

City Council

Mayor Sarah Glade Gurney

Vice Mayor Una Glass

John Eder

Robert Jacob

Patrick Slayter



Planning Director

Kenyon Webster

Assistant Planner

Jonathan Atkinson

Administrative Assistant

Rebecca Mansour

City of Sebastopol Planning Commission Staff Report

Meeting Date: February 23, 2016
Agenda Item: 8A
To: Planning Commission
From: Kenyon Webster, Planning Director
Jonathan Atkinson, Assistant Planner
Subject: Use Permit: Radio Tower in the Community Facilities District
Recommendation: Consider Request
Applicant/Owner: KOWS Community Radio/City of Sebastopol
File Number: 2015-126
Address: 1281 Pleasant Hill Road
CEQA Status: Categorical Exemption: Section 15301: Class 1
Categorical Exemption: Section 15303: Class 3
General Plan: Community Facilities
Zoning: CF: Community Facilities

Introduction:

This is a Use Permit application, requesting approval to construct and operate a radio tower for KOWS Community Radio at 1281 Pleasant Hill Road. A Use Permit is required because the radio tower is classified as a Major Telecommunication Facility, which is a conditionally-permitted use in the CF District.

1281 Pleasant Hill Road is a City-owned 3.39 acre parcel located just southwest of Sebastopol City-limits in unincorporated Sonoma County. The site is currently home to the Pleasant Hill Road Reservoir, which contains two 3 million gallon water tanks and an ancillary structure and equipment.

KOWS contacted the City, and expressed interest in constructing and operating a radio tower at the site in an effort to have an antenna with greater broadcast reach. On November 3, 2015 at an agenda public meeting, the City Council gave KOWS permission to apply for a Use Permit for a radio antenna tower and authorized the City Manager to consent to filing of the Use Permit application as the property owner. KOWS will subsequently sign a lease agreement with an anticipated payment of \$1 a year, if their Use Permit application is approved.

Project Description:

KOWS is a nonprofit community radio station and Federal Communications Commission (FCC) Emergency Alert Station, which began broadcasting in 2007. KOWS relocated its studio to the Sebastopol United Methodist Church at 500 North Main Street in 2015, after years of operation in Occidental, California. KOWS proposes to construct and operate a Low Power FM Radio

antenna, which would be installed on a 70 foot tall radio tower at the southeast corner of the Pleasant Hill Road Reservoir site. The radio tower would be painted flat green and have an approximate diameter of 24 inches with diagonal bracing and an open structure. The radio tower will contain four (4) antennas that will be eight (8) feet apart at the following heights: 46 feet, 54 feet, 62 feet, and 70 feet. KOWS has prepared a written statement, which is attached to this staff report.

Environmental Review:

The application is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the following:

15301: Existing Facilities: Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

The Commission could find that the project is consistent with this categorical exemption in that the site is a 3.39 acre City-owned existing facility with two very large water tanks, and the addition of a radio tower with a small footprint, an open structure, and with minimal activity with a Low Power FM Radio antenna, constitutes minor physical alteration.

15303: New Construction or Conversion of Small Structures: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The Commission could find also find that the project is consistent with this categorical exemption in that while the height of the radio tower would be 70 feet; its actual footprint and the improvements to construct it are minor, as it has a diameter of 24 inches.

The Commission should determine whether the project sufficiently meets the criteria for a categorical exemption or whether further environmental review is necessary.

General Plan Consistency:

The General Plan Land Use Designation for this site is Community Facilities. The General Plan describes Community Facilities as the following: "This designation includes public buildings and facilities, utility facilities and related easements, public libraries, city offices, fire and police stations, and school sites. Maximum FAR shall not exceed 1.0." The project is consistent with this land use designation in that it involves a utility use located on a community facility, which currently contains major public utility uses.

The application is also subject to the following General Plan goals and policies:

Chapter I: Land Use

Section V: Residential Land Use

Goal 4: Preserve the unique character and ambiance of residential areas.

P.15: Prevent encroachment of non-residential use.

P.16: Protect Residential Neighborhoods: Protect residential neighborhoods from the effects of adjacent non-residential uses.

The project is consistent with this goal and policies in that the construction and operation of a radio tower is a minor addition to a large non-residential parcel that has already been developed as a City reservoir with substantial utility improvements. The radio tower is a supplemental use and does not expand the footprint of the site nor does it encroach onto residential uses.

Chapter V: Community Identity

Section B: Preservation of Scenic Views

Goal 13: Preserve and enhance scenic views of the Laguna de Santa Rosa, Atascadero Creek, the hills to the west of Sebastopol and other natural resources within the Sebastopol Planning and Referral Area.

P.40: Preserve scenic views of the natural landscape.

The project would have a visual impact but may be interpreted as consistent with this goal and policy in that the radio tower has a diameter of 24 inches and an open structure with diagonal bracing, which makes it less impactful than other telecommunications improvements. The radio tower would also be located on a site that currently contains two large water tanks, numerous mature trees, and would be required to be painted a flat green, while under proposed conditions of approval, elements which rise above the horizon would be painted a blue gray color that matches the typical sky color at the location.

Chapter VII: Safety

Section X: Minimizing Magnetic Field Hazards

Goal 9: Minimize community exposure to EMF.

P.37: Consider EMF in Land Use Decisions: Consider information regarding EMF radiation from new electrical transmission lines and substations in making land use decisions.

P.38: Siting and Construction of Electrical Transmission Facilities: Minimize and reduce EMF radiation levels near sensitive areas such as schools, hospitals, and playgrounds when planning for electrical transmission facilities repair and new construction.

The project is consistent with this goal and policies in that the radio tower contains Low Power FM Radio antennas, and is consistent with FCC standards for Nonionizing Radiation (NIER) emissions. Furthermore, exposure is minimal in that the radio tower is secured by a fence and

the actual antennas are located at 46 feet, 54 feet, 62 feet, and 70 feet above the natural grade and at substantial distances from residences.

Zoning Ordinance Consistency:

The site is located in the CF: Community Facilities District. The Zoning Ordinance states the following: "The purpose of the CF District is to implement the 'Community Facilities' and 'Parks' and 'Open Space' land use categories of the General Plan. This District is applicable to lands accommodating governmental, public utility, and educational facilities, as well as parks and open space land in public ownership." The project is consistent with the CF District in that it involves the construction and operation of a radio tower, which is a conditionally-permitted use as a 'Major Telecommunications Facility.'

The radio tower is considered a 'Major Telecommunications Facility' because its height exceeds 35 feet and the application is subject to the following provisions of Chapter 17.100: General Provisions Relating to Telecommunications Facility and Minor Antenna:

Telecommunications Ordinance

This section highlights the purpose of this Zoning Ordinance Chapter and states the following objectives:

1. Protect the visual character of the city from the potential adverse effects of telecommunication facility development and minor antenna installation;
2. Protect the inhabitants of the city from the possible adverse health effects associated with exposure to high levels of NIER (non-ionizing electromagnetic radiation);
3. Protect the environmental resources of the city;
4. Create telecommunication facilities that will serve as an important and effective part of the city's emergency response network;
5. Any antenna and its associated support structure installed for the sole use of federally licensed Amateur Radio operators in the Amateur Radio Service shall not, by definition, be considered telecommunication facilities and shall be exempt from any other antenna or telecommunication facility ordinances enacted by the City, and shall be regulated solely by the following; and
6. Simplify and shorten the process for obtaining necessary permits for telecommunication facilities while at the same time protecting the legitimate interests of the city's citizens.

KOWS submitted an application and supplemental application materials as required by the Antenna Use Permit Checklist. The application is consistent with these requirements.

The ordinance is very detailed. A number of provisions are reviewed below.

KOWS Radio also submitted a 'Telecommunications Facility Acknowledgement of Maintenance Requirements' agreement to the Planning Director and the specific terms of a lease agreement with the City would address facility maintenance and removal.

A section of the ordinance requires Use Permits to be renewed every ten (10) years and identifies scenarios in which a Use Permit would not be renewed. The Planning Department has added a condition of approval, which requires Use Permit renewal every ten (10) years and outlines scenarios where renewal would not be granted.

The ordinance also establishes structural requirements that are intended to mitigate a telecommunications facility's potential hazard to surrounding properties in terms of its design. Such engineering and code requirements will be addressed in the Building Permit and Encroachment Permit processes.

There are requirements for all telecommunication facilities, which serve as a Critical Disaster Response Facility and provide service to the government and general public, to be designed in a manner to survive a natural disaster without interruption in operation. The section also includes several measures that must be implemented. KOWS is an FCC-designated Emergency Alert Station. The Planning Department has added a condition of approval, which requires KOWS to demonstrate that the radio tower can structurally withstand a natural disaster, to the satisfaction of the Fire Chief and Building Official.

The ordinance requires all telecommunication towers to be set back at least 20 percent of the tower height from all property lines. The radio tower would be located at the southeast corner near the rear (east) and side (south) boundaries of the parcel and is required to have a minimum setback of 14 feet from all property lines based on the following calculation: $20 \text{ percent} \times 70 \text{ feet} = 14 \text{ feet}$. The radio tower has a rear yard setback of 25 feet and a side yard setback of 38 feet. The application is consistent with this provision.

The ordinance requires that all telecommunication facilities be unlit but does provide scenarios, where an exception is appropriate. The radio tower is proposed to be unlit and located at the City-owned Pleasant Hill Reservoir, which contains minimal lighting. The application is consistent with this provision.

The ordinance also requires that all telecommunication facilities be served by the minimum roads and parking areas necessary. The radio tower is proposed to be located at the City-owned Pleasant Hill Reservoir, which currently contains a driveway and small area that is suitable for parking. The construction and operation of the radio tower would not require additional roadway and/or parking improvements. The application is consistent with this provision.

The ordinance requires all telecommunication facilities to be designed and operated in a manner that minimizes the risk of igniting and/or intensifying a fire. The Planning Department has added a condition of approval, which requires Fire Chief and Building Official of a Building Permit application. This provision has been satisfied.

The ordinance requires telecommunications facilities to be constructed and operated in a manner that minimizes the disruption of nearby residences and recreational areas, such as public parks and trails. This section includes several provisions that address noise and traffic issues. The Planning Department has added conditions of approval, which require compliance with noise and traffic provisions both during construction and operation of the radio tower. The provisions of this section have been satisfied.

The ordinance also addresses screening and visual compatibility issues. The nature of the project does not lend itself to landscape screening. However, the large existing trees and water tanks provide some of that function. These aspects, together with the narrow footprint, open structure, and location help mitigate, but not eliminate visual impacts.

Public Comment:

The Planning Department did the following to comply with Section 17.260.030.B (5) of the Zoning Ordinance: (1) Provided written notice to all property owners within 600 feet of the external boundaries of the subject property; (2) provided a written notice that was published in the Sonoma West Times; and (3) posted three written notices publicly on and within vicinity of the subject property.

There is substantial public interest in this application, with considerable concerns expressed by residents in the area; and other comments in support. The Planning Department received numerous comments from the public that are attached to this staff report.

Comments included following major points in opposition of the application:

- The radio tower will have a detrimental visual impact on the rural residential and agricultural character of the area.
- Public health will be jeopardized due to EMF emissions.
- The radio tower is inconsistent with City policies, particularly the General Plan and Zoning Ordinance.
- Approval of this Use Permit could lead to future telecommunications improvements.
- The radio tower should be located at a different site within City-limits.

Comments included the following major points in support of the application:

- The radio tower will have a limited visual impact because of its small footprint and open structure.
- The site would provide a sufficient radio signal and allow KOWS to extend its broadcast coverage.
- The radio tower will include Low Power (FM) Radio antennas and does not exceed FCC standards for NIER emissions.
- A local radio station is a valuable community asset.

KOWS provided a letter to address public concerns, which is attached to this staff report.

City Departmental Comment:

The following City departments reviewed the application: Building and Safety, Engineering, Fire, and Public Works. The Building Official commented that the Building Permit submittal will need to show details any the solar-powered back-up system.

Required Findings:

Section 17.260.030.C of the Zoning Ordinance establishes the following General Use Permit Criteria:

“A Use Permit may be granted only if the establishment, maintenance or operation of the proposed use or development applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or development, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.”

Analysis:

The project involves the construction and operation of a 70 foot tall radio tower with a Low Power FM antenna, at the southeast corner of the Pleasant Hill Road Reservoir. The radio tower would be painted flat green and have an approximate diameter of 24 inches with diagonal bracing and an open structure. The site is a City-owned parcel located outside of Sebastopol City-limits and surrounded by rural residential and agricultural uses. The project has generated a significant reaction from the public with several numerous area residents providing comments, both objecting and supporting the radio tower. Members of the public, who oppose the project, have indicated that the radio tower will have a detrimental visual impact on the rural residential and agricultural character of the area, jeopardize public health, as a result of EMF emissions, and lead to future telecommunications improvements.

The construction of the radio tower would have a visual impact on the area, as it would consist of metal and have a height of 70 feet. The radio tower would be visible from adjacent properties and Pleasant Hill Road. The Commission could find that the actual visual impact is acceptable in that the radio tower has a diameter of 24 inches and an open structure with diagonal bracing, which makes it less impactful. The Commission could also find that the visual impact is minimal in that it would be located on a site that currently contains two large water tanks, many mature trees, and would be required to be painted a flat green, while under proposed conditions, elements which rise above the horizon would be painted a blue gray color that matches the typical sky color at the location.

While the City has received numerous written comments, highlighting health concerns over EMF emissions, the Commission could find that the radio tower does not threaten public health in that it is compliant with FCC standards in terms of NIER exposure, and is a Low Power FM Antenna, which does not emit the same NIER as a cellular tower. Furthermore, the actual antennas are located at 46 feet, 54 feet, 62 feet, and 70 feet above natural grade and the radio tower is enclosed by a secure fence, which creates a distance between the telecommunication improvements and members of the public. The Commission could also find that the radio tower will not threaten public safety in that it will be conditioned to meet several structural and safety requirements to the satisfaction of the Building Official, Fire Chief, Public Works Superintendent, and City Engineer.

The site is surrounded by rural residential and agricultural uses but currently contains substantial public utility improvements in that it is home to two 3 million gallon water tanks. The Commission could find that the radio tower is a compatible with the site in that it is a utility use proposed for a parcel that contains public utility uses, and the radio tower would not impede the City's primary water use of the property. Additionally, the actual mass of the radio tower is

minimal compared to the mass of the water tanks. There are concerns that the approval of this Use Permit application will set a precedent, and lead to subsequent telecommunication facilities. This concern has been addressed through the addition of a condition of approval, which would only allow KOWS to install antennas on the radio tower, and prohibits other telecommunications providers from making improvements on the site.

Recommendation:

Staff recommends that the Commission consider the following alternatives:

Approval: The Commission could find that the proposed use is compatible with the site. Staff has prepared findings and conditions of approval, if there is a consensus of the Commission to approve the application.

Approval with Required Modifications: The Commission could find that the proposed use is compatible with the site and determine that additional conditions, reducing the height or requiring a different color, are appropriate to mitigate the visual impact of the radio tower.

Continuance for Additional Information: The Commission may determine more information is needed, prior to acting on the application.

Continuance for Consideration of an Alternate Onsite Location: The Commission may advise the applicant to investigate alternate locations on the site that would reduce visual impacts.

Denial: The Commission could find that the proposed use is incompatible with the site and determine that a denial is appropriate. The Commission should articulate its rationale for denying the application, and staff will subsequently prepare findings in the event of a denial.

USE PERMIT: 2015-126
KOWS Community Radio: Radio Tower with Low Power FM Antenna
1281 Pleasant Hill Road

Findings for Approval:

1. That the project is categorically exempt from the requirements of CEQA, pursuant to Section 15301, Class 1, in that the site is a 3.39 acre City-owned existing facility with two very large water tanks, and the addition of a radio tower with a small footprint, an open structure, and with minimal activity with a Low Power FM Radio antenna, constitutes minor physical alteration; and that the project is also categorically exempt from the requirements of CEQA, pursuant to Section 15303, Class 3, in that while the height of the radio tower would be 70 feet; its actual footprint and the improvements to construct it are minor, as it has a diameter of 24 inches.
2. That the project is consistent with the General Plan and Zoning Ordinance in that it involves the operation of a limited utility use at a site that currently contains substantial public utility improvements.
3. That the actual visual impact is acceptable in that the radio tower has a diameter of 24 inches and an open structure with diagonal bracing, which makes it less impactful than other telecommunications improvements.
4. That the visual impact of the radio tower is minimal in that it would be located on a site that currently contains two large water tanks, several mature trees, and would be required to be painted a flat green while elements, which rise above the horizon, would be painted a blue gray color that matches the typical sky color at that location.
5. That the radio tower does not threaten public health in that it is compliant with FCC standards in terms of NIER exposure, and that it is a Low Power FM Antenna, which does not emit the same NIER as a cellular tower.
6. That the actual antennas are located at 46 feet, 54 feet, 62 feet, and 70 feet above natural grade and the radio tower is enclosed by a secure fence, which creates a distance between the telecommunication improvements and members of the public.
7. That the radio tower will not threaten public safety in that it will be conditioned to meet several structural and safety requirements to the satisfaction of the Building Official, Fire Chief, Public Works Superintendent, and City Engineer.
8. That the project is a compatible with the site in that it is a utility use proposed for a parcel that contains public utility uses, and the radio tower would not impede the City's primary water use of the property.
9. That the project is subject to several conditions of approval that are intended to ensure that it does not have an unacceptable detrimental impact on the site and surrounding uses, and includes a condition, which only allows KOWS to install antennas on the radio tower, and prohibits other telecommunications providers from making improvements on the site.

Recommended Conditions of Approval:

1. Approval is granted for the Use Permit described in the application date-stamped December 30, 2015, except as modified by the conditions of approval, and is valid for a period of two (2) years during which time the rights granted must be exercised. However, the applicant may request one (1) one-year extension of this Use Permit from the Planning Director, pursuant to Section 17.250.050 of the Zoning Ordinance.
2. The City of Sebastopol and its agents, officers and employees shall be defended, indemnified, and held harmless from any claim, action or proceedings against the City, or its agents, officers and employees to attach, set aside, void, or annul the approval of this application or the environmental determination which accompanies it, or which otherwise arises out of or in connection with the City's action on this application, including but not limited to, damages, costs, expenses, attorney's fees, or expert witness fees.
3. The Planning Director shall interpret applicable requirements in the event of any redundancy or conflict in conditions of approval.
4. No signs shall be installed that identify the KOWS use of this property, unless specifically authorized by the City.
5. No sound may emanate from the telecommunications facility, which violates the Noise Ordinance or causes an undue disturbance to site neighbors.
6. An Encroachment Permit shall be obtained for work on this public property prior to any construction. No Building Permit will be issued unless an Encroachment Permit has been obtained. Please call the Engineering Department for information at (707) 823-5331.
7. All applicable permits shall be obtained from other approving agencies prior to commencement of this use, including, but not limited to Building and Safety Department, Fire Department, and the Federal Communications Commission (FCC).
8. KOWS shall be responsible for all improvements and maintenance. KOWS shall ensure that the needed bandwidth is available and that the operation of the tower does not interfere with Public Works Department requirements.
9. The radio tower shall be selected for the appropriate wind load at the site per the Building Official.
10. The facility shall require a Building Permit and an Electrical Permit. The plans shall be prepared, stamped, and signed by a licensed design professional. If a solar-powered back-up system is proposed, it shall only be permitted if approved by the Planning Director and Public Works Superintendent and shall also be to the satisfaction of the Building Official.
11. All construction work shall be done by California-licensed contractors, who have a current Business License with the City of Sebastopol.
12. All California State mandated SMIF and Green Building fees shall be paid.
13. The applicant shall execute a lease agreement with the City of Sebastopol that authorizes the use and improvements, and establishes terms of use, prior to any construction.

- 14.** Specific access and security arrangements shall be made with the Public Works Department.
- 15.** The radio tower shall be painted flat green while elements which rise above the horizon shall be painted a blue gray color that matches the typical sky color at that location, unless otherwise approved by the Planning Commission.
- 16.** Renewal of the Use Permit for the facility shall be required every ten (10) years from the date of the original Use Permit approval, or from the date of subsequent modifications, pursuant to Section 17.100.010.I of the Zoning Ordinance. KOWS shall submit an application for Use Permit renewal ten (10) years from this approval or in 2026.
- 17.** The facility shall be designed and maintained to withstand without failure the maximum forces expected from wind, earthquakes, and ice when the facility is fully loaded with antennas, transmitters and other equipment, and camouflaging, pursuant to Section 17.100.010.J of the Zoning Ordinance. Initial demonstration of compliance with this requirement shall be provided via submission of a report to the Building Official prepared by a structural engineer licensed by the State of California describing the tower structure, specifying the number and type of antennas it is designed to accommodate, providing the basis for the calculations done, and documenting the actual calculations performed. Proof of ongoing compliance shall be provided via submission to the Planning Director at least every 5 (self-supporting and guyed towers)/10 (monopoles) years of an inspection report prepared by a California-licensed structural engineer indicating the number and types of antennas and related equipment actually present and indicating the structural integrity of the tower. Based on this report, the Building Official may require repair of, if a serious safety problem exists, removal of the tower.
- 18.** This approval is only for the KOWS antenna and related facilities. KOWS is not authorized to install or allow the installation of any other antennas or facilities on the radio tower or at the site.
- 19.** The facility shall remain unlit, unless otherwise approved by the Planning Commission, pursuant to Section 17.100.010.P of the Zoning Ordinance.
- 20.** The facility shall be designed and operated in such a manner so as to minimize the risk of igniting a fire or intensifying one that otherwise occurs to the satisfaction of the Fire Chief, pursuant to Section 17.100.010.S of the Zoning Ordinance. All tree trimmings and trash generated by construction of the facility shall be removed from the property and properly disposed of prior to Building Permit finalization or commencement of operation, whichever comes first.
- 21.** The applicant shall submit a site plan, drawn to scale, showing all above and underground features on the site. The site plan shall also include detailed specifications for trenching and address erosion control, pursuant to Section 17.100.010.T of the Zoning Ordinance.
- 22.** The facility shall be constructed and operated in such a manner as to minimize the amount of disruption caused the residents of nearby homes and the users of any nearby recreational areas such as public parks and trails, pursuant to Section 17.100.010.U of the Zoning Ordinance. To that end all the following measures shall be implemented: (1) Outdoor noise producing construction activities shall only take place on weekdays (Monday through Friday)

between the hours of 7:30 a.m. and 5:30 p.m. unless allowed at other times by the Planning Commission; (2) Backup generators shall only be operated during power outages and for testing and maintenance purposes. Noise attenuation measures shall be included to reduce noise levels to an exterior noise level of at least an LDN of 60 DB at the property line and an interior noise level of an LDN of 45 DB; and (3) Traffic at all times be kept to an absolute minimum, but in no case more than two round trips per day on an average annualized basis once construction is complete.

- 23.** The telecommunications facility shall continue to maintain compliance with FCC emission standards for human exposure, related to Nonionizing Electromagnetic Radiation (NIER), pursuant to Section 17.100.010.W of the Zoning Ordinance. Every 5 years a report listing each transmitter and antenna present at the facility and the effective radiated power radiated shall be submitted to the Planning Director. If either the equipment or effective radiated power has changed, calculations specifying NIER levels in the inhabited areas where said levels are projected to be highest shall be prepared. NIER calculations shall also be prepared every time the adopted NIER standard changes. If calculated levels in either of these cases exceed 80% of the standard established by this section, the operator of the facility shall hire a qualified electrical engineer licensed by the State of California to measure the actual NIER levels produced. A report of these calculations, required measurements, if any, and the author's/engineer's findings with respect to compliance with the current NIER standard shall be submitted to the Planning Director within 5 years of facility approval and every 5 years thereafter. In the case of a change in the standard, the required report shall be submitted within 90 days of the date said change becomes effective.
- 24.** KOWS shall be responsible for the payment of all approvals and expenses related to PG&E services for its facility.

Attachments:

- Master Planning Application Form
- Written Statement
- Location Map
- Site Photographs
- Site Plan
- ROHN Self-Supporting Antenna Tower Specifications (Model 65G)
- Antenna Model OMB MP-4 Specifications (Four MP-I Bays)
- Nonionizing Electromagnetic Radiation (NIER) Report
- Information Packet for Neighbors Sample
- Photo Simulations of Radio Tower Structure
- Telecommunications Facility Acknowledgement of Maintenance Requirements Agreement
- Low Power FM (LPFM) Radio: FCC Information
- Public Comments



City of Sebastopol

Planning Department
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 (Phone) or (707) 823-1135 (Fax)
www.ci.sebastopol.ca.us

MASTER PLANNING APPLICATION FORM

PROJECT INFORMATION:

ADDRESS:	1281 Pleasant Hill Road Sebastopol, CA 95472
PARCEL #:	076-050-067
PARCEL AREA:	3.39 Acres

FOR CITY USE ONLY	
PLANNING FILE #:	2015 / 126
DATE FILED:	12/30/15
TOTAL FEES PAID: \$	N/A Waived by Council
RECEIVED BY:	JA
DATE APPLICATION DEEMED COMPLETE:	12/30/15

APPLICANT OR AGENT:

Name: Kows c/o Arnold Levine, Board Chair

Email Address: arnold101@earthlink.net

Mailing Address: 266 Jesse Street

City/State/Zip: Sebastopol, CA 95472

Phone: (707) 540-2641

Fax: none

Business License #: applied

Signature: [Signature]

Date: 12/30/15

OWNER OF PROPERTY

IF OTHER THAN APPLICANT:

Name: City of Sebastopol

Email Address: lnclaughlin@cityofsebastopol.org

Mailing Address: 7120 Bodega Avenue

City/State/Zip: Sebastopol, CA 95472

Phone: (707) 823-1153

Fax: (707) 823-1135

Business License #: n/a

Signature: [Signature]

I certify that this application is being made with my consent.

Date: 12-30-15

OTHER PERSONS TO BE NOTIFIED: (Include Agents, Architects, Engineers, etc.).

Name: David Dillman

Email Address: sasha@monitor.net

Mailing Address: PO Box 403

City/State/Zip: Occidental, CA 95465

Phone: (707) 874-2350

Fax: (707) 874-2350

Name: _____

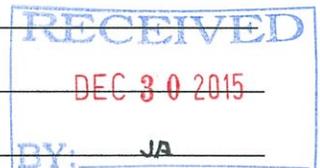
Email Address: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____



PROJECT DESCRIPTION:

DESCRIBE IN DETAIL, the proposed project and permit request. (Attach additional pages, if needed):

See PROJECT DESCRIPTION

This application includes the checklist for the type of application requested: Yes No

Please indicate the type(s) of application that is being requested (example: Use Permit, Design Review, Variance, Planned Community Rezone, etc.):

ANTENNA USE PERMIT

Please describe existing uses (businesses, residences, etc.) and other structures on the property:

See PROJECT DESCRIPTION

DEVELOPMENT DATA:

SQUARE FEET BUILDING EXISTING:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING DEMOLISHED:		<input checked="" type="checkbox"/> N/A
SQUARE FEET BUILDING NEW:		<input checked="" type="checkbox"/> N/A
NET CHANGE IN BUILDING SQUARE FEET:		<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS EXISTING:	<input type="checkbox"/> 0 Bedrooms	<input type="checkbox"/> 1 Bedrooms
	<input type="checkbox"/> 2 Bedrooms	<input type="checkbox"/> 3 Bedrooms
	<input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> N/A
NUMBER OF DWELLING UNITS PROPOSED:	<input type="checkbox"/> 0 Bedrooms	<input type="checkbox"/> 1 Bedrooms
	<input type="checkbox"/> 2 Bedrooms	<input type="checkbox"/> 3 Bedrooms
	<input type="checkbox"/> 4+ Bedrooms	<input checked="" type="checkbox"/> N/A
NET CHANGE IN DWELLING UNITS:		<input checked="" type="checkbox"/> N/A
SETBACKS:	Existing:	Proposed:
	<input type="checkbox"/> Front Yard <u>15'</u>	<input type="checkbox"/> Front Yard _____
	<input type="checkbox"/> Side Yard <u>5'</u>	<input type="checkbox"/> Side Yard _____
	<input type="checkbox"/> Rear Yard <u>15'</u>	<input type="checkbox"/> Rear Yard _____
	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A

EXISTING LOT DIMENSIONS:	Front: _____ Left: <u>3.39 acres</u>	Rear: _____ Right: _____	<input type="checkbox"/> N/A
PROPOSED LOT DIMENSIONS:	Front: _____ Left: _____	Rear: _____ Right: _____	<input checked="" type="checkbox"/> N/A
EXISTING LOT AREA:	<u>3.39 acres</u>		<input type="checkbox"/> N/A
PROPOSED LOT AREA:	_____ Square Feet		<input checked="" type="checkbox"/> N/A
BUILDING HEIGHT:	Existing: _____	Proposed: <u>70' tower</u>	<input type="checkbox"/> N/A
NUMBER OF STORIES:	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
PARKING SPACE (S):	Existing: _____	Proposed: _____	<input checked="" type="checkbox"/> N/A
ZONING	Existing: <u>CF: Community Facility</u>	Proposed: _____	<input type="checkbox"/> N/A

Will the project involve a new curb cut or driveway? Yes No

Are there existing easements on the property? Yes No

Will Trees be removed? Yes No

If yes, please describe (Example: Type, Size, Location on property, etc.)

Will Existing Landscaping be revised? Yes No

If yes, what is square footage of new or revised landscaping?

Will Signs be Changed or Added? Yes No

Business: Hours of Operation? Open: _____ Close: _____

Is alcohol service proposed? Yes No

If yes, what type of State alcohol license is proposed? _____

If yes, have you applied to the State Alcoholic Beverage Control for a license? Yes No

If this is a restaurant, café or other food service, bar, or nightclub, please indicate total number of seats: _____

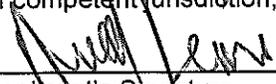
Is any live entertainment proposed? Yes No

If yes, please describe: _____

INDEMNIFICATION AGREEMENT

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the City, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it or otherwise arises out of or in connection with the City's action on this application. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the City's action on this application, whether or not there is concurrent passive or active negligence on the part of the City.

If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

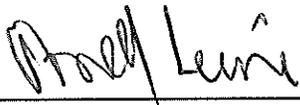
 12/30/15 2015 - 126
Applicant's Signature Date Signed Planning File Number

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

NOTICE OF MAILING:

Email addresses or facsimiles will be used for sending out staff reports and agendas to applicants, their representatives, property owners, and others to be notified.

Please sign and acknowledge you have been notified of the Notice of Mailing for applications and have provided an email address or fax number.

 ARNOLD LEVINE
Signature Printed Name

NOTE: It is the responsibility of the applicant and their representative to be aware of and abide by City laws and policies. City staff, Boards, Commissions, and the City Council will review applications as required by law; however the applicant has responsibility for determining and following applicable regulations.

NEIGHBOR NOTIFICATION

In the interest of being a good neighbor, it is highly recommended that you contact those homes or businesses directly adjacent to, or within the area of your project. Please inform them of the proposed project, including construction activity and possible impacts such as noise, traffic interruptions, dust, larger structures, tree removals, etc.

Many projects in Sebastopol are remodel projects which when initiated bring concern to neighboring property owners, resident and businesses. Construction activities can be disruptive, and additions or new buildings can affect privacy, sunlight or landscaping. Some of these concerns can be alleviated by neighbor-to-neighbor contacts early in the design and construction process.

It is a "good neighbor policy" to inform your neighbors so that they understand your project. This will enable you to begin your construction with the understanding of your neighbors and will help promote good neighborhood relationships.

Many times development projects can have an adverse effect on the tranquility of neighborhoods and tarnish relationships along the way. If you should have questions about who to contact or need property owner information in your immediate vicinity, please contact the Building and Safety Department for information at (707) 823-8597, or the Planning Department at (707) 823-6167.

I have informed site neighbors of my proposed project:

Yes

No

If yes, or if you will inform neighbors in the future, please describe outreach efforts:

See ATTACHMENT E

WEBSITE REQUIRED FOR MAJOR PROJECTS

Applicants for major development projects (which involves proposed development of 25,000 square feet of new floor area or greater, or 25 or more dwelling units), are required to create a project website in conjunction with submittal of an application for Planning approval (including but not limited to Subdivisions, Use Permits, Rezoning's, and Design Review). Required information may be provided on an existing applicant web site.

The website address shall be provided as part of the application. The website shall be maintained and updated, as needed until final discretionary approvals are obtained for the project.

Such website shall include, at a minimum, the following information:

- ✓ Project description
- ✓ Contact information for the applicant, including address, phone number, and email address
- ✓ Map showing project location
- ✓ Photographs of project site
- ✓ Project plans and drawings

Describe in detail the type of antenna and other improvements proposed (use additional sheets as needed):

See PROJECT DESCRIPTION & ATTACHMENTS

Describe how the type of antenna and other proposed facilities will be designed and/or screened to blend in or reduce visual impacts (use additional sheets as needed):

See PROJECT DESCRIPTION & ATTACHMENTS

State the need for an Antenna Use Permit including the rationale for the proposed location.

SEE PROJECT DESCRIPTION

Describe the reason(s) for any exceptions to the City antenna regulations are being requested (use additional sheets as needed):

N/A

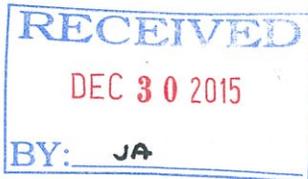
BUILDING HEIGHT AND ANTENNA HEIGHT:

	<u>Existing</u>		<u>Proposed</u>	
	Building	Antenna	Building	Antenna
Average Natural Grade	_____	_____	_____	_____
Feet Above Grade	_____	_____	70' tower	_____
Stories Above Grade	_____	_____	_____	_____
Feet Above Roof	_____	_____	_____	_____

Will the facility include a back-up generator? No, we plan to install a solar-powered battery back-up system.

Commercial Hours of Operation: N/A

Number of Peak Hour Employees: N/A





**KOWS -LP COMMUNITY RADIO
107.3 FM**

P.O. Box 1073 OCCIDENTAL, CALIFORNIA 95465

OFFICE PHONE: (707)874-9090
STUDIO PHONE: (707) 874-1073

WEBSITE: WWW.KOWS.FM
EMAIL: KOWS@SONIC.NET

December 30, 2015

From: David Dillman, on behalf of KOWS Community Radio, email: sasha@monitor.net

To: Kenyon Webster, Director, City of Sebastopol Planning Department

Master Planning Application for Antenna Placement on City of Sebastopol Property

Project Description

- Project Construction Overview
- Construction Steps
- Broadcast Operations, Equipment and Signal
- Benefits to Sebastopol
- Existing Site Uses
- Neighbor Notification
- Reduction of Visual Impact
- Need for Permit and Rationale for Location

Attachments

- A. Site-related Maps, Photos and Drawings
- B. ROHN Self-supporting Antenna Tower Specifications (Model 65G)
- C. Antenna Model OMB MP-4 Specifications (four MP-1 bays)
- D. Non-Ionizing Electromagnetic Radiation (NIER) Report
- E. Information Packet for Neighbors (Sample)
- F. Photo-Simulations (2) of Antenna/Tower Structure



Project Description

KOWS Community Radio, a registered 501(c)3 non-profit organization, and the area's FCC-designated emergency alert station, proposes placing a low-power (LP) FM antenna at the City of Sebastopol reservoir (water tank) site on Pleasant Hill Road. The accompanying site-related maps, photos and drawings provide further details. (Attachment A)

The KOWS broadcast signal will primarily serve the greater Sebastopol area to reach, inform, entertain and engage local residents, businesses, community-based organizations and visitors.

The KOWS studio is now in downtown Sebastopol at 500 N. Main Street, in the United Methodist Church. Since our December 1, 2015 relocation to this site, KOWS has attracted City-wide support.

KOWS proposes an open-ended Lease with the City, with the option for both parties to review terms every five years.

Project Construction Overview

- Erect 70-foot self-supporting tower with 24-inch diagonal bracing design for see-through visibility
- Mount omni-directional, 4-bay antenna facing north, toward Sebastopol
- Install 15-watt FCC-type approved transmitter at antenna structure base

Note: Upon purchase, the tower vendor (ROHN) will provide 2 sets of pre-engineered design drawings and calculations with a State of California PE seal, paid for by KOWS

Construction Steps

- Dig 8-foot square by 4-foot deep hole at southeast corner of site
- Reinforce foundation and fill with concrete to 6-inch above grade
- Erect self-supporting (no guy wires) 70-foot high, 24-inch wide antenna tower (Attachment B)
- Anchor lowest 10-foot section to top plate, which is set in concrete
- Stack 6 additional 10-foot sections with lifter to 70-foot height
- Mount OMB MP-4 antenna (four MP-1 bays) on top section of tower (Attachment C)
- Install and cover transmitter with approximate 3-foot x 3-foot enclosure, set on concrete pad
- Dig approximate 300-foot trench between transmitter and existing wooden shed at site (PG&E and Sonic electrical panels already in shed)
- Install underground conduits for (120-volt AC) PG&E and Sonic coaxial cable

Broadcast Operations, Equipment and Signal

KOWS plans to transmit an FM radio signal of the type in use for over 50 years. This signal has been proven safe, with no reports of serious health conditions or fatalities resulting from Non-ionizing Electromagnetic Radiation (NIER) exposure due to FM radio transmission. In comparison, cell phone and wireless technologies do not have a comparable long-term safety record.

KOWS has received an official NIER report specifically addressing radiation concerns, prepared by Paul Bame, Engineering Director, Prometheus Radio Project, a non-profit organization supporting community radio stations since 1998. (Attachment D)

KOWS is a Low Power FM (LPFM) FCC-licensed radio station. Legally, KOWS may only transmit a low power broadcast signal, much weaker than full power FM radio stations.

Broadcast Equipment and Signal details: At the base of the self-supporting antenna tower will be a doghouse-size (about 4' x 4') structure with the following equipment inside: Cable modem, Codec device, audio processor, 15-watt transmitter, Un-interruptible Power Supply, Kill-O-Watt electric use meter, and a small thermostatically-controlled vent fan. No noise will be audible beyond a 5-foot radius.

The broadcasting equipment will draw approximately 200 watts steadily at 120-volts, from a 12-2 cable buried in a conduit run from the existing wooden shed. A dedicated 15-amp breaker will serve this branch. An additional Kill-O-Watt meter may be installed here for monitoring PG&E usage.

The signal begins at the KOWS studio. Audio signals from the main mixing board travel through an FCC-Type Approved EAS (Emergency Alert System) unit. The unit automatically monitors three different sources for emergency information, thus serving the public even if the KOWS studio is unattended.

The signal then goes to an audio processor that compensates for sounds that are too soft or too loud, and then to a Codec device, which converts the analog audio to digital, and puts the signal on the Internet.

Signals are received via the Internet at the transmitting site. The received signal is taken from the Sonic modem and sent to another Codec device to be decoded back into an audio signal. The signal goes through a second audio processor, which modulates loudness to comply with rules.

Then the signal is fed to a low-power, 15-watt FCC-Type Approved transmitter. An FM signal at 92.5 megahertz is generated, translating to 92.5 FM on the radio. A 1/2-inch diameter coaxial cable carries the radio-frequency signal up the tower to a power-divider near the antenna.

The tower supports a 4-bay antenna, which consists of four identical sub-antennas, eight feet apart at 70', 62', 54' and 46' heights. The power-divider splits the power into four outlets, one for each sub-antenna. The use of four bays "squeezes" the vertical signal output and expands the horizontal output, enabling the signal to reach people in homes, buildings, cars and outdoors.

A relatively low Effective Radiated Power (ERP) of 25-watts of radio-frequency energy at 92.5 megahertz will emanate from this assembly.

Benefits to Sebastopol

Increased broadcast reach of KOWS Community Radio provides multiple benefits, including:

- Uninterrupted broadcasting of important local news, emergency alerts and vital information, (KOWS is the area's FCC-designated emergency alert station)
- Promotion, coverage and support of local services, organizations, activities, public events
- Increased City tax revenues from more people attending events, patronizing businesses
- Collaboration with local schools to inspire and involve students in community radio
- Effective outreach via information on municipal topics and issues of local importance
- Civic engagement and involvement by broadcasting public meetings, events, discussions
- Showcase for musicians, writers, artists, etc. via in-studio performances and interviews
- Access and welcome to diverse ages, abilities, backgrounds, cultural/ethnic communities
- Affordable opportunities to promote locally owned and operated businesses and entities

Existing Site Uses

There are two 3-million gallon welded-steel water storage tanks at the site that supply the City of Sebastopol, and a wooden shed with controls for level sensors in the tanks.

Neighbor Notification

KOWS Community Radio leadership volunteers have reached out with visits, phone conversations, informative letters and follow-up emails to residents in 20 dwellings closest to the proposed site, including Pleasant Hill Road, Lawrence Lane and Blackney Road.

Neighbors also received an information packet with a location map, NIER report, and photo simulations of the antenna and self-supporting tower structure. (Attachment E)

In all written and verbal communications, KOWS provided contact information to address questions or concerns. To our knowledge, everyone contacted has been supportive of the antenna relocation project.

Reduction of Visual Impact

KOWS Community Radio broadcast equipment components (antenna, tower and transmitter) are designed to blend in with the Pleasant Hill environment, thus reducing visual impact.

The omni-directional, four-bay antenna was selected for its effectiveness at a relatively low height. It can be mounted at 70-feet and not cause any potential interference problems at nearby homes.

The tower is engineered to be self-supporting, with no guy wires or other visual “eye-catching” components. It will be painted flat green (not bright, shiny or reflective) to blend in with trees. The proposed location in the southeast corner of the site was selected because it is not visible to neighbors. (Attachment F)

Need for Permit and Rationale for Location

KOWS community radio has been serving west Sonoma County since 2008 with a limited, spotty radio signal, effectively at 3 watts of power. In part, this weakness is due to FCC broadcast-range regulation of Low Power FM (LPFM) radio stations.

The KOWS broadcast signal is further weakened by topography. Currently, the antenna is in a tree at the Occidental Arts and Ecology Center on Coleman Valley Road, which is in a valley. Rolling hills to the east of Occidental block radio coverage into the more populated areas of Sebastopol and Santa Rosa. Until a recent change, KOWS was prevented by FCC distance regulations from moving broadcast equipment near or within the City of Sebastopol.

Since 2008, KOWS Community Radio has explored options to relocate broadcast equipment closer to Sebastopol to reach and engage more listeners. Two years ago, an Antenna Relocation Committee (ARC) was formed to achieve this goal.

Since then, ARC members have worked with a variety of property owners, the FCC and nationally-recognized broadcast engineers to identify the best Sebastopol-area site for KOWS broadcast equipment. Although several property owners were willing to consider hosting KOWS broadcast equipment, other limiting factors thwarted our search for an alternative location.

A major hindrance is the north-south ridgeline to the west of Sebastopol along Grandview Road. We identified several promising sites to the west of this ridgeline. However, broadcast signals from these areas did not reach over the ridgeline into the valley of Sebastopol. Further, the 107.3 FM frequency in the selected locations was severely compromised by interference from competing and much more powerful commercial stations.

In the summer of 2015, prospects changed for the positive: The FCC gave KOWS permission to move to a different frequency (92.5 FM) as well as relocate the antenna a greater distance into Sebastopol. When KOWS found the City of Sebastopol's Pleasant Hill site, many advantages were evident, including:

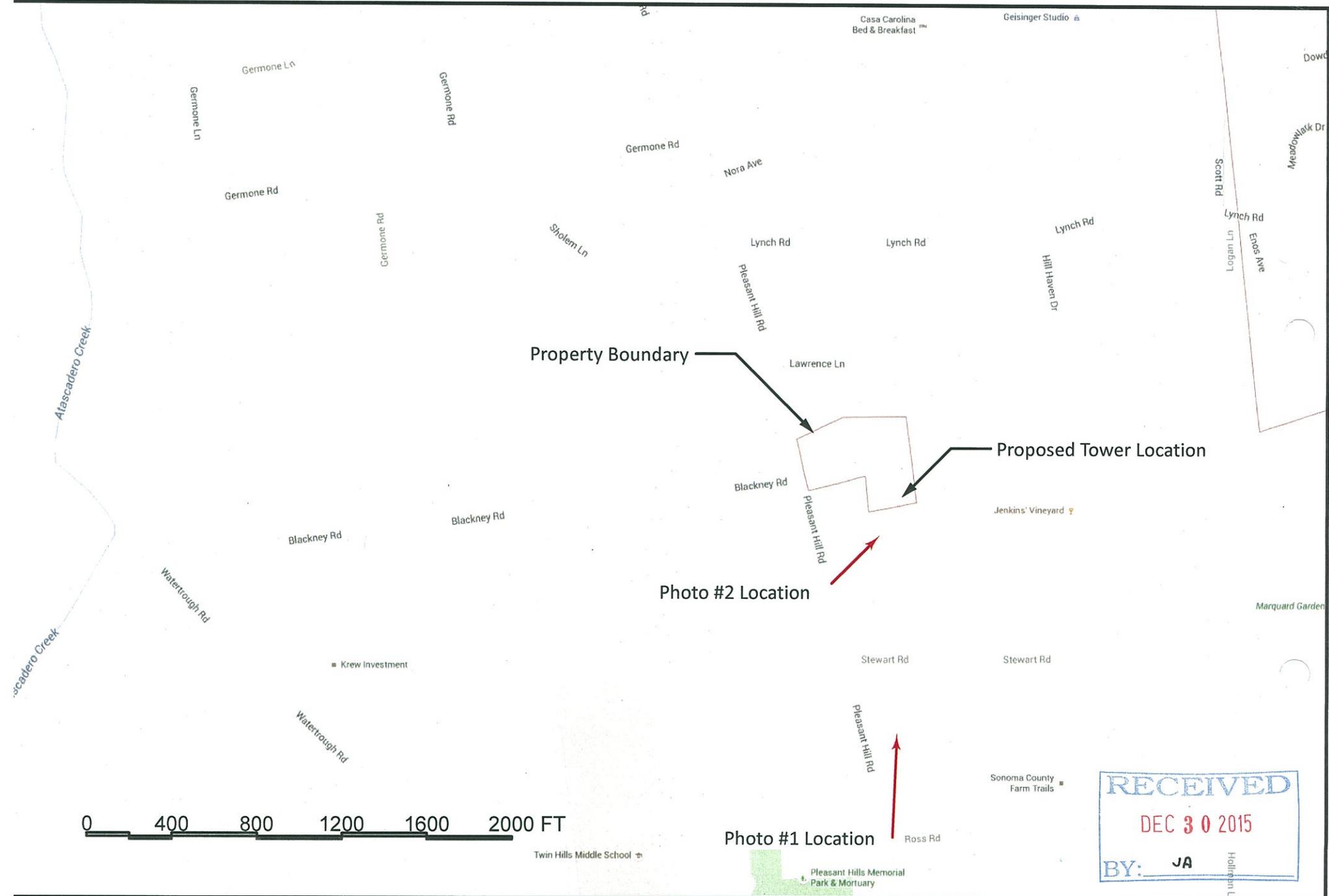
- Direct line of sight into Sebastopol, unimpeded by the Grandview Road ridgeline
- Existing FM airwaves at the site do not compromise the approved change to 92.5 FM frequency
- The site's southeast corner is elevated so the 36-foot high water tanks below the proposed KOWS antenna structure cause no signal interference problems

We appreciate your careful consideration and approval of the KOWS antenna relocation project, which will benefit and serve the City of Sebastopol and west Sonoma County.

Attachments

- A. Site-related Maps, Photos and Drawings
- B. ROHN Self-supporting Antenna Tower Specifications (Model 65G)
- C. Antenna Model OMB MP-4 Specifications (four MP-1 bays)
- D. Non-Ionizing Electromagnetic Radiation (NIER) Report
- E. Information Packet for Neighbors (Sample)
- F. Photo-Simulations (2) of Antenna/Tower Structure





RECEIVED
 DEC 30 2015
 BY: JA

Sebastopol Water Tanks		Location & Key Map	
1281 Pleasant Hill Rd Sebastopol, CA 95472	KOWS Radio Tower		Autumn Streamfellow 12/29/2015

North View

Proposed Tower Location

Sebastopol Water Tanks

1281 Pleasant Hill Rd
Sebastopol, CA 95472

KOWS Radio Tower

Site Photograph

Autumn Streamfellow

12/29/2015

East View



Sebastopol Water Tanks		Site Photograph
1281 Pleasant Hill Rd Sebastopol, CA 95472	KOWS Radio Tower	Autumn Streamfellow 12/29/2015

South View

Proposed Tower Location

Sebastopol Water Tanks

1281 Pleasant Hill Rd
Sebastopol, CA 95472

KOWS Radio Tower

Site Photograph

Autumn Streamfellow

12/29/2015

West View



Proposed Tower Location

Sebastopol Water Tanks

1281 Pleasant Hill Rd
Sebastopol, CA 95472

KOWS Radio Tower

Site Photograph

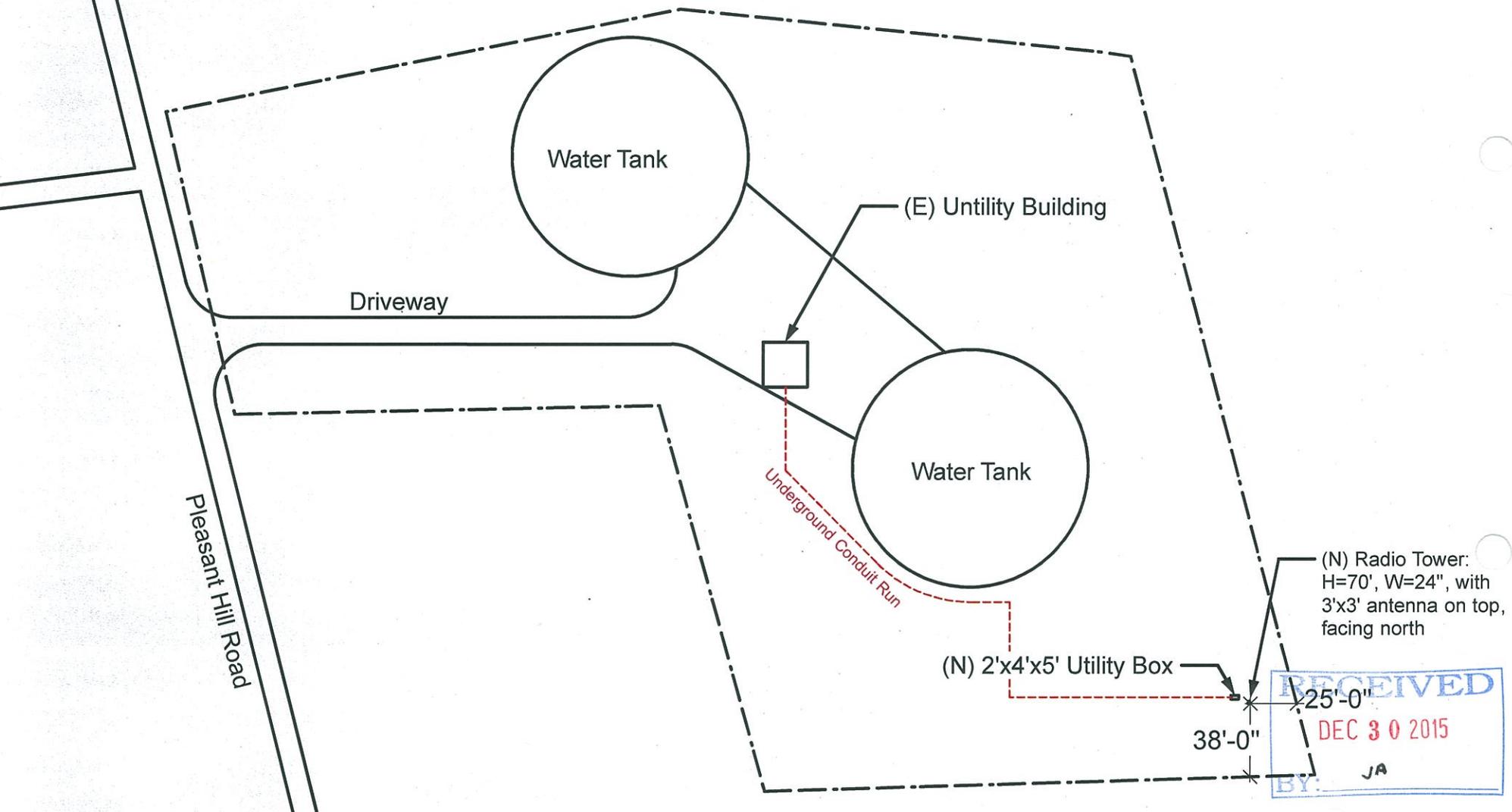
Autumn Streamfellow

12/29/2015



Sebastopol Water Tanks		Area Development Map
1281 Pleasant Hill Rd Sebastopol, CA 95472	KOWS Radio Tower	Autumn Streamfellow 12/29/2015

0 40 80 120 160 200 FT



(N) Radio Tower:
H=70', W=24", with
3'x3' antenna on top,
facing north

(N) 2'x4'x5' Utility Box

RECEIVED
DEC 30 2015
BY: JA

Sebastopol Water Tanks		Site Plan	
1281 Pleasant Hill Rd Sebastopol, CA 95472	KOWS Radio Tower		Autumn Streamfellow
			12/29/2015

STANDARD G-SERIES SELF-SUPPORTING



G-SERIES SELF-SUPPORTING

GENERAL USE

The self-supporting G-Series towers offer an easy, low-cost solution to get light weight antennas in the air quickly. By using the G-Series tower as a self-supporting structure, you minimize land area usage. They are functional in a wide variety of wind speeds. See ROHN's standard designs to help identify the right structure for your project. These are the same sturdy, robust tower sections that ROHN has fabricated for years. Each larger model allows for more loading capacity.

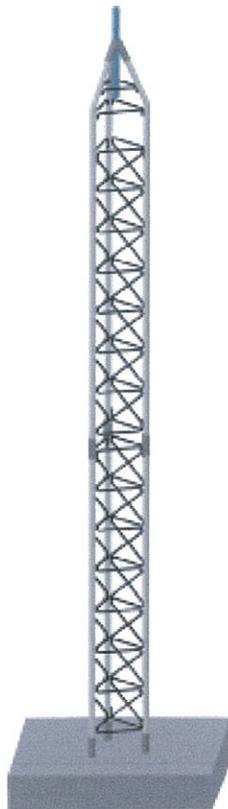
FEATURES

- Completely hot-dip galvanized after fabrication
- Cross bracing is formed by a continuous solid rod bracing fashioned into a zig-zag pattern for strength
- Pre-engineered loading charts meet varying individual specs and site conditions
- Typical uses include: small dishes, broadband, security and two-way communication
- All towers have 'fixed' bases

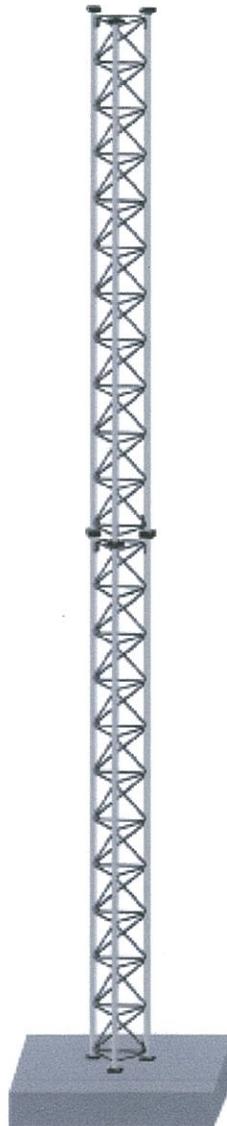
KITS

The kit part numbers for ROHN Self-Supporting G-Series towers include:

- Short base for embedment in concrete
- Rev F ground kit (Rev G optional)
- All tower sections and connection hardware
- Tapered top (25G and 45G towers)
- Top plate (55G towers)
- Cap plate kit (65G towers)



Typical Self-Supporting
25G, 45G and 55G Tower
(Tapered top available
for 25G & 45G only)



Typical Self-Supporting
45GSR and 65G Tower

Per Rev G requirements, any structure greater than 10' requires a climber safety device. Please see page 209 for ordering information.



G SERIES
REV. F ALLOWABLE ANTENNA AREAS (SQ. FT.)

70 MPH
Fastest Mile

70 MPH Fastest Mile Wind Speed - No Ice								
Height	25G		45G		55G		65G	
	FT ²	Part No.						
10'	19.7	25SS010	42.5	45SS010	75.0	55SS010	95.0	65SS010
20'	14.2	25SS020	22.0	45SS020	43.0	55SS020	95.0	65SS020
30'	6.4	25SS030	12.0	45SS030	26.0	55SS030	76.2	65SS030
35'	3.6	25SS035	8.7	45SS035	21.9	55SS035	61.2	65SS035
40'	1.5	25SS040	5.1	45SS040	15.0	55SS040	48.8	65SS040
45'			2.3	45SS045	11.4	55SS045	39.0	65SS045
50'					6.5	55SS050	29.3	65SS050
55'					4.0	55SS055	24.4	65SS055
60'					0.8	55SS060	18.4	65SS060
70'							8.7	65SS070
80'							0.9	65SS080

80 MPH
Fastest Mile

80 MPH Fastest Mile Wind Speed - No Ice								
Height	25G		45G		55G		65G	
	FT ²	Part No.						
10'	14.3	25SS010	30.0	45SS010	57.0	55SS010	95.0	65SS010
20'	9.0	25SS020	16.0	45SS020	30.0	55SS020	85.0	65SS020
30'	3.7	25SS030	7.5	45SS030	17.0	55SS030	55.8	65SS030
35'	1.4	25SS035	4.7	45SS035	14.5	55SS035	44.0	65SS035
40'			1.4	45SS040	8.0	55SS040	34.1	65SS040
45'					5.9	55SS045	26.2	65SS045
50'					1.5	55SS050	19.7	65SS050
55'							14.5	65SS055
60'							9.4	65SS060
70'							1.3	65SS070

90 MPH
Fastest Mile

90 MPH Fastest Mile Wind Speed - No Ice								
Height	25G		45G		55G		65G	
	FT ²	Part No.						
10'	10.5	25SS010	25.0	45SS010	45.0	55SS010	95.0	65SS010
20'	6.9	25SS020	11.0	45SS020	23.0	55SS020	65.0	65SS020
30'	1.7	25SS030	4.0	45SS030	12.0	55SS030	40.0	65SS030
35'			1.9	45SS035	9.4	55SS035	32.2	65SS035
40'					4.0	55SS040	24.1	65SS040
45'					2.2	55SS045	17.7	65SS045
50'							14.5	65SS050
55'							7.7	65SS055
60'							3.3	65SS060

Note: Antenna areas, ft.², assume all round antenna members.

NO ICE



G SERIES
REV. G EFFECTIVE PROJECTED AREA (SQ. FT.)

90 MPH
 3-Second Gust

90 MPH 3-Second Gust Wind Speed															
Height	25G			45G			45GSR			55G			65G		
	EPA		Part No.												
	Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C	
10'	26.8	21.3	25SS010	60.0	47.5	45SS010	95	84	45SR010	80	79	55SS010	95	95	65SS010
20'	18.5	13.4	25SS020	31.3	22.7	45SS020	95	71	45SR020	56	42	55SS020	95	95	65SS020
30'	7.9	4.1	25SS030	16.1	8.4	45SS030	87	58	45SR030	34	21	55SS030	95	71	65SS030
35'	4.4	1.2	25SS035	9.8	3.8	45SS035	76	52	45SR035	25	14	55SS035	80	54	65SS035
40'	1.3	-	25SS040	4.9	-	45SS040	60	40	45SR040	17	8	55SS040	62	41	65SS040
45'				0.7	-	45SS045	48	31	45SR045	11	3	55SS045	48	30	65SS045
50'							38	23	45SR050	5	-	55SS050	37	21	65SS050
55'							29	16	45SR055				28	14	65SS055
60'							22	11	45SR060				20	7	65SS060

100 MPH
 3-Second Gust

100 MPH 3-Second Gust Wind Speed															
Height	25G			45G			45GSR			55G			65G		
	EPA		Part No.												
	Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C	
10'	20.7	16.4	25SS010	47.4	39.5	45SS010	82	66	45SR010	78	63	55SS010	95	95	65SS010
20'	14.0	9.9	25SS020	23.2	16.9	45SS020	74	55	45SR020	43	32	55SS020	95	95	65SS020
30'	5.3	2.2	25SS030	9.7	4.8	45SS030	66	43	45SR030	24	14	55SS030	81	55	65SS030
35'	2.1	-	25SS035	5.1	0.7	45SS035	59	38	45SR035	17	8	55SS035	61	40	65SS035
40'				1.2	-	45SS040	46	30	45SR040	10	3	55SS040	47	29	65SS040
45'							35	22	45SR045	5	-	55SS045	35	20	65SS045
50'							27	15	45SR050				26	13	65SS050
55'							20	9	45SR055				17	6	65SS055
60'							13	4	45SR060				11	1	65SS060

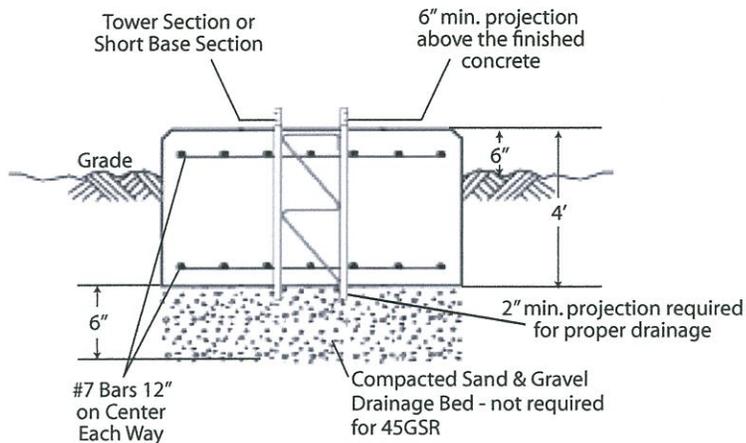
110 MPH
 3-Second Gust

110 MPH 3-Second Gust Wind Speed															
Height	25G			45G			45GSR			55G			65G		
	EPA		Part No.												
	Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C		Exp.B	Exp.C	
10'	16.5	12.7	25SS010	39.4	31.9	45SS010	67	53	45SR010	63	51	55SS010	95	95	65SS010
20'	10.6	7.2	25SS020	18.3	12.3	45SS020	59	43	45SR020	34	25	55SS020	95	81	65SS020
30'	3.1	0.4	25SS030	6.5	1.9	45SS030	51	32	45SR030	17	9	55SS030	65	43	65SS030
35'				1.7	-	45SS035	45	27	45SR035	11	4	55SS035	48	30	65SS035
40'							35	22	45SR040	5	-	55SS040	35	21	65SS040
45'							26	15	45SR045				25	13	65SS045
50'							19	9	45SR050				17	7	65SS050
55'							13	4	45SR055				10	-	65SS055
60'							7	-	45SR060				4	-	65SS060

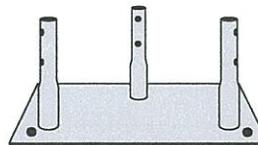
Note: Antenna areas, ft.², assume all round antenna members.

NOICE

SELF-SUPPORTING G-SERIES FOUNDATIONS



ELEVATION VIEW
25G (shown), 45G & 55G
SELF-SUPPORTING TOWER FOUNDATION



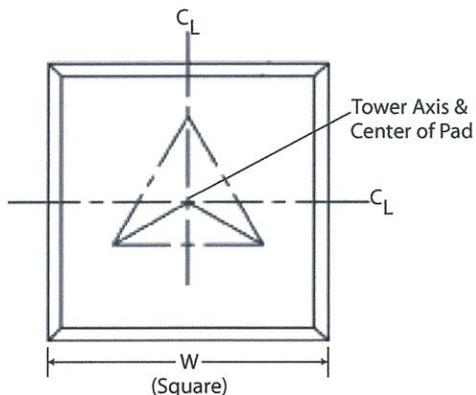
CONCRETE BASE PLATE WITH ANCHORS
25GSSB
FOR USE WITH SELF-SUPPORTING 25G TOWERS.

ALTERNATIVE TO USING SHORT BASE.
BASE BOLTS & TEMPLATE MUST BE ORDERED SEPARATELY.



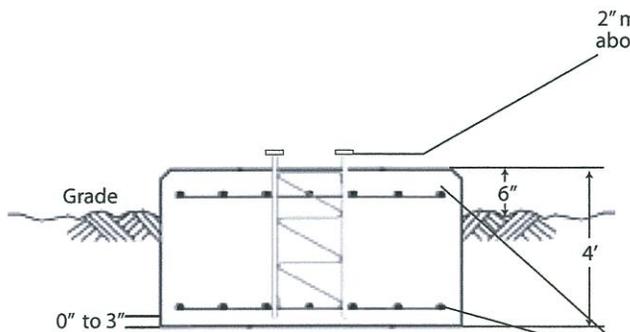
BASE BOLTS & TEMPLATE
KH8175A

FOR USE WITH 25GSSB IN SELF-SUPPORTING 25G TOWER APPLICATIONS. KIT INCLUDES (1) TEMPLATE & (4) BASE BOLTS.

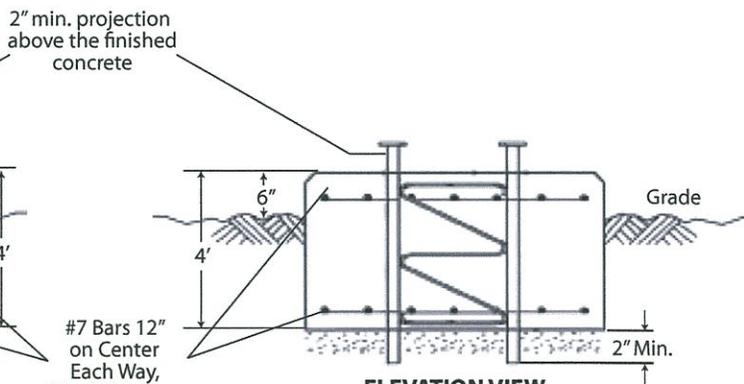


PLAN VIEW

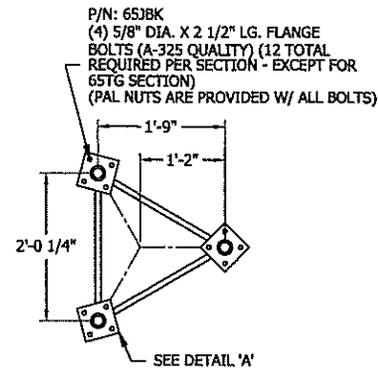
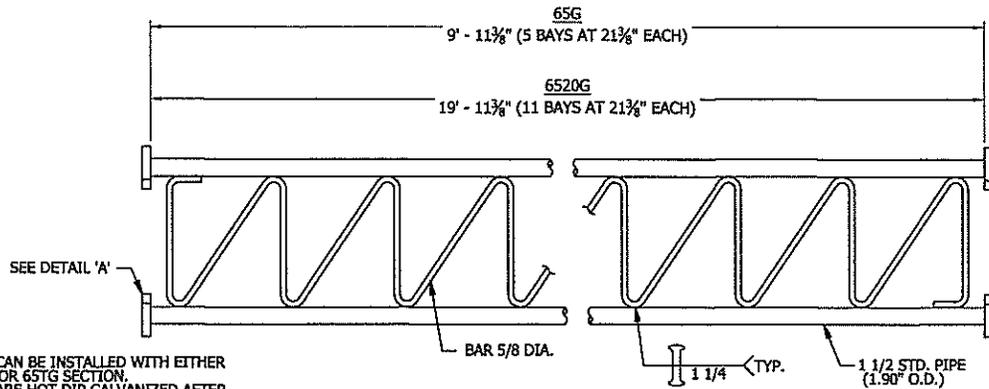
Tower	Mat Width (W)	Concrete Volume (Cu. Yds.)
25G	4' - 0"	2.4
45G	5' - 3"	4.1
55G	6' - 0"	5.3
45GSR 65G	7' - 9"	8.9



ELEVATION VIEW
45GSR
SELF-SUPPORTING TOWER FOUNDATION

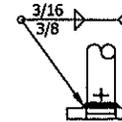


ELEVATION VIEW
65G
SELF-SUPPORTING TOWER FOUNDATION



ASSY P/N 65G SECTION AND ASSY P/N 6520G SECTION

- 1 - KS148
- 1 - 65JBK
- 1 - KS149
- 1 - 65JBK



7/16" DIA. DRAIN HOLE IS PROVIDED JUST ABOVE THE WELD AT THE BOTTOM OF EACH LEG ON SECTION 65TG ONLY.

DETAIL 'A'

NOMENCLATURE

- A = CROSS SECTIONAL AREA (SQURE INCHES)
- C = COMPRESSION CAPACITY WITH 1/3 INCREASE IN ALLOWABLE STRESS (KIPS)
- F_y = MINIMUM YIELD STRENGTH (KSI)
- I = MOMENT OF INERTIA ABOUT CENTROIDAL AXIS (INCHES**4)
- K = EFFECTIVE LENGTH FACTOR (DIMENSIONLESS)
- L = UNBRACED LENGTH (INCHES)
- M = MOMENT CAPACITY WITH 1/3 INCREASE IN ALLOWABLE STRESS (FT.-KIPS)
- N/A = NOT APPLICABLE
- r = RADIUS OF GYRATION (INCHES)
- S = ELASTIC SECTION MODULUS (INCHES**3)
- T = TENSION CAPACITY WITH 1/3 INCREASE IN ALLOWABLE STRESS (KIPS)

NOTE: CAPACITIES SHOWN ARE BASED ON ANSI/EIA/TIA-222-F-1996.

FILE NO. Standard-65G				
REVISIONS				
REV.	DESCRIPTION	DWN	CHK	APP
17	REDRAWN TO AUTOCAD	JDA	JOH	H.A
18	DATE: 3/19/2006 REVISED CALLOUTS	JDA	KTL	HA
19	DATE: Nov/11/2007 REMOVED 65TG SECTION	JDA	JOH	HA
	DATE: 3/27/2007			

DWG REFERENCE

SEC.>>	P/N 65G TOWER SECTION PROPERTIES		
ITEM	LEGS	BRACES	SECTION
SIZE	PIPE 1.50 STD.	BAR 5/8 DIA.	N/A
F _y	50.0	36.0	N/A
A	0.799	0.3068	2.40
S	0.326	0.0240	15.71
I	0.310	0.0075	234.9
r	0.623	0.1563	9.90
L	21.4	30.9	VARIES
K	1.0	0.70	1.0
KL/r	34.3	138.4	VARIES
C	28.3	3.20	N/A
T	28.3	N/A	N/A
M	N/A	N/A	49.5

TOTAL SECTION WEIGHT = 191.4 LBS.

SEC.>>	P/N 6520G TOWER SECTION PROPERTIES		
ITEM	LEGS	BRACES	SECTION
SIZE	PIPE 1.50 STD.	BAR 5/8 DIA.	N/A
F _y	50.0	36.0	N/A
A	0.799	0.3068	2.40
S	0.326	0.0240	15.71
I	0.310	0.0075	234.9
r	0.623	0.1563	9.90
L	21.4	30.9	VARIES
K	1.0	0.70	1.0
KL/r	34.3	138.4	VARIES
C	28.3	3.20	N/A
T	28.3	N/A	N/A
M	N/A	N/A	49.5

TOTAL SECTION WEIGHT = 368.7 LBS.

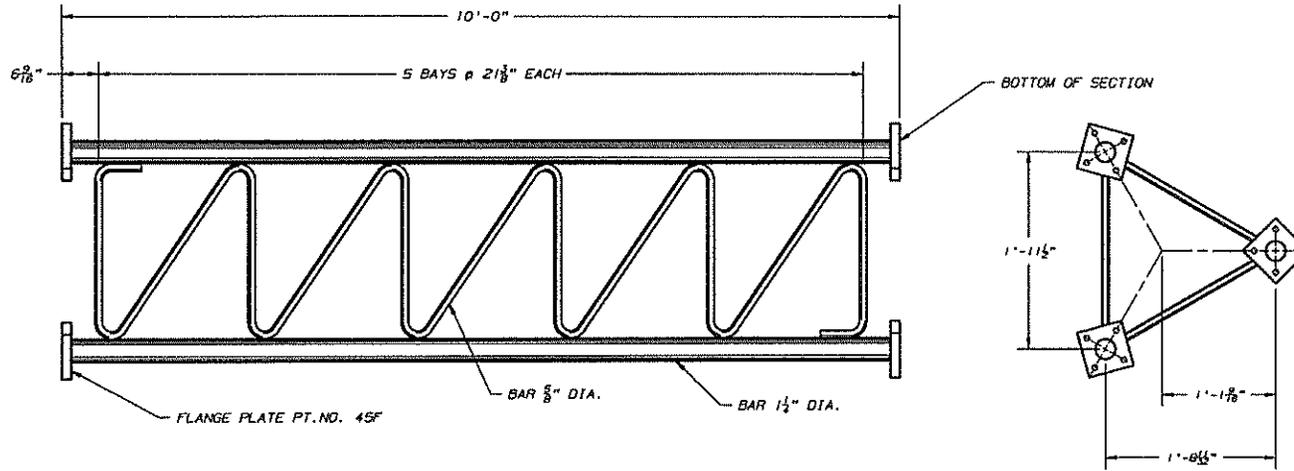
ROHN
PRODUCTS LLC
PO BOX 5999
PEORIA, IL 61601-5999
TOLL FREE 800-727-ROHN

THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

**SECTION ASSEMBLY
65G**

DWN:	CW	CHKD:	WDU	DATE:	Feb/25/1988
ENGR:	RAM				
DRAWING NO:	C630665			REV:	1.9

C770964-01.tif



ASSEMBLY PT. NO. 65GSR10

BILL OF MATERIAL

ITEM	QUAN.	PART NO.	DESCRIPTION	DWG. NO.
1	1	K5107	10' 650 SECTION	C770963
2	12	210033GA	3/8 X 2 1/2 BOLT ASSY	C770404

R3 (CHGD 210032GA TO 210033GA) REDRAWN		11/28/77	WHF	JHD	75
No. & Revision Description		A. Date & Rev. Dr. & Ckd. Dr. & App. By			
THIS DRAWING IS THE PROPERTY OF ROHN. IT IS NOT TO BE REPRODUCED, COPIED OR TRACED IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.					
ROHN					
Scale: NONE	By: MOI	Date: 10/12/77	SECTION ASSY 65GSR 10'1.25"DIA		
Drawn:	MOI	10/12/77			
Checked:	WDU	10/20/77			
App. Eng.:	CW	10/21/77	DWG. FILE:	DWG. NO.:	C770964 03
Recent File:			SHEET 1 OF 1	REV.	



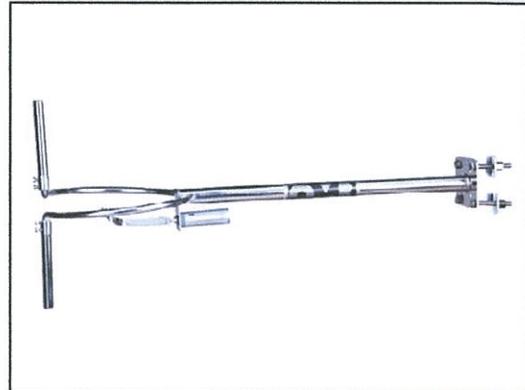
SELF-SUPPORTING G-SERIES DESIGN NOTES

1. Tower designs are in accordance with approved national standard ANSI/EIA-222-F and ANSI/TIA-222G, Structure Class I, Exposures B and C, Topographic Category I.
2. All towers must have "fixed" bases. Pinned bases may not be used.
3. Designs assume transmission lines symmetrically placed as follows:
 - 25G Tower - One 5/8" Line on each face (Total =3)
 - 45G Tower - One 7/8" Line and one 1/2" line on each face (Total = 3 @ 7/8" & 3 @ 1/2")
 - 55G & 65G Towers - Two 7/8" Lines on each face (Total =6)
4. Antennas and mounts assumed symmetrically placed at tower apex.
5. Rev F tabulated allowable antenna areas assume all round antenna members.
6. Allowable flat-plate antenna areas, based on EIA RS-222-C, may be obtained by multiplying Rev. F Antenna areas shown by 0.6.
7. Standard foundation designs are based on Rev. F normal soil and Rev. G presumptive clay soil parameters.

Refer to pages 147-153 for General Installation and Foundation Notes.

CIRCULAR POLARIZATION ANTENNA MP-1

The **MP** antenna is designed to maintain a continuous power of 500W per element. This antenna is made of stainless steel, which guarantees the incorruptibility of its technical specifications and it comes adjusted to the desired frequency, although it can be changed if needed. This circular polarization antenna is recommended to work in extreme environmental conditions



MAIN ADVANTAGES

- Very low cost.
- Quality and operation are highly guaranteed due to the great amount of antennas supplied.
- Ideal as second antenna and as security system.

GENERAL CHARACTERISTICS

FREQUENCY RANGE	87.5-108MHz
IMPEDANCE	50 Ohm
MAXIMUM POWER	500W
POLARIZATION	Right-circular
INPUT CONNECTOR	N(F)
WEIGHT	3.9Kg
PROTECTION AGAINST ELECTRICAL SHOCK	Earth
ASSEMBLY	1-3" tube
MATERIAL	Stainless steel
TYPICAL ROE	1.10:1

AVAILABLE SYSTEMS

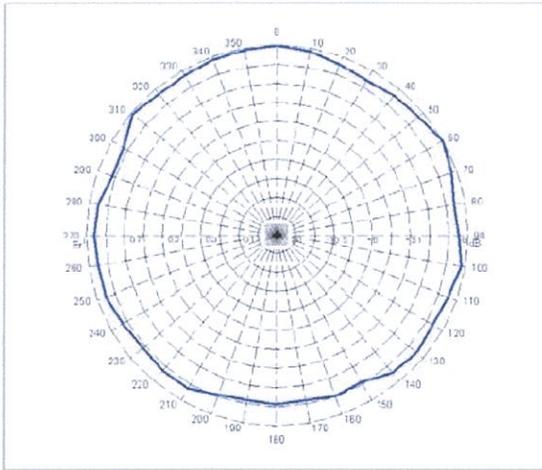
Some MP antennas stacked at $3/4\lambda$ distance from one another.

MODEL	Nº ANTENNAS	GAIN	INPUT CNC	MAX. POWER
MP-1	1	-3dBd	N(F)	600W
MP-2	2	0dBd	N(F)	800W
MP-2R	2	0dBd	7/16"	1.2KW
MP-4	4	3dBd	N(F)	800W
MP-4S	4	3dBd	7/16"	1.5KW
MP-4R	4	3dBd	EIA 7/8"	2.4KW
MP-6R	6	4.5dBd	EIA 7/8"	3KW

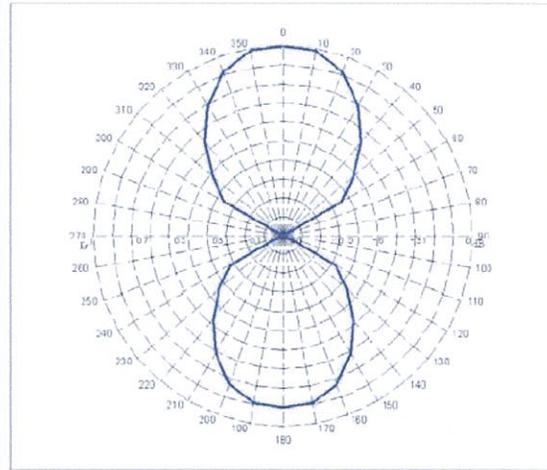
*3dB will be added to these gain values if we consider the sum of vertical and horizontal polarizations.



CIRCULAR POLARIZATION ANTENNA MP-1



HORIZONTAL RADIATION PATTERN



VERTICAL RADIATION PATTERN

* The images and/or technical specifications are subject to change without previous notice.



Prometheus Radio Project

Subject: KOWS-LP compliance with non-ionizing electromagnetic radiation (NIER) standards

Date: December 22, 2015

KOWS-LP, Occidental Arts and Ecology Center, holds an FCC construction permit pursuant to FCC application BMPL-20150828ABW which authorizes them to broadcast 25 watts at 92.5 MHz from a 4-Bay OMB MP-4 FM antenna located in Sebastopol at coordinates 38 23 0.83 N 122 49 59.95 W (NAD83).

This report demonstrates that KOWS-LP complies with NIER RF exposure standards specified in Federal statute **47CFR§1.1310** at the antenna site and at nearby homes.

1 - NIER Standards for Maximum Exposure

The Federal Communications Commission offers information and resources regarding NIER, which in FCC terminology is called “**RF Safety**”. It is efficient to quote at length from the instructions for KOWS-LP's low-power FM FCC application, FCC Form 318, <http://www.fcc.gov/Forms/Form318/318.pdf>: [emphasis added]

RF Exposure Guidelines. In 1996, the Commission modified its guidelines and procedures for evaluating environmental effects of RF emissions. All LPFM station applications subject to environmental processing must demonstrate compliance with the new requirements. The new guidelines are explained in more detail in OET Bulletin 65, entitled *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, Edition 97-01*, released August, 1997, and *Supplement A: Additional Information for Radio and Television Broadcast Stations* (referred to here as "OET Bulletin 65" and "Supplement A," respectively). Both OET Bulletin 65 and Supplement A can be viewed and/or downloaded from the FCC Internet site at <http://transition.fcc.gov/oet/rfsafety/>

For FM broadcast frequencies, Supplement A states that the exposure safety limit for “**general population/uncontrolled exposure is 0.2 mW/cm² (200 μW/cm²) and the limit for occupational/controlled exposure is 1 mW/cm² (1000 μW/cm²)**”.

OET Bulletin 65 is the practical implementation of the controlling statute, **47CFR§1.1310 - Radiofrequency radiation exposure limits.**





Prometheus Radio Project

2 – Site Details

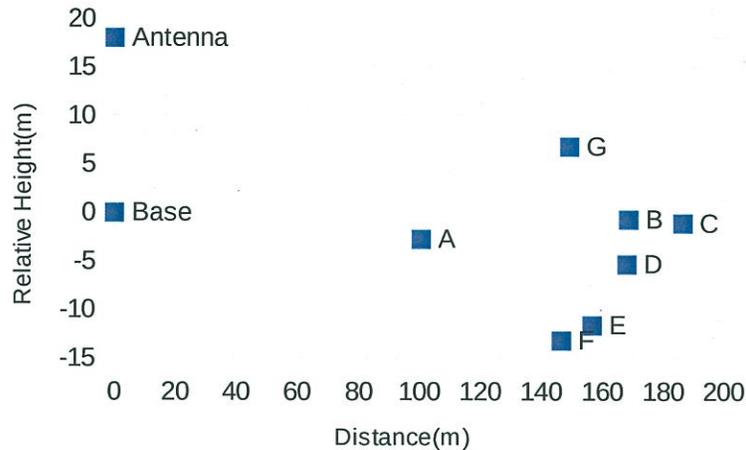
KOWS-LP is approved by the FCC to construct an antenna near Blackney Rd and Pleasant Hill Rd, just southwest of the southern water tank shown below, centered at 18 meters (approximately 60 feet) above the ground. Nearby homes labeled A-G and faint 1-foot-interval contour lines are also shown.





Prometheus Radio Project

The graph below shows the distance (meters) to each house from the antenna and the elevation of each house (meters) relative to the base of the antenna. Both the antenna base and antenna itself are shown on the left.



3 – Existing NIER Demonstration to the FCC

LPFM applicants must demonstrate compliance with NIER RF Safety standards, and KOWS-LP indicated their compliance by checking Yes to box 10 in their LPFM (FCC form 318) construction-permit application:

<p>10. National Environmental Policy Act. The applicant certifies, based on its completion of Worksheets 2 and 3 and its review of the instructions to this application, that the proposed facility is excluded from environmental processing under 47 C.F.R. Section 1.1306 (i.e., the facility will not have a significant environmental impact and complies with the maximum permissible radiofrequency electromagnetic exposure limits for controlled and uncontrolled environments). Unless the applicant can determine compliance through the use of the attached General Environmental and RF Exposure Worksheets, an Exhibit is required.</p>	<p><input checked="" type="radio"/> Yes <input type="radio"/> No See Explanation in [Exhibit 14]</p>
---	--

A goal of the LPFM radio service is accessibility, which means attempting to unburden applicants – usually small community groups – from purchasing expensive radio engineering services. To this end, the LPFM application offers a simplified method for RF safety NIER compliance. KOWS-LP utilized the simplified method and was approved by the FCC.

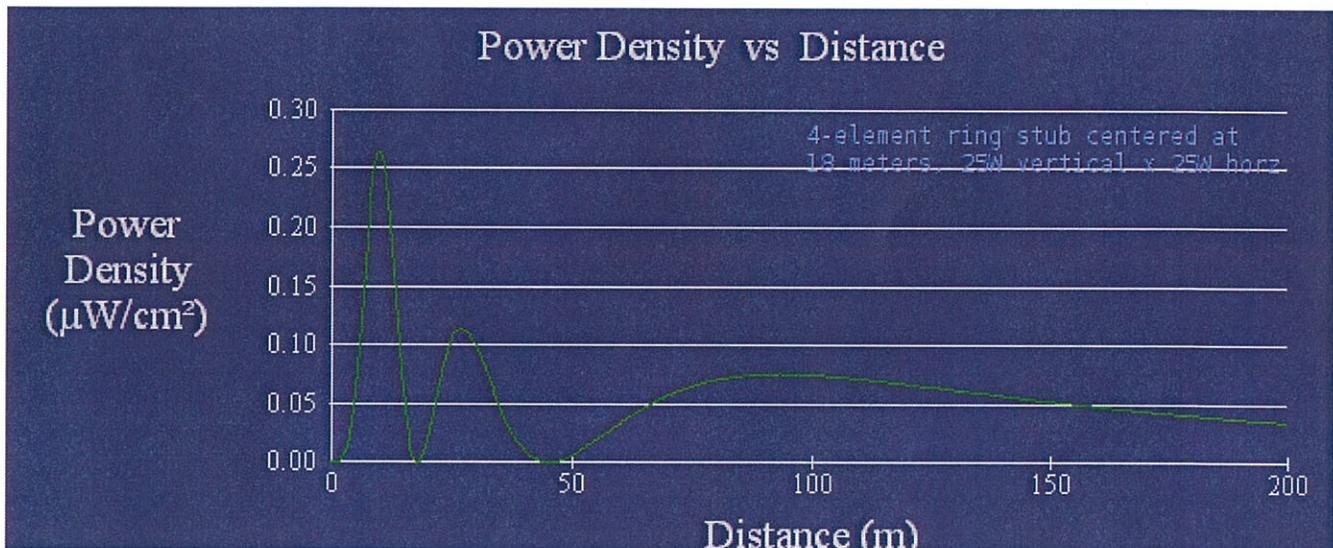


Prometheus Radio Project

4 – Exposure Calculations

In situations requiring more sophisticated NIER field calculations, the FCC's "FM Model" software, originally developed by the EPA, is normally utilized. FM Model predicts the power density around an antenna given the antenna model, height, and radiated power.

The figure below shows the radiation intensity that would be experienced by a person (assumed to be 2 meters tall) standing at the elevation of the base of KOWS-LP's antenna as currently approved by the FCC.

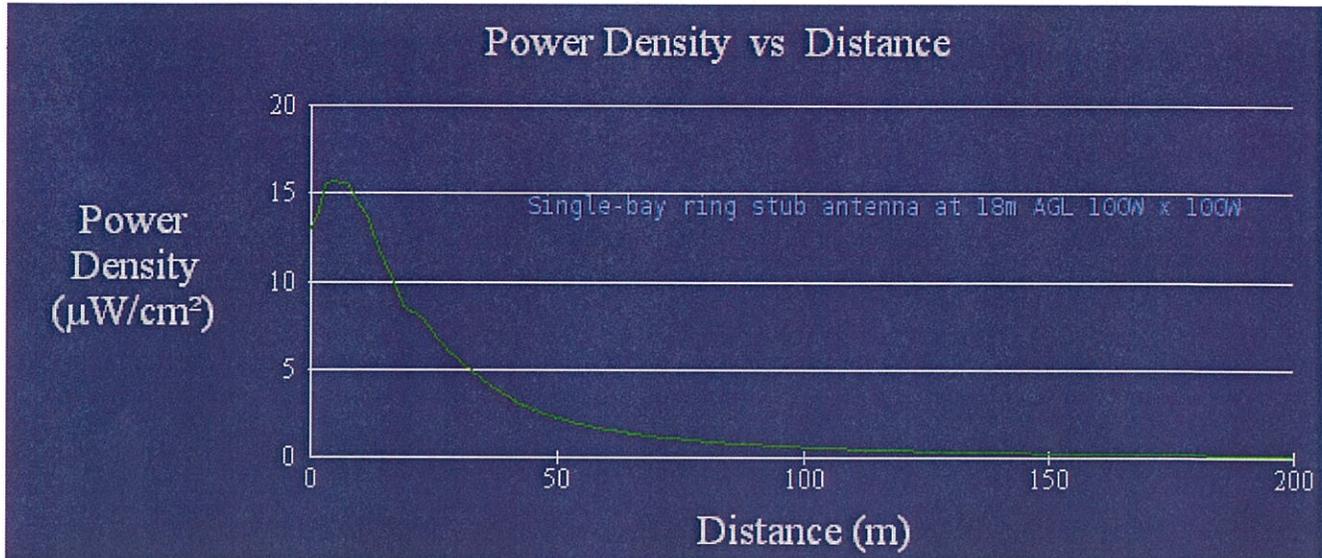


The maximum exposure level for people in the vicinity of this antenna is less than $0.30 \mu\text{W}/\text{cm}^2$. **This is less than 1% of the more-stringent exposure limit of $200 \mu\text{W}/\text{cm}^2$, therefore this installation meets NIER requirements.**

Alternatively KOWS-LP may choose a single-bay directional antenna at the same height. In order to estimate the worst-case directional-antenna exposure, FM Model is configured for a single-bay omnidirectional "ring-stub" antenna at the same center height. The FCC would allow up to 50 watts in this situation and location, yet to obtain a more conservative worst case, FM Model is configured for 100 watts, which is incidentally the maximum power allowed for LPFM stations.



Prometheus Radio Project



Radiation exposure for this artificial worst case is nearly 10 times worse than the currently-approved antenna, yet still well within regulation.

Maximum power density of approximately $16 \mu\text{W}/\text{cm}^2$ would be experienced by a person standing in the vicinity of the base of the antenna. **This is less than 8% of the more-stringent exposure limit of $200 \mu\text{W}/\text{cm}^2$, therefore a directional single-bay antenna would also easily meet NIER requirements.**

The safety of workers at the top of the nearby water tank must also be considered. Utilizing FM Model and estimating the top of the water tank as 40 feet higher than the base of the antenna, the predicted exposure according to the worst case above is $112 \mu\text{W}/\text{cm}^2$. **This is 56% of the more-stringent exposure limit of $200 \mu\text{W}/\text{cm}^2$, meeting NIER requirements.**

5 – Exposure at Nearby Homes

FM Model was used to estimate the exposure of people outdoors at the locations of the nearby homes labeled previously A through F. Note that the indoor exposure will be less due to attenuation by walls and roofs. Considering both the distance to each home and its height relative to the base of the antenna, and using the artificial worst case, the predicted exposures are listed below.



Prometheus Radio Project

Home	Distance (meters)	Relative Height (meters)	Exposure $\mu\text{W}/\text{cm}^2$	% of Limit
A	100.6	-2.8	0.21	0.1%
F	146.5	-13.2	0.29	0.1%
G	149.1	6.8	0.30	0.2%
E	156.6	-11.6	0.26	0.1%
D	168.0	-5.3	0.23	0.1%
B	168.6	-0.7	0.23	0.1%
C	186.5	-1.1	0.19	0.1%

In all cases, exposure to non-ionizing electromagnetic radiation due to an artificial worst-case KOWS-LP radio station, at the locations of the nearby homes, is less than 1/500th of the stringent NIER limit, and estimated at less than 1/3000th of the limit if the presently-authorized antenna were in use rather than the worst case.

The effects of electromagnetic radio on humans are unlikely to be fully understood at this time and these safety limits may well change as research proceeds, nevertheless the limits are based on the accepted best practices at this time. Anecdotal stories of low rigor and blatant misinformation about radiation exposure abound on the internet, by parties on all sides of the issues. Let the reader beware.

Additional FCC references:

- FAQ <http://transition.fcc.gov/oet/rfsafety/rf-faqs.html#Q17>
- Main page <https://www.fcc.gov/general/radio-frequency-safety-0>
- *Questions and Answers about Biological Effects and Potential Hazards of Radio frequency Electromagnetic Fields* <http://www.fcc.gov/encyclopedia/oet-bulletins-line#56>

6 – Recommendations

1. Offer as a courtesy to reduce power when work is to be performed on the antenna or upon the nearest water tank.
2. Post a caution sign at the antenna tower and provide mechanical discouragement to casual climbers.

Radio professionals in the course of their job are governed by the much higher occupational exposure limit of $1,000 \mu\text{W}/\text{cm}^2$.



Prometheus Radio Project

The calculations in this report were made by myself, Paul Bame, Engineering Director at the Prometheus Radio Project. I am an experienced radio engineer and have prepared many engineering exhibits accepted by the FCC. I affirm that the information and calculations herein are true to the best of my knowledge.

A handwritten signature in blue ink that reads "Paul A. Bame". The signature is fluid and cursive.

Paul Bame, Engineering Director, Prometheus Radio Project



Don Campau, Spokesperson
P.O. Box 1073, Occidental CA 95465
Office Phone: 707-874-9090 Studio Phone: 707-874-1073
Email: kows@sonic.net Website: www.kows.fm www.facebook.com/KOWS.fm

December 30, 2015

Hello, Sebastopol Neighbors,

We want to keep you fully informed about our plans to place the KOWS Community Radio antenna and transmitter at the City of Sebastopol reservoir property on Pleasant Hill Road.

As you may already know, KOWS is west Sonoma County's all volunteer, non-profit radio and FCC-designated Emergency Alert Station, broadcasting since 2007 from Occidental at 107.3 FM and www.KOWS.FM online. Our mission is to serve the local community with high-quality radio and reach, connect, and involve as many people as possible.

We appreciate the warm welcome we've received after moving our studio to downtown Sebastopol, and are working with the City of Sebastopol to re-locate our antenna and reach many more people in our extended community.

An important aspect of our work is to ensure that we comply with all regulations, guidelines and safety measures. Part of this verification is an official report from an FCC-approved engineer describing the Non-Ionizing Electromagnetic Radiation (NIER) exposure levels, which are at a tiny fraction (less than 1%) of allowable radio frequency waves. The KOWS signal strength would have to be 500 to 1,000 times as strong to begin to cause any concern. In fact, strong evidence indicates complete safety, as radio frequency radiation is non-ionizing, and benign to cells. (See the attached NIER report.)

Our plan is to erect a 70-foot self-supporting antenna structure, with a width of 24 inches. The structure has a diagonal bracing design for see-through visibility, and will be painted a flat green color to blend in with the surrounding trees. The 15-watt transmitter will be located at the base of the structure, and a single-use, 4-bay omni-directional antenna will be mounted on the structure. (See the two attached photo simulations)

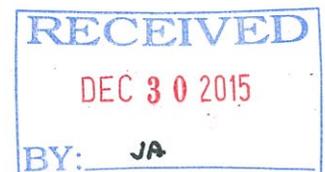
If you have questions or would like more information, we are happy to provide details, and welcome your email or phone call.

With appreciation,

Laura Goldman and Arnold Levine
for KOWS Antenna Relocation Committee

Laura's Living Room, Fridays, 5 to 7 pm
livingroomlaura@gmail.com
707 481-4843

Tommy's Holiday Camp, Fridays 7 to 9 pm
arnold101@earthlink.net
(707) 540-2641





Sebastopol Water Tanks	View From Pleasant Hill Road	Photo #1 Simulation	
1281 Pleasant Hill Rd Sebastopol, CA 95472	KOWS Radio Tower	Autumn Streamfellow	
		12/29/2015	



Sebastopol Water Tanks	View From Pleasant Hill Road	Photo #2 Simulation	
1281 Pleasant Hill Rd Sebastopol, CA 95472		KOWS Radio Tower	Autumn Streamfellow

Telecommunications Facility Acknowledgement of Maintenance Requirements

Facility: 1281 PLEASANT HILL ROAD

Applicant: KOWS COMMUNITY RADIO

Pursuant to Zoning Ordinance Section 17.100. H. new telecommunication facilities, or modifications thereto are required to maintain the facility as set forth below.

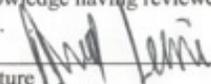
1. A maintenance/facility removal agreement signed by the applicant shall be submitted to the Planning Director prior to approval of the use permit or other entitlement for use authorizing the establishment or modification of any telecommunications facility which includes a telecommunication tower, 1 or more new buildings/equipment enclosures larger in aggregate than 300 square feet, more than 3 satellite dishes of any size, or an applicant's successors-in interest to properly maintain the exterior appearance and ultimately remove the facility all in compliance with the provisions of this chapter and any conditions of approval. It shall further bind them to pay all costs for monitoring compliance with and enforcement of the agreement and to reimburse the city for all costs incurred to perform any work required of the applicant by this agreement that the applicant fails to perform. It shall also specifically authorize the city and/or its agents to enter onto the property and undertake said work so long as:
 - (a) The Planning Director has first provided the applicant the following written notices:
 - 1) An initial compliance request identifying the work needed to comply with the agreement and providing the applicant at least 45 calendar days to complete it; and
 - 2) A follow-up notice of default specifying the applicant's failure to comply with the work within the time period specified and indicating the city's intent to commence the required working with 10 working days;
 - (b) The applicant has not filed an appeal pursuant to Chapter 17.130 within 10 working days of the notice required under (a) (2) above. If an appeal is filed, the city shall be authorized to enter the property and perform the necessary work if the appeal is dismissed or final action on it taken in favor of the Planning Director;
2. All costs incurred by the city to undertake any work required to be performed by the applicant pursuant to the agreement referred to in (1) including, but not limited to, administrative and job supervision costs, shall be borne solely by the applicant. The applicant shall deposit within 10 working days of written request therefore such costs as the City reasonably estimates or has actually incurred to complete such work. When estimates are employed, additional monies shall be deposited as needed within 10 working days of demand to cover actual costs. The agreement shall specifically require the applicant to immediately cease operation of the telecommunication facility involved if the applicant fails to pay the monies demanded within 10 working days. It shall further require that operation remain suspended until such costs are paid in full.

I acknowledge having reviewed the above requirements and the maintenance responsibilities set forth therein.

Signature

Date

Print Name


2/16/16

ARNOLD LEVINE

Low Power FM (LPFM) Radio

The FCC has a special class of radio licenses called Low Power FM Radio (LPFM) to create opportunities for new voices to be heard on the radio. The LPFM radio service consists of two types of radio stations: 100-watt stations, which reach an area with a radius of approximately three and one-half miles, and 10-watt stations, which generally reach an area with a radius of between one and two miles.

Who is eligible for LPFM licenses?

To qualify for an LPFM license, you must be:

- A government or non-profit educational institution, like a public or private school or state or private university
- A non-profit organization, association or entity with an educational purpose, like a community group, public service or public health organization, disability service provider or faith-based organization
- A government or non-profit entity providing local public safety or transportation service, like a volunteer fire department, local government or state transportation authority

In addition, applicants for LPFM licenses must be based in the community in which they intend to broadcast. An organization is considered community-based if:

- It is physically headquartered or has a campus within 10 miles of the proposed transmitting antenna
- Seventy-five percent of its governing board resides within 10 miles of the proposed transmitting antenna
- It is a non-profit or governmental public safety organization that intends to broadcast within the area of its jurisdiction

Who is not eligible?

LPFM licenses cannot be issued to individual or commercial entities. Also, existing broadcasters, cable television system operators, newspaper publishers, and other media entities are not eligible for LPFM licenses.

How can I apply for an LPFM station?

The FCC has developed a computer software program ("LPFM Channel Finder") to help potential LPFM applicants find an available channel in their area. The FCC will first accept applications for 100-watt stations, followed by applications for 10-watt stations.

The FCC will give at least 30 days notice, via a Public Notice and/or the [FCC Web site \(/media/radio/lpfm\)](https://www.fcc.gov/media/radio/lpfm) when a filing window is available in your state. There is no cost to file an application for a permit to construct an LPFM station or a license to operate an LPFM station. A construction permit issued by the FCC is required before an applicant is allowed to construct an LPFM station and a license issued by the FCC is required before operation of an LPFM station can begin.

If there are conflicting LPFM applications in the same area, competing applications will be resolved through a process that awards one point to each applicant for:

- the organization's presence in the community for at least two years
- an obligation to broadcast at least 12 hours each day
- an obligation to broadcast at least eight hours of locally-originated programming each day

The applicant with the most points will receive the construction permit.

If there is a tie after the points are tallied, the competing applicants will be encouraged to share a license. Formerly-competing applicants who resubmit their applications together will be permitted to total their points and compare their total with any other applicant for a license.

How much does it cost to set up an LPFM station?

The construction and operating costs of an LPFM radio station can vary widely, depending on the type and quality of studio and broadcasting equipment used, as well as by whether a tower may be required. More information on the availability and costs of radio equipment is available from a variety of sources, such as electronics periodicals.

How does my organization apply?

Applications for new LPFM stations, construction permits, or for major changes to LPFM permits or licenses may only be filed during the dates specified for an application filing window. Such applications may only be filed via the [Media Bureau's electronic filing system \(/general/media-bureau-electronic-filing-and-public-access\)](https://www.fcc.gov/general/media-bureau-electronic-filing-and-public-access). An application will be returned, without consideration, if it is received at a time outside the filing window.

Filing a complaint

You have multiple options for filing a complaint with the FCC:

- [File a complaint online \(https://consumercomplaints.fcc.gov/\)](https://consumercomplaints.fcc.gov/)

- By phone: 1-888-CALL-FCC (1-888-225-5322); TTY: 1-888-TELL-FCC (1-888-835-5322); ASL: 1-844-432-2275
- By mail (please include your name, address, contact information and as much detail about your complaint as possible):

Federal Communications Commission
Consumer and Governmental Affairs Bureau
Consumer Inquiries and Complaints Division
445 12th Street, S.W.
Washington, DC 20554

Accessible formats

To request this article in an accessible format - braille, large print, Word or text document or audio - write or call us at the address or phone number at the bottom of the page, or send an email to fcc504@fcc.gov (<mailto:fcc504@fcc.gov>).

Print Out

[Low Power FM Radio \(LPFM\) Guide \(/cgb/consumerfacts/lpfm.pdf\)](#) (pdf)

Date Last Updated/Reviewed:

Tuesday, December 22, 2015 - 8:30am

Bureau/Office:

[Consumer and Governmental Affairs \(https://www.fcc.gov/consumer-governmental-affairs\)](https://www.fcc.gov/consumer-governmental-affairs)

Tags:

[Consumers \(/tags/consumers\)](#)

[Broadcast Consumer Issues \(/tags/broadcast-consumer-issues\)](#)

[Low Power FM \(/tags/low-power-fm\)](#)



**KOWS - LP COMMUNITY RADIO
107.3 FM**

P.O. Box 1073 OCCIDENTAL, CALIFORNIA 95465

OFFICE PHONE: (707)874-9090
STUDIO PHONE: (707) 874-1073

WEBSITE: WWW.KOWS.FM
EMAIL: KOWS@SONIC.NET

February 17, 2016

To: Sebastopol Planning Commission

From: KOWS Community Radio Antenna Relocation Committee (Laura Goldman, Arnold Levine, Stuart Goodnick, David Dillman, John Parry, Donald True, Randy Wells)

Re: Additional information on KOWS proposed antenna relocation

We appreciate concerns voiced about the potential impact of the proposed KOWS Community Radio low-power antenna relocation at Sebastopol's Pleasant Hill Road water reservoir site, and offer the following information to inform your decision regarding a use permit.

- *The Applicant and Proposed Project:* KOWS Community Radio is a low power, 501(c)3 non-profit, all-volunteer radio station, and our area's FCC-designated Emergency Alert System (EAS) station. With nearly 90 local show hosts, we have been broadcasting from Occidental since 2007 with a limited, spotty 3-watt radio signal, and have recently moved our studio to Sebastopol. We are applying to relocate our antenna to City property because it provides the best, direct line-of-sight signal for a stronger, uninterrupted transmission that will reach many more listeners, a move approved by the FCC. In addition to providing entertainment and airing important public issues, KOWS is responsible for warning listeners about national and local emergencies. The antenna relocation will expand our ability to inform, entertain and engage local residents, businesses, organizations and visitors, and make West Sonoma County safer as we reach and connect our community during times of need or crisis.
- *Application Process:* We have complied fully with every step of the application process, and twice provided Pleasant Hill Road neighbors with detailed project and contact information and responded to two requests for more information. All aspects of the process are public and transparent. As an example, the result of a Sebastopol City Council meeting, with over 60 spectators present, was a unanimous 5-0 vote to allow our application to proceed.
- *Visual Considerations:* The see-through antenna structure is designed to minimize visual impact. The structure is self-supporting, 24" wide, with no guy wires, lights or solid objects at or near the top, and will be painted to blend in with the surroundings. The design was selected for its effectiveness at a relatively low height, and ability not to block views or cause any potential interference at nearby residences. In fact, the antenna likely will be less visible than the City water tanks, antifreeze fan towers on the adjacent vineyard property, and the many telephone and power poles along the road. The large red balloon and flags erected near the proposed site are not representative of the antenna structure, or its color. We are willing to work with the City on design modifications and placement to reduce visibility as much as possible.
- *Site, Technical and Safety Details:* The Pleasant Hill Road site was selected by an FCC-approved engineer because it complies with strict location requirements governing the allowable distance between radio transmitters. Downtown Sebastopol is outside our permitted area, thus could not be considered. Other sites considered for antenna relocation did not meet FCC Low Power FM (LPFM) guidelines or were impeded by topography. The proposed antenna is a radio structure, designed and engineered for this use only, and is not structurally appropriate for additional antennas. The antenna is not a cell tower project, nor will it ever be used for any purpose other than KOWS low-power radio signal transmission. KOWS is an FCC-licensed LPFM radio station, and may only transmit a low power broadcast signal, much weaker than full power FM radio stations. LPFM rules do not allow KOWS to increase power, now or in the future. The proposed 15-watt FCC-approved radio antenna is very low power, especially when compared to "regular" FM stations, which are in the 100s or 1,000s of watts. The FCC-standard

Non-Ionizing Electromagnetic Radiation (NEIR) Report submitted to the City of Sebastopol, states that in over 70 years of FM radio use, there have been no reports of serious health risks or conditions due to low-power FM radio broadcasts.

- *Benefits to the Community:* Among the many benefits KOWS provides, in addition to regular “24/7” programming, are uninterrupted broadcasting of important local news, information and emergency alerts. We promote, cover and support local services, organizations, activities, and public events, and collaborate with schools to inspire and involve Sebastopol-area students in KOWS Community Radio. We broadcast local events and discussions, showcase musicians, writers and artists, host in-studio performances and interviews, and welcome our diverse community to participate in our work. KOWS serves and belongs to the community, and strives to be of long-term benefit to West Sonoma County – and beyond.

Jonathan Atkinson

From: Jonathan Atkinson
Sent: Thursday, February 18, 2016 5:43 PM
To: Kenyon Webster
Subject: KOWS Use Permit Application: Public Comments

Kenyon:

For File:

On December 9, 2015, Jim Belding (8561 Lawrence Lane) and Laurie Fusfield (8569 Lawrence Lane) informed Planning Department staff that they received a courtesy notice from KOWS, regarding a proposed radio tower. They commented that they have concerns about the proposed radio tower, which include safety, health, aesthetics, and that its approval could set a precedent for more intensive improvements, such as a cell tower. They further commented that they do not want the concerns of County residents, living in proximity to be overlooked.

Best Regards,

Jonathan Atkinson
Assistant Planner
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 Ext. 104
jatkinson@cityofsebastopol.org

**BOB & NANCY JENKINS
1411 PLEASANT HILL ROAD
SEBASTOPOL, CA 95472
707-484-2800
rhjenkins1@gmail.com**

January 30, 2016

Sebastopol Planning Commission
P.O. Box 1776
Sebastopol, CA 95473

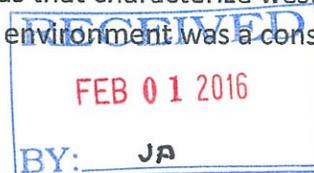
Re: Proposed KOWS FM radio station 70 foot antenna tower at 1281 Pleasant Hill Rd.
(Sebastopol water tank property)

Dear Members of the Sebastopol Planning Commission:

My name is Bob Jenkins and my wife, Nancy, and I live at 1411 Pleasant Hill Road, a 30 acre vineyard and apple orchard farm next to and surrounding the proposed site for a 70 foot high antenna tower by KOWS FM radio station at 1281 Pleasant Hill Road. My wife and I are totally opposed to the construction of the 70 foot high KOWS antenna on this site. Our entire extended neighborhood made its opposition known in 1994 when a 75 foot high GTE Mobilnet antenna tower was proposed on the same island of City of Sebastopol property at 1281 Pleasant Hill Road. Over 279 signatures were gathered in opposition to the 1994 proposed antenna tower, which included 90% of the neighbors within a quarter mile of the proposed site. The Sebastopol City Council and Planning Commission both voted in 1994 to reject the GTE Mobilnet antenna tower at 1281 Pleasant Hill Road, and we are asking you to reject the latest antenna tower proposal by KOWS FM radio station.

The installation of the proposed KOWS antenna would be a danger and a visual blight to our beautiful rural residential and agricultural area. The danger and visual blight would only expand over time as most antenna towers attract add-on antennas to the main tower over time, increasing power requirements and visibility. We ask you to look to your own General Plan, as we also asked in 1994, to see how the goals set forth for Sebastopol are clearly not satisfied by building an antenna tower next to nearby residential and scenic agricultural property:

1. Under Section V. C. Residential Land Use, the General Plan states:
 - "Preserve the unique character and ambiance of residential areas."
 - "Protect residential neighborhoods from the effects of adjacent non-residential uses."
2. Under VII. B. Agriculture and Other Land Uses, the General Plan states:
 - "A significant portion of Sebastopol's sense of place comes from the environment. The city isadjacent to rolling orchards and rural residential areas that characterize western Sonoma County. The importance of preserving the natural environment was a consistent



theme expressed in the results of the community survey and in the public meetings on the General Plan. A high priority of the community is maintaining open space separators around Sebastopol.”

3. Under Chapter V. Community Identity, Section III Historic Resources, Scenic Views and Public Art, the General Plan states:
 - “The views of open space and rolling hills surrounding Sebastopol contribute to the community’s sense of identity and well-being. They can be readily lost by development or signs blocking scenic views. Typically, the views from public right-of- ways, the city’s streets and roads, are the most important since they are shared by the entire community.”
 - Goal 13 states, “Preserve and enhance scenic views of the....hills to the west of Sebastopol and other natural resources within the Sebastopol Planning and Referral Area.”

The construction of a 70 foot antenna tower at 1281 Pleasant Hill Road, which would be in the middle of scenic west Sonoma County apple orchards, vineyards and rural homes within your Referral Area, would not seem to satisfy the goals and criteria of the Sebastopol General Plan.

The safety of electromagnetic radiation is still a very real concern today, even as radio stations and cell tower operators try to assure everyone that their antennas are electromagnetically safe. In fact, the electromagnetic health danger from climbing an operating FM radio antenna is extreme, as noted in the attached article from RF Safety Solutions. The health danger decreases with distance from an antenna, but unfortunately farm workers, neighbors and our own family walk within 25 feet of the proposed antenna site year round on a daily basis, and a 25 foot distance still has harmful health effects.

We also fear that an antenna tower would act as an “attractive nuisance” in our neighborhood as there have been numerous reports throughout the United States about antenna climbing as a “sport” among children and young adults. Seven schools are located within one mile of the proposed antenna site and children get on and off school buses several times a day directly in front of the proposed site during the school year.

The Sebastopol General Plan itself states the following under its VI. Safety section:

- There is no consensus in the scientific community regarding the degree of risk presented from electromagnetic fields
- We do not know what levels of exposure to electromagnetic fields are safe.
- The approach taken to this potential health hazard is one of prudent avoidance.
- Goal – Minimize community exposure to electromagnetic fields

We have seen the results of government and industry standards as they were applied to fuel tanks, nuclear radiation, asbestos and power line radiation. It does not seem prudent to risk the health of so many families for the sake of a minor radio station with a minimal audience.

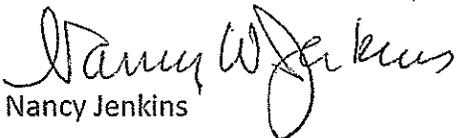
We have attached for your review the neighborhood signature lists and pictures from the successful 1994 effort to stop the approval of a 75 foot antenna at 1281 Pleasant Hill Road. As you can see from the pictures, a red balloon floated to a height of 75 feet at the proposed antenna site, was visible from a wide area surrounding the antenna site. The "Photoshopped" pictures provided by the KOWS FM radio, showing their 70 foot antenna tower among tall trees, are misleading in that the tall trees shown behind the proposed antenna tower in their pictures, are not adjacent the proposed antenna tower, but 500 feet away at the northern edge of our property. The proposed antenna tower would have no tree cover to hide the top 30-40 feet of the tower from any direction, as the adjacent Sebastopol water tank trees are only 30-40 tall, and the radio station in fact requires no tree interference at the upper third of the tower to avoid having its signal blocked. There would also be very little tree cover for the lower portions of the tower as viewed from the south and east as many of the original Sebastopol water tank trees in those areas have fallen over due to high winds and been removed over time.

All of us in the area surrounding the proposed antenna site may not technically fall into the City Limits of Sebastopol; however, we are strongly committed and connected to Sebastopol and its future. We all buy our groceries, meals, coffee, clothes, books and other items in Sebastopol and most of our local friends reside in Sebastopol. Please make your decision concerning this proposed antenna tower as if we were all your Sebastopol neighbors. Thank you for your support in voting to stop this proposed antenna tower and to preserve the beauty of the orchards, vineyards and rural neighborhoods next to Sebastopol.

Sincerely,



Bob Jenkins



Nancy Jenkins



RF Safety Solutions

RF Safety Training, Consulting and Products

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RF Safety Training



TOWER CLIMBING

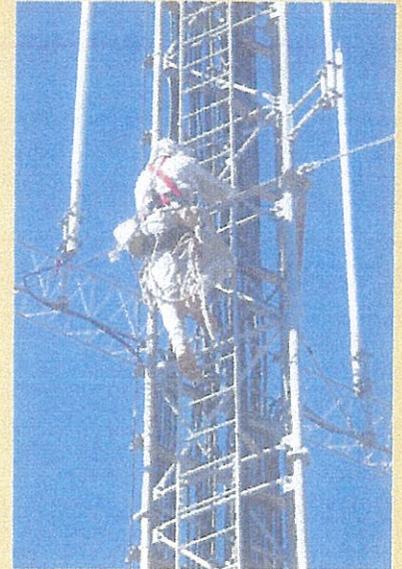
The risks for exposure to significant levels of RF radiation are higher for tower climbers than they are for perhaps any other occupation. While the RF field levels on many towers—such as those that contain only cellular antennas—are not very high, the RF field levels near FM radio and television antennas are extremely high. A tower climber who gets near the aperture of one of these antennas while it is transmitting at typical power levels can be exposed to RF fields that are very dangerous—literally several thousand percent of the FCC's Maximum Permissible Exposure (MPE) limits for Occupational/Controlled exposure.

One case for an FCC Notice of Apparent Liability for Forfeiture (NAL) provides a good example of how things can go very wrong for a tower climber. In this case, the climber was wearing an RF protective garment (RF suit) and an RF personal monitor. He initially climbed the tower after the power levels of all three FM antennas on the tower had been reduced to about 10 percent of their normal operating levels and found that even at reduced power, the RF field levels were still too high. Once he had determined that the three FM transmitters had been turned off, he removed the hood of his RF suit and shut off his personal monitor, and climbed back up the tower. While it easy to understand why the worker would want to remove the hood for visibility, it is difficult to fathom why he would turn off his personal monitor. (Perhaps it was to save the battery?!) When the climber noticed that his legs were getting warm, and the RF suit had started smoking (not a good sign!), he knew that the power had been turned back on and scurried back down the tower. He then found out that two of the three FM stations were back on the air at full power! [Read the Smoking Suit NAL.](#)

There are countless stories of incidents similar to the one described above. Most involve having the transmitters turned back on while the climber is still on the tower. Many times it has had something to do with local versus remote control—where an individual at a remote location turned the power back on (or increased it back to full power), unaware of what was going on at the tower site. These incidents demonstrate why a proper lockout, tagout (LOTO) procedure should be in place whenever personnel are on the tower. It is especially important to make sure that remote operation is disabled for broadcast systems!

[Tower Climbing Procedures](#)

If you have concerns or questions about RF safety on towers, [contact us.](#)



CAUTION



On this tower:
Radio frequency fields near some antennas may exceed FCC rules for human exposure.

Personnel climbing this tower should be trained for working in radio frequency environments and use a personal RF monitor.

[Read the Smoking Suit NAL.](#)



THESE TREES
ARE NOT
ADJACENT TO
THE PROPOSED
ANTENNA;
THEY ARE
APPROX.
500' AWAY
TO THE NORTH

Sebastopol Water Tanks
1281 Pleasant Hill Rd
Sebastopol, CA 95472

View From Pleasant Hill Road
KOWS Radio Tower

Photo #2 Simulation
Autumn Streamfellow
12/29/2015

1281 Pleasant Hill Rd
Sebastopol, CA 95472

Sebastopol Water Tanks

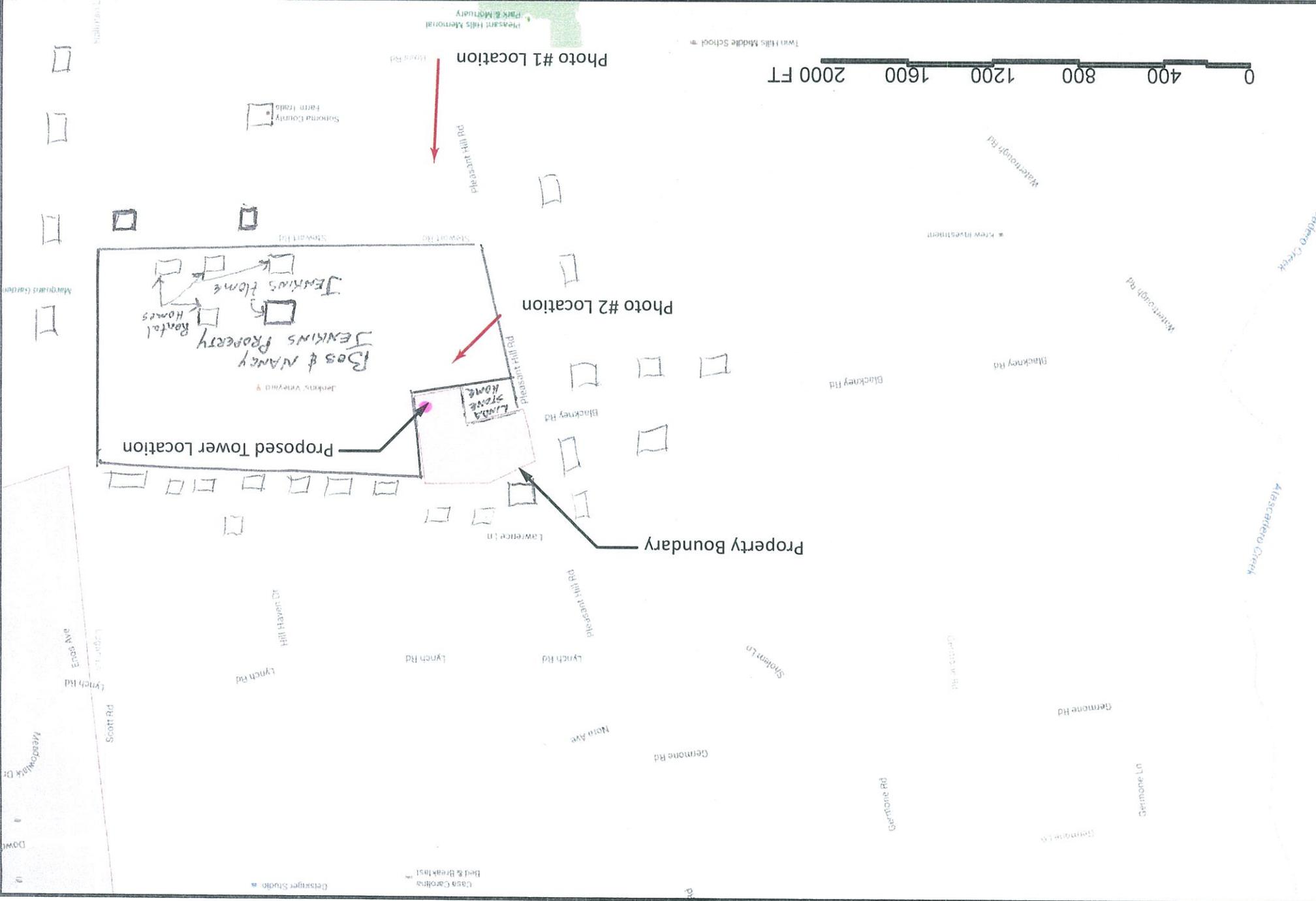
KOWS Radio Tower

12/29/2015

Autumn Streamfellow

Location & Key Map

□ = Nearby Homes



1994 PICTURES TAKEN FROM LOCATIONS AROUND

THE NEIGHBORHOOD SHOWING A RED BALLOON

RAISED TO 75 FEET AT THE SOUTHEAST

CORNER OF 1281 PLEASANT HILL RD.

(THE CITY OF SEBASTOPOL WATER TANK PROPERTY)

TO SIMULATE THE 75 FOOT TALL GTE MOBILNET

ANTENNA TOWER PROPOSED AT THAT TIME

NOTE:

THE 20' TO 25' TALL APPLE TREES SHOWN IN THE PICTURES
AT 1411 AND 1575 PLEASANT HILL ROAD WERE REPLACED

BY 4' TO 6' TALL GRAPE VINES IN 2000.

THE VISIBILITY OF A 70' TO 75' TALL ANTENNA
WOULD BE GREATER THAN SHOWN AS A RESULT.



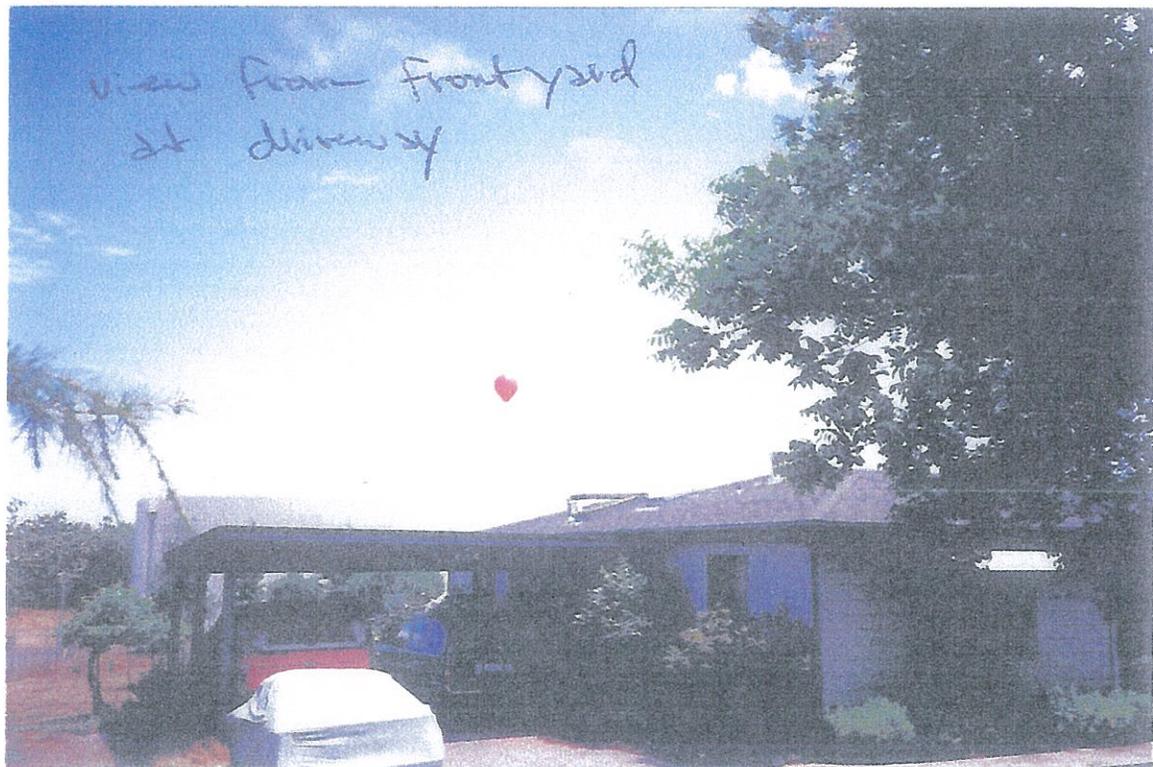
View at the driveway entrance to 1411 Pleasant Hill Rd.,
Nancy and Bob Jenkins home



View from the Jenkins rear deck at 1411 Pleasant Hill Rd.



View from the Stanley Ross front porch at 1575 Pleasant Hill Rd.



View from Neil and Linda Stone's front yard at 1301 Pleasant Hill Rd.



View from Debbie and John Paggi's front porch at 1426 Pleasant Hill Rd.



View from Ove and Marta Tilling's backyard at 7891 Lynch Rd.



View from Mark and Ina Perlman's side orchard at Blackney Rd.



View from Doug and Cathy Conover's front yard at 3063 Blackney Rd.

1994 SIGNATURE LISTS OF 297 NEIGHBORS OPPOSED TO

THE PROPOSED GTE MOBILNET 75' HIGH ANTENNA

AT 1281 PLEASANT HILL ROAD

(THE CITY OF SEBASTOPOL WATER TANK PROPERTY)

90% OF THE RESIDENTS WITHIN A QUARTER

MILE OF THE PROPOSED SITE OPPOSED THE ANTENNA

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

TO: The City of Sebastopol
FROM: Concerned Individuals and Businesses
RE: GTE Mobilnet Application to construct a cellular telephone antenna at 1281 Pleasant Hill Road
DATE: July 16, 1994

The individuals and businesses signing below are opposed to the application by GTE Mobilnet to construct a 75 foot high antenna with appurtenant building and equipment on City of Sebastopol property located at 1281 Pleasant Hill Road in Sebastopol, California. We feel that the proposed antenna is unsightly, unsafe and inappropriate for the rural residential setting where the antenna is proposed. We ask the City of Sebastopol to deny the application for a use permit applied for by GTE Mobilnet regarding this cellular telephone antenna and facilities.

Sincerely,

NAME

ADDRESS

- Bob Jenkins 1271 Pleasant Hill Rd Sebastopol
- Loren A. Thomas 800 Bloomfield Rd
- Larry Mill 270 WINDY ST
- Leborah Andrew 240 ALMA ST
- Maria Krutz 619 LANTANA RD. S.B.
- Richard V. E. (198) 9652 Dr. Ortega Hwy Sebastopol
- Mary Ann Parker 490 PLEASANT LN. S.B. 95403
- Richard Skopas 7411 Kennedy Rd. Sebastopol 95472
- Marta & Grubel 10260 Eileen Valley Rd Sebastopol
- Mervine K. Knorbeck 10060 Eileen Valley Rd Sebastopol
- Andrew Barnett 535 DuFran, Sebastopol CA 95472
- * Barbara Sayre 1515 MARTIN Lane Sebastopol 95473
- Henry J. Fabian 1411 Pleasant Hill Road Sebastopol
- John Flaherty (Giannaris Dell.) 173 PLEASANT HILL RD W. Sebastopol

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

NAME	ADDRESS
Doug Conover	8063 Blackney Rd
Cathy Conover	8063 Blackney Rd
Christine Reid	8160 Blackney Rd.
Sutton Reid	8160 Blackney Rd.
Douglas Corluy	8270 Blackney
Dullette Hurst	5318 Blackney
G.P. Hurst	5318 Blackney
Earl Sheridan	8341 Blackney Rd
Charlita Sheridan	8341 Blackney Rd
Kinda Sheridan	8357 Blackney Rd
Carl Sheridan	8357 Blackney Rd
McGloze	8312 Blackney Rd
Lisa Nunes	8306 Blackney Rd.
John A. Nunes	8306 BLACKNEY RD.
Kris Allie	1252 Pleasant Hill
Gina Stone	1301 Pleasant Hill Rd
Neal Stone	1301 Pleasant Hill Rd.
Gilberto Perez	1417 Pleasant Hill Rd
Patrick Tetzela	1700 PLEASANT HILL RD. (PLEASANT HILL CEMETERY)

LETTER OF OPPOSITION TO THE
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TO CONSTRUCT A 75 FOOT CELLULAR
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Sincerely,

<u>NAME</u>	<u>ADDRESS</u>
Heidi Anderson Michael Anderson	8406 Blackney Road 8406 Blackney Road,
Joyce Doughty Everett C Doughty Jr	Doughty Nursery 559 Pleasant Hill Sub. Ca. 95472 559 Pleasant Hill Rd Sub. Ca 95472
RAY WISNIEWSKI RL <u> </u>	8917 BODEGA HWY (AVILA RD) SEBASTOPOL, CA 95472
Christine Wisniewski	8917 Bodega Hwy. Sebastopol, CA 95472
Christie Wisniewski	10300 Martin Ln. Sub. 95472
Joseph G. Dugan	10300 Martin Lane Sub. 95472
John Dugan	8570 LAUTNER FARM Sub. 4570 LAURENCE LN. SEB 95472
Lela G. Crowe	
Margaret Crowe	
Rosemary K. Dugan	10777 Cherry Ridge Rd. Sub. 95472

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

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Sincerely,

- NAME ADDRESS
Lucinda J. Heide 7870 Nora Ave. Sebastopol, CA
Stephen Heide
Karin Smith 8749 Nora Ave Sebastopol Ca.
Susan M. Amb. Ott 7945 Nora Ave Sebastopol, Ca
Ann E. Humbert 7945 Nora Ave, Sebastopol
Allison R. Blaris 1041 Pleasant Hill Rd, Sebastopol
Greg J. J. 1041 Pleasant Hill Road
Christine A. Dreyer 926 Gaydee Ct. Sebastopol, Ca.
Mike [Signature] 930 GAYDEE CT. SEBASTOPOL, CA
Pat [Signature] 930 Gaydee Ct, Sebastopol, CA
Janell Low 7877 NORA SEBASTOPOL CA. 95472
Linda G. Smith 8749 Nora Ave Sebastopol CA 95472

LETTER OF OPPOSITION TO THE
APPLICATION BY GTE MOBILNET
TO CONSTRUCT A 75 FOOT CELLULAR
TELEPHONE ANTENNA AT
1281 PLEASANT HILL ROAD,
SEBASTOPOL, CALIFORNIA

PAGE 1

11

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Sincerely,

<u>NAME</u>	<u>ADDRESS</u>
Glenn Bladel	8398 Comp Rd.
Richard M. F...	8541 LAWRENCE LN,
Deborah Puggi	1426 Pleasant Hill
Jon Puggi	1426 Pleasant Hill
Amayda S. Lamb	9566 Rio Vista Rd.
Patricia A...	675 Grandview Rd.
C Bowen	Box 778 Forestville 95436
A Lemmer	P.O. Box 781 Occ. Ca 95465
(A. Alca)	12454A FIORI LANE 95477
Barbara Lytkin-Fischer	Box 473, Occidental 95465
Cynthia Kallendach	18100, Willow Cr Rd. Occidental 95465

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

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Sincerely,

Table with columns NAME and ADDRESS. Contains 25 handwritten entries of names and addresses, such as Deanna Kempthorne, Jay Greenfield, Kathleen Kimmel, etc.

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Sincerely,

NAME

ADDRESS

Table with 2 columns: NAME and ADDRESS. Contains handwritten entries for individuals such as Kevin Murphy, Wendy Floriani, Jo Ann Black, Nancy Wong, Cathy E. Louw, Mary E. Flynn, Marian Heath Benney, Pam C. Donoherty, Shelley Smith, etc., with their respective addresses in Sebastopol, CA.

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RE: GTE Mobilnet Application to construct a cellular telephone antenna at 1281 Pleasant Hill Road
DATE: July 16, 1994

The individuals and businesses signing below are opposed to the application by GTE Mobilnet to construct a 75 foot high antenna with appurtenant building and equipment on City of Sebastopol property located at 1281 Pleasant Hill Road in Sebastopol, California. We feel that the proposed antenna is unsightly, unsafe and inappropriate for the rural residential setting where the antenna is proposed. We ask the City of Sebastopol to deny the application for a use permit applied for by GTE Mobilnet regarding this cellular telephone antenna and facilities.

Sincerely,

Table with 2 columns: NAME and ADDRESS. Lists names and addresses of individuals and businesses opposing the antenna construction.

LETTER OF OPPOSITION TO THE
APPLICATION BY GTE MOBILNET
TO CONSTRUCT A 75 FOOT CELLULAR
TELEPHONE ANTENNA AT
1281 PLEASANT HILL ROAD,
SEBASTOPOL, CALIFORNIA

TO: The City of Sebastopol
FROM: Concerned Neighbors
RE: GTE Mobilnet Application to construct a
cellular telephone antenna at
1281 Pleasant Hill Road
DATE: July 13, 1994

The families signing below are concerned neighbors opposed to the application by GTE Mobilnet to construct a 75 foot high antenna with appurtenant building and equipment on City of Sebastopol property located at 1281 Pleasant Hill Road in Sebastopol, California. We feel that the proposed antenna is unsightly, unsafe and inappropriate for the rural residential setting, where the antenna is proposed. We ask the City of Sebastopol to deny the application for a use permit applied for by GTE Mobilnet regarding this cellular telephone antenna and facilities.

Sincerely,

NAME	ADDRESS
Jan Carstedt	8337 Blackney Rd
D. Bled	8300 Blackney Rd.
M. J. ...	8331 Blackney Road
Mark Perlman	8333 Blackney Rd.
John Perlman	8333 BLACKNEY RD.
Kenneth ...	8260 BLACKNEY RD.
Ron ...	8140 Blackney Rd.
Gay Cynthia M. Sizer	8140 Blackney Rd.

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

TO: The City of Sebastopol
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Sincerely,

Table with 2 columns: NAME and ADDRESS. Contains handwritten signatures and addresses of individuals and businesses opposing the antenna construction.

LETTER OF OPPOSITION TO THE
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Sincerely,

<u>NAME</u>	<u>ADDRESS</u>	
Elizabeth Sloan	7571 Lynch Rd	Sebastopol
William Williams	4500 Lynch Rd	Sebastopol
John & Nancy Williams	1876 Lynch Rd	Sebastopol
[Signature]	7500 Lynch Rd	Sebastopol
[Signature]	7500 Lynch Rd	Sebastopol
Don S. Tuley	7891 Lynch	
Marta Kers Kelling	" "	
Dadee D. Conroy	8569 Lawrence Ln	Sebastopol
Jan Belding	8501 Lawrence St	Sebastopol

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

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Sincerely,

- List of 25 individuals and businesses with their names and addresses, including: Carol Walker, Edward Fehance, Mary Martin, Terry Bronson, Linda Chivers, Steve Young, Todd Baker, Echo Chin, Yu-chun Lin, Joseph Mashing, William Milligan, Antoinette Wright, Robin Zinsmeister, Nancy Steadman, Megan Steadman, Babetta J Wilson, August Wilson, P.W. Taylor, James Logan, Louise Lopez, George Makos, Robert Miller, James A. Williams, Nancy Marks, and James Work.

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

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Sincerely,

Table with 2 columns: NAME and ADDRESS. Contains 24 handwritten entries of names and addresses in Sebastopol, CA.

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

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Sincerely,

<u>NAME</u>	<u>ADDRESS</u>
Linda Buonocore	7617 Washington Avenue, Sebastopol 95472
M. Antoinette Lane	4444 Acacia Wy Penngrove, CA. 94951
Doris DeFreston	3727 Burnsle Rd. Sebastopol 95472
Paul Ann	7735 Bodega Ave. #3 Sebastopol
Jim McKillop	285 Alva, Sebastopol, CA 95472
John Lee	268 Murphy, Sebastopol
Michael Lee	300 Ryan Ranch Rd. Sebastopol 95472
Sylvia Marie	6107 Burnside Sebastopol 95472
Alan Muehler	7416 Varadero Way Sebastopol 95472
Robert DeFreston	7680 Mirabel Road Forestville CA. 95426
Andrea Herold	165 Gold Ridge Rd, Sebastopol CA 95472
Julie Lee	14 Blvd. Terrace Novato, Ca 94947
Carl Lee	14 Blvd. Terrace Novato Ca. 94947
Madelaine Sone	300 Ryan Ranch Rd. Sebastopol CA 95472
Barbara G. Wheeler	6449 Timber Springs Ct. Santa Rosa, 95409

LETTER OF OPPOSITION TO THE APPLICATION BY GTE MOBILNET TO CONSTRUCT A 75 FOOT CELLULAR TELEPHONE ANTENNA AT 1281 PLEASANT HILL ROAD, SEBASTOPOL, CALIFORNIA

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Sincerely,

- | NAME | ADDRESS |
|---|---|
| <i>Marty Kelly</i>
(True Value Hardware) | 6826 Sebastopol Ave Sebastopol |
| <i>Michael D. ...</i>
(Maia's Antiques) | 327 Brookhaven Ct Seb. |
| Barry C. ... | 18100 Willow Creek Rd, Occidental |
| Barbara Taylor | 130 Westgate, Santa Rosa 95401 |
| Mary Feltre | 7702 1/2 Washington Ave, Sebastopol 95472 |
| Susan ... | POB 273 Seb. 95473 |
| Lynne Sherman | 1800 Marner Dr. Seb 95472 |
| Patty Hopkins | 2111 Schiffer Rd Seb. 95472 |
| Frances Byrner | 9818 Rosina Ct Ukiah 95472 |
| Helen Kallbach | 18100 Willow Cr Occidental 95465 |
| Jerry Waxman | 8207 W. Dry Creek Rd Hennessy, 95448 |
| J. E. Davis | 6285 Land Ct. Sebastopol, CA 95472 |
| Diana Anderson | 17285 Taylor Ln. Occidental 95461 |
| Liz ... | 6975 Hutchins Ave., Seb. 95471 |
| Marge Dunstan | 14543 Canyon 2 Rd., Rio Nido 95471 |
| Teresa Cusco | PO Box 1147 / 17775 Willow Cr Road Occidental 95461 |
| Kelly Weeks | 155 Nelson Way Sebastopol, CA 95472 |
| Michelle ... | 143 Redwood Ave Camp Meeker 95419 |

	A	B	C
1	We the undersigned object to the construction of cellular phone antennas by the communication		
2	companies on Martin Lane, Burnside Road and Pleasant Hill.		
3			
4	Name	Address	Do you have a cellular phone?
5	Ben Miron	8207 Candy apple Ln.	No
6	Jilly R. BROGGS	925 MARTIN LANE.	No
7	Cindy McCarn	891 Mill Sta. Rd. Seb	Yes
8	Barbara Jacobson	18191 Mill Sta Rd, Del.	No
9	Michael H. More	1015 Eagle Rd Sebastopol	No
10	James J. Zuckoff	8245 Candy Apple Ln Seb	No
11	M. Goodman	850 Eagle Seb	No
12	Linda Hayes	920 Eagle Rd	No
13	Bob [unclear]	920 Eagle Road	No
14	John [unclear]	916 Eagle Rd Seb	No
15	Benjamin Leonard	834 EAGLE RD	No
16	Luqda Leonard	834 Eagle Rd	NO
17	[unclear]	830 Eagle Rd	NO
18	[unclear]	inside [unclear]	NO
19			
20			
21			
22			
23			
24			
25			

(8)

LETTER OF OPPOSITION TO THE
APPLICATION BY GTE MOBILNET
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PAGE 1

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Sincerely,

<u>NAME</u>	<u>ADDRESS</u>	
Pam Rice	8463 Prankland Ave	Sebastopol
Michelle Audrey	525 Brown St	Healdsburg
Michael Lee	308 Ryan Ranch Rd.	Sebastopol
Betsy Rice	3696 Burnside	Sebastopol
Jim [unclear]	7416 [unclear]	Sebastopol
[unclear]	[unclear]	[unclear]
Tony Mitchell	2755 Dye	Sebastopol
[unclear]	314 [unclear] St	S.R.

LETTER OF OPPOSITION TO THE
APPLICATION BY GTE MOBILNET
TO CONSTRUCT A 75 FOOT CELLULAR
TELEPHONE ANTENNA AT
1281 PLEASANT HILL ROAD,
SEBASTOPOL, CALIFORNIA

PAGE

NAME

ADDRESS

J. Fitzgerald
Chris Furtado
Rob Neal

830 Regle Rd
875 Waterbrook Rd
658 Laurel Ln

7/15/9

Petition Against the Installation of A Cellular Telephone Antenna at 1281 Pleasant Hill Road by GTE Mobilnet

Name

Address

- ~~James M. Smith~~ 3981 Haven Ct. Sebastopol
- ~~James J. Lottino~~ 7740 Bridgeway Ave. Seb.
- ~~D. J. [unclear]~~ 7740 Sedgeo Ave Seb. 95472
- Lipka, Dawn 1596 Burnside Rd. Seb.
- Lori Heath 461 Sexton Rd. Seb.
- William J. Edwards (Howards') 231 N. High St. Seb. CA 95472
- Margaret Janinas (Jordan's) 7101 Wilton Ave, Seb 954
- (Sebastopol Auto Service)
- Jim DeWiest (Main St. Theatre) 104 N. MAIN ST. SEB. 95472
- SEYMOUR A. ROCHFORD COPPERFIELDS 166 N. HIGH ST SEB 95472
- Jeff Younger MENDOCINO COOKIE CO. 168 N. MAIN SEB. 95472

Jonathan Atkinson

From: Bob Jenkins <rhjenkins1@gmail.com>
Sent: Wednesday, February 10, 2016 2:52 PM
To: Jonathan Atkinson
Cc: Kenyon Webster
Subject: Re: KOWS antenna tower

Jonathon - Thanks for the update. We have collected petition signatures from over 100 neighbors in a half mile radius around the antenna site who oppose the approval of the KOWS antenna on the property at 1281 Pleasant Hill Road. Everyone who read the petition signed it. I will make copies and drop them off to the Sebastopol offices on Monday along with a letter. We also raised a red helium balloon to 70 feet in the area of the proposed antenna so the neighborhood could see the visual impact that an antenna will have, and it will be an eyesore if approved. I will include pictures of the raised balloon from various points in the neighborhood. I think you can expect about 30-50 people from our neighborhood at the Feb. 23 Planning Commission meeting. Bob

Bob Jenkins
1411 Pleasant Hill Rd.
Sebastopol, CA 95472
707-484-2800
rhjenkins1@gmail.com

Jonathan Atkinson

From: Jonathan Atkinson
Sent: Tuesday, February 09, 2016 5:47 PM
To: 'Bob Jenkins'
Cc: Kenyon Webster
Subject: RE: KOWS antenna tower

Bob:

Thank you for sharing your concerns. An environmental determination had not been made when we initially spoke. We have determined that the application is categorically exempt from CEQA and analysis will be provided in the staff report. We will provide notice for the February 23rd Planning Commission hearing per the Zoning Ordinance, which involves a 600 foot radius, onsite noticing at the project site, and a published notice in the Sonoma West Times. We will also post the agenda and staff report on the City's website on Thursday, February 18th.

Best Regards,

Jonathan Atkinson
Assistant Planner
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472
(707) 823-6167 Ext. 104
jatkinson@cityofsebastopol.org

From: Bob Jenkins [mailto:rhjenkins1@gmail.com]
Sent: Wednesday, February 03, 2016 3:20 PM
To: Jonathan Atkinson <jatkinson@cityofsebastopol.org>
Subject: KOWS antenna tower

Jonathan - I looked at the attached Sebastopol Use Permit checklist and it says Sebastopol must have already made an environmental determination regarding the KOWS antenna tower at 1281 Pleasant Hill Road. Could you please let me know what that determination is. You mentioned in the office that it had not been determined yet as no "Staff Report" had been prepared, but the check list says that it has to be determined before scheduling a Planning Commission hearing. We would obviously prefer an EIR for this type of impact on a neighborhood of 300-500 people, where visual impacts and health and safety impacts are involved.

I also have concerns that a 600 foot radius for notices sent out to neighbors about a public hearing are inadequate in the large parcel county area this affects. I ran that 600 radius on a map and it shows maybe 8-10 homes being notified, while hundreds of homes are visually affected. A 1 mile radius would be more appropriate given that county land (2 acre parcel minimums and some 30-40 acre parcels like ours) surrounds the city property where the antenna tower will go. Thank you. Bob

Bob Jenkins
1411 Pleasant Hill Rd.
Sebastopol, CA 95472
707-484-2800
rhjenkins1@gmail.com

http://ci.sebastopol.ca.us/sites/default/files/griffinj/use_permit_application_checklist_7-10.pdf

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 10, 2016 4:47 PM
To: Jonathan Atkinson
Subject: FW: KOWS Tower

For file.

From: jbellding1@comcast.net [mailto:jbellding1@comcast.net]
Sent: Wednesday, February 10, 2016 4:36 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Cc: sarahcouncil@yahoo.com
Subject: KOWS Tower

Kenyon Webster
Planning Director, City of Sebastopol
February 10, 2016
RE: Proposed KOWS Radio Tower

Dear Sir:

I have received information regarding the proposed Radio tower to be located on the "island" of City of Sebastopol land that is surrounded by County unincorporated residential properties. I have owned my home for 30 years which is in close proximity to the proposed tower. There currently exists 2 water storage tanks on that site.

I strongly object to this tower for several reasons:

- 1) 1) It would be visible from my property and pose some negative environmental impact from electromagnetic field created by the tower. This negative impact is of some controversy as to the extent of the impact, not necessarily as stated by the information provided to us by KOWS.
- 2) 2) This does potentially impact the health of my family as well as my neighbors.
- 3) 3)The value of my property can also be negatively influenced by the existence of the tower.
- 4) 4) More than 20 years ago, an attempt was made to place a cell tower on the same site and from our objections that plan was abandoned. We were told that the City of Sebastopol wanted to be "good neighbors" and allowing the tower would betray that trust relationship.

It seems that this "City island" is an attractive site for such things as it has no negative impact on the citizens of Sebastopol and only those outside the city limits. I believe that the City of Sebastopol would not subject

citizens to such a tower with its negative impacts. Also, I do believe that the City's General Plan does specifically state that it should minimize community exposure to electromagnetic fields.

Given my experiences of the past years, I fear what the City may try to next place on the "City island". This proposed tower needs to be denied and assurances made to the residents near this "City island" that no further use of this site be made other than what currently exists there.

Thank you for your attention to this matter.

Jim Belding, 8561 Lawrence Lane, Sebastopol, CA 95472, 829-1308

CC: Mayor Sarah Gurney, Supervisor Efren Carrillo

Jonathan Atkinson

From: Kenyon Webster
Sent: Friday, February 12, 2016 12:58 PM
To: Jonathan Atkinson
Subject: FW: Radio Tower

For file.

From: Mary Gourley
Sent: Friday, February 12, 2016 12:56 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>; Lawrence McLaughlin <lmclaughlin@cityofsebastopol.org>
Subject: Fwd: Radio Tower

FYI

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
Office of the City Manager/City Clerk
7120 Bodega Avenue
Sebastopol, California. 95472
(707) 823-1153 - phone
(707) 823-1135 - fax
Email: mgourley@cityofsebastopol.org

Begin forwarded message:

From: Susan Greer <sgreer@aol.com>
Date: February 12, 2016 at 12:14:19 PM PST
To: mgourley@cityofsebastopol.org
Subject: Radio Tower

Greetings,

I am a resident living closely to the proposed radio tower on Pleasant Hill. I chose to live in Sebastopol twenty years ago, not only for it's beauty, but also because of it's communal concern for environmental and personal well-being. The presence of a 75 foot tall radio tower in our concentrated neighborhood not only violates any sense of beauty, but also presents potential health concerns that the council or any other Sebastopol official can't dismiss. Putting up such an atrocity a mile from town, sends out the message that Sebastopol no longer places a priority on environmental beauty or her citizen's well being. If this is a financially driven decision, I suggest the council seek out many of the more effective ways to generate additional revenue in our sweet town and leave our neighborhood as it is.

Thank you for your consideration.

Regards,
Susan Greer
707-228-8821

Jonathan Atkinson

From: Kenyon Webster
Sent: Monday, February 15, 2016 4:35 PM
To: Jonathan Atkinson
Subject: Fw: Proposed FM Radio Antenna Tower

for file

From: Mary Gourley
Sent: Monday, February 15, 2016 2:56 PM
To: Kenyon Webster; Lawrence McLaughlin
Subject: Fwd: Proposed FM Radio Antenna Tower

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
Office of the City Manager/City Clerk
7120 Bodega Avenue
Sebastopol, California. 95472
(707) 823-1153 - phone
(707) 823-1135 - fax
Email: mgourley@cityofsebastopol.org

Begin forwarded message:

From: gjaanestad@comcast.net
Date: February 15, 2016 at 2:56:21 PM PST
To: mgourley@cityofsebastopol.org
Cc: <rhjenkins1@gmail.com>, <nancyjenki@gmail.com>
Subject: Proposed FM Radio Antenna Tower

We are contacting you to express our opposition to the proposed tower.

As you are aware, the risk factors associated with radio waves of this kind could be significant. It doesn't make sense to locate such a tower in any neighborhood but especially this location of heavy travel (Pleasant Hill Road) by many people every day. Moreover, a large number of those people are children going to and from the 3 nearby elementary and middle schools. Many of us feel that the radio wave risks along with the visual impacts are substantial environmental issues that outweigh the benefits of such a tower.

We will be attending the Planning Commission meeting on February 23 and would appreciate it if you could provide us with or direct us to any documents that have been prepared for your consideration prior to that meeting.

Sincerely,

Greg and Jann Aanestad
8337 Blackney Road
Sebastopol

Jonathan Atkinson

From: Kenyon Webster
Sent: Monday, February 15, 2016 4:34 PM
To: Jonathan Atkinson
Subject: Fw: FW: FM Radio Antenna at 1281 Pleasant Hill Rd.

for file

From: Mary Gourley
Sent: Sunday, February 14, 2016 8:14 PM
To: Kenyon Webster; Lawrence McLaughlin
Subject: FW: FW: FM Radio Antenna at 1281 Pleasant Hill Rd.

FYI

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472
Phone: 707-823-1153
FAX: 707-823-1135

Email: mgourley@cityofsebastopol.org

City Web Site: www.cityofsebastopol.org

OFFICE HOURS: Monday – Thursday – 7:00 am – 5:30 pm (Closed 12:00 – 12:30 pm for Lunch)



From: Bob Jenkins [mailto:rhjenkins1@gmail.com]
Sent: Sunday, February 14, 2016 1:47 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Fwd: FW: FM Radio Antenna at 1281 Pleasant Hill Rd.

----- Forwarded message -----

From: Terry Byers <figrating@sbcglobal.net>
Date: Sun, Feb 14, 2016 at 8:58 AM
Subject: FW: FM Radio Antenna at 1281 Pleasant Hill Rd.
To: rhjenkins1@gmail.com

Bob,

Thanks for your efforts to alert the neighbors of this problem. Too bad the neighbors must defend themselves against this unwanted proposal for the second time.

Good luck to us!

Joyce and Terry Byers

From: Terry Byers [mailto:figrating@sbcglobal.net]
Sent: Sunday, February 14, 2016 8:56 AM
To: 'mgourley@cityofsebastopo.org'
Subject: FM Radio Antenna at 1281 Pleasant Hill Rd.

Dear mgourley,

We urge you to STOP the proposed subject antenna.

Most obviously, it would tarnish the serene, country-like RESIDENTIAL skyline with a 75' commercial spire.

Consider the effect if this antenna were to be built across the street from YOUR home! I suspect you would resist the idea.

Similarly, there is widespread opposition to this antenna from the local residents, as you will see from your e-mail and also at the impending Planning Commission meeting.

Thanks for your HELP in advance.

Sincerely,

Terry and Joyce Byers



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Jonathan Atkinson

From: Kenyon Webster
Sent: Monday, February 15, 2016 4:34 PM
To: Jonathan Atkinson
Subject: Fw: FM Radio Antenna at 1281 Pleasant Hill Rd.

for file

From: Mary Gourley
Sent: Monday, February 15, 2016 9:26 AM
To: Kenyon Webster; Lawrence McLaughlin
Subject: FW: FM Radio Antenna at 1281 Pleasant Hill Rd.

Mary C. Gourley, CMC, City Clerk

City of Sebastopol

7120 Bodega Avenue

Sebastopol, CA 95472

Phone: 707-823-1153

FAX: 707-823-1135

Email: mgourley@cityofsebastopol.org

City Web Site: www.cityofsebastopol.org

OFFICE HOURS: Monday - Thursday - 7:00 am - 5:30 pm (Closed 12:00 - 12:30 pm for Lunch)



From: Terry Byers [mailto:figrating@sbcglobal.net]
Sent: Monday, February 15, 2016 6:13 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: FW: FM Radio Antenna at 1281 Pleasant Hill Rd.

Dear mgourley,

We urge you to STOP the proposed subject antenna.

Most obviously, it would tarnish the serene, country-like RESIDENTIAL skyline with a 75' commercial spire.

Consider the effect if this antenna were to be built across the street from YOUR home! I suspect you would resist the idea.

Similarly, there is widespread opposition to this antenna from the local residents, as you will see from your e-mail and also at the impending Planning Commission meeting.

Thanks for your HELP in advance.

Sincerely,

Terry and Joyce Byers

This email has been sent from a virus-free computer protected by Avast.
www.avast.com

Jonathan Atkinson

From: Kenyon Webster
Sent: Monday, February 15, 2016 4:34 PM
To: Jonathan Atkinson
Subject: Fw: KOWS letter responding to misleading Sonoma West letter

for file

From: Mary Gourley
Sent: Monday, February 15, 2016 9:25 AM
To: Kenyon Webster; Lawrence McLaughlin
Subject: FW: KOWS letter responding to misleading Sonoma West letter

FYI

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472
Phone: 707-823-1153
FAX: 707-823-1135

Email: mgourley@cityofsebastopol.org

City Web Site: www.cityofsebastopol.org

OFFICE HOURS: Monday – Thursday – 7:00 am – 5:30 pm (Closed 12:00 – 12:30 pm for Lunch)



From: Shepherd Bliss [mailto:3sb@comcast.net]
Sent: Monday, February 15, 2016 9:12 AM
To: Shepherd Bliss <3sb@comcast.net>
Subject: KOWS letter responding to misleading Sonoma West letter

PLEASE FORWARD

Dear Friends,

Following is a letter being sent by the KOWS Antenna Relocation Committee in response to the misleading letter published in last week's Sonoma West, which also follows. Please consider joining us at the 2/23, 7 p.m. meeting of the Planning Commission at the Youth Annex, next to the Community Center, at the end of Morris Street, off Highway 12, to support your community radio. You might also consider expressing your points of view by a letter to Sonoma West. If you have any questions, you can reach me at 829-8185.

My new "A Better World IS Possible Program" airs today from 5-6 p.m. It is the 1st, 3rd, and 5th Mon. of each month. My guest this evening will be Ricard Heinberg of the Post-Carbon Institute talking about the necessary transition from fossil fuels to renewables.

Shepherd

Editor:

We'd like to provide accurate information about the proposed KOWS 107.3FM Community Radio low-power antenna at Sebastopol's water reservoir site on Pleasant Hill Road.

- KOWS is an all-volunteer, non-profit radio station with approximately 90 local show hosts, broadcasting from Occidental since 2007, and have recently moved our studio to Sebastopol. We are planning to move our antenna to reach many more listeners, as approved by the FCC.

In addition to broadcasting entertainment and important public issues, KOWS is the Emergency Alert System (EAS) for the West County. The antenna relocation will help make the West County safer by connecting our extended community during emergencies and times of need.

- The entire process is public and transparent: The "backroom" negotiations alleged, was a Sebastopol City Council meeting with a unanimous 5-0 vote to allow our application to proceed, with over 60 spectators present.
- We have complied fully with every step of the application process, and twice provided neighbors with detailed project information.
- The see-through antenna structure is designed to minimize any visual impact: The large red balloon and flags that were erected near the proposed site are not representative of the antenna structure, or the color it will be painted to blend into the surroundings. The antenna will be less visible than the antifreeze fan towers on the letter writer's vineyard property, the city water tanks, and the many telephone poles along the road.
- Radio waves are safe: Unlike cell phone transmissions, FM radio waves are not ionizing. In over 70 years of use, low-power FM radio broadcasts have not been shown to be dangerous to humans.

Support community radio and free speech in Sonoma County!

KOWS Antenna Relocation Committee

Antenna Tower Redux

EDITOR: The City of Sebastopol is once again in the antenna tower business. In a private meeting, the City Council gave the "green light" for KOWS-FM to apply for a use permit to erect a 72 foot antenna tower on the island of city property used for water storage at 1281 Pleasant Hill Rd, in the West County.

They gave the okay knowing how strongly and vocally our neighborhood opposed, and ultimately defeated, a very similar attempt in 1994, when they proposed putting a 75 foot cell tower on the site.

Simulation photos showed that such a tower would be an ugly eyesore, visible from roadways and porches all over our area.

We like our rolling hills, trees and mountain vistas the way they are, without industrial monolithic intrusion. We chose to live here for the beauty of the area and the healthy nature of the outdoor life style most of us enjoy cycling, walking and jogging.

A tower of this size would be a blight on our landscape and a quality of life demotion for those of us in this part of the county. We are assured that the RF radiation emitted continuously, day and night, by these towers is safe, yet there are no definitive safety standards. Some countries, like Switzerland, are opting for a "precautionary" approach; meaning "assume that there are unknown adverse health effects."

Their guidelines are 100 times more restrictive than ours, particularly in residential areas. We live here. The cumulative, long-term bio-effects of radiation exposure are not known. Why would the city take unnecessary risks with our health? We hope our city neighbors and fellow county residents will respect our concerns and will encourage the Council and Planning Commission to reject this use in our neighborhood.

The Planning Commission public hearing on this issue is at 7 p.m. on Feb. 23 at the Youth Annex next to the Community Center. If you share our concerns, please attend, call 823-1153 or write the Planning Commission and/or Council members (PO Box 1776, Sebastopol, 95473) voicing your views.

Nancy and Bob Jenkins
Sebastopol

Jonathan Atkinson

From: Kenyon Webster
Sent: Monday, February 15, 2016 4:33 PM
To: Jonathan Atkinson
Subject: Fw: Support antenna tower

for file

From: Mary Gourley
Sent: Saturday, February 13, 2016 8:54 AM
To: Kenyon Webster; Lawrence McLaughlin
Subject: Fwd: Support antenna tower

FYI

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
Office of the City Manager/City Clerk
7120 Bodega Avenue
Sebastopol, California. 95472
(707) 823-1153 - phone
(707) 823-1135 - fax
Email: mgourley@cityofsebastopol.org

Begin forwarded message:

From: Brent Reed <brentreedeco@gmail.com>
Date: February 12, 2016 at 7:36:48 PM PST
To: mgourley@cityofsebastopol.org
Subject: Support antenna tower

I received a mailer from a private party that is trying to oppose the KOWS tower on the water tank lot off Pleasant hill road. I support the right of the City to lease space for a tower at that location.

Very few people will see this tower. The angry landowner has a 360 view from his estate and the tower would take 1/% of that view and is not even in the premium angles of his view. There are already HUGE water tanks at this location and it makes sense to locate as many things considered "unsightly" in one place. The road along his property boundary is lined with a plethora of tall power line poles as it is. The landowner recently erected an unsightly and wildlife unfriendly 8 foot deer fence around the road along Pleasant Hill and Elphick. It seems hypocrisy to me to oppose this tower.

I also believe that a far greater number of silent local citizens are better served by a community resource like a community radio station and leases to cell phone transmitters that might lease space on thebtower. The west county has very spotty reception. I need a cell phone for work and family. I would like to drop land line service, but can't because cell service is not

dependable where I live, within a quarter mile of this proposed tower. Plus this is a potential revenue stream for Sebastopol, which does not the big box retail taxes that our neighboring cities get.

I assume that the negative reaction contingency will be rallied, but there are many more people who think the way I do but will remain silent. I am a NIMBY and an environmental advocate but I support the tower.

Thanks,

Brent Reed

1620 Bollinger Lane

Sebastopol, CA 95472

Jonathan Atkinson

From: Kenyon Webster
Sent: Monday, February 15, 2016 4:33 PM
To: Jonathan Atkinson
Subject: Fw: Antenna application

for file

From: Kenyon Webster
Sent: Saturday, February 13, 2016 7:30 AM
To: genesuebeck@sbcglobal.net
Cc: Mary Gourley; Lawrence McLaughlin
Subject: Antenna application

Ms. Beckstead-

The applicant, KOWS is a small non-profit radio station originally based in Occidental. KOWS looked at sites in the City limits, but this site would have greater broadcast reach. The City Council gave its ok for KOWS to apply for a Use Permit as the Council saw some possible benefit in having a local community radio station. If the Use Permit is approved, the discussion so far is of a \$1/year lease. The Planning Commission will make a determination on the application.

-Kenyon Webster, Planning Director

Good afternoon,

I am just emailing you to object to the FM radio antenna tower you are proposing at 1281 Pleasant Hill Road. Is the city of Sebastopol getting paid to let KOWS FM radio station use of this land?

I am puzzled, as the Sebastopol City Counsel is very "Green" and these towers have been known to emit harmful things into our environment.

But, if you think they are not eyesores or harmful why not allow the tower to be erected in Sebastopol city limits?

Would any of the counsel members like one erected in their backyard or neighborhood?

I would appreciate your answers to my questions.

Thank you for taking my concerns into account.

Sue Beckstead

Jonathan Atkinson

From: Kenyon Webster
Sent: Monday, February 15, 2016 4:32 PM
To: Jonathan Atkinson
Subject: Fw: FM radio tower proposed at 1281 Pleasant Hill Road

for file

From: Mary Gourley
Sent: Friday, February 12, 2016 6:19 PM
To: Kenyon Webster; Lawrence McLaughlin
Subject: Fwd: FM radio tower proposed at 1281 Pleasant Hill Road

FYI

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
Office of the City Manager/City Clerk
7120 Bodega Avenue
Sebastopol, California. 95472
(707) 823-1153 - phone
(707) 823-1135 - fax
Email: mgourley@cityofsebastopol.org

Begin forwarded message:

From: Elaine Langlois <sokolmark2011@gmail.com>
Date: February 12, 2016 at 3:50:39 PM PST
To: "mgourley@cityofsebastopol.org" <mgourley@cityofsebastopol.org>
Subject: FM radio tower proposed at 1281 Pleasant Hill Road

To whom it may concern,

I have been informed that The city of Sebastopol has allowed KOWS FM radio station to apply for a use permit to construct a 70 foot tall FM radio antenna tower at the Sebastopol water tank property at 1281 Pleasant Hill Rd.

I am writing to voice my objection and alarm at this attempt to erect an ugly and potentially harmful eyesore in my West County neighborhood. I value very much the rural beauty of my neighborhood.

Thank-you for your attention to this.

Sincerely,
Elaine Langlois
1892 Pleasant Hill Rd

Jonathan Atkinson

From: Kenyon Webster
Sent: Tuesday, February 16, 2016 9:03 AM
To: Jonathan Atkinson
Subject: Comments on KOWS application

Jonathan-

The City Clerk received two calls regarding this application which she forwarded to me:

- Ester Hendricks stated she did not want the proposed radio antenna at the site.
- Maureen Lehan stated she hoped the application was approved.

Please include this information in the project file.

-Kenyon

Kenyon Webster, Planning Director
City of Sebastopol
7120 Bodega Avenue
Sebastopol, California 95472

(707) 823-6167

kwebster@cityofsebastopol.org

<http://ci.sebastopol.ca.us/>

Jonathan Atkinson

From: Kenyon Webster
Sent: Tuesday, February 16, 2016 10:02 AM
To: Jonathan Atkinson
Subject: FW: FM Radio Antenna Tower

For file.

-----Original Message-----

From: Mary Gourley
Sent: Tuesday, February 16, 2016 10:00 AM
To: Kenyon Webster <kwebster@cityofsebastopol.org>; Lawrence McLaughlin <lmclaughlin@cityofsebastopol.org>
Subject: FW: FM Radio Antenna Tower

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472
Phone: 707-823-1153
FAX: 707-823-1135
Email: mgourley@cityofsebastopol.org
City Web Site: www.cityofsebastopol.org OFFICE HOURS: Monday – Thursday – 7:00 am – 5:30 pm (Closed 12:00 – 12:30 pm for Lunch)

-----Original Message-----

From: Joyce Friedman [mailto:joycefriedman413@yahoo.com]
Sent: Tuesday, February 16, 2016 9:51 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: FM Radio Antenna Tower

We are opposed to the construction of a 70 ft FN radio antenna tower at the property at 1281 Pleasant hill rd. We are living here since 1998 and moved here for its beauty and serenity not to be in an area with a potentially HARMFUL eyesore in our west county neighborhood. We oppose this antenna tower and will fight to keep it from being built here. Thank you for reading this email !

Sent from my iPhone

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 7:38 AM
To: Jonathan Atkinson
Subject: FW: Planning Commission input re:KOWS FM Antenna
Attachments: IMG_8231_COne_1.jpg; IMG_8233_COne.jpg

For file.

From: Mary Gourley
Sent: Tuesday, February 16, 2016 9:09 PM
To: Paul Fritz (paul@fritzarchitecture.com) <paul@fritzarchitecture.com>; John Eder <johneder@comcast.net>; Patrick Slayter <ps.sebcc@gmail.com>; Robert Jacob <robert@robert-jacob.com>; Sarah Glade Gurney <sarahcouncil@yahoo.com>; Una Glass <glasseyes@gmail.com>; unaglass@coastwalk.org (unaglass@coastwalk.org) <unaglass@coastwalk.org>; Colin Doyle (doylearchitect@hotmail.com) <doylearchitect@hotmail.com>; Evert Fernandez (evertf@aol.com) <evertf@aol.com>; Linda Kelley (lkelley@sonic.net) <lkelley@sonic.net>; Michael Jacob (tdmj@sonic.net) <tdmj@sonic.net>; RUSSELL PINTO (russpinto@sonic.net) <russpinto@sonic.net>; Zach Douch (zac@mindfulbuilding.com) <zac@mindfulbuilding.com>
Cc: Larry McLaughlin (lwmcLaughlin@juno.com) <lwmcLaughlin@juno.com>; Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: FW: Planning Commission input re:KOWS FM Antenna

Mary C. Gourley, CMC, City Clerk

City of Sebastopol

7120 Bodega Avenue

Sebastopol, CA 95472

Phone: 707-823-1153

FAX: 707-823-1135

Email: mgourley@cityofsebastopol.org

City Web Site: www.cityofsebastopol.org

OFFICE HOURS: Monday – Thursday – 7:00 am – 5:30 pm (Closed 12:00 – 12:30 pm for Lunch)



From: Mike Ruddick (mruddick) [<mailto:mruddick@cisco.com>]
Sent: Tuesday, February 16, 2016 9:06 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: Planning Commission input re:KOWS FM Antenna

Hi Mary,

I've attached a couple of pictures, and some commentary, that I would like passed on to both the City Council and the Planning Commission.

I recently learned of a plan to erect a 70 foot tall radio tower near my home, to be used by KOWS for FM radio transmissions.

Using the information from the City Council and KOWS submissions for FCC requirements thus far, I was able to "Photoshop" an image of the proposed tower as I would see it walking near my home. Attached are pictures of the view I would get every time I approach my home, looking out over an otherwise beautiful horizon of trees and sky. Granted, the trees aren't green, so those bare trees may not be much to look at now in the middle of Winter, but the radio tower is simply ugly against the otherwise natural background. It would look even worse in my opinion when those trees green up in the spring.

These pictures have drawn a 70 foot tower from ground level at the proposed site, not from the tops of the trees, this is what it would look like. I did not know what the antennas themselves would look like, so I did not add that, but I expect more lines, some likely to be horizontal at the top of the tower, would just make it that much more of an eyesore. The drawings that I saw from KOWS' representation seemed to show that the tower would have a backdrop of trees, but the view would be far from that when looking from other angles.

In addition to any electromagnetic wave concerns, the visual impact is simply not acceptable to this homeowner, and truly surprises me that Sebastopol would consider such an installation.

I was curious to know if other locations or ideas had been explored? The Police station has a large antenna mast, has anyone explored putting the FM transmitter and antenna assembly there? That occurs to me, at least, like a nice way to utilize existing infrastructure. Similarly, I remember seeing a large radio tower on Edman way, not sure if that is for City services...or if it could allow a co-located FM transmitter? Granted, neither may provide the same reach as the location on Pleasant Hill, but it would surely represent a significant upgrade from the KOWS' current transmitter in a tree in Occidental.

Please reply to let me know the email was received, the pictures made it okay, and that this will get passed on to the City Council and the Planning Commission.

Thanks,
Mike and Carol Ruddick
1276 Logan Lane
Sebastopol, CA





Jonathan Atkinson

From: Kenyon Webster
Sent: Tuesday, February 16, 2016 1:23 PM
To: Jonathan Atkinson
Subject: FW: FM radio antenna tower

For file.

From: Mary Gourley
Sent: Tuesday, February 16, 2016 1:18 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>; Lawrence McLaughlin <lmclaughlin@cityofsebastopol.org>
Subject: FW: FM radio antenna tower

Mary C. Gourley, CMC, City Clerk
City of Sebastopol
7120 Bodega Avenue
Sebastopol, CA 95472
Phone: 707-823-1153
FAX: 707-823-1135

Email: mgourley@cityofsebastopol.org

City Web Site: www.cityofsebastopol.org

OFFICE HOURS: Monday – Thursday – 7:00 am – 5:30 pm (Closed 12:00 – 12:30 pm for Lunch)



From: Bill McCausland, Ph.D. [<mailto:wsmcc@earthlink.net>]
Sent: Tuesday, February 16, 2016 12:54 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Cc: zilda@zildalaw.net
Subject: FM radio antenna tower

My understanding is that the City of Sebastopol has allowed KOWS FM to apply for a use permit to construct a 70-foot FM radio tower at 1281 Pleasant Hill Road. KOWS FM already has broadcasting capabilities that should preclude the installation of this eyesore to Pleasant Hill Road. Pleasant Hill is a lovely area and the tower would bring a disgusting look to the beautiful setting. The City of Sebastopol has all ready allowed diverse architectural designs to the downtown area that makes it look like a hodgepodge of design ideas. The downtown had a

traditional look and then there was modern architecture allowed, showing a poverty of decision making capabilities and poor taste. Let's not repeat this on Peasant Hill.

Sincerely,

Bill McCausland

Bill McCausland, Ph.D.

Office: Saint Rose Building - Historical District

320 Tenth Street, Suite 305, Santa Rosa, CA 95401-5291

Telephone: 707.546.5742 Facsimile: 707.829.1761 Cellular: 707.696.8841

wsmcc@earthlink.net

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**WEST COUNTY NEIGHBORHOOD ASSOCIATION
C/O BOB JENKINS
1411 PLEASANT HILL ROAD
SEBASTOPOL, CA 95472
rhjenkins1@gmail.com**

February 15, 2016

Sebastopol Planning Commission
Sebastopol City Council
P.O. Box 1776
Sebastopol, CA 95473

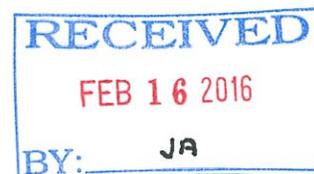
Re: Proposed KOWS FM radio station 70 foot antenna tower at 1281 Pleasant Hill Rd.

Dear Members of the Sebastopol Planning Commission and City Council:

Enclosed please find petitions signed by 120 neighbors in February 2016 opposing the proposed KOWS antenna tower at 1281 Pleasant Hill Road. The petition signatures are from residents living within a 1/3 mile radius of the proposed KOWS antenna tower who oppose this antenna tower being erected in our rural west Sonoma County neighborhood. 99% of the residents who read the petition, signed the petition to voice their strong opposition to it.

Also attached are pictures taken on February 10, 2016 along Pleasant Hill Road, showing an antenna tower simulation using a 6 foot diameter helium balloon raised to 70 feet in the exact location of the proposed KOWS antenna tower. The pictures are taken from the driveways of the homes from 1400 Pleasant Hill Road to the corner of Elphick Road and Pleasant Hill Road, plus pictures from the porches of the homes at 1411 and 1575 Pleasant Hill Road. Clearly the proposed antenna tower will be an unwelcome eyesore and intrusion in this beautiful scenic corridor adjacent Sebastopol. The proposed antenna tower can actually be seen for several miles around 1281 Pleasant Hill Road from homes and streets in west Sonoma County that are located on elevated ground.

Please look again at the Sebastopol General Plan to see how the goals set forth for Sebastopol are not satisfied by building an antenna tower next to nearby rural residential and scenic agricultural property. Chapter V. Community Identity, Section III Historic Resources, Scenic Views and Public Art states, "The views of open space and rolling hills surrounding Sebastopol contribute to the community's sense of identity and well-being. They can be readily lost by development or signs blocking scenic views. Typically, the views from public right-of- ways, the city's streets and roads, are the most important since they are shared by the entire community"; and Goal 13 states, "Preserve and enhance scenic views of the....hills to the west of Sebastopol and other natural resources within the Sebastopol Planning and Referral Area."



Our neighborhood urges The City of Sebastopol to reject the KOWS antenna tower at 1281 Pleasant Hill Road and for KOWS to find another location within Sebastopol proper where the KOWS antenna can be co-located on an existing antenna tower or in another location that does not affect so many nearby residents. Thank you for your support on this matter.

Sincerely,


Bob Jenkins



1281 Pleasant Hill Rd

PETITIONS SIGNED ON HIGHLIGHTED STREETS SURROUNDING PROPOSED KOWS ANTENNA TOWER; 1/3 MILE RADIUS SHOWN



**LETTER OF OPPOSITION TO THE APPLICATION BY KOWS FM RADIO STATION
TO CONSTRUCT A 70 FOOT ANTENNA TOWER AT 1281 PLEASANT HILL ROAD,
IN SEBASTOPOL, CA**

To: The City of Sebastopol

From: Concerned Neighbors

Date: February 6, 2016

The individuals signing below are opposed to the application by KOWS FM radio station to construct an antenna tower on City of Sebastopol property located at 1281 Pleasant Hill Road, a parcel that is surrounded by rural residential homes, farms, and scenic rolling hills in west Sonoma County. We feel the KOWS antenna tower is unsightly, unsafe and inappropriate for the rural residential setting where it is proposed. We ask the City of Sebastopol to deny the application for a Use Permit applied for by KOWS regarding this antenna tower:

NAME	ADDRESS IN SEBASTOPOL	EMAIL
1. Penny Bungey	1417 Pleasant Hill Rd. Seb.	pennybungey@gmail.com
2. Chesny Sharp	1417 Pleasant Hill rd. Seb	chesnyb@gmail.com
3. Travis Sharp	1417 Pleasant Hill Rd Seb	travis.sharp@rocketmail.com
4. Jon Bungey	1417 Pleasant Hill Rd Seb	Bungey1@yahoo.com
5. Marikay Chapman	1421 Pleasant Hill Rd Seb	MkChapm
6. Aaron Reiff	1419 Pleasant Hill Rd. Sebastopol	areiff@icloud.com
7. Elisa Reiff	1423 Pleasant Hill Road Sebastopol CA 95472	
8. [Signature]		epotik@hotmail.com
9. Penny Swift	1429 Pleasant Hill Rd 95472	strykerrace@aol.com
10. [Signature]		
11. Bob Jenkins	1411 Pleasant Hill Rd	rhjenkins1@gmail.com
12. Nancy Jenkins	" " " "	nancyjenki@gmail.com
13. Dan Tracy	1426 Pleasant Hill rd	IPATHEAT@gmail.com
14. Daniel Tracy	1426 Pleasant Hill Rd.	Danstracy@gmail.com
15. Ann Funn	1245 " " "	
16. Doug Conover	8063 Blackney Rd	RN44RLF@Hotmail.com
17. Catherine Conover	8063 Blackney Rd.	dckkj95472@yahoo.com
18. Daniel Riviera	8140 Blackney Rd	daniel@rivieralaw.com
19. Katherine Butler	8140 Blackney Rd	editingink@comcast.net
20. JANN ANESTAD	8337 BLACKNEY RD	jmanestad@comcast.net
21. GREG ANESTAD	8337 BLACKNEY RD	gmanestad@comcast.net
22. Chris Coffey	8270 Blackney Rd	707-322-8662
23. John Raydon	8400 Blackney Rd	JohnRaydon@gmail.com
24. Robert Valentin	8399 Blackney Rd	rusevna@cs.com
25. Jay Guenard	8425 BLACKNEY RD	

**LETTER OF OPPOSITION TO THE APPLICATION BY KOWS FM RADIO STATION
TO CONSTRUCT A 70 FOOT ANTENNA TOWER AT 1281 PLEASANT HILL ROAD,
IN SEBASTOPOL, CA**

To: The City of Sebastopol

From: Concerned Neighbors

Date: February 6, 2016

The individuals signing below are opposed to the application by KOWS FM radio station to construct an antenna tower on City of Sebastopol property located at 1281 Pleasant Hill Road, a parcel that is surrounded by rural residential homes, farms, and scenic rolling hills in west Sonoma County. We feel the KOWS antenna tower is unsightly, unsafe and inappropriate for the rural residential setting where it is proposed. We ask the City of Sebastopol to deny the application for a Use Permit applied for by KOWS regarding this antenna tower:

NAME	ADDRESS IN SEBASTOPOL	EMAIL
1. Deanna Kempthorne	8425 Blackney Rd	jaythane@comcast.net
2. Danya Greenfield	8425 Blackney Rd. Sebastopol, CA 95472	
3. JUDIA WITTITZ	8355 Blackney Rd	julia.wittitz@gmail.com
4. JILL WEISBERG	8331 BLACKNEY RD	Schawilla@yahoo.com
5. Al Milberg	8427 Blackney Rd	armilberg@comcast.net
6. Michael Anden	8406 Blackney Rd	Anden05@comcast.net
7. John A. Dan	8306 Blackney Rd	
8. EVAN HENRY	8346 Blackney Rd	evancarthyenry@gmail.com
9. Ryk McElroy	8312 Blackney Rd	
10. Louise Gause	8352 Blackney Rd	
11. Jack Coonan	8229 Blackney Rd	
12. Diana Hillside	1252 Pleasant Hill Road	dianakilbride@hctna.com
13. Debbie Hurst	1215 Pleasant Hill Rd	hurstdeb@gmail.com
14. Myra Ann York	1575 Pleasant Hill Rd	myriayork22@gmail.com
15. Kimberly Norton	1078 Sholem Ln. Seb. CA	roberts.kristine5@gmail.com
16. [unclear]	8950 Germone Rd	
17. Rachel Cutler	1036 Pleasant Hill Rd	cutlerstyling@gmail.com
18. Peter Lavina	8495 Germone N. Sebastopol CA 95472	
19. Peter vanBender	8150 Germone Rd.	pvg@broovefarm.com
20. Beth Gallatin	8341 Germone Rd	mornlight8@yahoo.com
21. Milo ZARAKOV	8384 " "	milo.steven@yahoo.com
22. Linda Zepponi-Nervey	8398 Germone Rd	
23. John Nelson	" "	
24. Ashley Baldwin	971 Pleasant Hill Rd	ashleybaldwin22@yahoo.com
25. Josh Tzavelli	951 Pleasant Hill Rd	

**LETTER OF OPPOSITION TO THE APPLICATION BY KOWS FM RADIO STATION
TO CONSTRUCT A 70 FOOT ANTENNA TOWER AT 1281 PLEASANT HILL ROAD,
IN SEBASTOPOL, CA**

To: The City of Sebastopol

From: Concerned Neighbors

Date: February 6, 2016

The individuals signing below are opposed to the application by KOWS FM radio station to construct an antenna tower on City of Sebastopol property located at 1281 Pleasant Hill Road, a parcel that is surrounded by rural residential homes, farms, and scenic rolling hills in west Sonoma County. We feel the KOWS antenna tower is unsightly, unsafe and inappropriate for the rural residential setting where it is proposed. We ask the City of Sebastopol to deny the application for a Use Permit applied for by KOWS regarding this antenna tower:

NAME	ADDRESS IN SEBASTOPOL	EMAIL
1. Susan Panas	1400 Hollman Lane, Sebastopol	sphanas@vbbr.com
2. Michael Panas	1400 Hollman Lane Sebastopol	mpanas@vbbr.ca
3. Gregory Wayne Brown	1380 Hollman Lane Sebastopol 95472	
4. William Anne	463 GRUNDY DR SEBASTOPOL 95472	
5. Victoria Spinner	1486 Hollman Ln Seb.	Vspinner@pacbell.net
6. William Hobus	7143 ELPHICK RD	Hobusw1@Comcast.N
7. Diane Rooney	1384 Hollman Lane	dianer Rooney@gmail.com
8. NPG	" " "	" " " "
9. Barbara Woodbury	1041 Pleasant Hill Rd	barbara.woodbury@sonic.net
10. Robert Woodbury	" " "	barbara.woodbury@sonic.net
11. Craig Foster	7945 NORA AVE, Sebastopol, CA 95472	
12. Linda Anandakrishnan	940 Gayden Ct	
13. Jim Galsterer	934 Gayden Ct Sebastopol 95472	
14. John DeHagiar	930 Gayden Ct Sebastopol 95472	
15. Andrea Schmitz	1262 Logan Ln. Seb.	ahagan@sonic.net
16. STEVEN SCHMITZ	" "	" "
17. KOD HELVEY	1270 LOGAN LN SEBASTOPOL 95472	
18. MICHAEL RUDDICK	1276 Logan Ln, Sebastopol, CA	MRUDDICK@PACBELL.I
19. CAROL RUDDICK	1276 Logan Ln, Seb 95472	carol-maynard@yahoo.com
20. LARRY ZWICKER	1256 Logan Ln Seb 95472	zwashow@aol.com
21. TERRY BYERS	1250 LOGAN LANE SEB 95472	figrating@bcglobal.net
22. JOYCE BYERS	1250 LOGAN LANE SEB 95472	" "
23. Tom Horvath	1244 Logan Ln 95472	
24. Annelie Hagan	1254 Logan Ln. 95472	
25. Christine Walker	2196 Elphick Rd Sebastopol CA 95472	

**LETTER OF OPPOSITION TO THE APPLICATION BY KOWS FM RADIO STATION
TO CONSTRUCT A 70 FOOT ANTENNA TOWER AT 1281 PLEASANT HILL ROAD,
IN SEBASTOPOL, CA**

To: The City of Sebastopol

From: Concerned Neighbors

Date: February 7, 2016

The individuals signing below are opposed to the application by KOWS FM radio station to construct an antenna tower on City of Sebastopol property located at 1281 Pleasant Hill Road, a parcel that is surrounded by rural residential homes, farms, and scenic rolling hills in west Sonoma County. We feel the KOWS antenna tower is unsightly, unsafe and inappropriate for the rural residential setting where it is proposed. We ask the City of Sebastopol to deny the application for a Use Permit applied for by KOWS regarding this antenna tower:

SIGNATURE	ADDRESS IN SEBASTOPOL	EMAIL
<i>Dennis Hysom</i>	2196 Elphinstone Rd Sebastopol CA 95472	DennisHys
<i>Rathleen Shanahan</i>	1255 Logan Lane Sebastopol	
<i>Christina Felsenbauer</i>	1255 Logan Lane Sebastopol	Felsenmedic@yahoo.com
<i>Ina Perlman</i>	8337 BLAKELY RD Sebastopol, CA 95472	inap@perlm.com
<i>Ina Perlman</i>	" "	Ina Perlman
<i>Charles W. Wain</i>	8201 Bluchey Rd, Sebastopol	
<i>Bruce Trust</i>	8201 Bluchey Rd, Sebastopol	
<i>Marta Tilling</i>	7891 Lynch Rd Sebastopol	
<i>Ovi Tilling</i>	" "	
<i>Susi Meagher</i>	1121 Hill Haven Dr Sebastopol	Susi Meagher
<i>Michael Meagher</i>	" "	Mike Meagher
<i>Linda Albert</i>	2500 Pleasant Hill Rd., Sebastopol	lindaalbert@comcast.net
<i>Bob Albert</i>	2500 Pleasant Hill Rd. Sebastopol	
<i>Ernesto Carrasco</i>	1465 Pleasant Hill Rd, Sebastopol, CA 95472	
<i>Ernesto Carrasco</i>	" "	
<i>Carlo Cambosella</i>	1402 Pleasant Hill Rd	
<i>Vickie B. Burt</i>	7949 Lynch Rd Sebastopol CA	
<i>Mark Hurston</i>	MARK HURSTON 8349 Lewanna Lane Sebastopol CA 95472	
<i>Celia Golgie</i>	8349 LEWANNA LANE SEBASTOPOL CA 95472	
<i>Bill Cox</i>	1455 Pleasant Hill Rd, Sebastopol CA 95472	
<i>Max Reichwage</i>	1455 Pleasant Hill Rd Sebastopol CA 95472	MAX Reichwage

LETTER OF OPPOSITION TO THE APPLICATION BY KOWS FM RADIO STATION

TO CONSTRUCT A 70 FOOT ANTENNA TOWER AT 1281 PLEASANT HILL ROAD, hearing:
 IN SEBASTOPOL, CA Feb. 23 7:00 p.m.
 Youth Annex

To: The City of Sebastopol

From: Concerned Neighbors

Date: February 6, 2016

The individuals signing below are opposed to the application by KOWS FM radio station to construct an antenna tower on City of Sebastopol property located at 1281 Pleasant Hill Road, a parcel that is surrounded by rural residential homes, farms, and scenic rolling hills in west Sonoma County. We feel the KOWS antenna tower is unsightly, unsafe and inappropriate for the rural residential setting where it is proposed. We ask the City of Sebastopol to deny the application for a Use Permit applied for by KOWS regarding this antenna tower:

NAME

ADDRESS IN SEBASTOPOL

EMAIL

1. Laurie Fusfield 8569 Lawrence Ln. lafsonoma@comcast.net
2. Robert + Rosemary 8580 Lawrence Ln roborose@earthlink.net
3. Terry Noe 8555 Lawrence Lane tnoe@yahoo.com
4. Kelly Tierney 9530 Lawrence Ln. Kellykins11@hotmail.com
5. GAVIN MURRAY 1177 PLEASANT HILL RD douglas@murrayarchitect.com
6. Jim Belding 8561 Lawrence Ln jbellding@comcast.net
7. Justin + Tammie Hume 8595 Lawrence Ln - Sebastopol CA Justin.Hume@yahoo.com
8. Lander Fusfield 8569 Lawrence Lane Seb. CA 95472
9. Darrin Noe 8555 Lawrence Lane Sebastopol, CA 95472
10. JEFF KROSS 8541 Lawrence Lane Sebastopol, CA jeffskross@earthlink.net
11. Linda Lebovics 8541 Lawrence Lane Sebastopol CA linda@quick-skills.com
12. John Noe 8555 Lawrence Lane Sebastopol CA johnnoe@psd.com
13. Christie Noe 8555 Lawrence Lane Sebastopol, CA christence3@gmail.com
14. Jim Noe 8555 Lawrence Lane Seb, CA jimnoe11235@gmail.com
15. Janice Belding 8561 Lawrence Ln. Seb. CA jbellding@comcast.net
16. Josh Neal 8550 Lawrence Ln Seb. CA jneal@earthlink.net
17. Jonathan Burkhead 8572 Lawrence Ln Sebastopol, CA abek@abelito.com
18. Sorrel Allen 8570 Lawrence Ln Sebastopol, CA trishasorrel@gmail.com
- 19.
- 20.
- 21.
- 22.
- 23.
- 24.
- 25.

lawrence@gmail.com

**LETTER OF OPPOSITION TO THE APPLICATION BY KOWS FM RADIO STATION
TO CONSTRUCT A 70 FOOT ANTENNA TOWER AT 1281 PLEASANT HILL ROAD,
IN SEBASTOPOL, CA**

To: The City of Sebastopol

From: Concerned Neighbors

Date: February 10, 2016

The individuals signing below are opposed to the application by KOWS FM radio station to construct an antenna tower on City of Sebastopol property located at 1281 Pleasant Hill Road, a parcel that is surrounded by rural residential homes, farms, and scenic rolling hills in west Sonoma County. We feel the KOWS antenna tower is unsightly, unsafe and inappropriate for the rural residential setting where it is proposed. We ask the City of Sebastopol to deny the application for a Use Permit applied for by KOWS regarding this antenna tower:

SIGNATURE	ADDRESS IN SEBASTOPOL	EMAIL
1. Jennette St. George	2000 Pleasant Hill Rd.	stgeorge@501
2. Jerry St. George	2000 Pleasant Hill Rd	" " "
3. Robert A. Roston	890 DANIEL ST	
4. [Signature]	8035 Yule Tree Ln	1M_outthere@fca
5. Donald L. Maier	8035 Yule Tree Ln.	dMaier@dslextreme.com
6. Nancy K. Jones	2500 Pleasant Hill Rd.	
7.		
8.		
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25.		

PICTURES ALONG PLEASANT HILL ROAD IN SEBASTOPOL, CA

ON FEBRUARY 10, 2016

SHOWING AN ANTENNA TOWER SIMULATION

USING A 6 FOOT DIAMETER HELIUM BALLOON

RAISED TO 70 FEET IN EXACT LOCATION

OF PROPOSED KOWS ANTENNA TOWER

(TOP OF BALLOON IS THE 70 FOOT HIGH POINT)

PICTURES TAKEN FROM 1400 PLEASANT HILL RD. TO

CORNER OF ELPHICK RD. & PLEASANT HILL RD.



1575 PLEASANT HILL ROAD, SEBASTOPOL, CA

VIEW FROM FRONT PORCH

FEBRUARY 10, 2016

(ANTENNA TOWER SIMULATION BY 6' DIAMETER HELIUM BALLOON RAISED TO 70 FEET IN EXACT LOCATION OF PROPOSED KOWS ANTENNA TOWER)



1575 PLEASANT HILL ROAD, SEBASTOPOL, CA

DRIVEWAY ENTRY AT STREET

FEBRUARY 10, 2016

(ANTENNA TOWER SIMULATION BY 6' DIAMETER HELIUM BALLOON RAISED TO 70 FEET IN EXACT LOCATION OF PROPOSED KOWS ANTENNA TOWER)



1411 PLEASANT HILL ROAD, SEBASTOPOL, CA

VIEW FROM REAR PORCH

(NOTE OWL HOUSE NEAR PROPOSED ANTENNA TOWER)

FEBRUARY 10, 2016

(ANTENNA TOWER SIMULATION BY 6' DIAMETER HELIUM BALLOON RAISED TO 70 FEET IN EXACT LOCATION OF PROPOSED KOWS ANTENNA TOWER)



1411 PLEASANT HILL ROAD, SEBASTOPOL, CA

DRIVEWAY ENTRY AT STREET

FEBRUARY 10, 2016

(ANTENNA TOWER SIMULATION BY 6' DIAMETER HELIUM BALLOON RAISED TO 70
FEET IN EXACT LOCATION OF PROPOSED KOWS ANTENNA TOWER)



1416 PLEASANT HILL ROAD, SEBASTOPOL, CA

DRIVEWAY ENTRY AT STREET

FEBRUARY 10, 2016

(ANTENNA TOWER SIMULATION BY 6' DIAMETER HELIUM BALLOON RAISED TO 70 FEET IN EXACT LOCATION OF PROPOSED KOWS ANTENNA TOWER)



1400 PLEASANT HILL ROAD, SEBASTOPOL, CA

DRIVEWAY ENTRY AT STREET

FEBRUARY 10, 2016

(ANTENNA TOWER SIMULATION BY 6' DIAMETER HELIUM BALLOON RAISED TO 70 FEET IN EXACT LOCATION OF PROPOSED KOWS ANTENNA TOWER)



ELPHICK ROAD AT PLEASANT HILL ROAD, SEBASTOPOL, CA

VIEW FROM STREET

FEBRUARY 10, 2016

(ANTENNA TOWER SIMULATION BY 6' DIAMETER HELIUM BALLOON RAISED TO 70 FEET IN EXACT LOCATION OF PROPOSED KOWS ANTENNA TOWER)

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 7:41 AM
To: Jonathan Atkinson
Subject: FW: NO RADIO TOWER AT 1281 PLEASANT HILL ROAD

For file.

From: Mary Gourley
Sent: Tuesday, February 16, 2016 10:32 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>; Lawrence McLaughlin <lmclaughlin@cityofsebastopol.org>
Subject: FW: NO RADIO TOWER AT 1281 PLEASANT HILL ROAD

Mary C. Gourley, CMC, City Clerk

City of Sebastopol

7120 Bodega Avenue

Sebastopol, CA 95472

Phone: 707-823-1153

FAX: 707-823-1135

Email: mgourley@cityofsebastopol.org

City Web Site: www.cityofsebastopol.org

OFFICE HOURS: Monday - Thursday - 7:00 am - 5:30 pm (Closed 12:00 - 12:30 pm for Lunch)



From: 4fdwight [<mailto:4fdwight@gmail.com>]
Sent: Tuesday, February 16, 2016 10:31 PM
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: NO RADIO TOWER AT 1281 PLEASANT HILL ROAD

I moved to the country to be away from city problems and now I find that the very city that strongly objects to development within its own limits has no problem placing a 70 foot radio tower on a county surrounded plot where it would be out of sight for its residents but a clear eyesore for those of us in the immediate neighborhood.

The fact that I have not heard of KOWS is not important, but the fact that it is a station that has commercials in the form of thanks for sponsoring (I tuned in on the internet just now and that is all I heard) means it has absolutely no value to me and I would imagine most of my neighbors.

Their web site says they already reach the Santa Rosa and Sebastopol areas and others by internet, so there seems to be no justification for moving those facilities out of the city unless there is an economic value to Sebastopol which of course will do me no good.

When I first moved here I was informed that a neighbor wanted to trim the tops of my trees to improve their view – can we likewise require you to trim the top of the tower for similar reasons?

Perhaps KOWS should be looking to place a tower in a location that would extend their reach and better serve the West County area they claim to be serving. After all, according to their web site:

“KOWS-lp 107.3 FM is an FCC licensed Community Radio Station broadcasting from Occidental, CA, and serving West Sonoma County.”

Please deny a permit for any new construction on the Pleasant HILL site.

Sincerely,

F. Dwight Jones
8100 Elphick Road, 95472

February 15, 2016

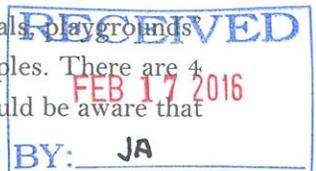
Sebastopol Planning Commission:

I am writing to express my strong opposition to the proposed radio antenna tower located at the Sebastopol Water Tank property (1281 Pleasant Hill Road). I live within visual and proximal site of the subject tower and staunchly contest it. The placement of a 70-foot antenna tower is incompatible with the Sebastopol General Plan as outlined in 2015. In this rural neighborhood, the site itself is an island of city property surrounded by many homes, agricultural land, schools, vineyards and businesses. According to the General Plan, one of the first tenets is to “protect Sebastopol’s small-town charm, unique charter and strong sense of community...” by “preserv[ing] and enhance[ing] the scenic view of Laguna Atascadero Creek, hills west of Sebastopol.” This site is located in the hills west of Sebastopol. The Land Use Map guideline clearly depicts the “City’s vision for how open space, commercial, industrial, agriculture, residential and other uses will occur in the city limits and surrounding areas.” Once again, this site is located in the surrounding area. How is this tower proposal consistent with one of the premier tenets of the General Plan?

In addition, the land uses in this affected area are clearly residential and agricultural; how this would not interfere with the land use patterns in this area are obvious. This is a commercial enterprise, which would sit directly in neighborhood of rural homes. Action LU5a is clearly written to state that the city should “screen development proposal for land use compatibility and ensure that development proposals are designed to be compatible with existing resident and other land uses [and] are designed to reduce aesthetic, noise and safety impacts to residential area[s].” Again, I can’t imagine this can be written with more clarity. A tower is not compatible with the land use of this neighborhood.

Policy CSF 1-8 also requires new utility infrastructure including water lines, sewer lines, telecommunications infrastructure and electrical utility lines to be constructed underground. This is clearly intended to minimize visual blight in these areas. Equally important is the concept that was written to “protect Sebastopol’s ridgelines hill tops and hillsides from erosion slope failure and development”. A 70-foot radio antenna tower certainly runs contrary to “Preserv[ing]and protect[ing] prominent views of scenic resources” as outlined in the General Plan.

While minimizing visual impact is critical for Sebastopol, maintaining a healthy environment is paramount. Sebastopol has always been at the forefront of environmental protection, environment leadership and sustainability in past development decisions. It is the identity and strength of this community. The General Plan plainly states that when making decisions, it will “Consider the effects of planning decision on the overall health and wellbeing of the natural environment and regional ecosystems”. Policy CHW 4-1, 4-2, specifically addresses EMF transmission when it states Sebastopol should “consider information regarding EMF radiation from new electrical transmission lines when making land use decisions” including “unsafe EMF radiation areas near schools, hospitals, playgrounds by reducing exposure. A radio antenna would once again run contrary to these principles. There are 4 schools and playgrounds in this area. Do we know the risks? Furthermore, the city should be aware that



the tower would be located on the direct site (just a few feet) of the city water tanks) Do we actually know the risks of locating a radio antenna tower next to the water source for an entire community? Does Flint Michigan sound familiar? Who would want to approve this and gamble on safety? Since "health is a topic that is influenced and affected by nearly all elements of the General Plan", I cannot imagine how anyone would approve this proposal; this is certainly not consistent with the Sebastopol I know.

Sebastopol prides itself on the "Rights of nature, trees, oceans, animals ,mountains balancing what is good for human beings against other species" I am a birder and spend many hours watching and providing a good environment for a healthy ecosystem. I am particularly concerned about TOWER KILL in which birds can be killed when flying in to towers, like radio antennas. This threat to wildlife is much like the hazard that occurs to birds when they fly into wind turbines. Red Tail Hawks, Great Horned Owls, and many others live on my property and in this neighborhood; of course they would be in danger with such a menacing structure. Again, how would this danger to humans and wildlife align itself to the core values of our Sebastopol?

Finally, the radio station itself, which was located in Occidental served a small area, but is now proposing a 10-mile radius (roughly Sebastopol/Occidental/Graton/part of Rohnert Park/Part of Santa Rosa). It makes sense to keep it local within the city limits property not on the outskirts of town in our scenic and rural neighborhood. Would you want to wake up and look out your window at a radio tower situated across the street from your home? How can a small entity (with volunteers, donated money, small range) be reliable in emergencies? To build a tower with 20th century technology in the 21st century seems archaic and unsustainable. What if they want to expand their range? Would they then want a 150-foot tower? Why not create a clean, green focus by streaming content which would allow greater range and a greater audience which would certainly be more aligned with the identity, ideals, and current General Plan of the city of Sebastopol? As a community, Sebastopol has always been on forefront of environmental and progressive thinking. I am one of those community members who has lived here for over 35 years, raised my children here, and taking pride in my Sebastopol rural neighborhood. I would be ashamed to call myself a member of this forward thinking community if this radio antenna tower is approved.

Sincerely,



Deborah Paggi

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 12:57 PM
To: Jonathan Atkinson
Subject: FW: KOWS application

For file.

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 12:57 PM
To: 'mruddick@cisco.com' <mruddick@cisco.com>
Subject: KOWS application

Mr. Ruddick-

In response to your question, we are forwarding comments received to the applicant (KOWS) and I expect they will provide a response to the major comments.

We will also provide a copy of all comments that Planning Department staff receive to the Planning Commission. Unfortunately, it appears someone has indicated comments should be sent to the City Clerk rather than the Planning Department, and we may miss some, since she is out of town (but attempting to forward to us).

The Planning staff report is expected to be issued late tomorrow (it will be posted on this page of the City web site <http://ci.sebastopol.ca.us/board-and-commission-mtgs>)and will include our analysis of major issues; with our very small staff and many projects and deadlines it is difficult for us to respond to every comment. Re one of your questions, early on, we did encourage KOWS to look at several city sites, including the Police Department and City Hall.

-Kenyon Webster

Kenyon Webster, Planning Director
City of Sebastopol
7120 Bodega Avenue
Sebastopol, California 95472

(707) 823-6167
kwebster@cityofsebastopol.org
<http://ci.sebastopol.ca.us/>

From: "Mike Ruddick (mruddick)" <mruddick@cisco.com>
Date: February 17, 2016 at 10:38:06 AM PST
To: Mary Gourley <mgourley@cityofsebastopol.org>
Subject: RE: Planning Commission input re:KOWS FM Antenna

BTW, is there any way I can get a response to the questions I asked below, or does it not really work that way? I know that neither the Council nor the Commission can address every individual question, and I believe that the deal is that they take commentary and consider it, not Q&A type sessions. But figured I'd ask, anyhow.

Thanks,
Mike

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 1:15 PM
To: Jonathan Atkinson
Subject: FW: My opinion on KOWS antenna

For file.

From: Shepherd Bliss [mailto:sbliss52@gmail.com]
Sent: Wednesday, February 17, 2016 10:53 AM
To: Mary Gourley <mgourley@cityofsebastopol.org>; Robert Jacob CC Email <robertjacobcc@sonic.net>; Patrick Slayter <ps.sebcc@gmail.com>; Una J M Glass <unaglass@coastwalk.org>; Sarah Glade Gurney <sarahcouncil@yahoo.com>; John Eder <johneder@comcast.net>
Cc: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: My opinion on KOWS antenna

Friends,

Misleading information is being distributed by chemical grape growers Bob & Nancy Jenkins regarding KOWS radio's harmless antenna moving from the top of a tree at the Occidental Arts & Ecology Center, where it has been for years at their organic farm, to Pleasant Hill Rd. If you support community radio expanding its local listenership, please come to the Planning Commission meeting Feb. 23, Tues., 7 p.m. at the Youth Annex at the end of Morris Street, next to the Sebastopol Community Center, on Morris St. I hope that you will conclude with me that the many community benefits of this carefully conceived antenna would far outweigh the alleged costs.

Following is a letter scheduled to be published this week in Sonoma West, the Jenkins letter published last week, and my comments. Our intention is to have a non-confrontational presentation of the many benefits of KOWS to the West County and beyond. Immediately following are six additional points by KOWS programmer Arnold Levine:

1. We cannot add any other antennas to the structure. It is not designed for it structurally, so cannot be leased by others.
2. We feel the view is already "industrial" and compromised. The see-through tower will be less intrusive than the Jenkins own antifreeze fan towers, water tanks, and the telephone poles along the road.
3. Jenkins lives 500' + away; it will not be that visible from there.
4. We cannot afford to place our antenna on another commercial tower, it costs \$1000's of dollars a month to lease that space.
5. We cannot place the antenna on another city antenna tower. We looked into it. Because of FCC rules, the location would be physically too close to stations in Santa Rosa, if we put our antenna downtown say at the police station or city hall.
6. This is not a cell phone transmission tower.

If you want to see for yourself, go to the corner of Pleasant Hill and Elphick, where you will see the signs the Jenkins have posted. Also note the evidence, such as the brown dying grass, that their vineyard is a chemical vineyard that uses the cancer-causing Roundup, as well as other pesticides. Ironically, it is also the corner where the former Twin Hills Apple Farm was converted into vineyard, which recently had a winery approved. This is about a football field away from two schools and a mile or so from Paul Hobbs Watertrough Rd. vineyard, which is at the side of schools with around 500 children. Hobbs recently sprayed Roundup without informing parents, which he agreed to do.

You can also write letters to Sonoma West, the North Bay Bohemian, and to the Planning Commission, whose address is at the end of the Jenkins letter. The Jenkins have apparently sent postcards to Sebastopol residents with their misleading accusations. Help us point out the contradictions between what they are falsely accusing KOWS of versus their own documented damage to health by having a chemical vineyard using pesticides that cause cancer. I have driven by this site almost everyday to get to town for my more than two decades here operating a vineyard, using organic practices, that grows boysenberries.

Shepherd

Editor:

Here are the facts about the proposed KOWS 107.3FM Community Radio low-power antenna at Sebastopol's water reservoir site on Pleasant Hill Road.

- KOWS is an all-volunteer, non-profit radio station with nearly 90 local show hosts, broadcasting from Occidental since 2007. We recently moved our studio to Sebastopol and are planning to move our antenna to reach many more listeners, as approved by the FCC. In addition to providing entertainment and airing important public issues, KOWS is this area's designated Emergency Alert System. The antenna relocation will help make West Sonoma County safer by informing and connecting our community during emergencies and times of need.
- The entire antenna relocation process is public and transparent, the result of a Sebastopol City Council meeting, with over 60 spectators present, with a unanimous 5-0 vote to allow our application to proceed.
- We have complied fully with every step of the application process, and twice provided Pleasant Hill Road neighbors with detailed project and contact information.
- The see-through antenna structure is designed to minimize any visual impact. The large red balloon and flags that were erected near the proposed site are not representative of the antenna structure, or the color it will be painted to blend into the surroundings. The antenna will be less visible than the antifreeze fan towers on the adjacent vineyard property, the city water tanks, and the many telephone poles along the road.
- Radio waves are safe: This is NOT a cell tower project. Unlike cell phone transmissions, FM radio waves are not ionizing. In over 70 years of use, low-power FM radio broadcasts have not been shown to be dangerous.

Support community radio and free speech in Sonoma County!

KOWS Antenna Relocation Committee: Arnold Levine, Laura Goldman, Stuart Goodnick, David Dillman, John Parry, Donald True, Randy Wells

Antenna Tower Redux

EDITOR: The City of Sebastopol is once again in the antenna tower business. In a private meeting, the City Council gave the "green light" for KOWS-FM to apply for a use permit to erect a 72 foot antenna tower on the island of city property used for water storage at 1281 Pleasant Hill Rd, in the West County.

They gave the okay knowing how strongly and vocally our neighborhood opposed, and ultimately defeated, a very similar attempt in 1994, when they proposed putting a 75 foot cell tower on the site. Simulation photos showed that such a tower would be an ugly eyesore, visible from roadways and porches all over our area.

We like our rolling hills, trees and mountain vistas the way they are, without industrial monolithic intrusion. We chose to live here for the beauty of the area and the healthy nature of the outdoor life style most of us enjoy cycling, walking and jogging.

A tower of this size would be a blight on our landscape and a quality of life demotion for those of us in this part of the county. We are assured that the RF radiation emitted continuously, day and night, by these towers is safe, yet there are no definitive safety standards. Some countries, like Switzerland, are opting for a "precautionary" approach; meaning "assume that there are unknown adverse health effects."

Their guidelines are 100 times more restrictive than ours, particularly in residential areas. We live here. The cumulative, long-term bio-effects of radiation exposure are not known. Why would the city take unnecessary risks with our health? We hope our city neighbors and fellow county residents will respect our concerns and will encourage the Council and Planning Commission to reject this use in our neighborhood.

The Planning Commission public hearing on this issue is at 7 p.m. on Feb. 23 at the Youth Annex next to the Community Center. If you share our concerns, please attend, call 823-1153 or write the Planning Commission and/or Council members (PO Box 1776, Sebastopol, 95473) voicing your views.

Nancy and Bob Jenkins, Sebastopol

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 2:39 PM
To: Jonathan Atkinson
Subject: FW: KOWS Proposed Tower Letter
Attachments: KOWS Proposed Tower Letter Planning.pdf

For file.

-----Original Message-----

From: Laurie Fusfield [mailto:lafsonoma@comcast.net]
Sent: Wednesday, February 17, 2016 2:15 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: KOWS Proposed Tower Letter

Dear Mr. Webster,

I am attaching a letter I have written to the members of the Planning Commission regarding the proposed KOWS transmission tower. Please let me know if there is any difficulty viewing it.

I would like the individual members of the Planning Commission to have a chance to read it, and as it is longer than some, I hope it can be passed on to them in time to read it before the report is finalized and/or the February 23 hearing.

I can also bring by individual hard copies of this letter, if that would be a better way to insure they receive it?

Thank you for advising me on this.

Sincerely,
Laurie Fusfield

Sebastopol Planning Commission
P.O. Box 1776
Sebastopol, CA 95473

February 16, 2016

Dear Sebastopol Planning Commission members,

I love and support public radio. Every day, I cherish the access to high quality, locally produced and excellent coverage of issues and events happening out my doorstep to around the world.

My strong opposition to the KOWS public radio tower proposed for the City of Sebastopol patch of land off Pleasant Hill Road has absolutely nothing to do with being against public radio or the wonderful KOWS programming. I understand the challenge KOWS is facing trying to erect a new 70 foot tower. But for KOWS, the issue is about one FM transmitter that they understandably believe is safe. For us, the residents who would be seriously affected by that tower, it is about much broader, permanent issues that would directly affect our families and homes, as well as this exceptional agricultural land we steward. It is about opening a Pandora's Box in the place most precious and important to us. For us, this proposed tower is about things KOWS is not even considering or addressing in its argument to locate here.

For us, it is about being able to continue to live in a place where we feel safe, respected and content. For KOWS, it is about reaching more homes with their signal and programming. Yet, if the individuals at KOWS understand how their goal directly and deeply affects so many people who are the very constituents they care about and program to, they will hopefully withdraw this inappropriate proposal. This proposed location for the tower is simply too close to town and the high density of citizens around it. It is also disturbingly disruptive of the exceptional rural agricultural corridor around Sebastopol.

Unlike for KOWS employees and volunteers, for those of us living continually here, the erection of a 70 foot tower in the proposed location is about permanently looking out the front window of our living room and seeing a radio tower in the middle of the familiar natural view we bought and love our properties for. It is about waking up and looking out the window from your bed and seeing the tower rising many feet up into the blue sky. It is about being outside working in your garden, or driving along Pleasant Hill, or into your driveway several times a day and seeing the natural beauty of this wonderful area broken by a 70 foot transmission tower. It is about trying to sell your home someday to someone who also loves the Sebastopol for the unique philosophy and health awareness of the area and who is also understandably also opposed to living so near a transmitting tower. It is about making all these negative things not only a reality for us, but permanent for all those who come here after us.

So, yes, visibility and home values are highly significant impacts, yet for me personally, the biggest affect of the proposed tower is about the transmissions given off by such a tower. NOT the transmissions given off solely by the proposed KOWS transmitter however. All the data trying to establish the safety of their transmissions is a moot point in my opinion, because erecting a 70 foot empty tower

with one transmitter on top is not what we are ultimately addressing here in reality. It is the too familiar "Build It and They Will Come" phenomena which would almost certainly guarantee that once in place, the tower will be a "natural" magnet (as well as a possible income source for the city of Sebastopol and/or KOWS) as a "perfect" location for additional transmission devices, such as cell transmitters, possibly other radio and microwave transmitters, and anything that comes down the pike with future technology. Zoning precedent supports that future new transmission devices be "co-located" whenever possible rather than erecting a new relay tower. So we are not discussing one transmitter on a 70 foot tower. We are actually talking about a 70 foot tower filled with several transmitting devices, many most likely much more powerful and controversial than one FM transmitter (which by itself does not have solidly established safety levels according to many credible sources).

Due to the great difficulty of finding suitable locations for these devices in a growingly populated and increasingly aware public of the potential dangers of these transmissions, once a permitted location is established, once that door is cracked open, it is a location for a maximum of transmission devices to be placed upon it, drastically increasing transmission strength and type by the cumulative effect of additional transmitters upon it. Look around as you travel through the county. Do you ever see a lone 70 foot tower with nothing else on it? Or do you see heavily loaded transmission towers filled with the maximum number of devices? This, in a time when each year consistently brings lowered recommended values for safe human exposure in a not yet fully understood area of science. This, in a time when these same devices not even permitted around residences in many other parts of the world.

Despite the most sincere assurances of any current city council and/or radio station employees that no additional transmitters would be allowed, we all know that as time marches on, people in these positions change and when the issue of where to place other critical equipment comes up, this location and tower will be the "obvious choice", where impact is already been established.

We absolutely love our home and property. We already make the sacrifice of looking out to the two huge City of Sebastopol water tanks right behind us. Some people here owned their homes before both of these tanks went in and fought a battle then to keep them as low visibility as possible. We understand the need for these water tanks however and they are safe and quiet, emitting nothing. However, we should not be "punished" for already having these tanks affecting our views and property values, should the current Sebastopol City Council now consider this small patch of unattached city property a dumping ground for "unpleasant" and untolerated items that they do not want within the main city limits or which residents there will not allow. This was surely not the original intention of this city property.

In 1994, another cell tower was proposed to Sebastopol for this postage stamp city land. Residents, some who are the same as now, opposed it and the Sebastopol City Council understood and respected the situation and denied the proposal. Now, here we are again. We need to know that "our" city of Sebastopol continues to care, support and work with us to maintain our health and happiness, just as they rigorously as it does for those only a few hundred feet away from us.

My family moved here ten years ago from a starter home near the transmission lines across the county in Larkfield. We purposely chose this area for the lack of exposure to any direct transmission lines and for the strong support of this West County community to protect residents from these types of things and keep it that way.

Our home here is only about 2 blocks from the city limits of Sebastopol and we fully consider ourselves Sebastopolians. We buy everything we can in town, know the stores owners, participate in local affairs and causes, and support the Sebastopol schools with our children's attendance. We feel fully as much a part of the fabric of Sebastopol as anyone living slightly farther down the hill.

There is a valid reason that KOWS is having so much difficulty placing this 70-foot tower in West County among people who care so deeply about the environment, their community, health, safety and beauty.

We need KOWS to understand what they are ultimately asking of us and recognize that the area they are currently looking at is too populated by community-oriented West County residents to be viable for this type of project. The city of Sebastopol also needs to understand that we depend on them to be fair and supportive to us and not use the water tank property for other purposes which are dangerous and deeply hurtful to so many of their extended community.

I want to stress again that this is not about being for or against local, high quality public radio. Nor is this about one FM transmitter. It is about being for the right to live in the home you have invested in and love without having potentially serious health impacts and significant quality of life impacts imposed permanently upon so many. Homes and land can't be relocated. The proposed location of a new radio tower can.

I am confident and happy that KOWS radio will go on and thrive without approval of this inappropriate location. Our quality of life, and the exceptional beauty of the agricultural corridor so close to Sebastopol would not.

Seeing the strength of the community opposition and the broader issues beyond what they indicated they were aware of earlier, KOWS should withdraw this proposed location and continue to look for an appropriate location. If they do not, we urge you to deny a permit for a 70 foot transmitting tower in this completely inappropriate location.

Thank you for your respect and understanding of the bigger picture of what is actually at stake in this proposal.

Respectfully submitted,

Laurie Fusfield

8569 Lawrence Lane
Sebastopol, CA 95472

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 2:38 PM
To: Jonathan Atkinson
Subject: FW: KOWS radio tower antenna application
Attachments: City Planning Commission 2016-02-16.pdf; City Planning Commission (KOWS Photos).pdf

For file.

-----Original Message-----

From: Jeff Kross [mailto:jeffskross@earthlink.net]
Sent: Wednesday, February 17, 2016 1:48 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Cc: Mike Ruddick (mruddick) <mruddick@cisco.com>
Subject: KOWS radio tower antenna application

Mr. Webster -- Earlier today I mailed the Planning Commission a letter, with enclosed photos, in opposition to the proposed KOWS radio tower antenna, which would be visible from every window in our house facing the rear of our property. Mike Ruddick, one of my neighbors, suggested I forward an electronic copy of these documents to you in order that they be considered in advance of the planning staff report anticipated to be released tomorrow. I therefore have attached copies of these documents to this email.

Thank you very much for your cooperation and consideration of this matter, and particularly to the vociferous objections of our neighborhood.

Best regards,

Jeff

--

Jeffrey S. Kross
Attorney at Law
P.O. Box 2252
Sebastopol, CA 95473-2252
(707) 823-8665
kross142882@gmail.com

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JEFFREY S. KROSS

ATTORNEY AT LAW

P.O. Box 2252
Sebastopol, CA 95473-2252
(707) 823-8665

February 16, 2016

Sebastopol Planning Commission
P.O. Box 1776
Sebastopol, CA 95473

RE: Neighborhood Opposition to Proposed KOWS Antenna Tower

Dear Members of the Sebastopol Planning Commission:

My wife and I live at 8541 Lawrence Lane in Sebastopol; the rear of our property faces the site of the proposed 70-foot tall KOWS FM radio antenna tower and transmitter. I am writing to urge the Planning Commission to reject the radio station's permit to construct this proposed tower. An artificial structure of this variety will be unsightly in the extreme, completely out of place in our natural rural landscape, and has the very real potential for reducing our neighborhood property values. Given the evident availability of myriad alternative sites for the antenna tower appropriate to higher-density allowances inside the city's existing Urban Growth Boundary, there simply is no satisfactory rationale for permitting this eyesore to pollute the rural landscape surrounding the city.

The photo simulations of the proposed antenna tower distributed by KOWS radio in our neighborhood (copies of which are enclosed herewith) are disturbingly misleading. The photographs were taken at one of the very few vantages on Pleasant Hill Road from which the proposed tower would seem to "disappear" among the surrounding trees. However, the foreshortened depth of field of the photographs is extremely deceptive. In fact, the eucalyptus grove pictured behind the tower is several hundred yards beyond the tower, on the far (north) side of Lawrence Lane. Although the photographs attempt to demonstrate the tower would blend unobtrusively in the background, the truth is that the tower would stick out of the surrounding area like a proverbial sore thumb. An artificial structural eyesore of this type has no place in our natural rural environment.

Make no mistake: I thoroughly support progressive, community-based radio. Nevertheless, given the apparent availability of other viable options, our neighborhood urges you to reject a construction permit for the proposed KOWS FM radio antenna and transmitter and to suggest to the station that it instead seek a permit for a more appropriate location within the more densely populated city limits. We thank you for your consideration and serious attention to our objections.

Very truly yours,



JEFFREY S. KROSS

w/enclosures



Sebastopol Water Tanks

1281 Pleasant Hill Rd
Sebastopol, CA 95472

View From Pleasant Hill Road

KOWS Radio Tower

Photo #1 Simulation

Autumn Streamfellow

12/29/2015



Sebastopol Water Tanks

View From Pleasant Hill Road

Photo #2 Simulation

1281 Pleasant Hill Rd
Sebastopol, CA 95472

KOWS Radio Tower

Autumn Streamfellow

12/29/2015

Jonathan Atkinson

From: Kenyon Webster
Sent: Wednesday, February 17, 2016 4:13 PM
To: Jonathan Atkinson
Subject: FW: Proposed Radio Tower
Attachments: Radio Tower.docx

For file.

From: Milo Zarakov [mailto:milosteven@yahoo.com]
Sent: Wednesday, February 17, 2016 3:53 PM
To: Kenyon Webster <kwebster@cityofsebastopol.org>
Subject: Proposed Radio Tower

Dear Planning Commission:

I encourage you to deny the permit to construct a seventy-foot tall FM Radio Antenna tower at the water tank property at 1281 Pleasant Hill Road.

This is a very scenic, rural area. Putting a tower at this location will negatively impact the visual attraction of the area, which is why we moved to this section of town.

There are significant health and safety reasons to deny the permit. The potential danger from exposure to electromagnetic radiation should not be shouldered by those of us who live in proximity of the proposed tower. Such experimentation on the health of our families, especially the very young is incompatible with common sense, since there is no real known safe level of electromagnetic radiation.

Sebastopol's own general plan validates the danger that such a tower presents to those living next to the proposed tower. That plan refers to prudent avoidance of electromagnetic fields and to minimize exposure of that radiation to the citizenry.

Again, please deny this permit to protect our health and to preserve the view of the open space and hills that make this area such a great place to live.

Sincerely,

Milo Zarakov
(see attached for formal letter stating the above)
8384 Germone Rd
Sebastopol, CA 95472
milosteven@yahoo.com
(925) 588-5638

Milo Zarakov
8384 Germone Road
Sebastopol, California 94572
(925) 588-5638
milosteven@yahoo.com

February 6, 2016

Planning Commission
P.O. Box 1776
Sebastopol, CA 95473

Subject: Proposed FM Radio Tower at 1281 Pleasant Hill Road

Dear Planning Commission:

I encourage you to deny the permit to construct a seventy-foot tall FM Radio Antenna tower at the water tank property at 1281 Pleasant Hill Road.

This is a very scenic, rural area. Putting a tower at this location will negatively impact the visual attraction of the area, which is why we moved to this section of town.

There are significant health and safety reasons to deny the permit. The potential danger from exposure to electromagnetic radiation should not be shouldered by those of us who live in proximity of the proposed tower. Such experimentation on the health of our families, especially the very young is incompatible with common sense, since there is no real known safe level of electromagnetic radiation.

Sebastopol's own general plan validates the danger that such a tower presents to those living next to the proposed tower. That plan refers to prudent avoidance of electromagnetic fields and to minimize exposure of that radiation to the citizenry.

Again, please deny this permit to protect our health and to preserve the view of the open space and hills that make this area such a great place to live.

Sincerely,

Milo Zarakov

Khysie Horn
1096 Hillhaven Dr
Sebastopol, CA 95472

February 13, 2016

Sebastopol Planning Commission
Sebastopol City Council
PO Box 1776
Sebastopol, CA 95472

RE: KOWS FM Antenna

To Whom it May Concern:

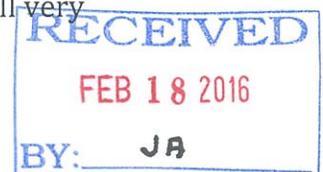
I am writing in support of the KOWS FM antenna tower proposed for installation on County property on Pleasant Hill Road in Sebastopol.

I am a neighbor; I will most likely be able to see the very top of the antenna from my house. I can certainly understand why directly adjacent neighbors might not want a 70' antenna in their back yard. I imagine that even many West County residents who know and love the original KOWS radio station would not be particularly happy to have a 70' antenna next door to their houses, either.

However, I believe that there is a significant difference between the community benefit that might be provided by a small, community based, independent radio station versus the GTE Mobilnet cell phone tower which had been proposed for the same site over 20 years ago.

Now retired, I was the owner of The Quicksilver Mine Co., a gift shop and art gallery that was located first in Guerneville, then Sebastopol, and finally Forestville for many years. Through my work, I came to know many local people—including artists, musicians and writers, people involved in all kinds of community, political and environmental work—who were involved with KOWS in some way, hosting regular shows, and reaching out to their community on the radio, gaining exposure for the work they did and the messages they worked to convey. The biggest drawback for KOWS has always been its extremely limited signal range. I think it is high time that the radio station has the opportunity to reach a broader audience with their community based message.

As an aside, I also lived in Guerneville during the 1986 Flood. I don't know how many people remember how KSRO became a major resource for all of us on the lower River, allowing us to communicate and stay in touch. We were all very



isolated, and without power and water. In addition to giving out emergency notices and information, KSRO basically gave over their airwaves to a largely call-in audience, including County and local officials, and allowing stranded locals living between Forestville and Jenner to call in to both get and receive information about river water levels, weather forecasts, downed trees, flooded roads, and available community resources. KSRO, which I seldom listened to under normal circumstances, was a lifeline for us all.

We are more than likely to face a major earthquake during most of our lifetimes here in Sebastopol. I think an added benefit of having a community-based radio station with a locally based antenna here in Town could also be a vital communication tool in the event of any kind of disaster here in West County.

So, while I certainly understand why any immediate neighbors do not want a 70' antenna tower right next door, I believe that the community benefit provided by the little tiny KOWS radio station deserves your support.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Khysie Horn". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Khysie Horn

Jonathan Atkinson

From: Linda Albert <lindaaileen@comcast.net>
Sent: Thursday, February 18, 2016 1:11 PM
To: Jonathan Atkinson
Subject: KOWS broadcast tower

Dear Jonathon,

I'm forwarding an email sent to Mary Gourley earlier this morning. It was suggested that I do so because of your position as the Asst City Planner for Sebastopol. Thank you for your sensitivity to the concerns of the families who stand to lose in this situation.

Sincerely,

Linda Albert

From: Linda Albert [mailto:lindaaileen@comcast.net]
Sent: Thursday, February 18, 2016 11:38 AM
To: 'mgourley@cityofsebastopol.org' <mgourley@cityofsebastopol.org>
Subject: KOWS broadcast tower

Dear Mary,

My husband and I would like to register our disapproval of the 70' radio broadcast tower, a request for which is being considered by the City of Sebastopol. We live on Pleasant Hill Road and have for 26 years, always enjoying and appreciating the country setting that surrounds us. We are opposed to the placement of such a tall tower that will unquestionably disturb the view. The health hazards seem to be unknowable at the present.

We plan to attend the meeting on Tuesday, February 23rd, in opposition to this permit request.

Thank you,

Linda and Bob Albert
2500 Pleasant Hill Road
Sebastopol