff) to incorporate a flush mounted design of the proposed panels, limiting their projection (and therefore their visibility) from the tower structure itself. Given the location of the coverage gap it appears that the proposed installation in its current form is now a minimally intrusive means of filling that significant gap. While the City does not have direct land use authority over the placement of or construction of PG&E towers, the City does have the power under Municipal Code §17.112.080 to authorize an electric power transmission tower to exceed normal height limitations and under §17.164.050, to consider design related concerns. This authority is important for situations such as this one, where the height exceedance is required not because of the power transmission activity but because of the placement of another facility on the tower.

The permit application before the Commission, then, represents the City using its normal processes to permit the applicant to fill an existing coverage gap through the least intrusive means (as stated by the applicant).

USE PERMIT

The purpose of a use permit is to allow the proper integration in the City of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the city. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless the following findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Staff Response:The proposed addition of wireless antennas on the existing lattice tower would represent a change in use from what currently exists and would result in relatively minor impacts associated with this change in use. The location, height, and distance of the antennas from the generally used circulation system of the City, reduce their overall visibility to the general public. Co-locating the wireless antennas on an existing PG&E tower in a predominately agricultural area prevents the need of erecting separate smaller towers and antennas in neighborhoods or adjacent Main Street to provide similar coverage improvements. Furthermore, additional wireless antennas on the valley floor will increase communication capabilities which could be advantageous in the event of a natural disaster. For these reasons, staff believes that the proposed project is consistent with the required use permit findings listed above.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. Pursuant to Municipal Code Section 17.164.030, the following design criteria should be considered by the Planning Commission in review of this application:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;

11.Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12.Whether natural features are appropriately preserved and integrated with the project;
13.Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14.In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15.Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16.Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Response: The applicant has demonstrated that the proposed antennas will help fill a coverage need and the placement of antennas on an existing tower is less intrusive and disruptive than erecting a completely new tower structure somewhere else in town. The proposed addition of wireless antennas on the existing lattice tower would be a minimal visual change as the site is in a largely agricultural area where the existing lattice towers are already part of the visual character. Additionally, the location, height, and distance of the antennas from generally used circulation routes, reduce their overall visibility. Co-locating the wireless antennas on an existing PG&E tower in a predominately agricultural area is seen by staff as a superior design alternative to erecting multiple towers or antennas in neighborhoods and/or adjacent Main Street. Furthermore, additional wireless antennas on the valley floor will increase communication capabilities which could be advantageous in the event of a natural disaster.For these reasons, staff believes that the proposed project may be consistent with the required design review findings listed above.

HISTORIC RESOURCES

The existing PG&E tower is not listed on the City's Historic Resources Master List nor is the property located in one of the City's three historic districts as described in the 1993 General Plan.

Staff Response: For the reasons stated above, construction associated with the proposed project will not detract from or be incompatible with existing historic districts or structures.

ISSUES

With respect to radio frequency emissions, a local government may not consider the environmental effects of those emissions in making its decision (see *AT&T Wireless v. City of Carlsbad* (S.D. Cal. 2003) 308 F.Supp.2d 1148). Therefore, a local government cannot base its decision on the direct environmental effects of radio frequency emissions, or on any indirect effects radio frequency emissions may cause. Indirect effects include any effects radio frequency emissions may have on property values or public health. While the city may undoubtedly hear residents' concerns over the health effects of RF emissions, such concerns do not constitute a legitimate basis to deny an application. The attached RF report notes that the proposed antennas would have an RF exposure level at approximately 1% of the applicable public exposure limit.

Also, as previously noted, the City is under a time restriction or "shot-clock" to review and act on the requested application. If the City fails to rule on this application by that date, and the provider has served the requisite public notices and notified the agency that the timeline has passed, the application will be deemed approved. As of the date of the hearing (February 19, 2019) the project review process has been in the City's hands for approximately 62-days (application filed Oct. 11, 2018; Incompleteness Letter Sent Nov. 5, 2018; Project Deemed Complete Dec. 21, 2018). If the project is continued, the Planning Commission should direct staff to initiate a Tolling Agreement with the applicant to stay the tolling of the shot clock while the identified issues are addressed.

CORRESPONDENCE

No project specific comments have been received by staff as of the drafting of this report. A general comment expressing concern over the available cellular coverage was received after a previous application was review and has been provided to the Commission for context.

STAFF RECOMMENDATION

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303; and
2. Consider the required findings enumerated in SHMC Sections 17.164.030 and 17.168.050 and adopt a resolution to approve a use permit and design review to allow the proposed 12-foot extension to the existing 93-foot tall PG&E lattice tower to accommodate the installation of 9 cellular panel antennas and associated equipment, at 700 Dowdell Lane in the Winery Zoning District.

ATTACHMENTS

Resolution
Written Statement
Plan Set
Photo Sims

CCL00809 Coverage Map 9-5-18
EME Report 10-05-2018
Cellular Comment

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO. XX
GRANTING USE PERMIT AND DESIGN REVIEW APPROVAL FOR THE AT&T TELLECOMMUNICATION TOWER AT
700 DOWDELL LANE (File No. PL18-073)

PROPERTY OWNER: Charles Crocker III Et Al Trust **APN:** 009-120-059

Recitals

1. On October 11, 2018, AT&T Mobility submitted an application for Use Permit and Design Review approval in order to place a 12 foot high addition on an existing 93-foot PG&E tower to accommodate 9 new panel antennas and associated equipment on the property located at 700 Dowdell Lane in the Winery zoning district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law for the public hearings held on February 19, 2019;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on February 19, 2019, where they formally voted to adopt a resolution to grant Design Review and Use Permit approval as requested by AT&T Mobility; and
4. Now, therefore let it be found that, the Planning Commission approves the Use Permit and Design Review permit and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the operation, permitting, leasing, licensing or minor alteration of existing public or private structures including minor additions to existing structures and Section 15303 which exempts the new construction or conversion of small structures.

C. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit:

   1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that the project is the addition of wireless antennas on an existing lattice tower in an*

area designated for agricultural uses and the proposed antennas would have an RF exposure level at approximately 1% of the applicable public exposure limit.

2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses in that the addition of wireless antennas on an existing lattice tower is not anticipated to generate increases in noise, traffic or other external activities on-site.*
3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the addition of wireless antennas on an existing lattice tower will not generate additional traffic noise.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection given that the project consists of the addition of wireless antennas on an existing lattice tower.*
5. *That the proposed use would provide adequate ingress and egress to and from the proposed location as ingress and egress would not change due to the addition of antennas on the existing lattice tower.*
6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed antennas would provide greater and more reliable communication capabilities.*
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed use would occur on an existing lattice tower in an area designated for agricultural uses and no agricultural uses would be affected by the addition of wireless antennas on an existing lattice tower.*
8. *That the proposed use would not be in conflict with the City's General Plan in that the addition of wireless antennas on an existing lattice tower in an area designated for agricultural uses would be minimally visually impactful and could add to the City's communication capabilities in the event of a natural disaster.*
9. *That the proposed use would not be injurious to public health, safety, or welfare in that the project is the addition of wireless antennas on an existing lattice tower in an area designated for agricultural uses and the proposed antennas would have an RF exposure level at approximately 1% of the applicable public exposure limit.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to these specific uses; future applications are reviewed on a case-by-case basis subject to the constraints of each site and the specific operational characteristics proposed with each application.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that a parking plan is not required nor necessary at the project consists of adding wireless antennas to an existing*

lattice tower in an area designated for agricultural uses and no parking employees, owners, or customers is necessary.

12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed use will occur on an existing lattice tower, will generate very little traffic and can adequately be served by existing streets.*

D. In accordance with the design review criteria identified in Municipal Code Section 17.164.030, the Planning Commission finds that the project demonstrates the following:

1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing wireless antennas on an existing lattice tower in an agriculturally zoned area;*
2. *Compatibility of design with the immediate environment of the site in that the proposed addition of wireless antennas on the existing lattice tower would be a minimal visual change as the site in largely agricultural area where existing lattice towers are part of the existing visual character;*
3. *Relationship of the design to the site in that the project consists of constructing wireless antennas on an existing lattice tower in an agriculturally zoned area;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the proposed location is not located in a historical area nor in an area of with a unified design;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the addition of wireless antennas on an existing lattice tower in an area designated for agricultural uses;*
6. *Compatibility with future construction both on and off the site in that the project consists of the addition of wireless antennas on an existing lattice tower in an area designated for agricultural uses;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the antennas will be attached to an existing lattice tower;*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the wireless antennas will be attached to an existing lattice tower;*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the addition of wireless antennas to the existing lattice tower will not affect any open space or landscaping.*
10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept*

in that the addition of wireless antennas on an existing lattice tower in an area designated for agricultural uses;

11. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Grayson Avenue and several other vineyard access roads;*
12. *That natural features are appropriately preserved and integrated with the project in that the addition of wireless antennas to the existing lattice tower will not affect any natural features;*
13. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions in that the wireless antennas will be attached to an existing lattice tower;*
14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character in that the proposed location is not located in an historical area nor in an area of with a unified design;*
15. *That if the applicant incorporates a landscape design concept for the site, then the relationship of plant masses, open space, scale, plant forms and foliage textures and colors should create a desirable and functional environment and demonstrate that the landscape concept depicts an appropriate unity with the various buildings on the site;*
16. *That if the applicant incorporates a landscape design concept for the site, plant material used is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena in that no landscaping is proposed or will be affected by the addition of wireless antennas to the existing lattice tower;*
17. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

E. The Planning Commission approves design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided

however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.

3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

   In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing. Pursuant to City Code Chapter 17.146.040, the Housing Impact Fee for telecommunications facilities are determined on a case by case basis. The fee, if applicable will be determined by the Building Department upon submittal of a building permit application.
7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on February 19, 2018, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
15. The equipment screening fence directly below the lattice tower shall be constructed of wood; chain-link or other materials are not permitted.
16. If any installed antennas are no longer used they must be removed with 6 months of their last day of use.
17. The antennas must be wrapped in 3M Concealment Film.
18. The 3M Concealment Film must be properly maintained and replaced if damaged.
19. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

20. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
21. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and

approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

22. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
23. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
24. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
25. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
26. The applicant shall provide the City Engineer with as-built drawings of the proposed underground utilities within the public right of way of Mills Lane, including profile details. In addition, the proposed utility work shall not conflict with a planned 60-inch public storm drain project on Mills Lane and any utility adjustments required to accommodate the public improvements shall be on the applicant to provide at no additional cost to the City.
27. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

28. A building permit is required for all onsite demolition, construction and/or change of occupancy.
29. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.
30. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
31. The applicant shall provide a construction waste management plan with the building permit application.
32. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

33. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
34. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

35. Fire Department review and approval is required for any onsite fuel storage, including diesel or propane fuels used for an on-site generator.

I HEREBY CERTIFY that the foregoing design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on February 19, 2019, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Lester Hardy
Chair, Planning Commission

ATTEST:

Noah Housh
Planning Director

TSJ CONSULTING

SITE DEVELOPMENT

October 9, 2018

Aaron Hecock, AICP
Senior Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574
707-967-2792
aaronh@cityofsthelena.org

RE: **Project Description in support of AT&T's installation of telecommunications facility on existing PG&E lattice tower located near 862 Mills Lane, St. Helena, CA 94574**

1. Proposed Development & Property Information

AT&T Mobility ("Applicant") proposes to install and operate an unmanned wireless telecommunications ("Development") facility at 862 Mills Lane, St. Helena, CA 94574 / APN: 009-120-059 ("Property") on an existing PG&E lattice tower. PG&E has an easement on Property and Applicant's Development falls wholly within PG&E's easement which specifically permit Development. See, Title Report and Copy of Easement Language. Since Applicant's Development falls wholly within PG&E's property interest, PG&E is the lessor in respect to this application.

2. Current Use of Property & Proposed location of Development

The Property's current use is a vineyard and the Development is located on the Southwestern portion of Property, over 1443' away from Main St. Applicant proposes to install antennas on the existing PG&E lattice tower, and the equipment shelter would be situated underneath the existing lattice tower surrounded by a 6' tall wooden fence.

3. Coverage Objective

Applicant's coverage objective is to provide wireless phone and internet service to the Town of St. Helena. The proposed site will minimize the loss of coverage within the Town of St. Helena and provide enhanced service to the residential areas that surround this location.

4. Scope of Proposed Development

The scope of work will consist of the following:
- One (1) 12' tower extension
- Nine (9) panel antennas three (3) per sector
- Twelve (12) RRU's at 102' on the tower
- Six (6) RRU's at 49' on tower
- Six (6) Raycaps on tower
- One (1) Equipment Shelter
- One (1) Backup generator

5. Site Selection Process

Additional options that were pursued for this location are as follows.

1) PG&E Tower located near the intersection of Mills Lane and Lafata St. but was ruled not viable due to tower concerns with PG&E.
2) PG&E Tower #2 located near the intersection of Mills Lane and Lafata St. but was ruled not viable due to tower concerns with PG&E.
3) PG&E Tower located near 633 Main St but was ruled not viable due to tower concerns with PG&E.

6. Existing Vegetation/Vegetation Removal

No vegetation will be removed from Property as the location of Development is underneath and within the footprint of the existing PG&E tower and/or on the tower itself and there is no vegetation at this location.

SITE NUMBER: CCL00809
FA NUMBER: 10151687
LTE 1C MRSFR007746, LTE 2C MRSFR044782
LTE 3C MRSFR044785, LTE 4C MRSFR044683,
LTE 5C MRSFR049832
PTN# 3701A0B1PP, PTN# 3701A0DT7F,
PTN# 3701A0DT8A, PTN# 3701A0DT47,
PTN# 3701A0H9MK
SITE NAME: MILLS LANE PG&E TOWER
862 MILLS LANE, SAINT HELENA, CA 94574

ENGINEERING

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA TITLE 24
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA MECHANICAL CODE
TIA/EIA-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER: ADDRESS:	CROCKER CHARLES III 415 DOWDELL LN SAINT HELENA, CA 94574
TOWER OWNER: ADDRESS:	PG&E
APPLICANT: ADDRESS:	AT&T 5001 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583
LATITUDE (NAD 83):	38° 30' 05.08" N (38.50141)
LONGITUDE (NAD 83):	122° 27' 27.81" W (-122.45773)
LONGITUDE/LATITUDE TYPE:	NAD 83
GROUND ELEVATION:	226' AMSL
APN #:	009-120-059
ZONING JURISDICTION:	COUNTY OF NAPA
CURRENT ZONING:	TWR
POWER COMPANY:	PG&E
PROPOSED USE:	UNMANNED TELECOM FACILITY
LEASE AREA (SF):	±240

PROJECT TEAM

PROJECT MANAGER:
VINCULUMS SERVICES
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: MICHELE PHIPPEN
PH: (925) 895-3734
EMAIL: MPHIPPEN@VINCULUMS.COM

A&E:
INTELOCITY, LLC
1875 CORONADO AVE,
SIGNAL HILL, CALIFORNIA 90755
CONTACT: SAM VANN
PH: 562-230-3519

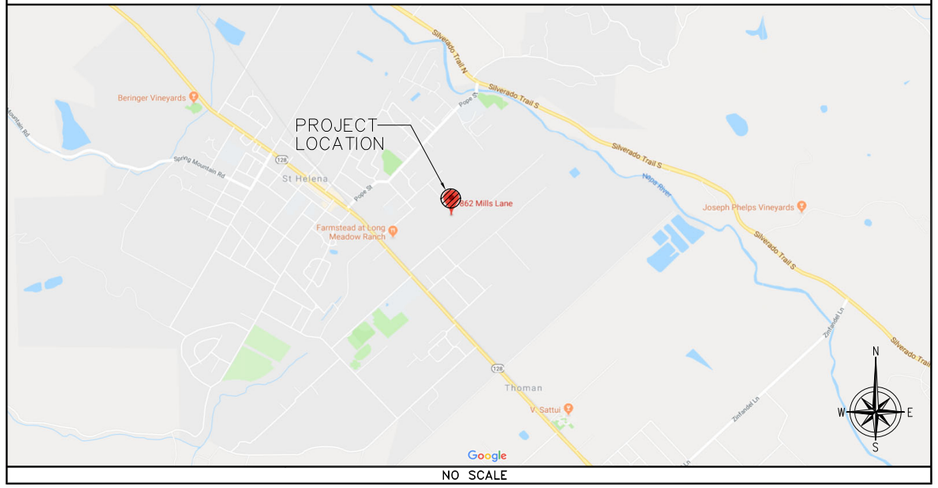
SITE ACQUISITION:
TSJ CONSULTING INC.
31878 DEL OBISPO ST.
STE # 118-454
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727

ZONING:
TSJ CONSULTING INC.
31878 DEL OBISPO ST.
STE # 118-454
SAN JUAN CAPISTRANO, CA 92675
CONTACT: TOM JOHNSON
MOBILE: (925) 785-3727

RF ENGINEER:
AT&T
5001 EXECUTIVE PARKWAY,
SAN RAMON, CALIFORNIA 94583

CONSTRUCTION MANAGER:
VINCULUMS
575 LENNON LN # 125
WALNUT CREEK, CA 94596
CONTACT: FLOYD GREEN
PH: (408) 528-1927
EMAIL: FGREEN@VINCULUMS.COM

VICINITY MAP



NO SCALE

DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE:
5001 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583, GET ON I-680 N FROM BOLLINGER CANYON RD, HEAD NORTHEAST ON BISHOP DR TOWARD SUNSET DR, TURN RIGHT ONTO SUNSET DR, USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD, USE THE RIGHT 2 LANES TO MERGE ONTO I-680 N VIA THE RAMP TO SACRAMENTO, FOLLOW I-680 N TO CA-12 W IN SOLANO COUNTY. TAKE EXIT 39B FROM CA-12 W/I-80 W, MERGE ONTO I-680 N, KEEP LEFT TO STAY ON I-680 N, KEEP LEFT AT THE FORK TO STAY ON I-680 N, PARTIAL TOLL ROAD, KEEP LEFT AT THE FORK TO CONTINUE ON I-680, TOLL ROAD, CONTINUE STRAIGHT ONTO I-680 N, PARTIAL TOLL ROAD, USE THE LEFT LANE TO TAKE EXIT 71B TO MERGE ONTO CA-12 W/I-80 W TOWARD NAPA/SAN FRANCISCO, USE THE RIGHT 2 LANES TO TAKE EXIT 39B FOR CA-12 W TOWARD NAPA/SONOMA, TAKE CA-29 N TO MILLS LN IN SAINT HELENA, CONTINUE ONTO CA-12 W, TURN RIGHT ONTO CA-12 W/CA-29 N/STATE HWY 12 W (SIGNS FOR NAPA/SONOMA), CONTINUE TO FOLLOW CA-29 N, TURN RIGHT AFTER A&W (ON THE LEFT).

ZONING DRAWING

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES MAKING MODIFICATION TO AN EXISTING FACILITY CONSISTING OF THE FOLLOWING:

- INSTALL (1) (P) 12' HIGH TOP HAT EXTENSION.
- INSTALL (9) (P) PANEL ANTENNAS.
- INSTALL (12) (P) RRUS, NEAR ANTENNAS.
- INSTALL (6) (P) RRUS, ON GROUND IN LEASE AREA.
- INSTALL (P) OUTDOOR CABINETS EQUIPMENT.
- INSTALL (2) (P) 6630 BASEBAND
- INSTALL (3) (P) DC SURGE PROTECTION
- INSTALL (1) (P) GPS ANTENNA
- INSTALL (1) (P) 30 KW DIESEL GENERATOR ON (P) CONCRETE SLAB.
- INSTALL 6' HIGH CHAIN LINK FENCE WITH REDWOOD SLATS.

DRAWING INDEX

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA
800-642-2444
48 HOURS BEFORE YOU DIG

at&t
5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583

Vinculums
575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:
INTELOCITY
DESIGN | BUILD | INNOVATE
1875 Coronado Ave
Signal Hill, CA 90755
A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
6	01/30/19	REVISED 100% ZDs	PDC
5	01/09/19	REVISED 100% ZDs	SV
4	11/15/18	REVISED 100% ZDs	SV
3	09/28/18	100% ZONING DRAWINGS	KD
2	09/13/18	CLIENT COMMENTS	JY
1	08/28/18	CLIENT COMMENTS	PDC

CCL00809
MILLS LANE PG&E TOWER
862 MILLS LANE
SAINT HELENA, CA 94574
LATICE TOWER/INDOOR

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

NOTES

OWNER(S): CROCKER CHARLES

APNS: 009–120–059

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE REPORT OF TITLE: FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 26917090, DATED MARCH 29, 2018. WITHIN SAID TITLE REPORT THERE ARE SEVENTEEN (17) EXCEPTIONS LISTED, NINE (9) OF WHICH ARE EASEMENTS AND TWO (2) OF WHICH CAN NOT BE PLOTTED.

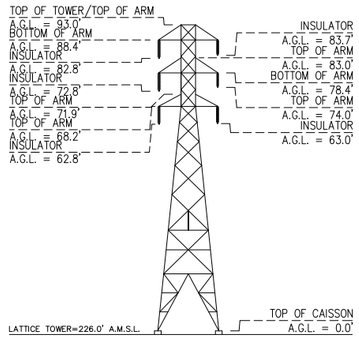
THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 060208, PANEL NO. 0264E, DATED SEPTEMBER 26, 2008, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN EITHER ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 38° 30' 05.08" N NAD 83
LONG. 122° 27' 27.81" W NAD 83
ELEV. 226.0' NAVD 88 (BASIS OF DRAWING)

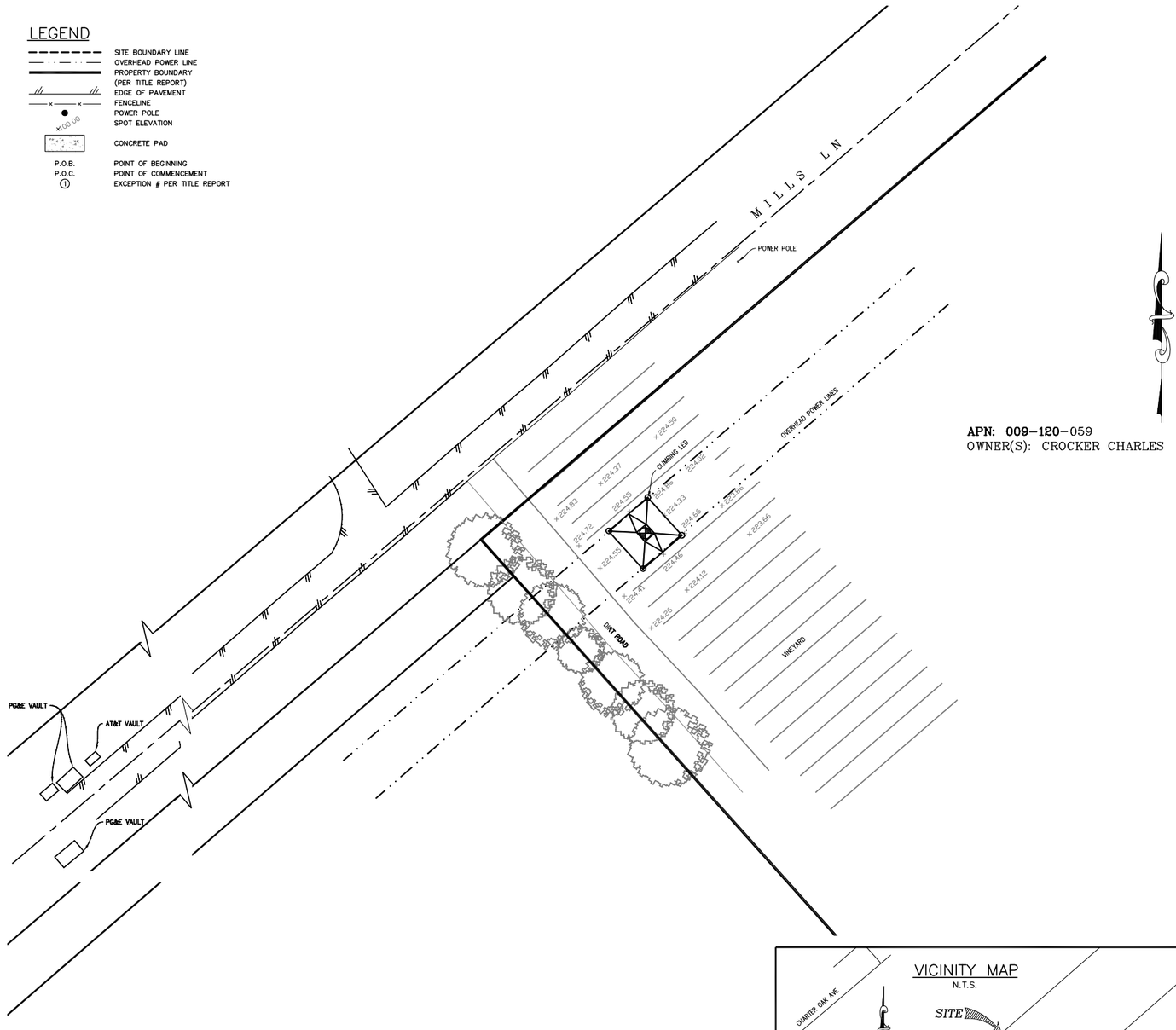
The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1–A accuracy (± 20' horizontally and ± 3' vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.



ELEVATION VIEW – LOOKING NORTH
1" = 20'

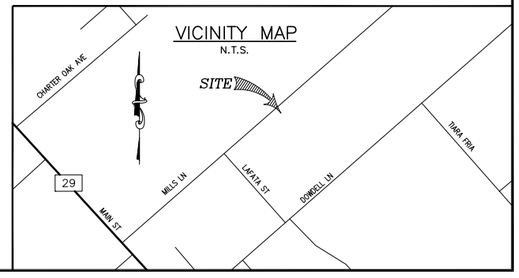
LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- EDGE OF PAVEMENT
- FENCELINE
- POWER POLE
- SPOT ELEVATION
- CONCRETE PAD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ① EXCEPTION # PER TITLE REPORT



OVERALL SITE MAP
1" = 20'

APN: 009–120–059
OWNER(S): CROCKER CHARLES



SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

SPACE RESERVED FOR PROFESSIONAL SEAL

REVISION			
NO.	DESCRIPTION	BY	DATE
0	PRELIM. ISSUE	EJ	08/10/18

DRAWN BY:	EJ
CHECKED BY:	DA
DATE DRAWN:	08/10/18
SMITHCO JOB #:	56–824

SITE NAME

CCL00809
RAILROAD AVE
& FULTON LN

SITE ADDRESS

NEAR 862 MILLS LANE
SAINT HELENA, CA 94574

NAPA COUNTY

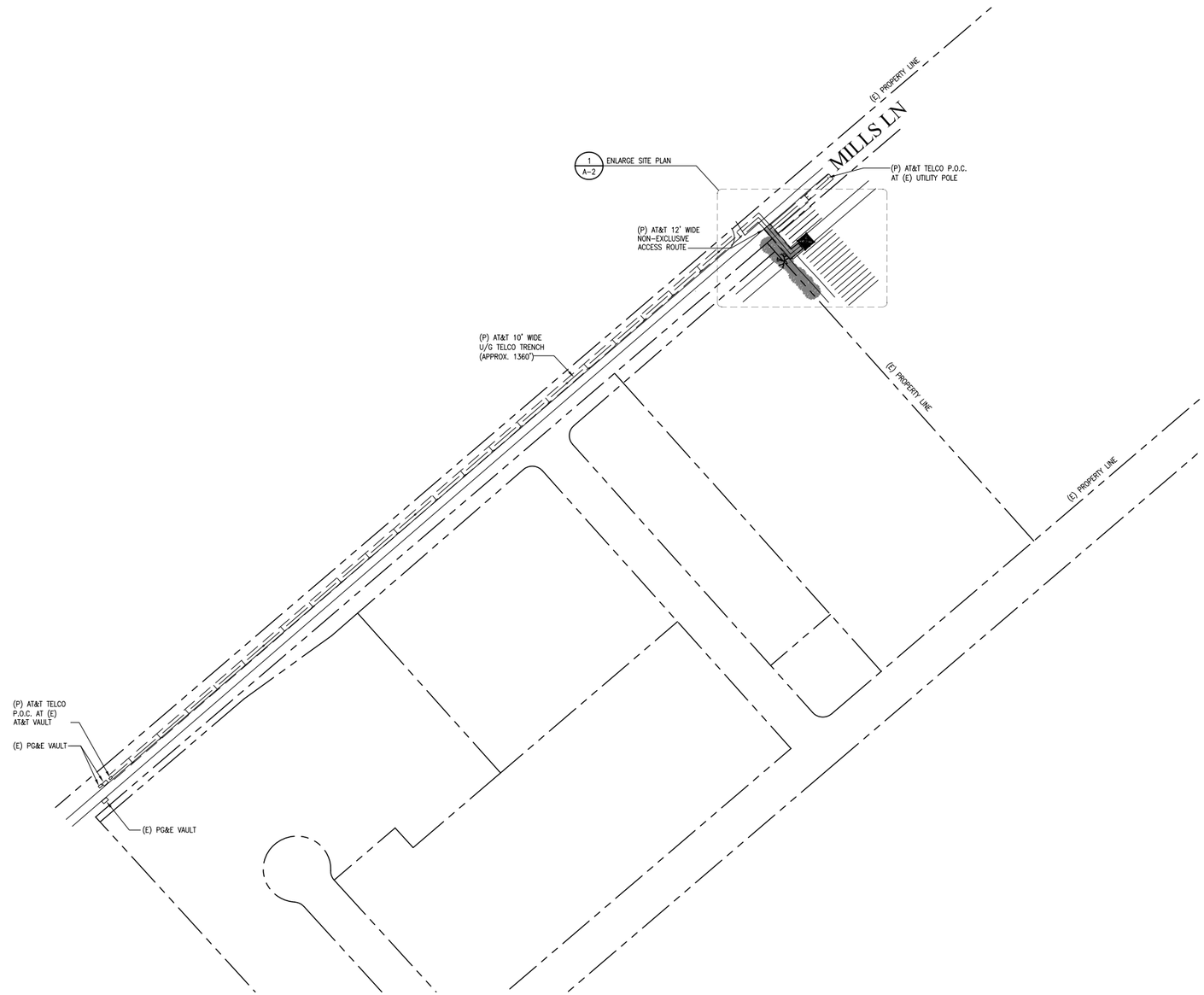
SHEET TITLE

SITE SURVEY

FOR EXAMINATION ONLY

SHEET

C-1



SITE PLAN

SCALE: 1"=1000'-0" 0 500' 1000' | 1

at&t
5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583

Vinculums
575 Lennon Ln #125
Walnut Creek, CA 94598

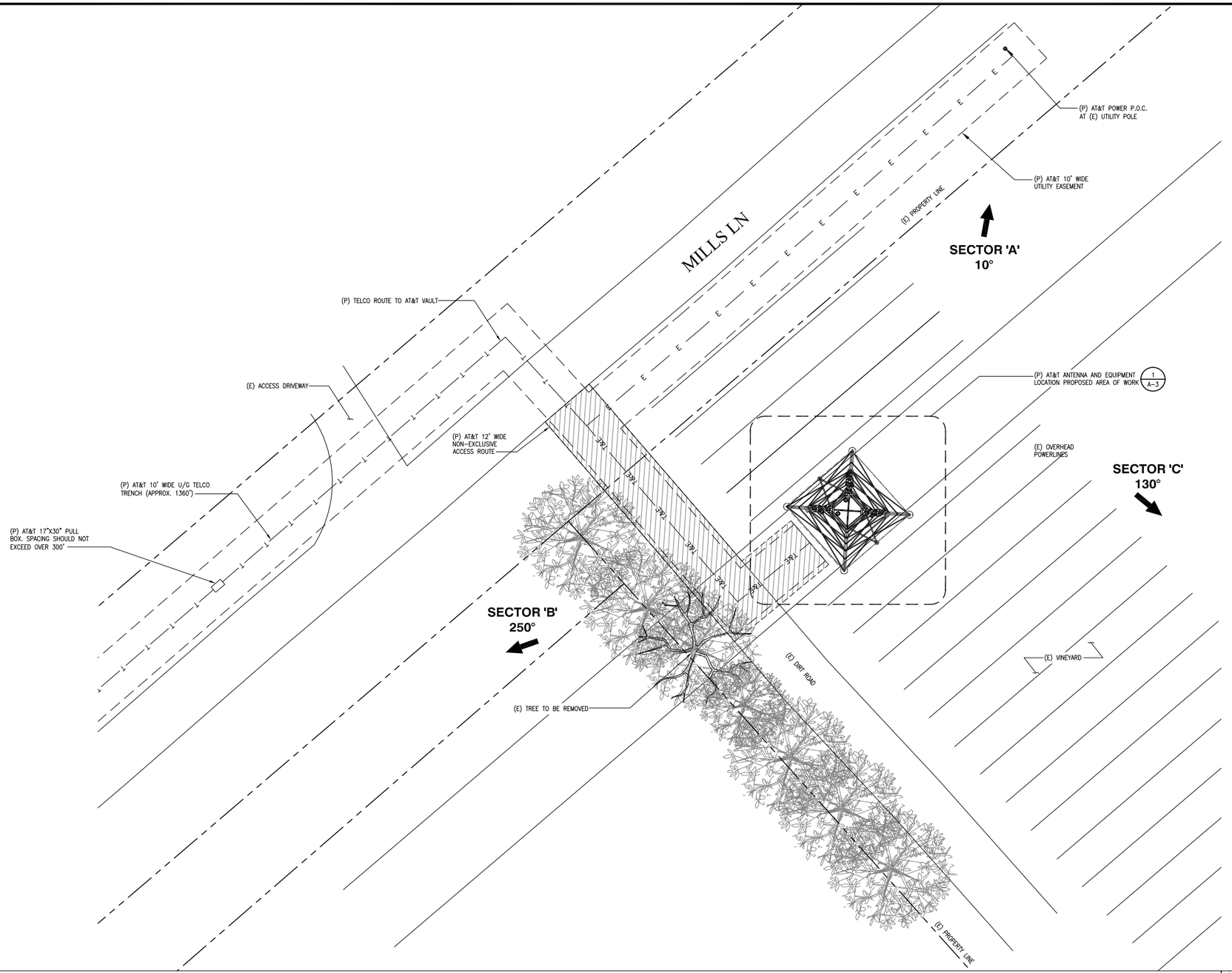
PLANS PREPARED BY:
INTELOCITY
DESIGN | BUILD | INNOVATE
1875 Coronado Ave
Signal Hill, CA 90755
A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
6	01/30/19	REVISED 100% ZDs	PDC
5	01/09/19	REVISED 100% ZDs	SV
4	11/15/18	REVISED 100% ZDs	SV
3	09/28/18	100% ZONING DRAWINGS	KD
2	09/13/18	CLIENT COMMENTS	JY
1	08/28/18	CLIENT COMMENTS	PDC

CCL00809
MILLS LANE PG&E TOWER
862 MILLS LANE
SAINT HELENA, CA 94574
LATICE TOWER/INDOOR

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



ENLARGED SITE PLAN

SCALE: 1"=10'-0" (0, 5', 10')

3

at&t

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SAN RAMON, CA 94583

Vinculums

575 Lennon Ln #125
Walnut Creek, CA 94598

PLANS PREPARED BY:

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REV	DATE	DESCRIPTION	INT
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2	09/13/18	CLIENT COMMENTS	JY
1	08/28/18	CLIENT COMMENTS	PDC

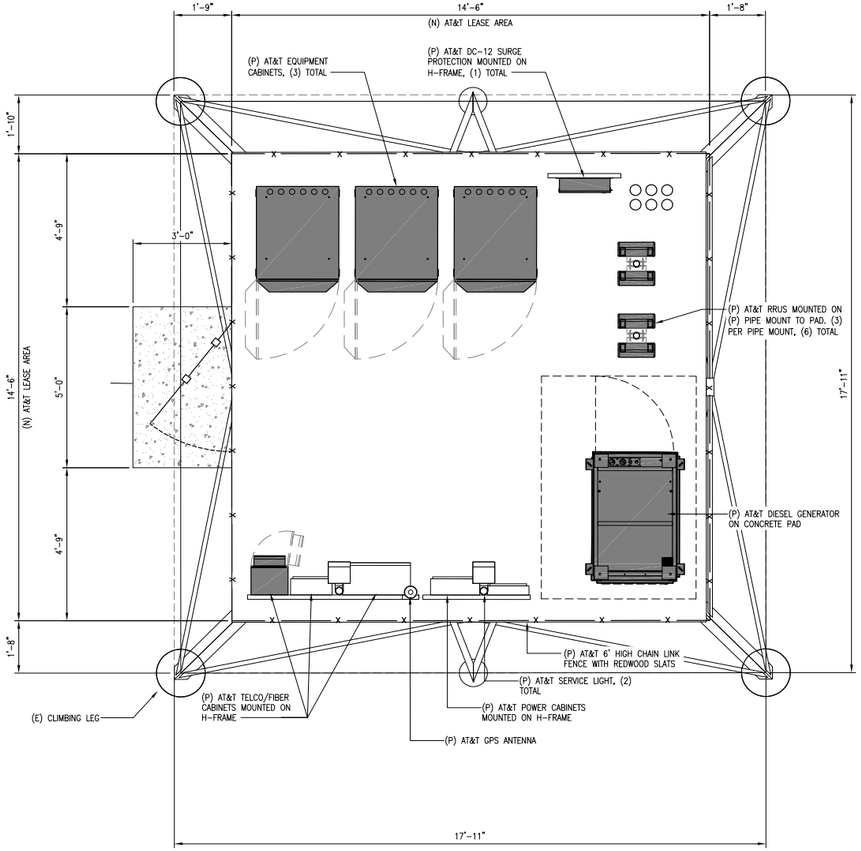
CCL00809
MILLS LANE PG&E TOWER
862 MILLS LANE
SAINT HELENA, CA 94574
LATICE TOWER/INDOOR

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

A-2

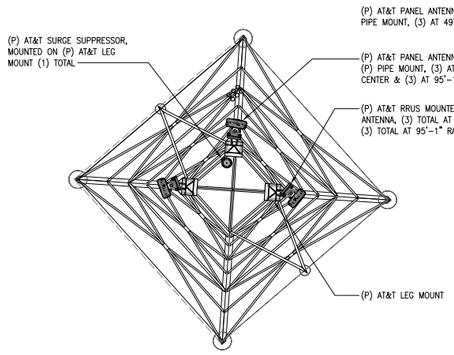


PROPOSED EQUIPMENT PLAN SCALE: 1/2"=1'-0" (0, 1, 2) 2

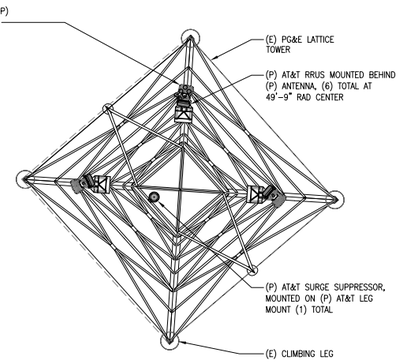
(P) ANTENNA SCHEDULE

	ANTENNA POSITION	STATUS	TECHNOLOGY	RAD CENTER	ANTENNA MAKE/MODEL	AZIMUTH	ANTENNA COUNT	FILTER/TMA MODEL	FILTER/TMA COUNT	TRANSMISSION TYPE / LENGTH	RRUS MAKE/MODEL	RRU TOWER LOCATION	RRUS COUNT
ALPHA SECTOR	A1	(P)	700/850/1900	102'-8"	COMMSCOPE NNHH-65A-R4	10°	1	–	–	±80' HYBRID/50' 7/8" COAX	RRUS-4449 B5/B12	MIDDLE	1
										±130' HYBRID	RRUS-4415 B25	TOP	1
	A2	(P)	700/AWS	95'-1"	COMMSCOPE NNHH-65A-R4	10°	1	–	–	±80' HYBRID/50' 7/8" COAX	RRUS-4478 B14	MIDDLE	1
										±130' HYBRID	RRUS-4426 B66	TOP	1
	A3	(P)	700/WCS	49'-9"	COMMSCOPE JAHH-65B-R3B	10°	1	–	–	80' 7/8" COAX	RRUS-E2 B29	BASE	1
										80' 7/8" COAX	RRUS-4415 B30	BASE	1
	A4	–	–	–	–	–	–	–	–	–	–	–	–
BETA SECTOR	B1	(P)	700/850/1900	102'-8"	COMMSCOPE NNHH-65A-R4	250°	1	–	–	±80' HYBRID/50' 7/8" COAX	RRUS-4449 B5/B12	MIDDLE	1
										±130' HYBRID	RRUS-4415 B25	TOP	1
	B2	(P)	700/AWS	95'-1"	COMMSCOPE NNHH-65A-R4	250°	1	–	–	±80' HYBRID/50' 7/8" COAX	RRUS-4478 B14	MIDDLE	1
										±130' HYBRID	RRUS-4426 B66	TOP	1
	B3	(P)	700/WCS	49'-9"	COMMSCOPE JAHH-65B-R3B	250°	1	–	–	80' 7/8" COAX	RRUS-E2 B29	BASE	1
										80' 7/8" COAX	RRUS-4415 B30	BASE	1
	B4	(P)	–	–	–	–	–	–	–	–	–	–	–
GAMMA SECTOR	C1	(P)	700/850/1900	102'-8"	COMMSCOPE NNHH-65A-R4	130°	1	–	–	±80' HYBRID/50' 7/8" COAX	RRUS-4449 B5/B12	MIDDLE	1
										±130' HYBRID	RRUS-4415 B25	TOP	1
	C2	(P)	700/AWS	95'-1"	COMMSCOPE NNHH-65A-R4	130°	1	–	–	±80' HYBRID/50' 7/8" COAX	RRUS-4478 B14	MIDDLE	1
										±130' HYBRID	RRUS-4426 B66	TOP	1
	C3	(P)	700/WCS	49'-9"	COMMSCOPE JAHH-65B-R3B	130°	1	–	–	80' 7/8" COAX	RRUS-E2 B29	BASE	1
										80' 7/8" COAX	RRUS-4415 B30	BASE	1
	C4	(P)	–	–	–	–	–	–	–	–	–	–	–
													18

SECTOR 'A'
10°



AT RAD CENTER 102'-8" & 95'-1"



AT RAD CENTER 49'-9"

SECTOR 'B'
250°

SECTOR 'C'
130°

PROPOSED ANTENNA PLAN SCALE: 3/16"=1'-0" (0, 2, 4, 6) 1

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5001 EXECUTIVE PARKWAY,
SAN RAMON, CA 94583

Vinculums
575 Lennon Ln #125
Walnut Creek, CA 94598

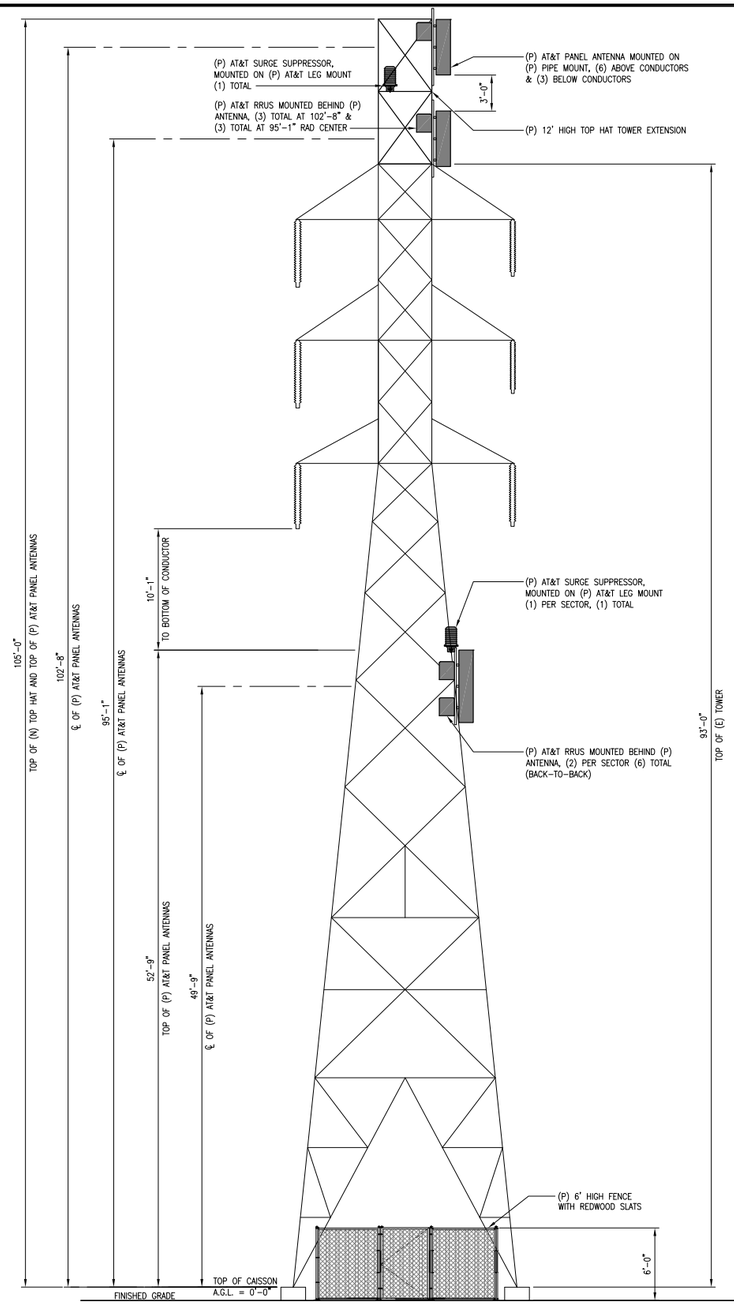
PLANS PREPARED BY:
INTELOCITY
DESIGN | BUILD | INNOVATE
1875 Coronado Ave
Signal Hill, CA 90755
A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
6	01/30/19	REVISED 100% ZDs	PDC
5	01/09/19	REVISED 100% ZDs	SV
4	11/15/18	REVISED 100% ZDs	SV
3	09/28/18	100% ZONING DRAWINGS	KD
2	09/13/18	CLIENT COMMENTS	JY
1	08/28/18	CLIENT COMMENTS	PDC

CCL00809
MILLS LANE PG&E TOWER
862 MILLS LANE
SAINT HELENA, CA 94574
LATICE TOWER/INDOOR

SHEET TITLE
EQUIPMENT/ANTENNA PLAN
ANTENNA/RRU SCHEDULES

SHEET NUMBER
A-3



NORTH ELEVATION SCALE: 3/16"=1'-0" 0 2' 4' 6' **2**

EAST ELEVATION SCALE: 3/16"=1'-0" 0 2' 4' 6' **1**

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Vinculums

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Walnut Creek, CA 94598

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Signal Hill, CA 90755

A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
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3	09/28/18	100% ZONING DRAWINGS	KD
2	09/13/18	CLIENT COMMENTS	JY
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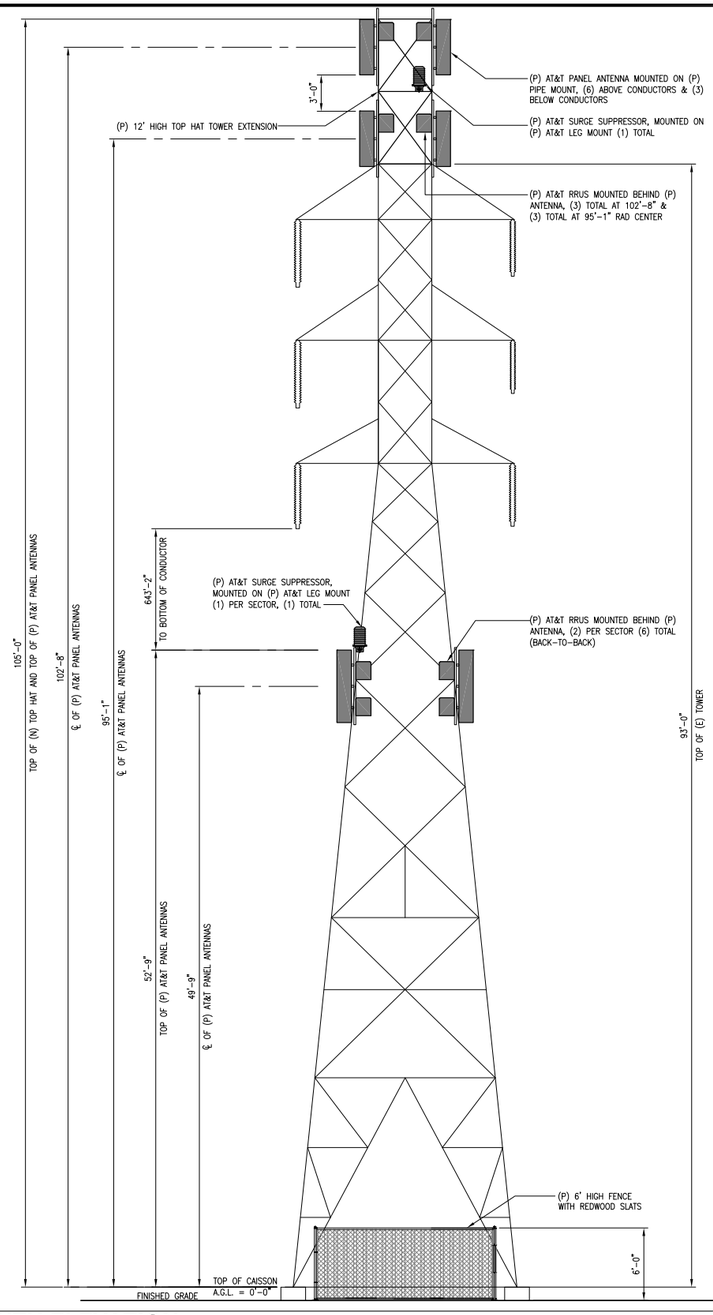
CCL00809
MILLS LANE PG&E TOWER
862 MILLS LANE
SAINT HELENA, CA 94574
LATICE TOWER/INDOOR

SHEET TITLE

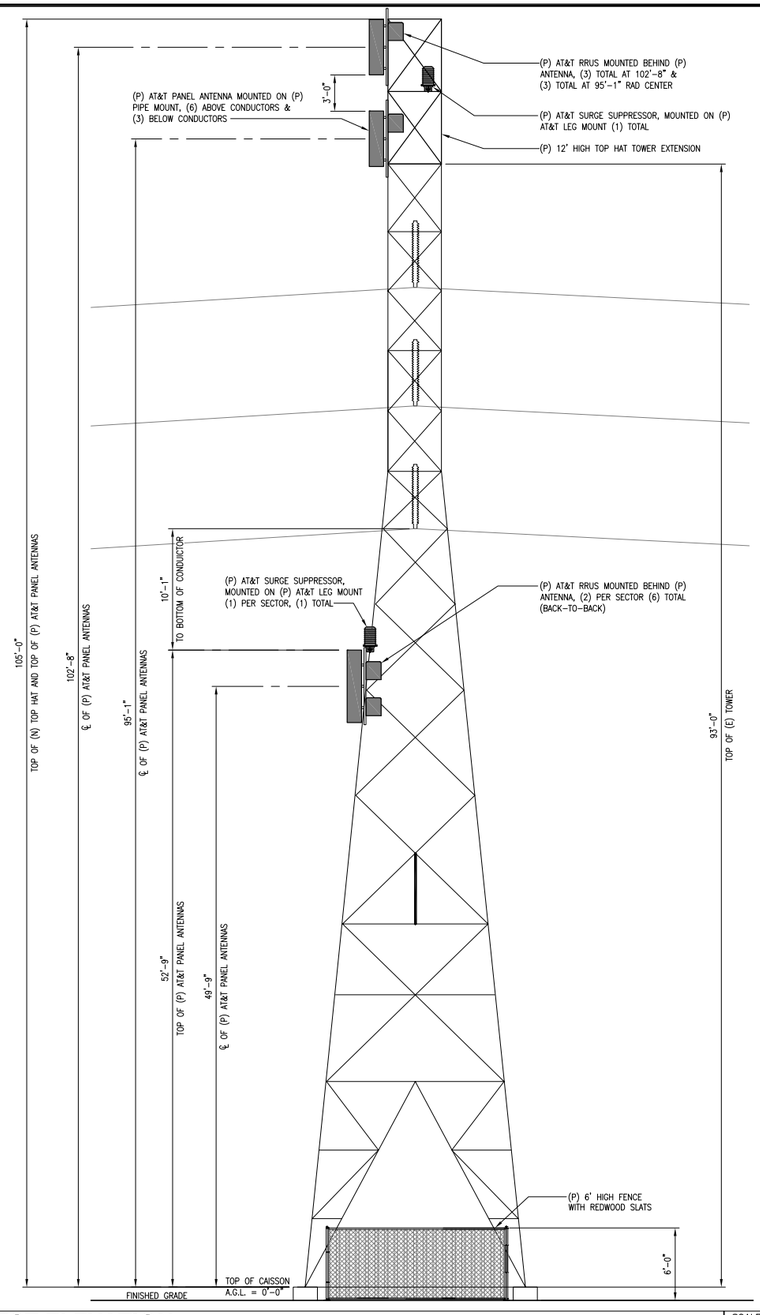
ELEVATIONS

SHEET NUMBER

A-4



SOUTH ELEVATION SCALE: 3/16"=1'-0" 0 2' 4' 6' **2**



WEST ELEVATION SCALE: 3/16"=1'-0" 0 2' 4' 6' **1**

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Vinculums

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Walnut Creek, CA 94598

PLANS PREPARED BY:

INTELOCITY
DESIGN | BUILD | INNOVATE

1875 Coronado Ave
Signal Hill, CA 90755

A NUWAVE COMPANY

REV	DATE	DESCRIPTION	INT
6	01/30/19	REVISED 100% ZDs	PDC
5	01/09/19	REVISED 100% ZDs	SV
4	11/15/18	REVISED 100% ZDs	SV
3	09/28/18	100% ZONING DRAWINGS	KD
2	09/13/18	CLIENT COMMENTS	JY
1	08/28/18	CLIENT COMMENTS	PDC

CCL00809
MILLS LANE PG&E TOWER
862 MILLS LANE
SAINT HELENA, CA 94574
LATICE TOWER/INDOOR

SHEET TITLE

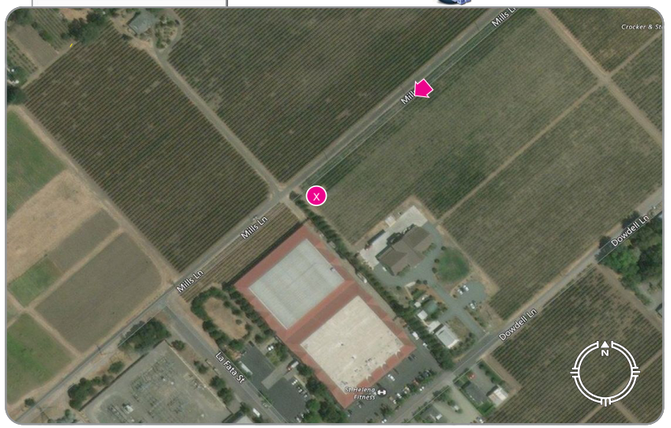
ELEVATIONS

SHEET NUMBER

A-5

LOCATION

Microsoft® Virtual Earth™



View from the Northeast looking Southwest

EXISTING

PROPOSED

Completed January 18, 2019

CCL00809
Railroad Ave & Fulton Lane

862 Mills Lane
Saint Helena, CA 94574

VIEW 1

APPLICANT

AT&T Mobility
5001 Exectutive Parkway
San Ramon, CA 94583

CONTACT

TSJ Consulting Inc.
Tom Johnson
27130 Paseo Espada
Suite #A-1426
San Juan Capistrano, CA 92675
p 925.785.3727

BLUE WATER DESIGN

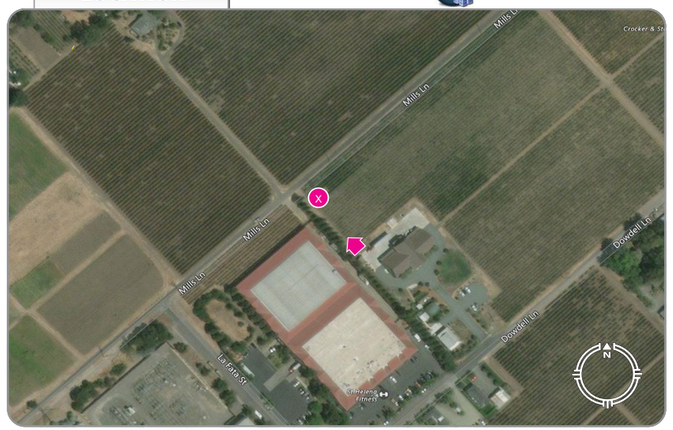
bluewater-design.net
michelle@bluewater-design.net
p 425.615.0944

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

at&t

LOCATION

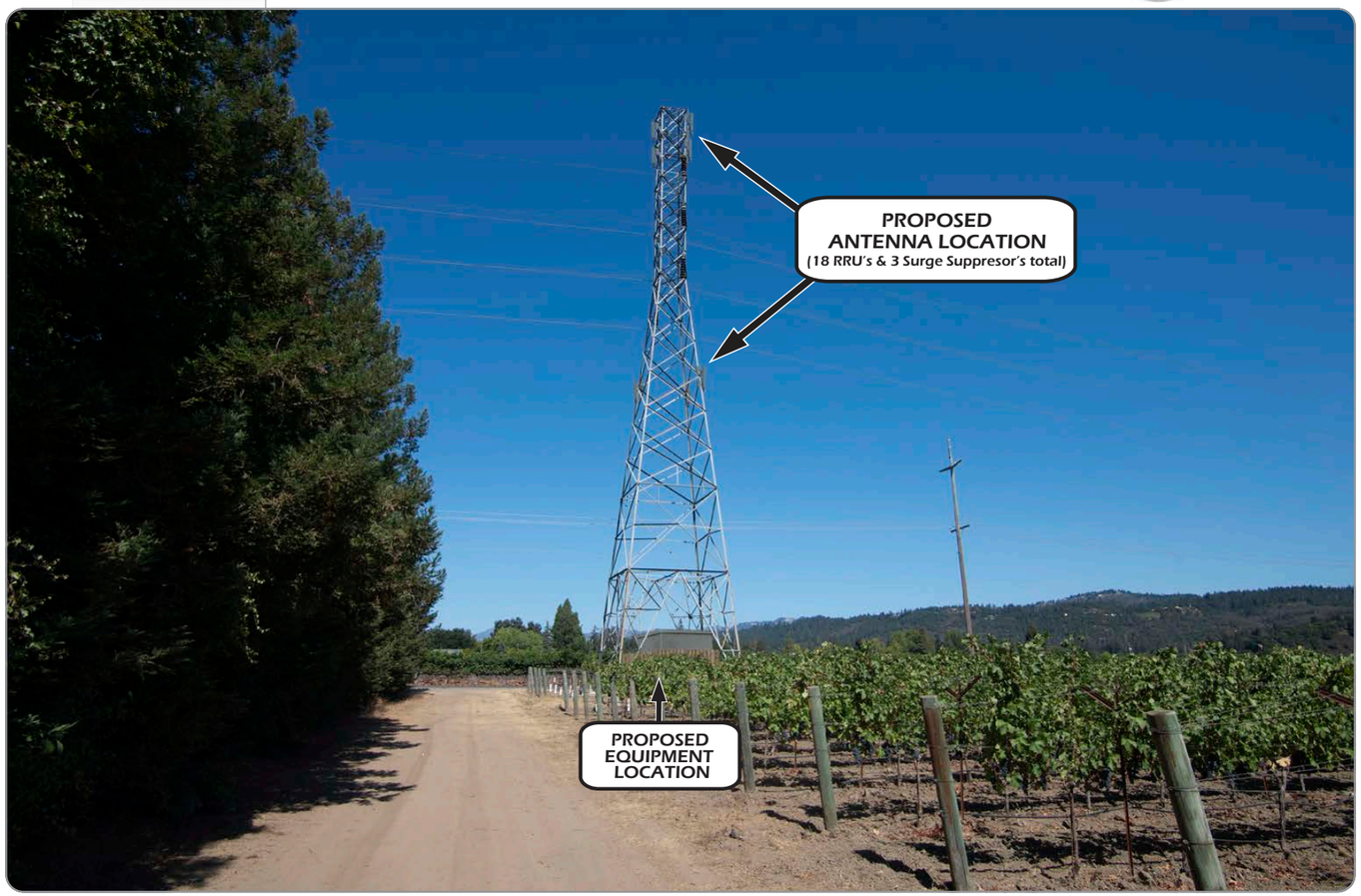
Microsoft® Virtual Earth™



View from the Southeast looking Northwest

EXISTING

PROPOSED



Completed January 18, 2019

CCL00809
Railroad Ave & Fulton Lane

862 Mills Lane
Saint Helena, CA 94574

VIEW 2

APPLICANT

AT&T Mobility
5001 Exectutive Parkway
San Ramon, CA 94583

CONTACT

TSJ Consulting Inc.
Tom Johnson
27130 Paseo Espada
Suite #A-1426
San Juan Capistrano, CA 92675
p 925.785.3727

Blue Water DESIGN

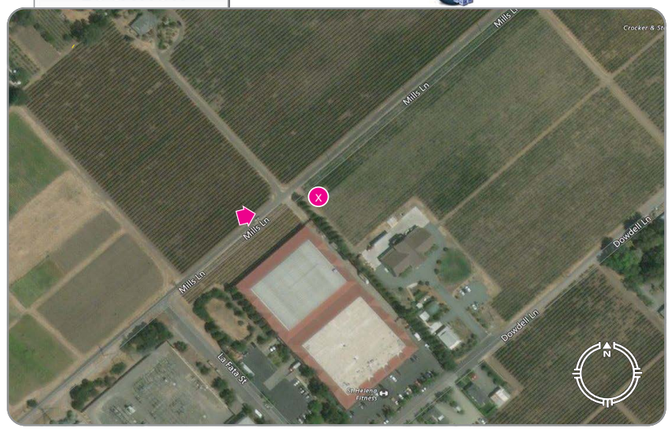
BLUE WATER DESIGN

bluewater-design.net
michelle@bluewater-design.net
p 425.615.0944

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

LOCATION

Microsoft® Virtual Earth™



View from the West looking East

EXISTING

PROPOSED

Completed January 18, 2019

CCL00809
Railroad Ave & Fulton Lane

862 Mills Lane
Saint Helena, CA 94574

VIEW 3

APPLICANT
AT&T Mobility
5001 Exectutive Parkway
San Ramon, CA 94583

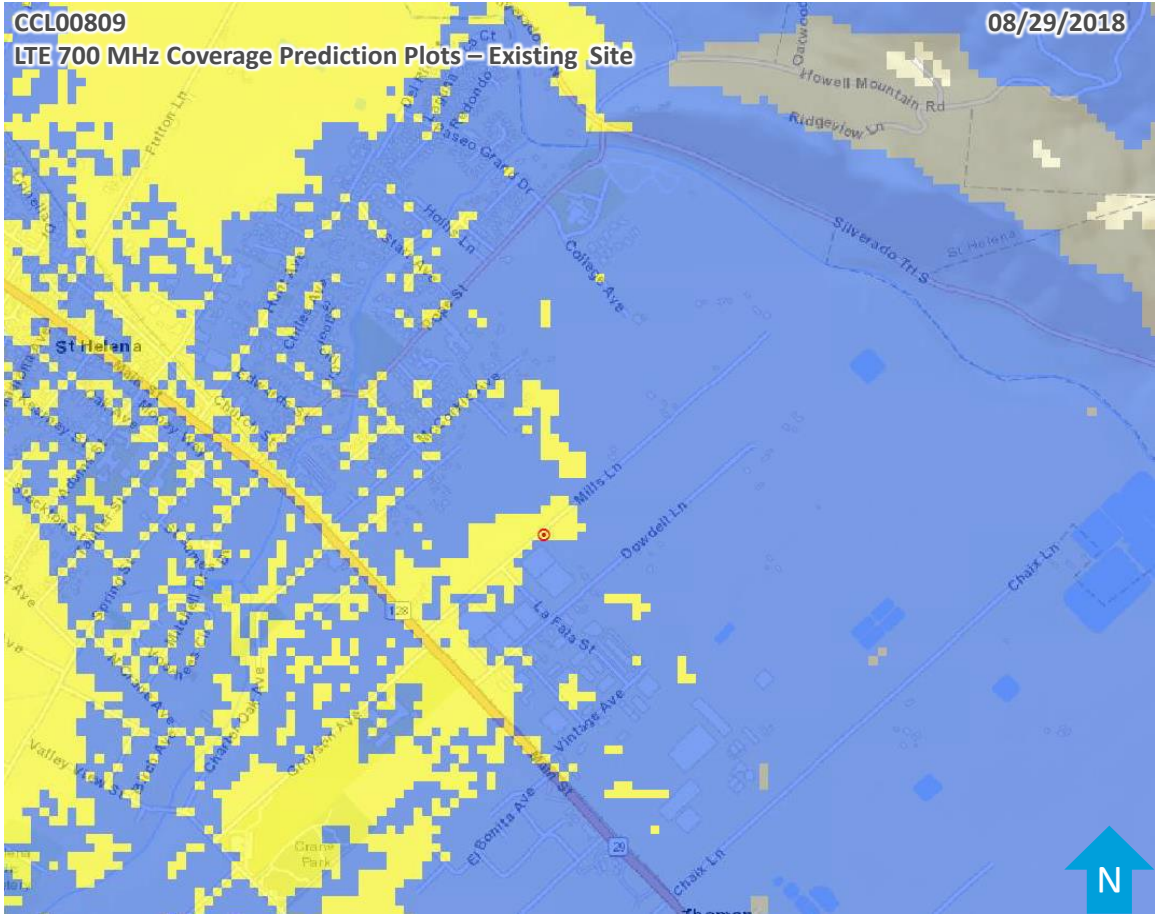
CONTACT
TSJ Consulting Inc.
Tom Johnson
27130 Paseo Espada
Suite #A-1426
San Juan Capistrano, CA 92675
p 925.785.3727

BLUE WATER DESIGN
bluewater-design.net
michelle@bluewater-design.net
p 425.615.0944

Photo simulation accuracy is based on information provided to Blue Water Design by the applicant.

CCL00809 – NSB
Zoning Coverage Predictions

08/29/2018



Green:
- Reliable Coverage Indoors/Outdoors

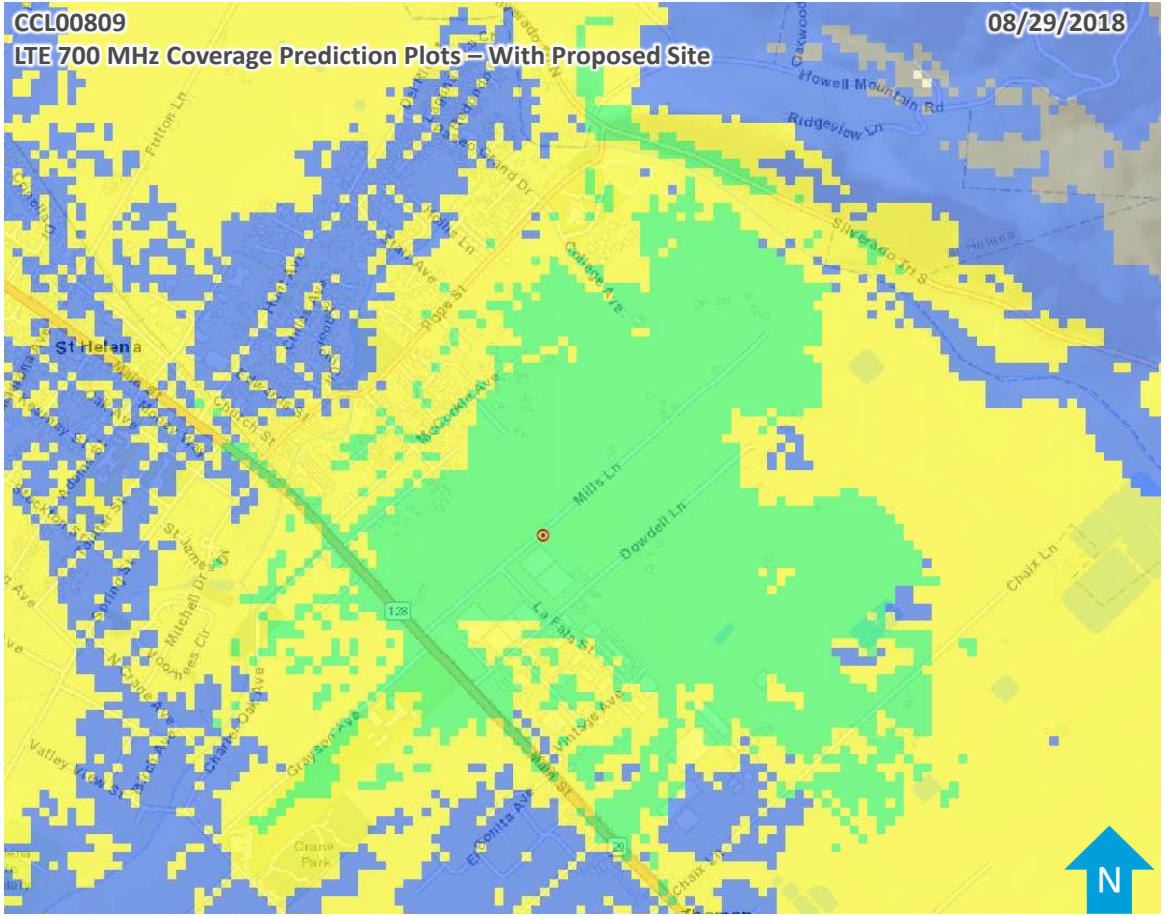
Yellow:
- Reliable Coverage in Transit
- Indoor Coverage Less Reliable

Blue:
- Reliable Coverage Outdoors Only
- Indoor Coverage Less Reliable

Grey:
- Unlikely to Have Service

Existing Sites

Proposed Site



Green:
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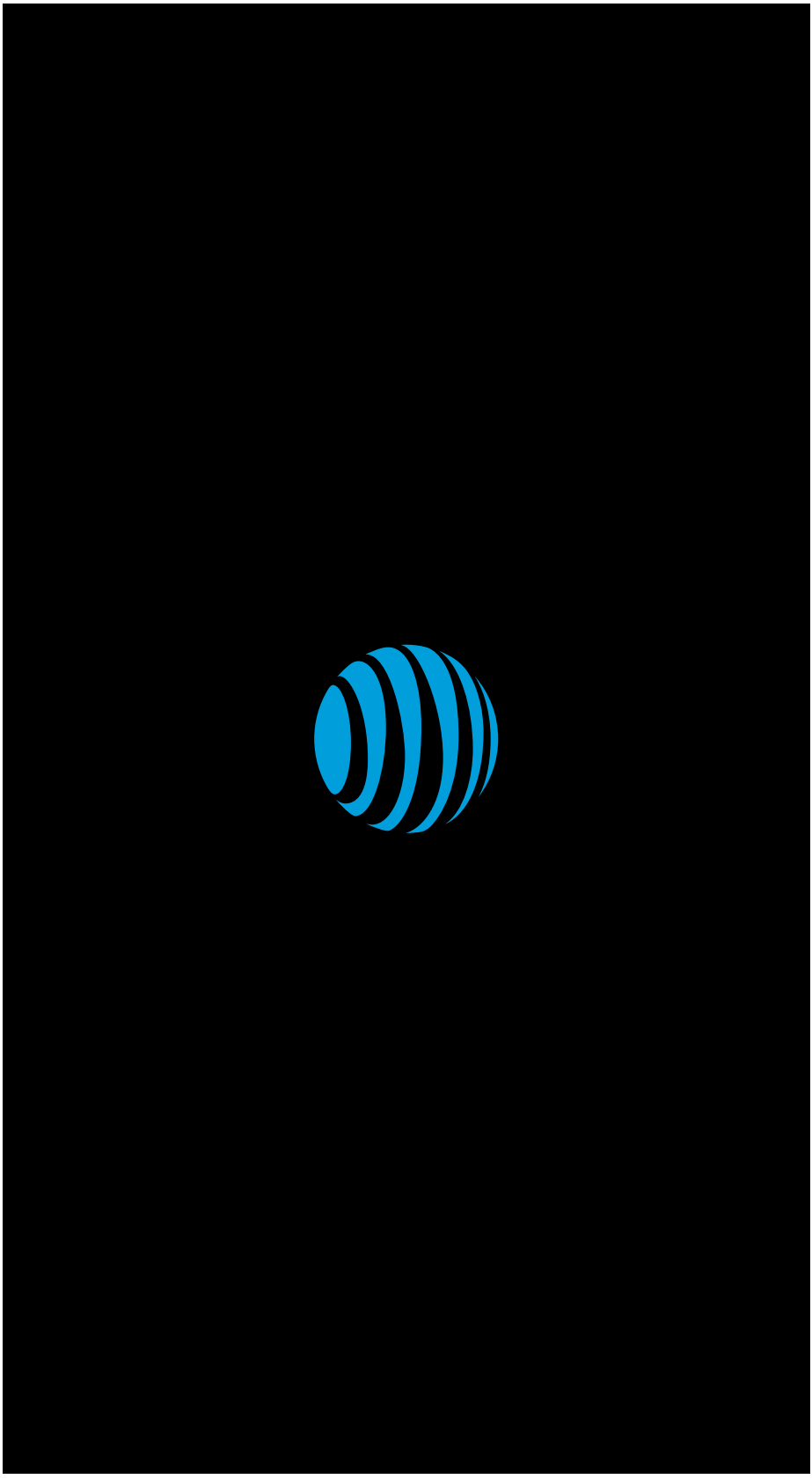
Existing Sites

Proposed Site



ELECTROMAGNETIC ENERGY (EME) EXPOSURE REPORT

Site Name:	**Mills Lane PGE Tower**
Site ID:	**CCL00809**
USID:	**212378**
FA Location:	**10151687**
Site Type:	**Self Support**
Location:	**Adjacent to 862 Mills Lane Saint Helena, CA 94574**
Latitude (NAD83):	**38.5014290**
Longitude (NAD83):	**-122.4577290**
Report Completed:	**October 05, 2018**
AT&T M-RFSC	**Casey Chan**

Prepared By:

OSC ENGINEERING

Prepared for: AT&T Mobility
c/o Caldwell Compliance, Inc.
6900 Koll Center Parkway.
Ste. 401
Pleasanton, CA 94566

Executive Summary

Occupational Safety & Compliance Engineering (OSC Engineering) has been contracted by Caldwell Compliance, Inc. to conduct an RF (radio frequency) computer simulated analysis. The Federal Communications Commission (FCC) has set limits on RF energy exposed to humans on a wireless cell site in order to ensure safety. The FCC has also mandated that all RF wireless sites must be in compliance with the FCC limits and a compliance check should be performed routinely to ensure site compliance.

This report is an in depth analysis summarizing the results of the RF modeling provided to us by AT&T and in relation to relevant FCC RF compliance standards. A reanalysis is recommended upon the site going on air.

OSC Engineering uses the FCC OET-65 as well as AT&T Standards to make recommendations based on results and information gathered from drawings and Radio Frequency Data Sheets.

For this report, OSC Engineering utilized Roofview® software for the theoretical analysis of the AT&T Cellular Facility.

A site-specific compliance plan is recommended for each transmitting site. This report serves as a single piece of the overall compliance plan.

Site Compliance Conclusion

The AT&T site CCL00809 located adjacent to 862 Mills Lane Saint Helena, CA 94574 will comply with FCC Guidelines.

Site Overview and Description

- The antennas are mounted on a lattice tower
- The site consists of three (3) sectors with a total of nine (9) antennas
- The site is not co-located

Compliance Results of the Proposed Site (theoretical simulation)

A result over 100% does not make a site out of compliance with FCC guidelines. For results over 100% of the FCC Limit, further remediation is required to consider the site compliant per FCC Guidelines. See the last page of this report entitled ***RECOMMENDATIONS*** for compliance actions required for FCC and AT&T Compliance. Only areas within the demarcated areas (barriers) are over the FCC Limit. The remediation actions bring the site into compliance. Results are given in terms of the FCC General Population. Please see the page entitled ***FCC MPE Limits (from OET-65)*** for further information. For the purpose of theoretical simulation, OSC Engineering models antennas as if they are operating at full power (100% capacity). This assumption yields more conservative (higher) results. On-site measurements may yield different results, as antennas do not always operate at full capacity.

Max RF Exposure Level simulated (AT&T antennas @ ground):
10.5 % FCC General Population MPE Limit

Antenna Inventory

All technical data and specifications shown below are collected from drawings and/or documents provided by the client, as well as from online databases and/or a visit to this facility. Unknown wireless transmitting antennas are simulated using conservative values when information is not available.

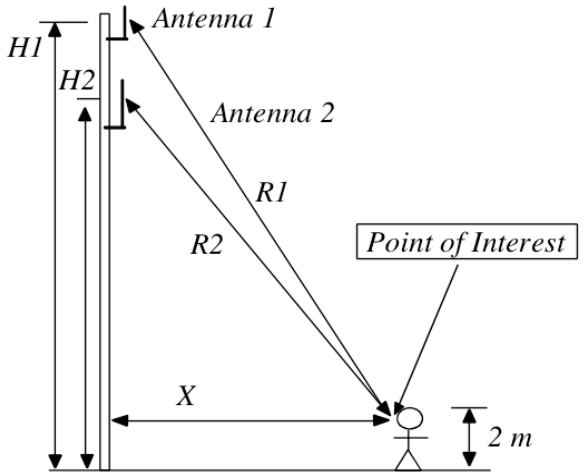
Antenna	Operator / Technology	Frequency (MHz)	Input Power (watts)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (ft)
A1	AT&T LTE B17	700	120.00	Panel	Commscope	NNHH-65A-R4	10	99.7
A1	AT&T LTE	850	120.00	Panel	Commscope	NNHH-65A-R4	10	99.7
A1	AT&T LTE	1900	160.00	Panel	Commscope	NNHH-65A-R4	10	99.7
A2	AT&T LTE B14	700	160.00	Panel	Commscope	NNHH-65A-R4	10	99.7
A2	AT&T LTE	2100	240.00	Panel	Commscope	NNHH-65A-R4	10	99.7
A3	AT&T LTE B29	700	80.00	Panel	Commscope	JAHH-65A-R3B	10	46.7
A3	AT&T LTE	2300	100.00	Panel	Commscope	JAHH-65A-R3B	10	46.7
B1	AT&T LTE B17	700	120.00	Panel	Commscope	NNHH-65A-R4	250	99.7
B1	AT&T LTE	850	120.00	Panel	Commscope	NNHH-65A-R4	250	99.7
B1	AT&T LTE	1900	160.00	Panel	Commscope	NNHH-65A-R4	250	99.7
B2	AT&T LTE B14	700	160.00	Panel	Commscope	NNHH-65A-R4	250	99.7
B2	AT&T LTE	2100	240.00	Panel	Commscope	NNHH-65A-R4	250	99.7
B3	AT&T LTE B29	700	80.00	Panel	Commscope	JAHH-65A-R3B	250	46.7
B3	AT&T LTE	2300	100.00	Panel	Commscope	JAHH-65A-R3B	250	46.7

Antenna	Operator / Technology	Frequency (MHz)	Input Power (watts)	Antenna Type	Antenna Make	Antenna Model	Azimuth (°T)	Ground (Z) (ft)
G1	AT&T LTE B17	700	120.00	Panel	Commscope	NNHH-65A-R4	130	99.7
G1	AT&T LTE	850	120.00	Panel	Commscope	NNHH-65A-R4	130	99.7
G1	AT&T LTE	1900	160.00	Panel	Commscope	NNHH-65A-R4	130	99.7
G2	AT&T LTE B14	700	160.00	Panel	Commscope	NNHH-65A-R4	130	99.7
G2	AT&T LTE	2100	240.00	Panel	Commscope	NNHH-65A-R4	130	99.7
G3	AT&T LTE B29	700	80.00	Panel	Commscope	JAHH-65A-R3B	130	46.7
G3	AT&T LTE	2300	100.00	Panel	Commscope	JAHH-65A-R3B	130	46.7

FCC Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location **X** meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, **H1** and **H2,** must be known in order to calculate the distances, **R1**and **R2**, from the antennas to the point of interest. [1]



[1] OET Bulletin 65, Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Page 37- 38

Computer Simulation Analysis

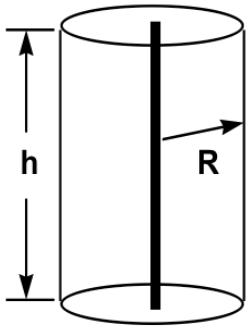
The Federal Communications Commission (FCC) governs the telecommunications services, facilities, and devices used by the public, industrial and state organizations in the United States.

"RoofView® is a software analysis tool for evaluating radiofrequency (RF) field levels at roof-top telecommunications sites produced by vertical collinear antennas of the type commonly used in the cellular, paging, PCS, ESMR and conventional two-way radio communications services."[2]

"RF near-field levels are computed from selected antennas by applying a cylindrical model that takes into account the antenna's aperture height, mounting height above the roof, azimuthal beam width for directional antennas and the location of the antennas on the roof Resulting, spatially averaged power densities are expressed as a percentage of a user selectable exposure limit depending on frequency. The entire roof is composed of one-square-foot pixels and RF fields are computed for each of these pixels for each selected antenna."[3]

Computer simulations produced for clients are simulated with "Uptime = 100%". This means that all transmitters associated with an antenna are considered to be "on". [4]

RoofView® uses a near-field method of computing the field based on assuming that the total input power delivered to the antenna, at its input terminal, is distributed over an imaginary cylindrical surface surrounding the antenna. The height of the cylinder is equal to the aperture height of the antenna while the radius is simply the distance from the antenna at which the field power density is to be computed. Within the aperture of the antenna, this approximation is quite accurate but as the antenna is elevated above the region of interest, the model output must be corrected for mounting height. [5]



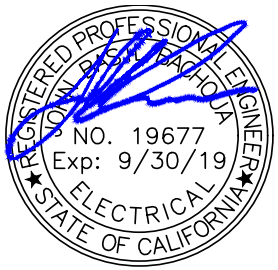
$$S = \frac{P}{2\pi Rh}$$

[2] Roofview User Guide 4.15, Page 7, Richard A Tell Associates
[3] Roofview User Guide 4.15, Page 7, Richard A Tell Associates
[4] Roofview User Guide 4.15, Page 10, Richard A Tell Associates
[5] Roofview User Guide 4.15, Page 45, Richard A Tell Associates

Certification

The undersigned is a Professional Engineer, holding a California Registration No. 19677

Reviewed and approved by:



John B. Bachoua, PE

Date: October 05, 2018

The engineering and design of all related structures as well as the impact of the antennas on the structural integrity of the design are specifically excluded from this report's scope of work. This report's scope of work is limited to an evaluation of the Electromagnetic Energy (EME) RF emissions field generated by the antennas listed in this report. When client and others have supplied data, it is assumed to be correct.

FCC MPE Limits (from OET-65)

OSC Engineering uses the FCC's and clients' guidelines to model the computer simulation. Explained in detail in Office of Engineering & Technology, Bulletin No. 65 ("OET-65") "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation".

Occupational/controlled[6] 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. As discussed later, the occupational/controlled exposure limits also apply to amateur radio operators and members of their immediate household.

General population/uncontrolled[7] 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 would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

[6] OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.
[7] OET-65 "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields pg. 9.

Limits for Maximum Permissible Exposure (MPE)[8]

"The FCC Exposure limits are based on data showing that the human body absorbs RF energy at some frequencies more efficiently than at others. The most restrictive limits occur in the frequency range of 30-300MHz where whole-body absorption of RF energy by human beings is most efficient. At other frequencies whole-body absorption is less efficient, and, consequently, the MPE limits are less restrictive."[9]

(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
32-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population /Uncontrolled Exposure

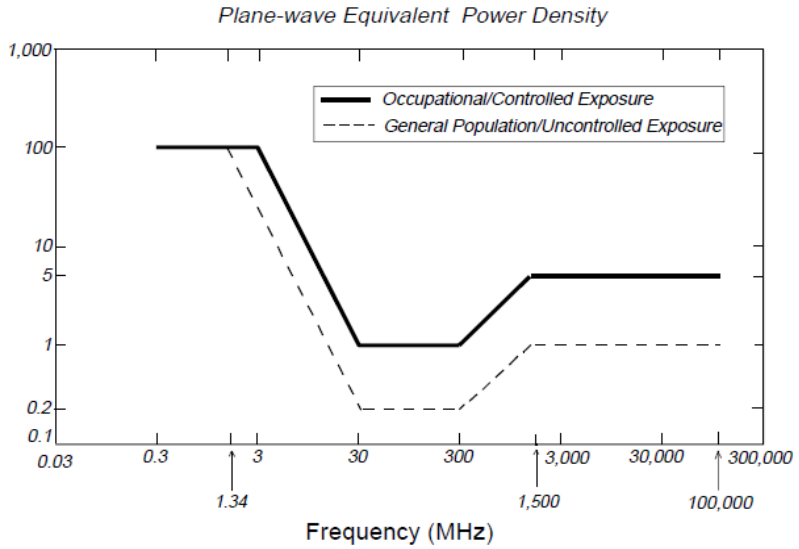
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	($180/f^2$)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--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

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

[8] OET-65 "FCC Guidelines Table 1 pg. 72.
[9] OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 8

Limits for Maximum Permissible Exposure (MPE) continued [10]

Figure 1. *FCC Limits for Maximum Permissible Exposure (MPE)*



"MPE Limits are defined in terms of power density (units of milliwatts per centimeter squared: mW/cm^2), electric field strength (units of volts per meter: V/m) and magnetic field strength (units of amperes per meter: A/m). In the far-field of a transmitting antenna, where the electric field vector (E), the magnetic field vector (H), and the direction of propagation can be considered to be all mutually orthogonal ("[plane-wave" conditions], these quantities are related by the following equation:

$$S = \frac{E^2}{3770} = 37.7H^2$$

where: S = power density (mW/cm^2)
E = electric field strength (V/m)
H = magnetic field strength (A/m)

[10] OET-65 "FCC Guidelines Table 1 pg. 72.

Limitations

OSC Engineering completed this evaluation analysis based on information and data provided by the client. The data provided by the client is assumed to be accurate. Estimates of the unknown, standard, and additional transmitting sites are noted and based on FCC regulation and client requirements. These are estimated to the best of our professional knowledge. This report is completed by OSC Engineering to determine whether the wireless communications facility complies with the Federal Communications Commission (FCC) Radio Frequency (RF) Safety Guidelines. The Office of Engineering and Technology (OET-65) *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Radiation* has been prepared to provide assistance in determining whether proposed or existing transmitting facilities, operations or devices comply with limits for human exposure to radiofrequency (RF) fields adopted by the Federal Communications Commission (FCC)[11]. As each site is getting upgraded and changed, this report will become obsolete as this report is based on current information per the client, per the date of the report. Use of this document will not hold OSC Engineering Inc. nor it's employees liable legally or otherwise. This report shall not be used as a determination as to what is safe or unsafe on a given site. All workers or other people accessing any transmitting site should have proper EME awareness training. This includes, but is not limited to, obeying posted signage, keeping a minimum distance from antennas, watching EME awareness videos and formal classroom training.

[11] OET-65 "FCC Guidelines for Evaluating Exposure to RF Emissions", pg. 1

AT&T Antenna Shut-Down Protocol

AT&T provides Lockout/Tagout (LOTO) procedures in Section 9.4[12] (9.4.1- 9.4.9) in the ND-00059. These procedures are to be followed in the event of anyone who needs access at or in the vicinity of transmitting AT&T antennas. Contact AT&T when accessing the rooftop near the transmitting antennas. Below is information regarding when to contact an AT&T representative.

9.4.7 Maintenance work being performed near transmitting antennas

Whenever anyone is working within close proximity to the transmitting antenna(s), the antenna sector, multiple sectors, or entire cell site may need to be shut down to ensure compliance with the applicable FCC MPE limit. This work may include but is not limited to structural repairs, painting or non-RF equipment services by AT&T personnel/contractors or the owner of a tower, water tank, rooftop, or other low-centerline sites. The particular method of energy control will depend on the scope of work (e.g., duration, impact to the antenna or transmission cabling, etc.) and potential for RF levels to exceed the FCC MPE limits for General Population/Uncontrolled environments

9.4.8 AT&T Employees and Contractors

AT&T employees and contractors performing work on AT&T cell sites must be trained in RF awareness and must exercise control over their exposure to ensure compliance with the FCC MPE limit for Occupational/Controlled Environments ("Occupational MPE Limit").

The rule of staying at least 3 feet from antennas is no longer always adequate to prevent exposure above the Occupational MPE Limit. That general rule was applied early in the development of cellular when omni-directional antennas were primarily used and later when wide-beamwidth antennas were used. That application was then appropriate for the Occupational exposure category. However, the current prevalence of antennas with 60- and 70- degree horizontal half-power beamwidths at urban and suburban GSM and UMTS/HSDPA sites raises some question about the continued reliability of the 3-foot rule. Antennas with low bottom-tip heights and total input powers around 70-80 W can produce exposure levels exceeding the Occupational MPE Limits at 4 feet, and these levels can be augmented by emissions of co-located operators. Therefore, AT&T employees and contractors should apply the above general work procedures and use an RF personal monitor to assess exposure levels within the work vicinity.

9.4.9 Other Incidental Workers

All other incidental workers who are not trained in RF safety are considered general public and subject to the FCC MPE limits for General Population/Uncontrolled Environments. In such instance, the M-RFSC (primary contact) or R-RFSC (secondary contact) must refer to the Mobility RF site survey plan to assess the potential RF exposure levels associated with the antenna system. If capable of exceeding the FCC General Population/Uncontrolled MPE limit, then local sector/site shutdown is necessary. The FE/FT must also follow the local shutdown procedure and use their RF personal monitor as a screening tool for verification, as necessary.

[12] ND-00059_Rev_5.1 "Lockout/Tagout (LOTO) Procedures" Page 45.

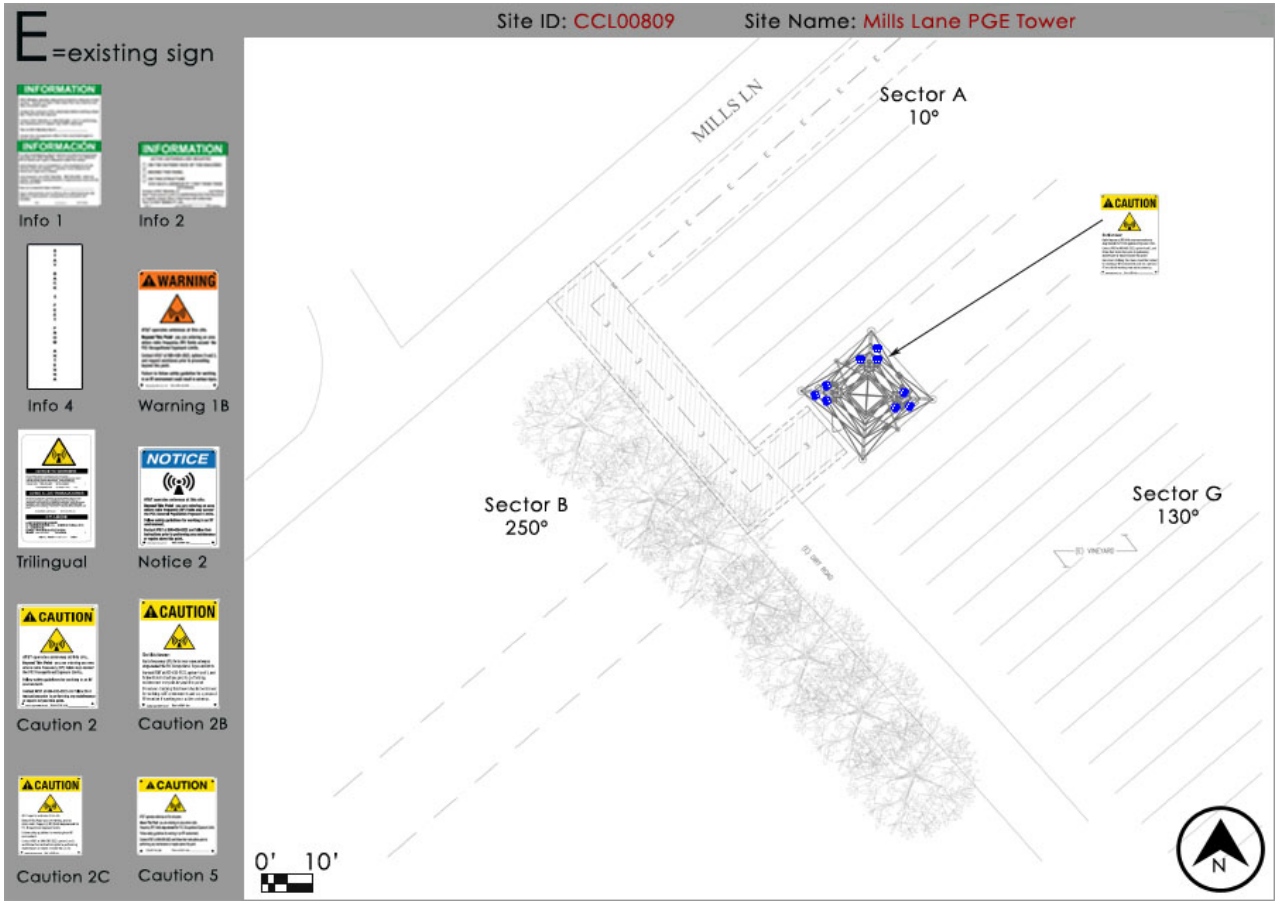
RECOMMENDATIONS

- **AT&T Access Point(s):** Caution Sign 2B (Tower) @ base of lattice tower (to be posted)

- **AT&T Sector A** No signage or barrier action required

- **AT&T Sector B** No signage or barrier action required

- **AT&T Sector G** No signage or barrier action required



If work is being performed in the vicinity of the transmitting antennas, site shut-down procedures must be followed. See page entitled AT&T Antenna Shut-down protocol for further information.

From: Michael Mills
To: Noah Housh
Subject: Verizon - Grayson Avenue application
Date: Monday, December 10, 2018 1:24:12 PM

Hello Mr. Housh,

Has there been further action on the Verizon application to extend the Grayson Avenue tower? Or a different method by which Verizon will improve service to St. Helena customers?

I agree with the public comment at the July 27 hearing—increased fire risk has made it not just desirable but essential to provide good cell phone coverage. Verizon's coverage in St. Helena is currently abysmal, as I'm sure you know.

Thank you,

Michael Mills
1504 Stockton St

AT&T Mobility
Use Permit and Design Review
PL18-073

Planning and Community Improvement

February 19, 2019

Project Description

-Design Review and Use Permit Applications

-Requests a 12-foot extension onto an existing 93-foot PG&E lattice tower to install 9 new wireless panel antennas and associated equipment

-15’ x 15’ (approximately) concrete equipment pad located within the footprint of the existing lattice tower

Photo Simulations

LOCATION

Microsoft® Virtual Earth™

View from the Northeast looking Southwest

EXISTING

PROPOSED

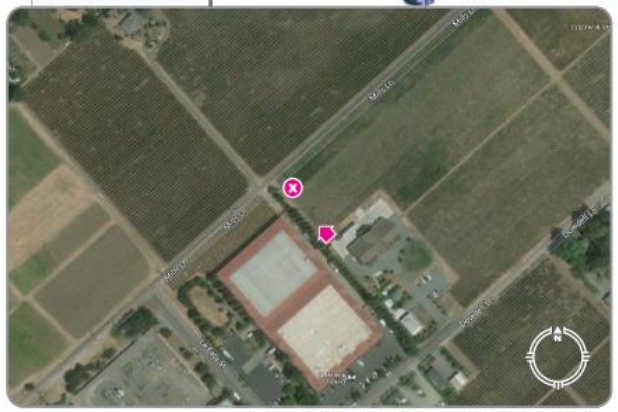
at&t

Completed January 18, 2019

Photo Simulations

LOCATION

Microsoft® Virtual Earth™

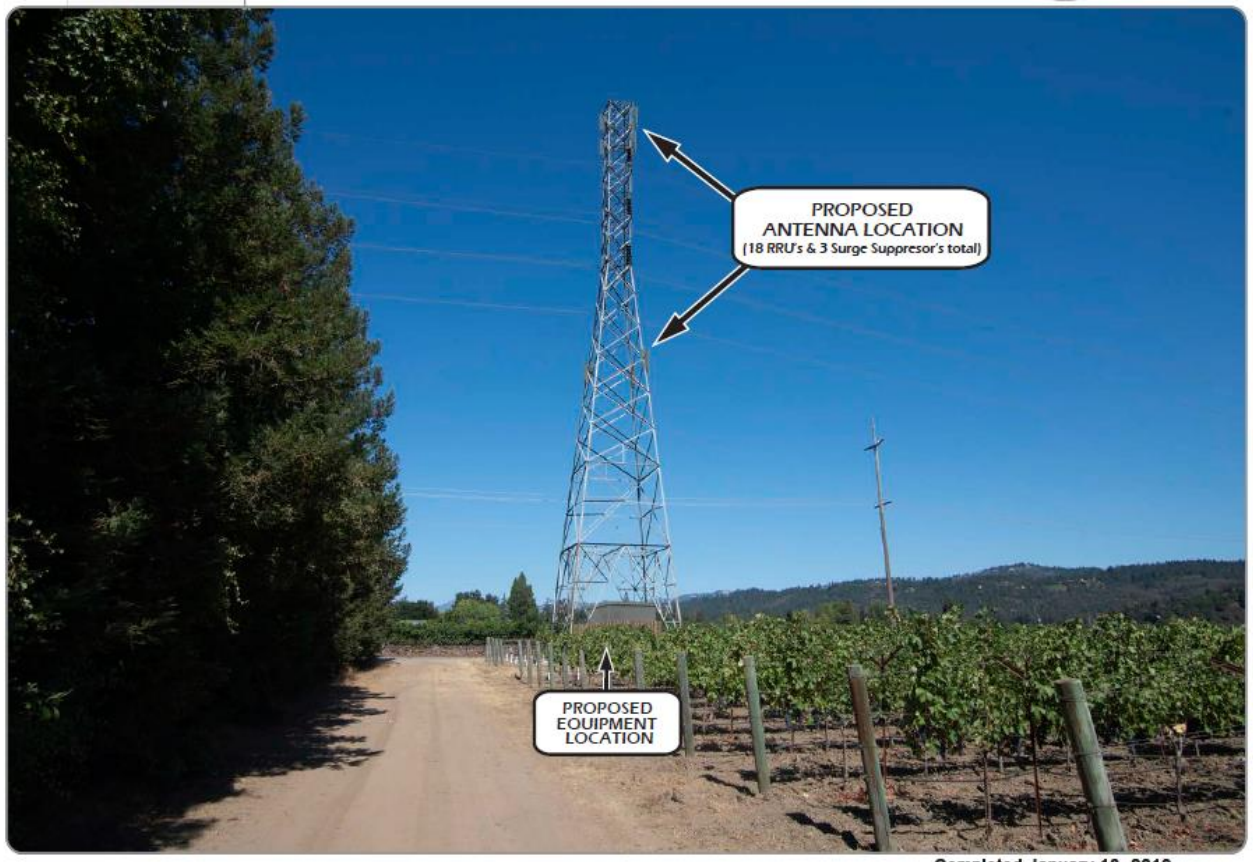


View from the Southeast looking Northwest

EXISTING

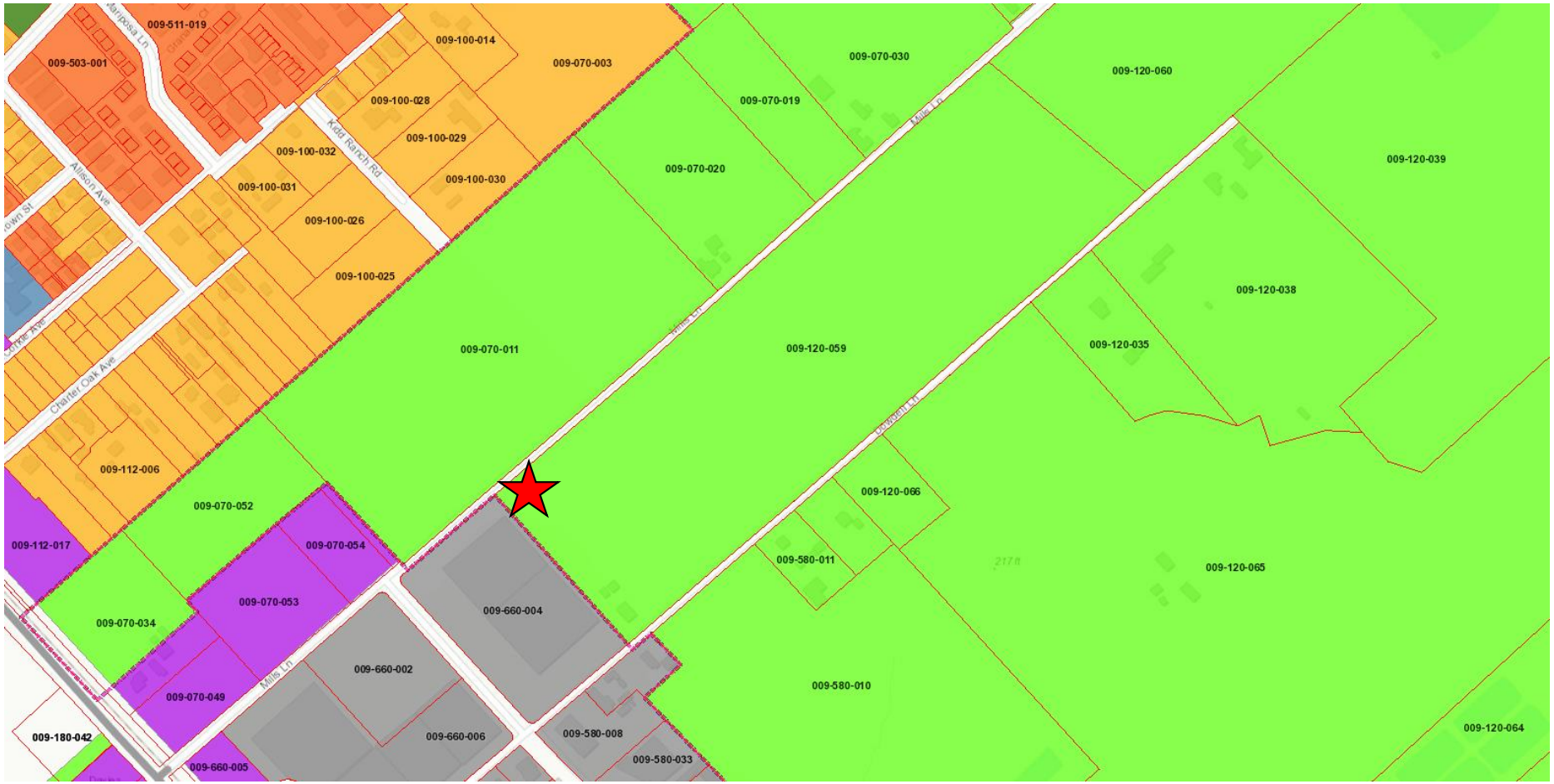
PROPOSED

at&t

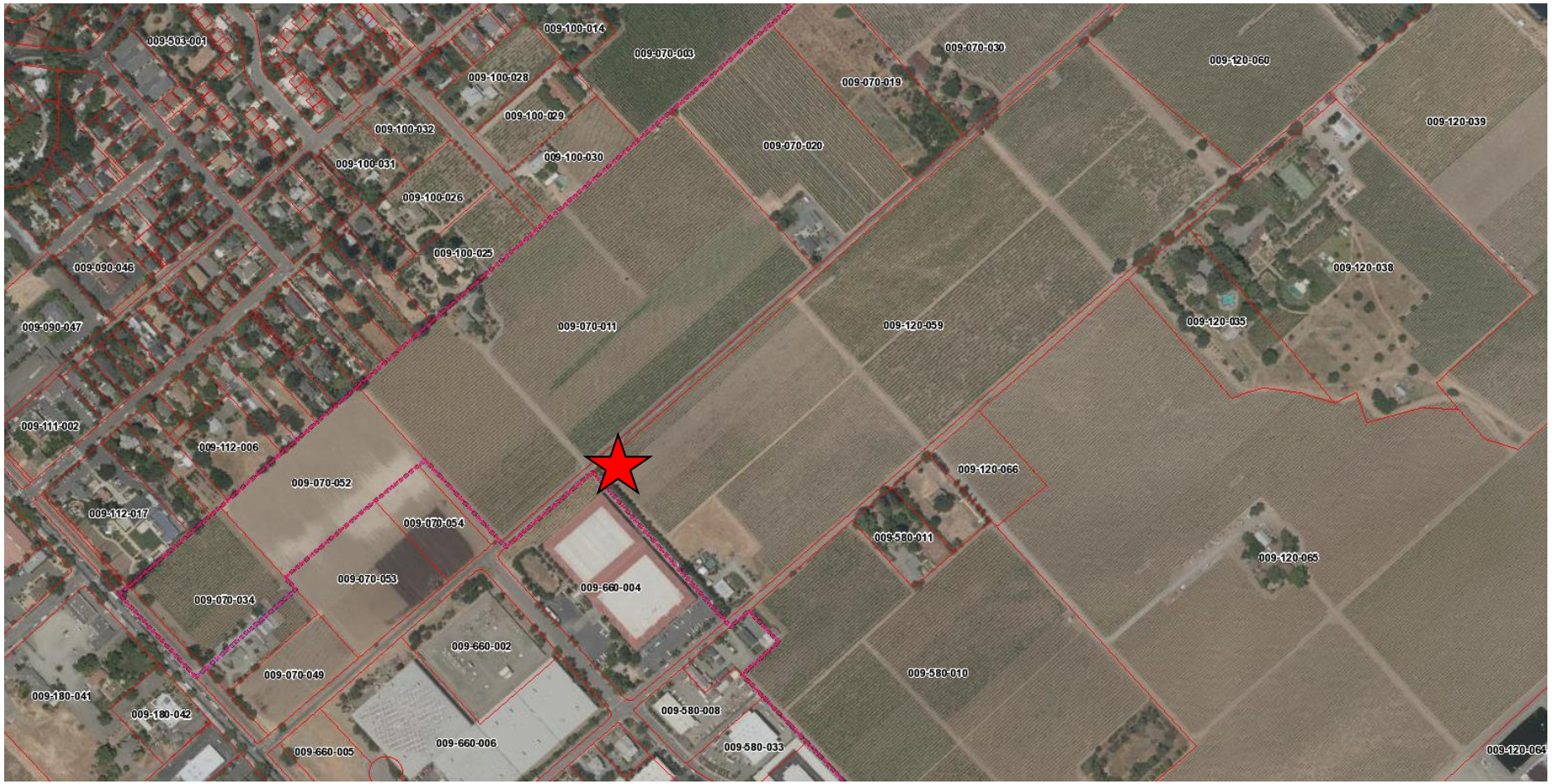


Completed January 18, 2019

Project Location & Land Use



Aerial Photo and Site Context



Analysis

CEQA-Exempt per Section 15301 and 15303

General Plan-Agricultural

Zoning-Winery
- -SHMC 17.112.080(B) and 17.136.020
- -Design Review and Use Permit

Communication Act Section 332(C)(7) - Regulatory Treatment of Mobile Services Preservation of Local Zoning Authority

“Shot Clock”

Outstanding Issues/Questions

"Shot Clock" Time Line

Radio Frequency Emissions

Recommendation

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303; and

2. Adopt a resolution to approve a use permit and design review to allow the proposed 12-foot extension to the existing 93-foot tall PG&E lattice tower to accommodate the installation of 9 cellular panel antennas and associated equipment, at 700 Dowdell Lane in the Winery Zoning District.