



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/20/2013
Agenda Placement:

9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for PETER PARKINSON - Interim Director
Planning, Building and Environmental Services
REPORT BY: Terri L Abraham, PLANNER I - 299-1331
SUBJECT: Big Ranch Road AT&T Site Use Permit (P12-00419)

RECOMMENDATION

AT&T WIRELESS/BIG RANCH ROAD SITE—USE PERMIT (#P12-00419-UP)

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to Section 15303 (d) of the California Quality Act, Class 3, which exempts the construction of new small structures or conversion of small structures. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: Approval to: 1) construct an 85 foot tall monopole disguised as a pine type tree; 2) install twelve (12) panel antennas: 73.4" in length, 11.9" in width and 7.1" in depth, one (1) GPS antenna on shelter, as well as, fifteen (15) small RRUs (remote radio units) behind the antennas; 3) place the monopole and associated ground-mounted equipment on a 45' by 20' lease area on the southeast corner of the property; and 4) construct a 6 foot tall wooden fence to screen the equipment building to house AT&T's equipment; 5) install a 24-hour emergency diesel-powered back-up generator within the fenced lease area; 6) trench for installation of underground power and telecommunication lines; and 7) install emergency notification signs on the site. The facility would be located on the far southeast portion of an approximately 6-acre site on the east side of Big Ranch Road, north of Trancas Road, within the Agricultural Preserve (AP) zoning district at 2046 Big Ranch Road, Napa CA, 94558. (APN 038-190-008)

Staff Recommendation: Find the project Categorical Exempt and approve the Use Permit subject to recommended conditions.

Staff Contacts: Terri Abraham, (707) 299-1333, terri.abraham@countyofnapa.org; or Jerry Haag, staff planning consultant, (510) 644-2106, jhaag@pacbell.net

Applicant Contact: Christy Beltran Roberts, (415) 806-2323

EXECUTIVE SUMMARY**Proposed Actions:**

That the Planning Commission:

1. Find the project Categorically Exempt based on Finding 1 of Exhibit A; and
2. Approve Use Permit #P12-00419 based on Findings 2-5 of Exhibit A, subject to recommended conditions provided in Exhibit B.

Discussion:

The applicant is proposing to construct improvements to AT&T's wireless communication network in the southern portion of Napa County. If approved and constructed, the facility would provide enhanced coverage for AT&T customers in the northern portion of the City of Napa and residents and visitors to properties within the unincorporated County area. The site is being used for a vineyard and small farmstead activities. The proposed AT & T facility would be located on the southeastern portion of the site and would include installation of an 85-foot tall cell tower disguised as a pine tree. Ground mounted equipment, including an emergency power back-up generator, would be located east of the tower within an approximately 880 square foot leased area from the property owner. An existing 15-foot wide unpaved on-site access drive intersecting with Big Ranch Road would be used for construction and maintenance access. Underground electrical power and telephone connections would be made between overhead poles on Big Ranch Road and proposed the tower, as encouraged by the Code. As discussed further below, the proposed tower would be designed to be co-locatable, which means that future carriers could also use the tower, if approved. Staff finds the proposal consistent with the intent of the General Plan and Napa County Code to make all telecommunication facilities "effectively unnoticeable" from adjacent roads and to blend in with the natural environment.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Categorically Exemption pursuant to CEQA Guidelines Section 15303, Class 3-New Construction or Conversion of Small Structures. Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The proposed project is aimed to improve and enhanced AT&T's wireless communication coverage in the general area since there are no other facilities available. There are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site, as well as, cumulative impact associated with the location of this telecommunication tower. Therefore, this exemption is appropriate and this proposal meets the Categorical Exemption as discussed above.

BACKGROUND AND DISCUSSION

Owner: Habberger Trust (Mark & Teresa Habberger)

Applicant: AT&T

Applicant Representative: Christy Beltran Roberts, The CBR Group, (415) 806-2323

General Plan Land Use Designation: Agricultural Resource (AR)

Zoning: Agricultural Preserve (AP)

Date Filed: December 5, 2012

Date Deemed Complete: September 12, 2013

Number of Employees: None but periodic visits by maintenance staff

Site Access: From Big Ranch Road, west of the site

Emergency Power Supply: On-site diesel-powered emergency generator (24 hour. + power supply)

Adjacent Zoning/Land Use:

North

AP - vacant (10-acre parcel)

South

AP - winery (currently closed) (11.65-acre parcel)

East

AP - agricultural building (10-acre parcel)

West

Commercial Limited (City of Napa jurisdiction)-commercial uses

Discussion Points:

Visual Impacts from Nearby Roads: The Napa County Code requires telecommunication facilities to be sited so as to blend in with the surrounding environment to be "effectively unnoticeable." Photo Simulations supplied by the applicant (see Attachment D) demonstrate the proposed faux pine tree tower would be effectively unnoticeable from both Trancas Street and Big Ranch Road due to the distance between these rights-of-way to the proposed tower. The tree tower has also been designed to blend in with existing trees on the same property and adjacent properties as seen from these roads. Tree branches would extend to nearly the ground level to assist with making the tree appear as a real tree. A condition of approval would require the applicant to develop and implement a long-term maintenance program to ensure that the tree always remains in good repair. Therefore, the County's aesthetic standard can be met.

Visual Impacts from Trancas Crossing Park: AT&T previously submitted a similar application on the property just east of the current site. The previous site was closer to Napa's Trancas Crossing Park located east of the site within and adjacent to the Napa River. Partially as a result of City of Napa concerns regarding proposed placement of the antenna, AT & T representatives abandoned the former site and entered into a lease with the property owner to the west (the Haberger Trust property), which is the location of the current application.

Photo Simulations have been submitted (Attachment D) indicating that the proposed tree pole would be minimally visible from the Trancas Crossing Park. The City of Napa has submitted a comment letter (Attachment C) regarding this application. Most of the suggested conditions of approval identified by the City representative have been incorporated into the suggested conditions for this project (Attachment B).

Potential Alternative Sites: The applicant submitted information to the County regarding other potential locations and configurations as alternatives to the current request. Six alternatives have been identified by the applicant, summarized below. (Attachment E)

- a) Queen of the Valley Hospital to the west of this site was found unsuitable due to the presence of another AT&T wireless facility, so that minimal improvement in cell coverage would occur.
- b) Bel Air Shopping Center to the south of this site was found unsuitable, since it is located adjacent to a residential neighborhood. Existing tall trees within and adjacent to the Center would block wireless signals, and there is no suitable place for ground equipment.
- c) Bank of America Office Park to the southwest of this site was found unsuitable, since it is also fully developed with no space for ground equipment, and it is located adjacent to a residential neighborhood.
- d) Rabo Bank Complex to the west of this site was found not suitable, since the proposed building-mounted antennas on the back side would not have provided sufficient coverage, and the site is located adjacent to residences.
- d) Elks Lodge to the south of the site was not suitable because it is located adjacent to Napa Scenic Riverwalk and near residences.
- e) Former Barrel Stop Winery to the south of this property is in receivership and no lease is obtainable. This site is also located immediately west of a Napa City Park and City officials have expressed concerns about the close proximity of a proposed cell tower near the park.

The applicant also indicated that a lower height for the tree pole was considered, but a lower height would not provide the desired coverage as the proposed height.

Consistency with Standards

General Plan Compliance - The proposed AT&T facility will be consistent with Economic Development Policy E-16 which supports expansion of telecommunication services. Furthermore, this project is consistent with Goal CC-1 of the Community Character Element of the General Plan, which mandates that the County should "preserve, improve and provide visual access to the beauty of Napa County," since the project will be camouflage as a tree to blend in with the natural environment of the surrounding area. The proposed facility would also be consistent with Policy CC-14 of the Community Character Element, since it is designed to be effectively unnoticeable from nearby roadways as demonstrated by the photo simulations.

AP Zoning District Compliance - The proposed project is consistent with the AP zoning district regulations (Section 18.16.030 (I)) which conditionally permits major telecommunication facilities that do not meet one or more of the performance standards established in Section 18.119.200. In this instance, the proposed height increase of the proposed tower at 85 feet would exceed the maximum height of a telecommunication facility that could be administratively approved, which is 50 feet. All other provisions of the AP district are met, including setbacks.

Telecommunication Standards Compliance - Telecommunication facilities in the County are regulated by Chapter 18.119 of the County Code. The proposal, as conditioned will comply with all of the standards set forth in this section, including but not limited to basic tower design, setbacks, identification signs, fire protection and provision of a minimum of 24-hour emergency power supply.

Department/Division Review - The Engineering Services Division, Environmental Health Division and the Fire Department have all recommended approval of the project as conditioned. (Refer to Attachment C)

Other Agencies - As noted above, the City of Napa has been actively participated in the review of this proposal and has recommended approval of the project as conditioned. (Refer to Attachment C)

SUPPORTING DOCUMENTS

- A . Findings
- B . Conditions of Approval
- C . Agency Comments
- D . Photo Simulations
- E . Site Analysis
- F . Application Packet
- G . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell

“A”

Findings

EXHIBIT A - FINDINGS

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT

PLANNING COMMISSION HEARING – NOVEMBER 20, 2013

AT&T WIRELESS FACILITY/BIG RANCH ROAD SITE USE PERMIT (#P12-00419) APN 038-190-008

ENVIRONMENTAL

1. This project is Categorically Exempt from CEQA under Section 15303 (d) of the CEQA Guidelines as a Class 3 Exemption, construction of new small structures or conversion of small structures. The proposed project would disturb a small amount of the surface of the site; however, the site has been previously disturbed for a vineyard and vineyard access road. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

USE PERMIT

2. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

Analysis: Section 18.16.030 (I) of the County Code allows the Planning Commission to approve use permits for major telecommunication facilities in the AP zoning district that exceed the authority for staff approval of smaller facilities.

3. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

Analysis: The use permit application has been filed and notice and public hearing requirements have been met pursuant to Sections 18.119.220 and 18.124.040 (B) of the Napa County Code. The hearing notice and intent to adopt a Categorical Exemption were posted and published on November 8, 2013, and copies were forwarded to appropriate persons on the mailing list. The public comment period ran from November 8, 2013 to November 19, 2013.

4. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: Granting the Use Permit for the telecommunication facility as proposed and conditioned would not affect the health, safety or welfare of the County. Various County Divisions/Departments have reviewed the project and commented regarding the necessity for building permits, fire protection and similar requirements. The project will be effectively unnoticeable from nearby major roads. The applicant will provide construction-period erosion control measures and, if required, long-term operational water quality standards. The project has been designed to limit significant impacts to biological and cultural resources. The project is also conditioned to conform with requirements and standards from

other applicable Napa County Divisions/Departments and agencies with authority over this project.

Therefore, as conditioned, the project would not adversely affect the public health, safety or welfare.

5. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: The proposed AT&T facility will be consistent with Economic Development Policy E-16 which supports expansion of telecommunication services. Furthermore, this project is consistent with Goal CC-1 of the Community Character Element of the General Plan, which mandates that the County should "preserve, improve and provide visual access to the beauty of Napa County," since the project will be camouflage as a tree to blend in with the natural environment of the surrounding area. The proposed facility would also be consistent with Policy CC-14 of the Community Character Element, since it is designed to be effectively unnoticeable from nearby roadways as demonstrated by the photo simulations.

The project would also be consistent with the purposes of the County's Telecommunication Ordinance (Section 18.119.05) by creating a new telecommunication facility that expands the County's emergency response network (subsection B.5).

Therefore, the proposed project is consistent with applicable provisions of the Napa County General Plan and the Napa County Code.

“B”

Conditions of Approval

EXHIBIT B

CONDITIONS OF APPROVAL

**AT&T Wireless/Big Ranch Site
Use Permit # P12-00419-UP
2046 Big Ranch Road, Napa CA 94558
APN: 038-190-008**

1. SCOPE: Approval of a Use Permit to allow:

- a. construction of an 85 foot tall monopole disguised as a pine type tree;
- b. installation of twelve (12) panel antennas: 73.4" length, 11.9" in width and 7.1" in depth, one (1) GPS antenna on shelter, as well as fifteen (15) small RRU (remote radio units) units behind the antennas;
- c. placement of the monopole and associated ground-mounted equipment on a 45' by 20' lease area on the southeast corner of the property;
- d. construction of a 6' tall wooden fence to screen the equipment building to house AT&T's equipment;
- e. installation of a 24-hour emergency diesel-powered back-up generator within the fenced lease area;
- f. trenching for installation of underground power and telecommunication lines; and
- g. installation of emergency notification signs on the site.

The proposed project shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. Final Site Plan

Prior to building permit issuance, the permittee shall provide detailed construction drawings (a) revised as necessary to be wholly consistent with this approval, including the revised plans attached hereto and the Napa County Telecommunication Ordinance; (b) specifying the approved paint colors and the facilities planned; and (c) containing thereon a Napa County Fire Department certification indicating that the subject plans comply with all relevant provisions of the ordinance cited regarding fire protection

3. Exterior Maintenance Program

Prior to issuance a building permit, the permittee shall submit an Exterior Maintenance Program to the Planning, Building and Environmental Services Department. At a minimum, the Program shall require submittal of yearly reports to the Department summarizing the exterior condition of painted surfaces on the cell tower as well as other portions of the facility approved as part of this Use Permit. If required, the permittee or assigns shall repaint surfaces that have faded, chipped or have otherwise become degraded or to replace tree braches that have potentially degraded. Other portions of the facility may also be required to be repaired or replaced to ensure that the facility remains as approved by the Napa County Planning Commission.

4. Air Quality

The permittee shall comply during all construction activities with the Bay Area Air Quality Management District Basic Construction Practices (Table 8-1, May 2011) as provided below:

- a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, grading areas, and unpaved access (road) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

5. Constructability

Prior to building permit issuance, the permittee shall submit written evidence that both PG&E and AT & T have found the power/telecom provision details specified on the plans and/or proposed by the applicants to be acceptable and that no new power or telephone poles or aerial lines, other than those specified on the plans and identified herein, will be required.

6. Arborist Report

Prior to the issuance of a building permit, the permittee shall submit a report from a certified local arborist to the effect that nearby trees and tree roots will not be substantially damaged by project construction and providing limitations for exclusion fencing under the dripline of nearby trees.

7. Compliance with other Departments and Agencies

The permittee shall comply with applicable building codes, zoning standards and requirements of County Departments and agencies, including but not limited to:

- a. Napa County Engineering Services Division in their comment memorandum of October 28, 2013.
- b. Napa County Environmental Health Division in their comment memorandum of March 13, 2013 as follows:
 1. Businesses that store hazardous materials above threshold planning quantities (55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds of solids) shall obtain a permit

and file an approved Hazardous Materials Business Plan with the Division within 30 days of said activities. If the above amount of material is not stored on the site, the applicant shall submit the Business Activities Page indicating such.

- c. Napa County Fire Department in their Inter-Office Memorandum of February 6, 2013 as follows:
 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations and standards at the time of building permit issuance.
 2. All department access roads shall comply with the Napa County Public Works Road and Street standards.
 3. The numerical address of the facility shall be posted on the street side of the buildings, visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective or illuminated.
 4. The applicant shall install laminated 11"x 17" site plans and building drawings in the existing KNOX cabinet. Two master keys to all exterior doors shall be provided in the KNOX cabinet.
 5. Beneficial occupancy shall not be granted until all fire department issues have been inspected, tested and finalized.
 6. The applicant shall provide a 100-foot wide defensive space around all structures, to the extent feasible.
 7. Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
 8. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's office for plan review and approval prior to building permit issuance.
 9. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's office for plan review and approval prior to building permit issuance.
 10. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.
 11. The applicant shall provide a KNOX cabinet at the driveway entrance with an all-weather housing on the right-hand side of the driveway. The applicant shall contact the Napa County Fire Marshal office for a KNOX application and a list of the items to be placed inside the cabinet.
 12. The applicant shall provide a currently serviced and tagged 2A10BC fire extinguisher mounted 3 ½ feet to the top of the extinguisher from grade.

8. Grading and Spoils

All graded material and spoils generated by construction of project facilities shall be managed per Engineering Services Division direction. If import or export of graded material is required, a haul route plan shall be approved by the Division of Engineering Services.

9. Dust Control

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

10. Gravel Fire Protection Band

Final building plans shall include the installation of a minimum 10-foot wide band of crushed gravel around the exterior perimeter of the lease area.

11. Cultural Resource Protection

If historic, archeological or Native American materials or artifacts are identified during project construction, work within a 50-foot radius of such find shall cease. The permittee or contractor shall contact the Planning, Building and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to retain a qualified professional to analyze the artifacts discovered and to determine if additional measures are required. If human remains are encountered during the development of the project, all work in the vicinity shall be halted and the Napa County Coroner informed. If the remains are of Native American origin, the nearest tribal relatives shall be contacted, as determined by the Native American Heritage Commission, to obtain recommendations for treating or removing such remains, including grave goods, with appropriate dignity, as required under PRC Section 5097.98. This wording shall appear on final building plans and contractor specifications.

12. As Built Plans

Prior to commencement of facility use, the permittee shall submit 2 folded sets of plans reflecting the "as-built" condition of the facility. These plans shall be clearly marked as as-built-drawings.

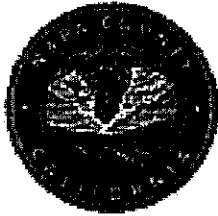
13. Monitoring Costs

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

“C”

Agency Comments



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Terri Abraham, Planning Division	From: Peter Corelis, Engineering and Conservation Division
Date: October 28 th , 2013	Re: P12-00419 Big Ranch Farms Telecom Site APN: 038-190-008

The Engineering Division received a submittal of a proposal for a modification to a use permit generally requesting the following:

To allow new construction of an 85-foot monopine telecom tower, approximately 880 feet of underground fiber optic conduit and cable, 90 feet of which will be jack and bored under the existing county road, 680 feet of underground electrical conduit and cable, and a fenced and gated equipment shelter at the base of the telecom tower. The proposed project is located at 2046 Big Ranch Road in the County of Napa.

After careful review of the Big Ranch Farms Telecom Use Permit application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

EXISTING SITE CONDITIONS/FINDINGS:

1. Existing access taken from Big Ranch Road follows a vineyard access avenue to the site.
2. Site gradients are generally in the range of 0- to 5%.
3. The nearest watercourse, the Napa River, is approximately 400 feet from the site.

RECOMMENDED APPROVAL CONDITIONS:

ROAD IMPROVEMENTS:

4. Access to the site shall meet the Napa County Road and Street Standards for a Special Purpose Way to allow emergency personnel access. As such, the road must have an all-weather surface and be a minimum of 10 feet wide with 4 feet of shoulders, provide sufficient ingress and egress through use of a partial loop-road configuration, or, provide a standard turnaround at the site.

SITE IMPROVEMENTS:

5. Any earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Storm Water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
6. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
7. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".
8. If the construction activity results in a disturbance greater than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity.

OTHER RECOMMENDATIONS:

9. Prior to conducting any work within the Napa County right-of-way the property owner must obtain an encroachment permit from the Roads Division of the Napa County Public Works Department.
10. Site improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Peter Corelis at (707) 259-87571.



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Terri Abraham, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist <i>KW</i>
Date: March 13, 2013	Re: Use Permit Application for AT&T Telecom Site, 2046 Big Ranch Road AP # 038-190-008 File # P12-00419

The application requesting approval to install a redwood tree tower and placement of an equipment building on this parcel has been reviewed. This Division has no objection to approval of the application with the following condition of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

Cc: Doug Calhoun, PBES, Division of Environmental Health

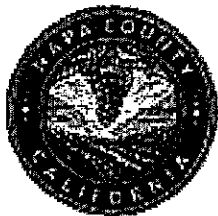
Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933



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Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñica
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Linda St Claire
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: February 6, 2013

P12-00419 APN# 038-190-008

Subject: AT & T Telecom Site

SITE ADDRESS: 2046 Big Ranch Road

The Napa County Fire Marshal's Office has reviewed the Use Permit application to install an 85 foot redwood tree tower and placement of an equipment building at the rear of the property along with a six foot fence surrounding the area. We would like to recommend the following comments be incorporated as project conditions if the Planning Commission approves the project.

1. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. Install laminated 11" x 17" site plans and building drawings in the existing KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET.
5. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.

6. Provide 100 feet of defensible space around all structures.
7. Provide 10 feet of defensible space for 10 feet on both sides of driveway entrances.
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
9. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and/or as described above.
10. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.
11. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.
12. Provide a KNOX cabinet at the driveway entrance with an all weather housing on the right hands side of the driveway. Contact the Napa County Fire Marshal's Office for a KNO X application and a list of the items to be placed inside of the cabinet.
13. Provide a currently serviced and tagged 2A10BC fire extinguisher mounted 3 1/2 feet to 5 feet to the top of the extinguisher.



CITY of NAPA

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**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**
1600 First Street
Mailing Address:
P.O. Box 660
Napa, California 94559-0660
Phone: 707-257-9530
Fax: 707-257-9522
TTY: (707) 257-9506

Wednesday, 20 February 2013

Terri Abraham
Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

**Re: Application for Telecom Site Plan Approval (P12-00419)
2046 Big Ranch Road (APN 038.190.008)**

The Planning Division has reviewed the application for a Telecom Site Plan (P12-00419) located at 2046 Big Ranch Road (APN 038.190.008). The applicant requests approval of a wireless telecommunications facility that includes 12 panel antennas within an 85-foot faux redwood tree and a 230 square foot equipment building. The City offers the following comments:

1. The faux redwood tree exceeds the maximum structure height of 40-feet for the Zoning district located to the south of the subject property. A height reduction should be considered that allows for the facility to better blend in with its surroundings.
2. The plans indicate that a new fiber optic conduit will be required underneath Big Ranch Road. As the road is within the City of Napa, please consult with the Public Works Department regarding the required permits for construction.
3. The subject property is located outside the City's Rural Urban Limit, however the facility will be located approximately 650-feet east of Big Ranch Road, 580-feet north of Trancas Street, and 330-feet southeast of the Trancas Crossing Park, a City-owned park within City limits. Due to the facility's proximity to these areas and the lack of existing trees adjacent to the facility, the faux tree will be highly visible from properties within the City of Napa. The City recommends that conditions be placed ensure that the facility blends in with its surroundings which may include:
 - a. A faux redwood tree with a randomized branching a pattern that includes branches of varied angles and lengths to resemble the appearance of a natural tree;
 - b. A branching and foliage pattern sufficiently dense to screen the panel antennas, surge protectors, and remote radio units;
 - c. Additional plantings of live trees around the facility to provide "context" for the faux tree;
 - d. Maintenance of the paint on facility to provide for a realistic appearance;
 - e. Design the facility to allow for the colocation of other telecommunication facilities at this site to reduce the need for additional faux trees and equipment enclosures; and
 - f. Downward-oriented and shielded exterior lighting to prevent glare onto adjacent properties.

If you have any questions, please feel free to contact me at 707.257.9354 or at kfelix@cityofnapa.org.

Sincerely,



Karlo Felix
Assistant Planner

Enclosures: *none*

Copy: Address File
Chronological File

G:\CDD\Planning\Staff - Existing\Karlo Felix\Correspondence\County Referral_P12-00419_RESPONSE.docx

“D”

Photo Simulations

Photographic Simulation

Proposed AT&T Wireless Facility

Site Number: CCU0394

Site Name: Soscol Ave & Pueblo Ave

Site Address: 2045 Big Ranch Rd.

Napa, Ca 94558

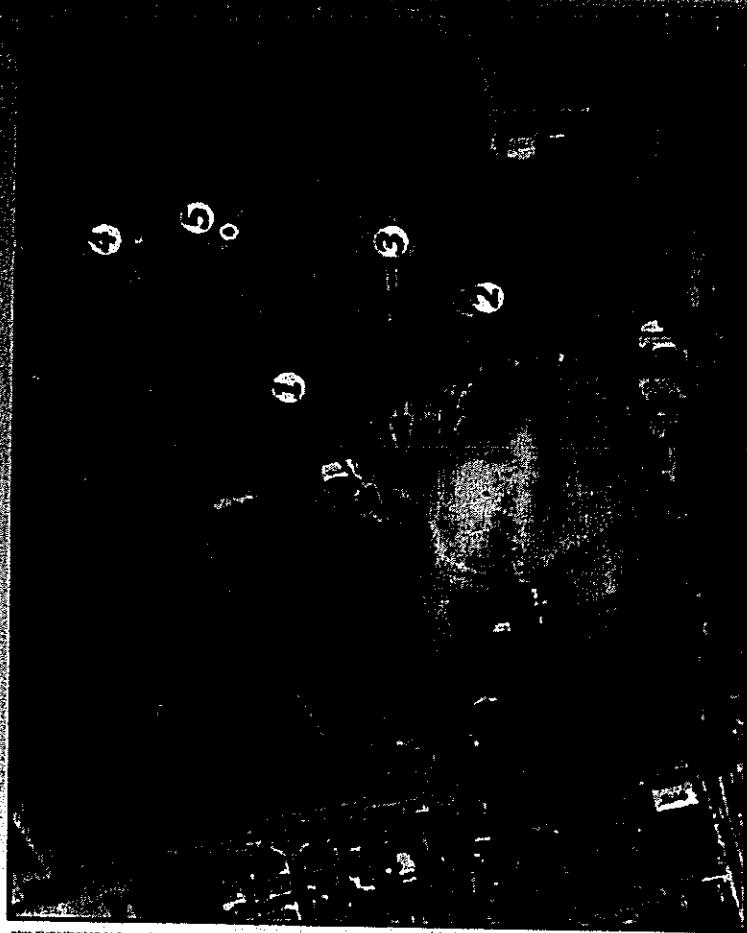
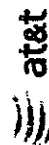
Applicant: AT&T

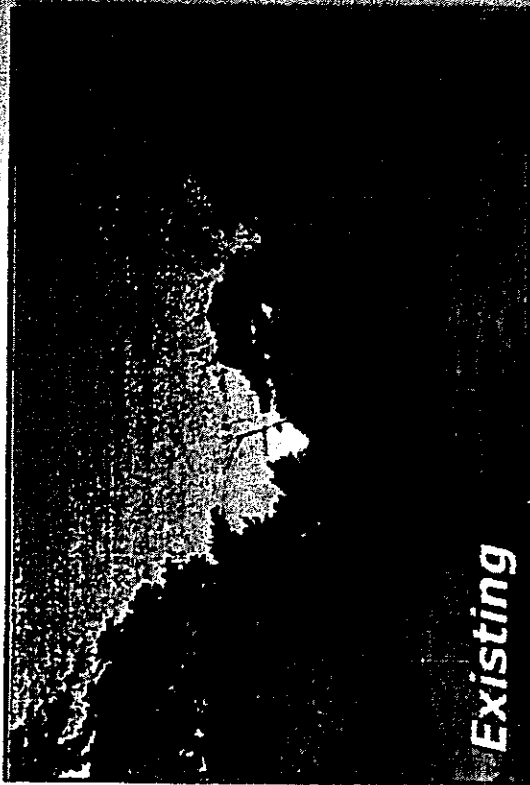
Contact: The CBR Group

Christy Roberts

(415) 806-2323

Photographs of proposed
facility from
Trancas Crossing Park



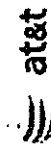


*AT&T proposed
telecommunications facility
consisting of an 85' tall monopine.*

*View looking Southwest from
Trancas Crossing Park.*

Existing

View 1



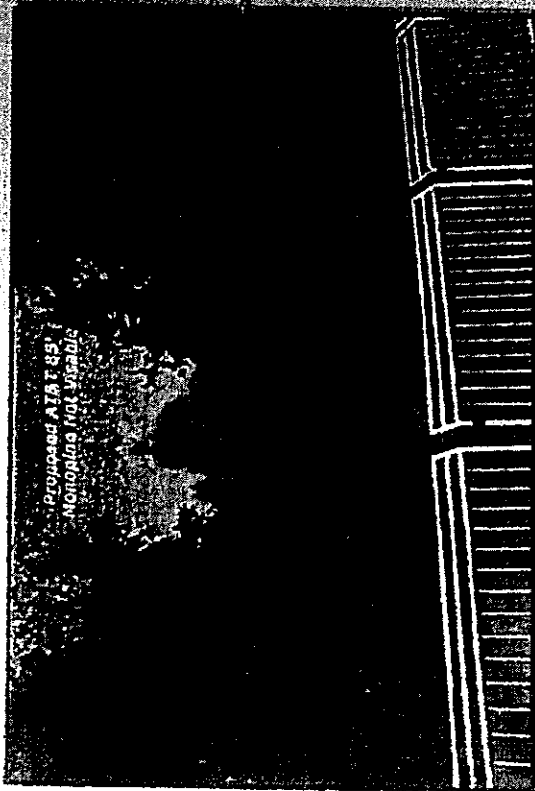
9/25/13

The CBR Group



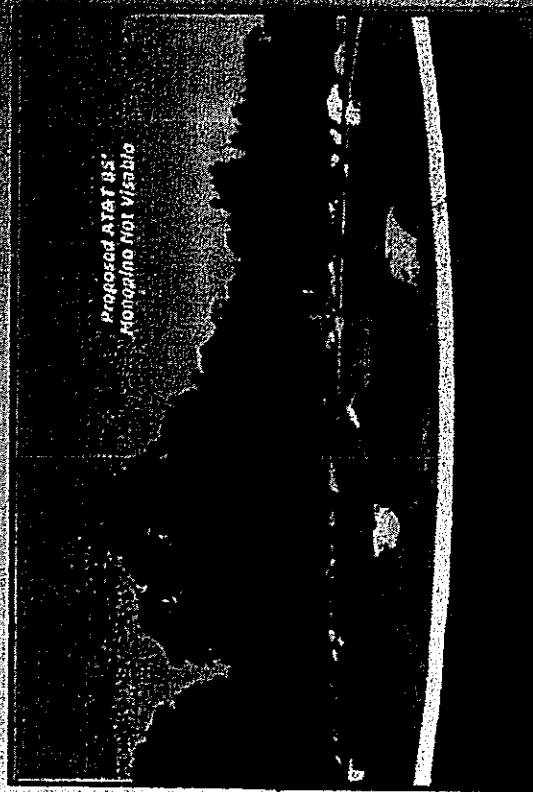
Proposed

*Proposed AT&T 85'
Monopine (behind tree)*



View 2

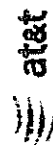
View from Bridge



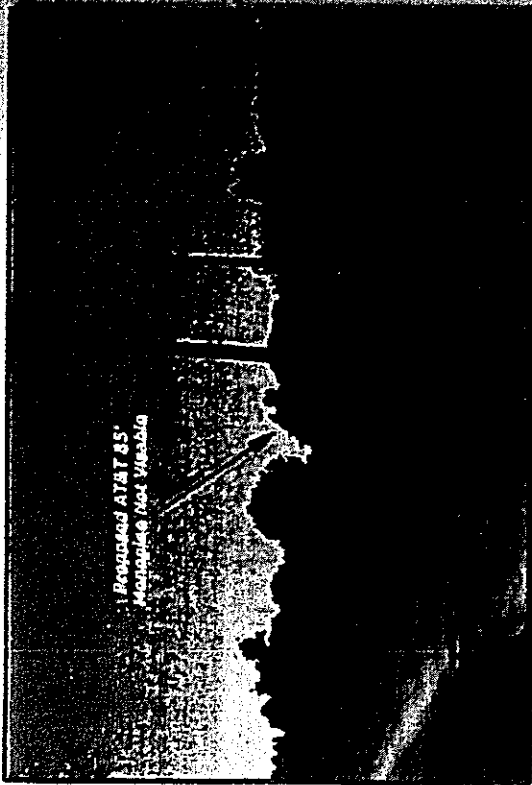
The CBR Group

View 3

View from Roundabout

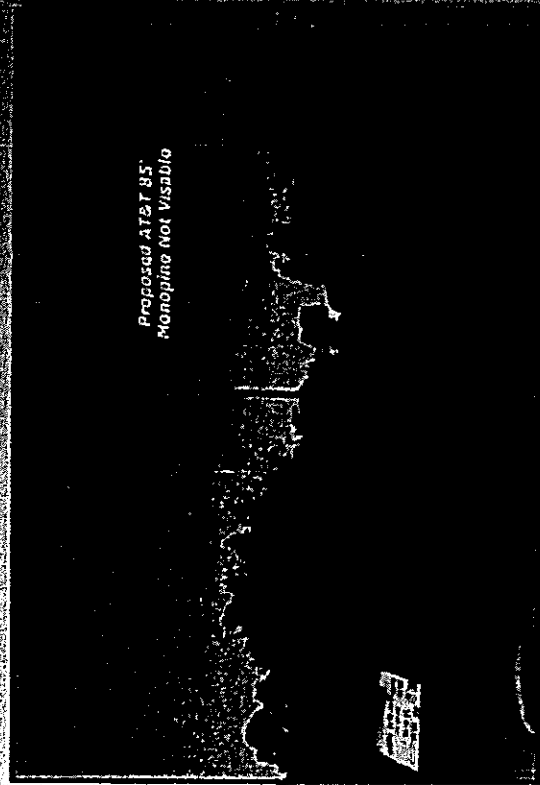


9/25/13



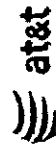
View 4

View from Across Park



View 5

View from Across Park

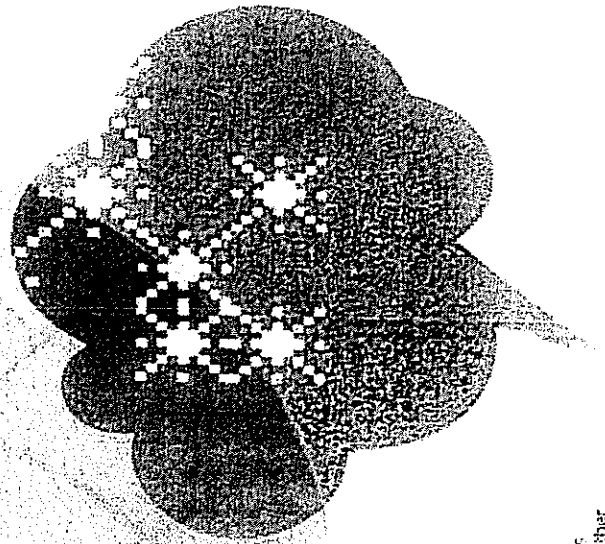


9/25/13

The CBR Group

“E”

Site Analysis



- 35 -

Overview Map of AT&T Existing and Proposed Sites within 1 mile radius

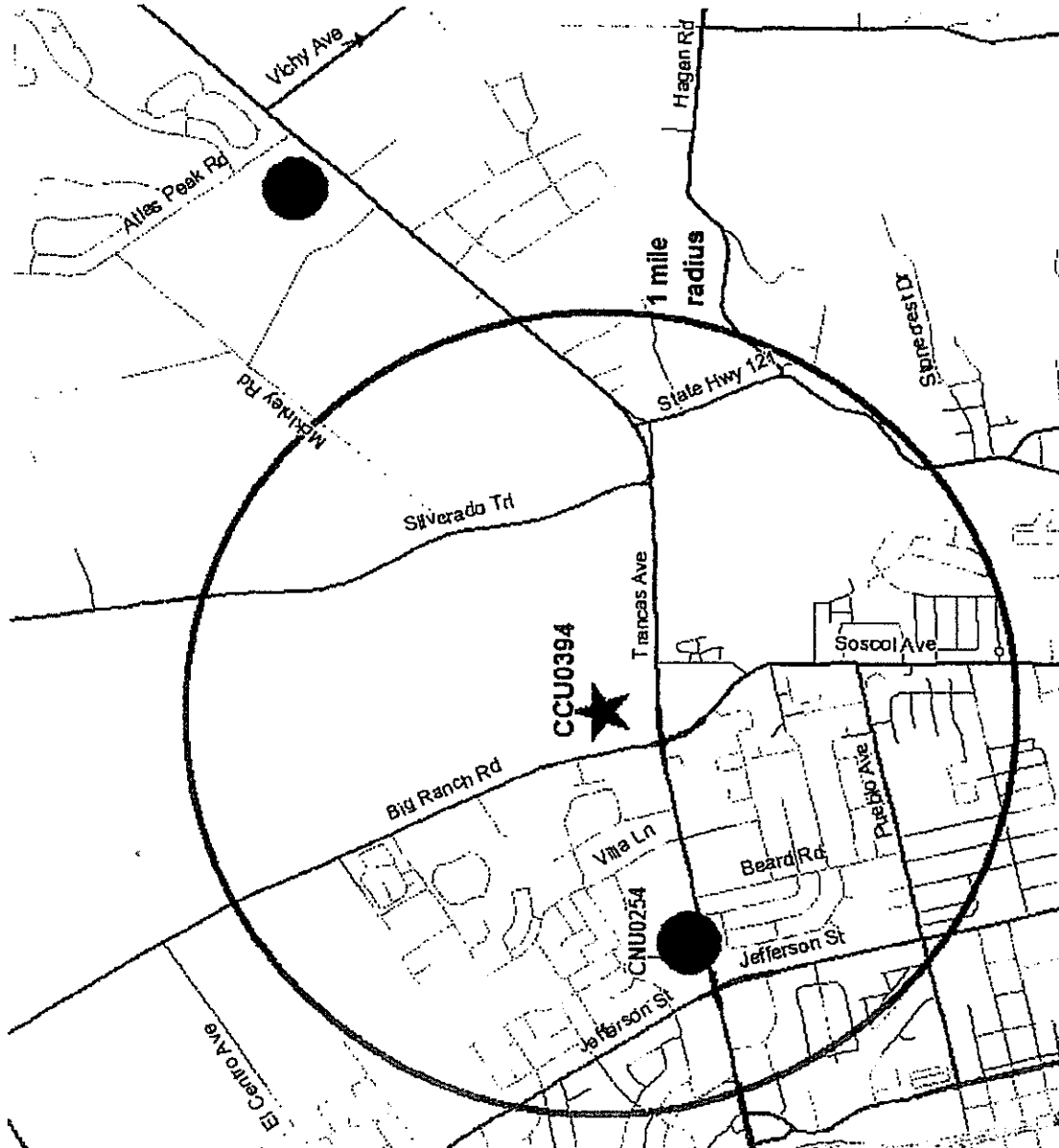


Cell Site Symbol(s)

Existing Sites

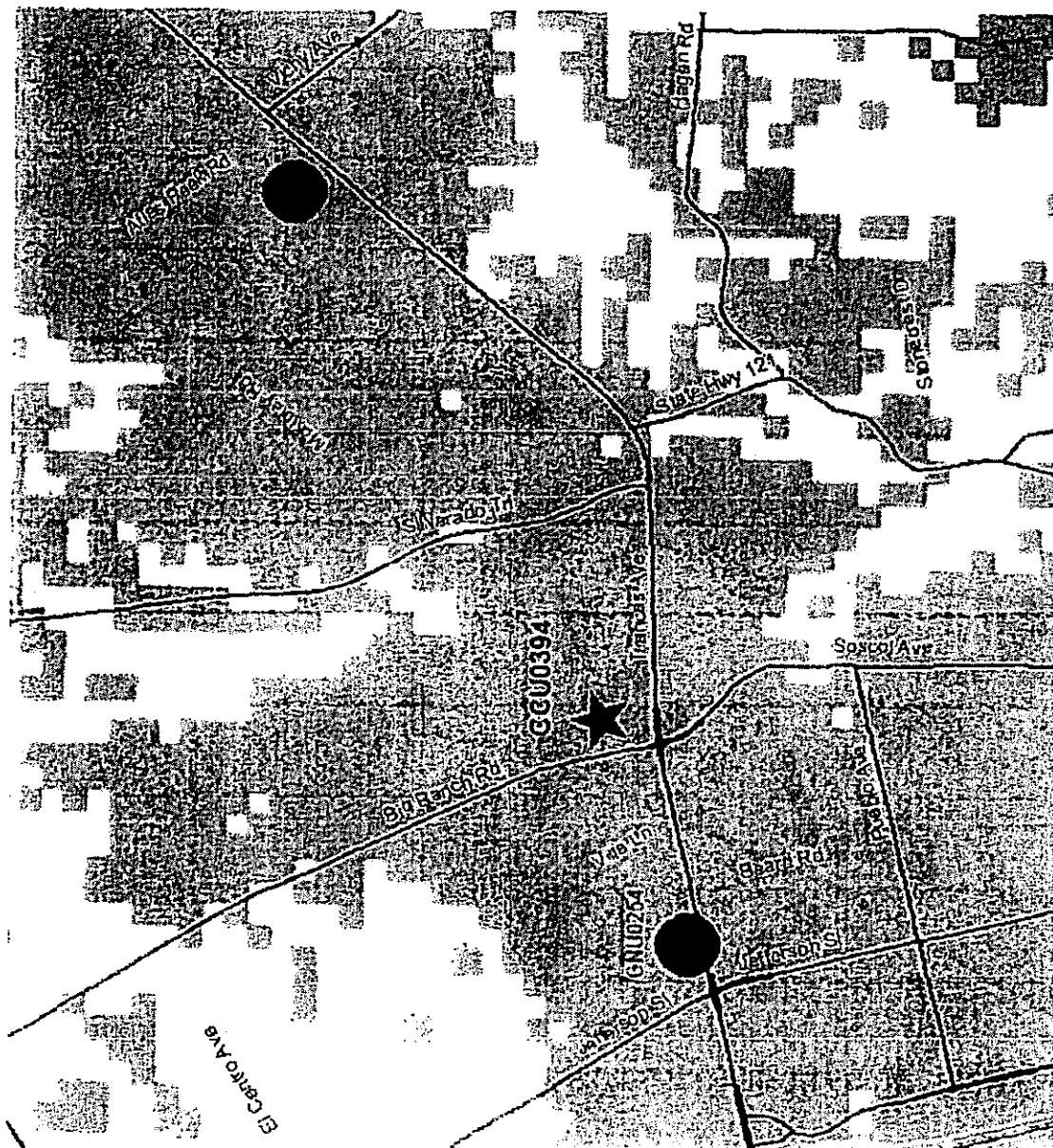


Proposed Site



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50MHz Coverage: of Existing Sites with Proposed Site CCU0394



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Existing Coverage Map depicts the current level of service in the area. The *goal is to provide as much in building service as possible* (Green).

Currently, the area around the proposed facility has predominantly in transit (Yellow) and outdoor service (Blue).

The map labeled **Future Coverage** depicts the proposed level of service for the facility.

A Monopine Tower height of **85'** provides a **high level of in building service between the existing sites**, especially the more populated areas to the West, Southwest and South.

AT&T Site CCU0394 –
2046 Big Ranch Road



Network Deficient Area (Red Ring)

The search area for this wireless telecommunications facility is centered around the intersection of Trancas St. & Soscol Ave.

The Site Objective is to provide *in building service* to the area and *enhance the service between existing AT&T sites* to the Northeast, South and West.

Justification location of the Big Ranch Farms facility was selected for four reasons:

1. The location is in an area of minimal coverage and high usage demand.
2. The location is on large lot with a number of mature trees surrounding to help screen the facility and create minimal visual impact from public roadways, as well as, and no acoustical disruption to the surrounding area.
3. The location is setback from public roads and is far from residential homes, about (600'+).
4. The proposed meets the AT&T Network's objective by providing enhanced communications and coverage to their customers and emergency service providers who rely on their service

The height of the facility will provide the necessary coverage to enhance
the service between the existing AT & T facilities

Below is a proposed site location in RED and Existing Site in Yellow



AT&T at Big Ranch Farms

After in depth consideration of the 6 alternatives investigated AT&T presents the Best Proposed Wireless Communications Facility at Big Ranch based on the following reasons:

1. Big Ranch Farms Site offers AT&T the ability to install 85' tall tree tower that is setback from residential area, public roads, city park, busy commercial office areas.
2. This Facility be screened by the existing tall trees and the facility is placed about 600' from public road/vantage points. The tree tower will best blend in to the area and will not impact any scenic views.
3. The Big Ranch Farms location gives AT&T a symmetrical coverage between existing sites to provide improved coverage and capacity to AT&T customers and the emergency service providers who rely on their service.
4. AT&T will help supplement income to long time Napa Farming Family so as to continue to provide local, organic and fresh produce, wine and plants, to the community, restaurants and tourists.

***AT&T respectfully request approval of the Big
Ranch Farms Candidate Site to futher
continue to enhance service and coverage to
City and County of Napa.***



Prepared by: The CBR Group
www.TheCBRGroup.com
415.806.2323 or info@TheCBRGroup.com

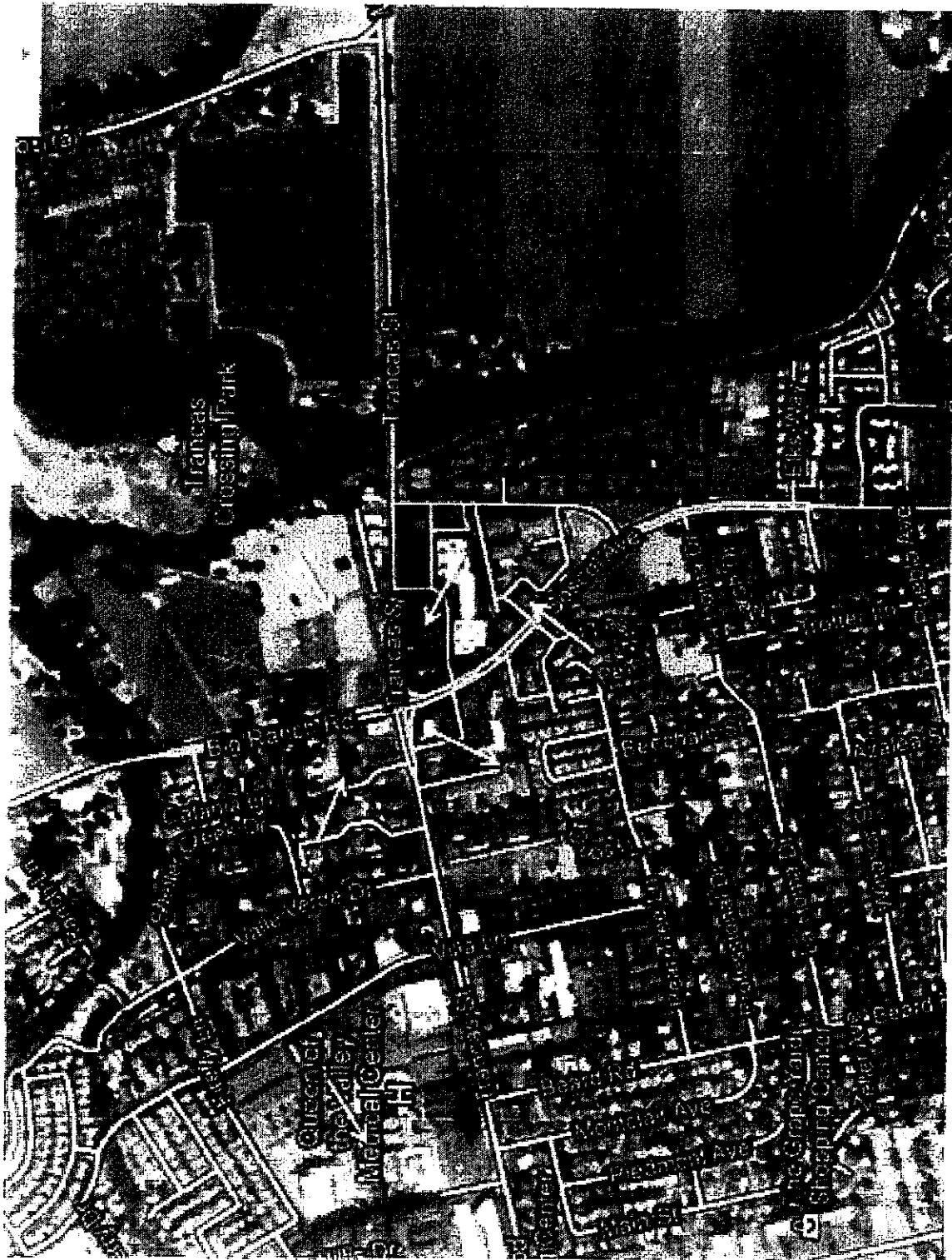


Alternative Site Analysis

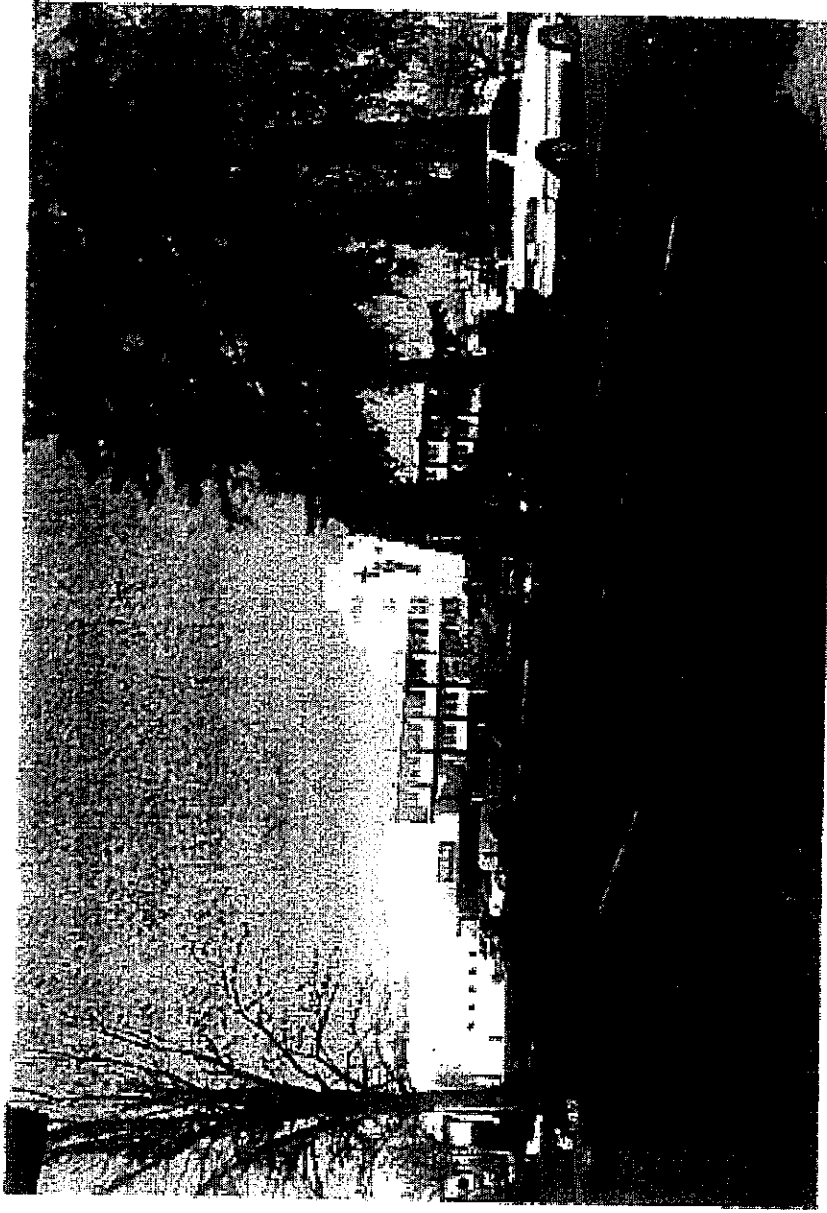
Six (6) alternative locations were evaluated for the proposed facility:

1. *Queen of Valley Hospital*
2. *Bel Air Shopping Plaza*
3. *Bank America Office Park*
4. *Robo Bank Office Building*
5. *Elks Lodge*
6. *Barrel Stop Winery*

Map of all Alterative Sites Investigated



1. Queen of the Valley Hospital



Queen of the Valley Hospital (Approx. 1/2 Mile West of the proposed facility)-Currently, there are several carriers operating at this site. This site was rejected for the reason below:

The site is directly adjacent to an existing AT & T facility and would provide overlapping coverage.

2. Bel Air Shopping Plaza (Nob Hill / Rite Aid)



Bel Air Plaza-This site is a commercial shopping center with 2 story buildings and very tall trees. This site was rejected for four reasons:

- 1. The building height is too low and the City's height restrictions for a new tower would not have provided the necessary coverage.*
- 2. The existing trees around the site would have created a great deal of inference because the existing trees would be taller than the proposed tower.*
- 3. The site is directly adjacent to a residential area.*
- 4. No useable space for this facility.*

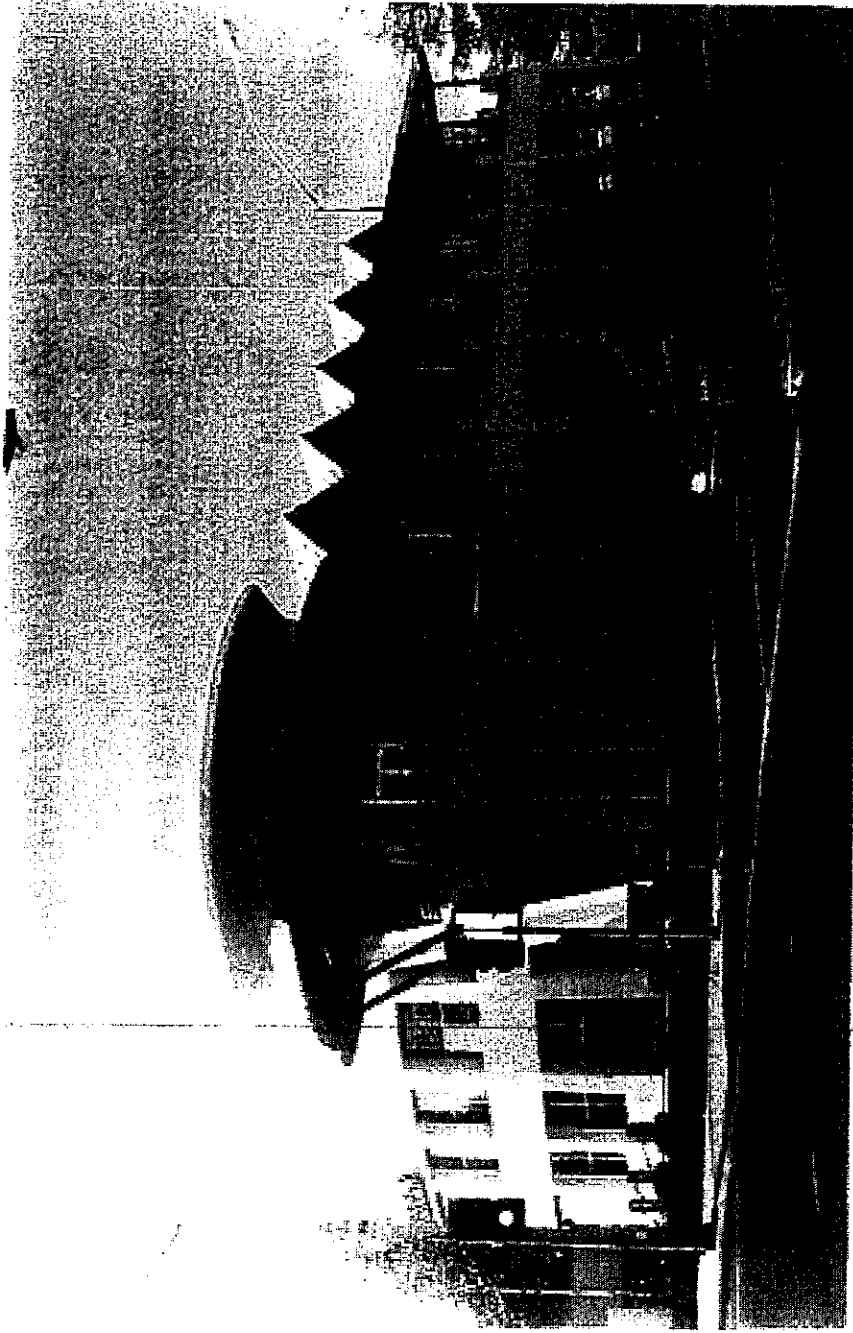
3. Bank America Office Park



Bank America Office Park @ Southwest Corner of Trancas St. & Soscol Ave. This site is an office park with 2 story buildings. This site was rejected for three reasons:

- 1. The height of the existing buildings and height restrictions for a new tower would not have provided the necessary coverage.*
- 2. The shopping center had very little usable space for a facility of this type.*
- 3. The site is directly adjacent to a residential area.*

4. Robo Bank Office Building



Robo Bank Office Park @ Northwest Corner of Trancas St. & Soscol Ave. This site is a commercial center with 2 story buildings. This site was rejected for three reasons:

- 1. The height of the existing buildings would not have provided the necessary coverage.*
- 2. The center had very little usable space for a facility of this type.*
- 3. The site is directly adjacent to a residential area.*

5. ELKS LODGE



Elks Lodge on Soscol Ave is about 1/2 Mile South of the proposed facility. This site is a single story building. This site was rejected for three reasons:

1. *The height of the existing buildings and height restrictions for a new tower would not have provided the necessary coverage.*
2. *The site is directly adjacent to a residential area.*
3. *Site is adjacent to Napa Scenic River Walk.*

Barrel Stop Winery



Barrel Stop Winery - This site was submitted to Napa County Planning as a potential candidate. This candidate was rejected for the following three reasons:

1. *Property was and may still be in receivership and the new Landlords nor Bank were willing to sign the Letter of Authorization to file with Planning.*
2. *AT&T Legal was unwilling to enter into a long term lease if a property is foreclosure.*
3. *The candidate borders City Park. New Site is adjacent to this site however the property does not border the City Park and setback from main intersection of Trancas & Soscol.*

“F”

Application Packet



A Tradition of Stewardship
A Commitment to Service

P12-00419

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR TELECOM SITE PLAN APPROVAL

FOR OFFICE USE ONLY

ZONING DISTRICT: AP

Date Submitted: 12-5-12

TYPE OF APPLICATION: Site Use Permit

Date Published: _____

REQUEST: _____

Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: _____

AT&T NSB Project CC0394 "Soscot Ave and Pueblo Ave"

Assessor's Parcel #: 038-190-008

Existing Parcel Size: 6 acres or 261360 sq. ft.

Site Address/Location: 2046 Big Ranch Road, Napa, CA 94558

Property Owner's Name: Haberger Trust (Mark & Teresa Haberger)

Mailing Address: 2046 Big Ranch Road, Napa, CA 94558

Telephone #: () - - Fax #: () - E-Mail: bigbranchfarms@gmail.com

Applicant's Name: AT&T

Mailing Address: 4430 Rosewood Avenue, Building 3, Pleasanton, CA 94533

Telephone #: () - - Fax #: () - E-Mail: _____

Status of Applicant's Interest in Property: To lease space to install a wireless telecommunications facility

Representative Name: Christy Beltran Roberts, The CBR Group

Mailing Address: 5528 Pacheco Blvd., Suite 200, Pacheco, CA 94553

Telephone #: () 415-806-2323 Fax #: () - E-Mail: Christy@TheCBRGroup.com

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Property Owner _____ Date _____

Signature of Applicant _____ Date 12.5.12

Refer to attached Letter of Authorization

Christy Beltran Roberts

Print Name

Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: \$ _____

Receipt No.: _____

Received by: 87

Date: 12/5/12

IX. SETBACKS

A. Radial distance of tower/antenna from nearest

- Property line:
- Other telecommunication tower:
- Other type of telecommunication facility:
- Readily visible uncamouflaged/unscrewed telecommunication facility:
- Dwelling:

20 feet
 +/- 1/2 mile feet
 feet
 N/A feet
 No feet

Occupied by property owner or his family: ☐ yes ☐ no

- Non-residential structure regularly occupied by people:
- Outdoor area regularly occupied by people:
- Trail, park or other outdoor recreation area:

+/- 500 feet
 +/- 500 feet
 +/- 500 feet

B. Distance of guy wire anchors from nearest property line:

N/A feet

X. GROUND/VEGETATION DISTURBANCE *(to be provided when Submitting BIP or if requested by Planning)*

- A. Slope of area(s) to be disturbed: maximum: ____% average: ____%
- B. Height of highest
- New cut or existing cut to be modified: _____ feet
 - New fill or existing fill to be modified: _____ feet
 - New combination cut and fill or existing combination cut and fill to be modified: _____ feet
- C. Number, species, diameter and height of trees to be removed:
- | | | | | |
|-------|-------|--------------|-----|-----------------|
| _____ | _____ | _____ inches | BDH | _____ feet tall |
| _____ | _____ | _____ inches | BDH | _____ feet tall |
| _____ | _____ | _____ inches | BDH | _____ feet tall |
- D. Trees overhang or extend to within 10 feet of edges of access road: ☐ yes ☐ no
- E. Trees present within 100 feet of any area to be disturbed: ☐ yes ☐ no
- F. Ground/vegetation disturbance or storage/parking of equipment/vehicles may occur within the drip line of any trees: ☐ yes ☐ no
- G. Vegetation replanting program proposed: ☐ yes ☐ no *(if yes please provide replanting plans)*

OTHER ANCILLARY FACILITIES

1. Type of self-contained power supply to be installed: ☐ None ☒ Batteries ☐ Generator
[] Other (please specify) _____
2. Number of hours self-contained power supply will operate facility: _____ hours
3. Type of exterior night lighting proposed
• Tower: _____ N/A
• Buildings: _____ Standard Light at the entrance for security purposes
• Other (please specify): _____
4. Nature of light shields to be installed: ☒ none ☐ other (please specify): None
5. Type of signage proposed: ☐ none ☐ address ☒ facility identification
[] other (please specify) _____ Required warning signage as dictated by FCC and Jurisdiction
6. Size of parking area planned:
• existing: None _____ ft² • proposed: None _____ ft²
7. Utility line extensions required:
• Power lines: underground feet • telecom lines: underground feet
• Other (specify): underground feet

WATER SUPPLY (IF ANY)

Drinking

- Proposed source of water (e.g., spring, well, mutual water co, city, district, etc.): N/A
- Name of proposed water supplier (if water co, city, district, c): N/A
- Annexation needed: ☐ yes ☐ no

Emergency (Fire)

- Proposed source of water (e.g., spring, well, mutual water co, city, district, etc.): N/A
- Name of proposed water supplier (if water co, city, district, c): N/A
- Annexation needed: ☐ yes ☐ no
- Capacity of water storage system: N/A _____ gallons
- Nature of storage facility (e.g., tank, reservoir, swimming pool, etc): N/A

WASTE DISPOSAL

Sewage

- Disposal method (e.g., septic system, ponds, community system, district, etc): N/A
- Name of disposal agent (if district, city, community system, etc used): N/A

Operational solid waste

- Disposal location (e.g., on-site, landfill, garbage co, etc): N/A

Grading spoils/construction debris

- Disposal location (e.g., on-site, landfill, construction, etc): N/A

Hazardous/toxic materials

- Disposal method (on-site, landfill, garbage co, waste hauler, etc.): N/A
- Name of disposal agent (if landfill, garbage co, private hauler, etc): N/A

- C. Size of antennas proposed (dimensions): 73.4x11.9x7.1 (inches) (initial configuration)
(ultimate configuration)
- D. Distance between back of wall-mounted antenna & surface of wall: N/A inches
- E. Type of dish construction: ☐ mesh ☐ solid
- F. Number, height & diameter of tower(s) or mast(s): _____ feet
- G. Height of telecommunication facility: _____ ft (ultimate configuration) (measured from natural grade below center
_____ ft (initial configuration) of tower to highest point on the tower or
the highest antenna, whichever is higher)
- H. Capacity of tower:
• Number of antennas it will support: TBD
• Weight of antennas & equipment it will support: TBD lbs
- I. Gross cross-sectional area (silhouette): _____ ft²
- J. Material: tower: Stealth Tree Tower antenna: Camouflaged
- K. Color: tower: Stealth Tree Tower antenna: Camouflaged
- L. Special painting/lighting required under FAA regulations: ☐ yes ☐ no
- M. Width of fire protection zone installed: Graveled area: 16 ft Fuel modification zone: 20 ft
- N. Domestic/emergency water supply available: ☐ yes ☒ no
- O. Bathroom(s) to be installed at facility: ☐ yes ☒ no
- P. Hazardous/toxic materials present at facility: ☒ yes ☐ no batteries

IV. BUILDING(S)/ENCLOSURE(S)

- A. Size: 230 sq.ft ft² ☐ new construction ☐ existing facility
- B. Height at highest point: 10 feet
- C. Type of construction (e.g., wood-frame): Prefabricated concrete shelter
- D. Exterior materials: walls: Concrete roof: Concrete
- E. Exterior color: walls: neutral tones roof: tan/neutral tones
- F. Type of emergency rapid entry system to be installed: Knox Box
- G. Fire rating of interior surfaces: 1 hour
- H. Type of interior fire extinguishing system to be installed: 10 lbs. extinguisher
- I. Method used to protect openings against penetration by fire or wind-blow embers: n/a
- J. Width of fire protection zone installed: Graveled area: 10 ft fuel modification zone: 20 ft

V. ACCESS ROAD

- A. Relocation/extension required: ☐ yes ☒ no *expansion maybe required
- B. Length of new road required: n/a feet
- C. Width including shoulders: existing: _____ feet proposed: _____ feet
- D. Road surface: existing: dirt proposed: dirt
- E. Number of turnouts: existing: 0 proposed: 0
- F. Width of pavement at turnouts: existing: n/a feet proposed: n/a feet
- G. Distance between turnouts: existing: n/a feet proposed: n/a feet

- TELECOMMUNICATIONS FACILITIES -

I. GENERAL

- A. Type of service(s) provided: ☐ cellular telephone ☐ cellular radio ☐ pcs ☐ paging ☐ tv
☐ broadcast radio ☐ other (please specify) New Wireless Telecommunications Facility
- B. Service(s) offered to:
☒ general public ☒ private business ☒ police/fire/emergency medical aid ☐ other government
- C. Project phases: ☒ one ☐ two ☐ three ☐ more (please specify number) 1
- D. Estimated completion year for each phase: phase 1: ✓ phase 2: _____ phase 3: _____
- E. Actual time to construct each phase: ☒ less than 3 months ☐ more than 3 months
- F. Construction days: ☒ Monday - Friday ☐ other (please specify) possible weekend work
- G. Construction hours: ☒ 7:30 am - 5:30 pm ☒ other (please specify) 7 am to 9 pm
- H. Additional licenses/approvals required; District: No Regional: no State: notifying only
 Federal: already licensed
- I. Proposed facility complies with all FCC rules, regulations & standards? ☒ yes ☐ no
- J. Open space easements or other similar use restrictions on the property? ☐ yes ☒ no
- K. Property contains other telecommunications facilities or Public Or Quasi-Public Uses? ☐ yes ☒ no
- L. Facilities shared with other telecommunication facilities:
☐ parking areas ☐ access roads ☐ utilities ☐ building(s)/enclosure(s) none * E911

II. TYPICAL OPERATION

- | | <u>Existing</u> | <u>Proposed</u> |
|--|-----------------|-------------------------|
| A. Days of operation: | N/A | 24/7, unmanned facility |
| B. Expected hours of operation: | N/A | see above |
| C. Anticipated average number of visits to site | | |
| • during construction: | N/A | 1-2/day |
| • after fully operational: | N/A | 1-2/MO |
| D. Transmitting frequency(ies): | N/A | see attached cover ltr |
| E. Transmitting direction(s) (e.g., SW 120°, 360°, etc): | N/A | 90 220 330 |
| F. Effective radiated power: | N/A | 40 |
| | watts | watts |
| G. Backup generator testing | | |
| • days: <input type="checkbox"/> Monday - Friday <input type="checkbox"/> other (please specify) <u>None</u> | | |
| • hours: <input type="checkbox"/> 8:30 am - 4:30 pm <input type="checkbox"/> other (please specify) _____ am to _____ pm | | |

III. BASIC INSTALLATION

- A. Number of antennas proposed: _____ (initial configuration) 12 (ultimate configuration)
- B. Type of antennas proposed (e.g., whip, panel, etc): _____ (initial configuration)
 _____ (ultimate configuration)
panel

RECEIVED

DEC. 05 2012

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.

PROJECT DESCRIPTION
AT&T Proposed New Telecommunications Facility
Big Ranch Farms / 2046 Big Ranch Road / APN: 038-190-008

RECEIVED

FEB 04 2013

Napa County Planning, Building
& Environmental Services

Proposed Use

AT&T is in the process of improving and expanding their public service communications network in Napa to continually better serves their customers and emergency service providers who rely on their service. Thereby, AT&T is formally submitting an application for Napa County's approval to install a new communications facility located in the southeast corner of Big Ranch Farm vineyard property at 2046 Big Ranch Road.

The purpose of AT&T proposed communications facility is to improve wireless voice, data and internet services for AT&T 3G, 4G and LTE network. AT&T hopes to enhance user's experience on their smartphones, mobile tablets and laptops devices within buildings and the area surrounding this facility.

Facility Description

AT&T proposes to install a 85' tall tree tower as depicted on the site plans and photo simulation provided with this application. The tree tower is a faux pine tree that conceals the antennas and cabling equipment within the tree so it blends in with the area. At the base of the tree tower is a 10' x 20' shelter that houses AT&T' equipment that runs the facility. A 6' tall wooden fence will surround the tower and shelter's base to further screen the view of the shelter and protect others from intruding. After construction is complete, this facility will not generate any noise, odors, dust, glare, or additional traffic.

Location Standards

This facility was located to have a minimal visual impact from public roads and homes nearby, as it is setback from the public vantage points. The facility was designed to integrate into the existing environment to the greatest degree possible. Please refer to the Photo Simulations that are included with this Application that depicts the minimal visual impact that the tower will have to the area and how the facility blends in naturally with the environs.

The Site Location from the closest public point is Big Ranch Road, which is about 600', and 700' from Trancas Blvd. and roughly 700' from City Park Walking Trail, all from which are a direct line of site. In essence, the proposed facility does not interfere with residential views or public view corridors.

Several alternatives candidates were considered, however Big Ranch Farms was selected as the best site to serve the area with least impact to the area. Please refer to the "Alternative Site Analysis and Project Justification" Supplemental Educational Information Material to further better understand the technology and it's siting location criteria.

Road and Access Way Standards

AT&T will utilize an existing dirt road that runs from public road, Big Ranch Road, to the proposed site. The existing access road distance is about 600' long from Big Ranch Road to the proposed site location. No new access roads will be installed for the facility.

This facility will be unmanned that will operates 24 hours per day, 7 days per week. The facility will require access by company representatives and subcontractors who will periodically conduct site visits on average one or two times a month.

Noise and Traffic Standards

AT&T equipment operates quietly or virtually noise free and is situated at least 500' from the nearest resident, who are the current landlord, and about 700' feet from other resident. AT&T's maintenance personnel will access on average about once or twice a month during the daytime. Only in emergency will access be required at night or if an upgrade is required, so as not to impact service, will night time visits, off peak hours, be conducted.

Approval Request

AT&T respectively requests Napa County Planning Approval to Permit AT&T to install and operate a wireless communications facility located at 2046 Big Ranch Road, Napa, based on the information provided and from details listed above. If this project is approved, it enables AT&T to improve much needed capacity and coverage to their network so as to better serve the Napa Area who depend on their service.

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Christy Beltran Roberts

Applicant

Date

12/5/12

agent for owner/applicant

Property Owner (if other than Applicant)

APN: 038-190-008

Project Identification

RECEIVED

DEC 05 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**Patricia S. Habberger
2056 Big Ranch Road
Napa, CA 94558**

August 15, 2013

Jerry Haag
Planning Consultant
Napa County Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

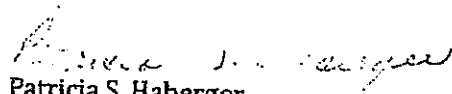
RE: AT&T Project on Big Ranch Road, County File #P-12-00419-UP

Dear Mr. Haag,

This letter serves is to advise Napa County Planning that AT&T may use the existing dirt road on APN (038-190-09), if needed for accessing their communications facility that is pending Planning Approval, located on APN (38-190-08). This authorization is for the construction period and in case of an emergency if the south road is impassable

If you have questions or require more information please contact me at 707-255-4606.

Sincerely,



Patricia S. Habberger
Property Owner of 2056 Big Ranch Road, Napa CA 94558

cc: Christy Beltran Roberts, The CBR Group (AT&T Agent)



AT&T
4420 Rosewood Drive
Pleasanton, CA 94588

www.att.com

Letter of Authorization

I do hereby authorize AT&T, and its agent, The CBR Group, Inc., to secure any permits or entitlements with the relevant jurisdiction associated with the installation of a wireless communications facility on the property described below. If a lease is not completed and AT&T does not begin construction of the project, ~~and~~ the property owner is not responsible for any costs associated with the jurisdictional approvals

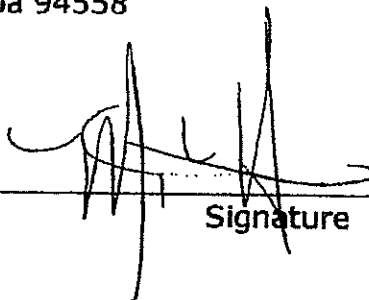
AT&T Project Number: CC0394

AT&T Project Name: Soscal Avenue and Pueblo Street

Address: 2046 Big Ranch Road, Napa 94558

APN: 038-190-008

Owner/Owner's Representative: _____



Signature

Print Name & Title Mark Habberger / Property Owner

Date: 11/26/12

RECEIVED
DEC 05 2012
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The CBR Group, Inc.

December 4, 2012

Sherriff John R. Robertson
Napa County Sherriff
1535 Airport Blvd
Napa, CA 94558

RECEIVED

DEC 05 2012

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

RE: AT&T New Telecommunication Installation (Site Number CC0394)
Address: 2046 Big Ranch Road, Napa (APN 38-019-008)

Dear Sherriff Robertson:

Per Section 26 of the Napa County Planning Telecommunications Facility Application Checklist, the above referenced wireless cellular project requires an approval for the Security Program for the Napa County Sheriff's Department.

The proposed AT&T installation is a 85' faux redwood tree with twelve antennas and equipment shelter. The proposed project would not be easily accessible as it will be situated in the rear of the above referenced vineyard property. A 6' high locked wooden fence would surround the facility, secured locked concrete shelter is tamper-resistant, and access would be very difficult for anyone other than AT&T technicians. The shelter is equipped with alarm system that will notify AT&T of anyone entering into the shelter without advance notice.

AT&T proposes this facility satisfies the requirements of the Safety Program due to the fenced, shelter's alarm system, and facility location setback from the street on the property.

Please authorize this correspondence for submittal to the Napa County Planning Department.

Please call or email me if you have questions, comments or require more information at Christy@TheCBRGroup.com or 415-806-2323.

Sincerely,



Christy Roberts
The CBR Group

Authorized Agent Representing AT&T

December 4, 2012

Captain Tracey Stuart
Napa County Sheriff's Office
1535 Airport Blvd
Napa, CA 94558

RE: AT&T New Telecommunication Installation (Site Number CC0394)
Address: 2046 Big Ranch Road, Napa (APN 38-019-008)

Dear Captain Stuart:

Per Section 26 of the Napa County Planning Telecommunications Facility Application Checklist, the above referenced wireless cellular project requires an approval for the Security Program for the Napa County Sheriff's Office.

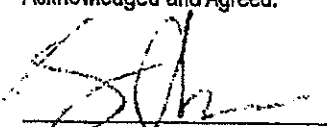
The proposed AT&T installation is an 85' faux redwood tree with twelve antennas and equipment shelter. The proposed project would not be easily accessible as it will be situated in the rear of the above referenced vineyard property. A 6' high locked wooden fence would surround the facility, secured locked concrete shelter is tamper-resistant with alarm system, causing access would be very difficult for anyone other than AT&T technicians or approved subcontractors. Please find attached the proposed drawings that depicts these security measures.

AT&T proposes this facility satisfies the requirements of the Safety Program due to the fenced, shelter's alarm system, and facility location setback from public street on the property.

Please authorize this correspondence for submittal to the Napa County Planning Department.

Please call or email me if you have questions, comments or require more information at Christy@TheCBRGroup.com or 415-806-2323.

Acknowledged and Agreed:


Leroy Anderson, Captain
Napa County Sheriff's Office

8/14/13
Date

Sincerely,

Christy Roberts
The CBR Group
Authorized Agent Representing AT&T



AT&T previously New Cingular Wireless
4420 Rosewood Drive
Pleasanton, CA 94588

www.att.com
9

Jerry Haag
Napa County
Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

RE: 620 Trancas Street, Napa (P11-00128) / APN: 038-190-19
AT&T NSB SITE: CC0394

Dear Mr. Haag,

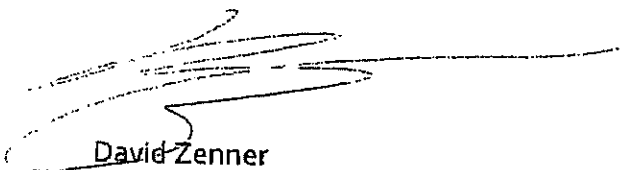
This letter serves to formally notify Napa County Planning Department that AT&T is formally withdrawing the above referenced planning application. AT&T is applying for a new telecommunications facility on adjacent property.

If any fees are owed by AT&T please advise so we may reconcile payment and be in good standing with Napa County Planning Department.

If you have any questions, comments or require more information please contact Christy Beltran Roberts at (415) 806-2323 or Christy@TheCBRGroup.com

We appreciate your support and look forward to working with you on a future applications.

Sincerely,

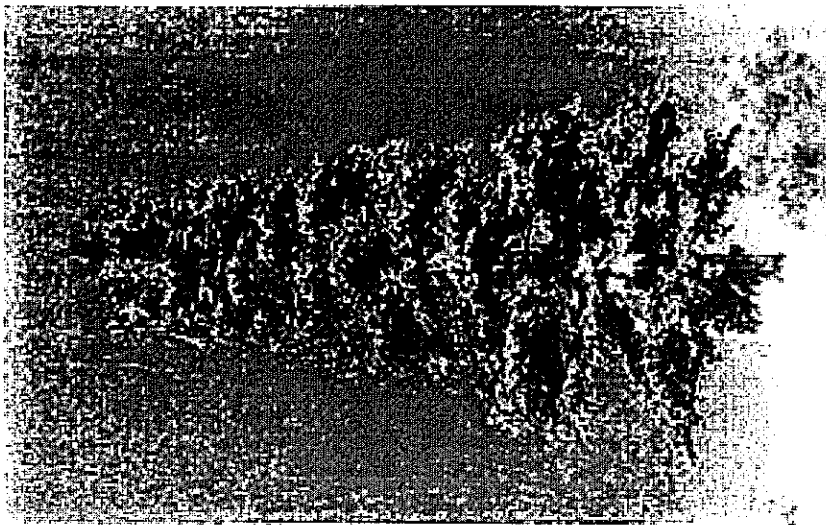

David Zenner
Site Acquisition Manager
AT&T, East Bay / Napa County Area

RECEIVED
DEC 05 2012
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

LARSON

3 BPF MONOPINES

INNOVATORS OF CONCEALMENT SOLUTIONS



• 3 Branches per Foot
with Antenna Socks



• 3 Branches per Foot
with Antenna Socks



• 3 Branches per Foot with
Antenna Branches

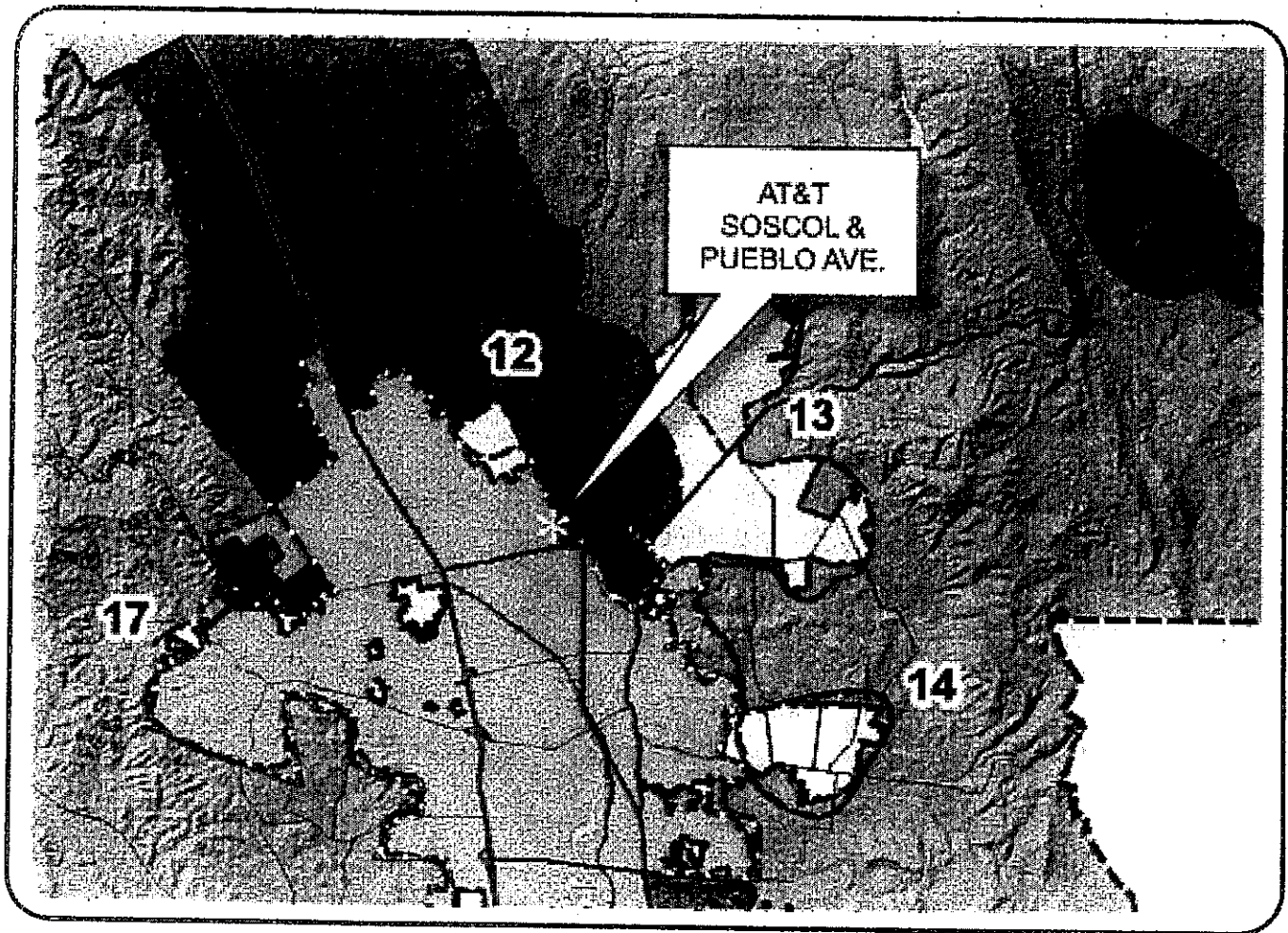




“G”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

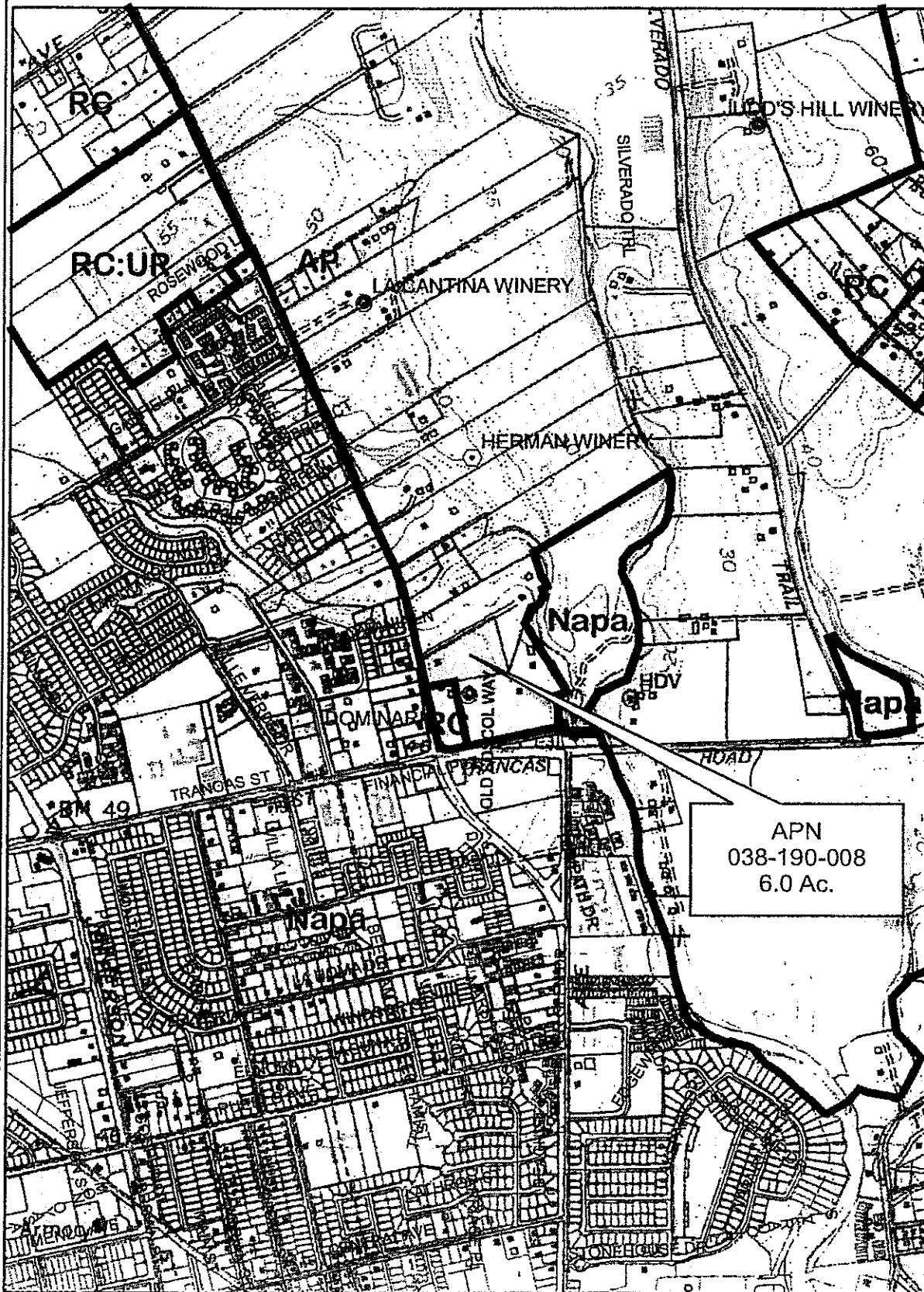
APN
038-190-008
01-11-2013
5C SPA

SCALE IN MILES
0 2



AT&T_Soscol_Pueblo_spa1.cdr

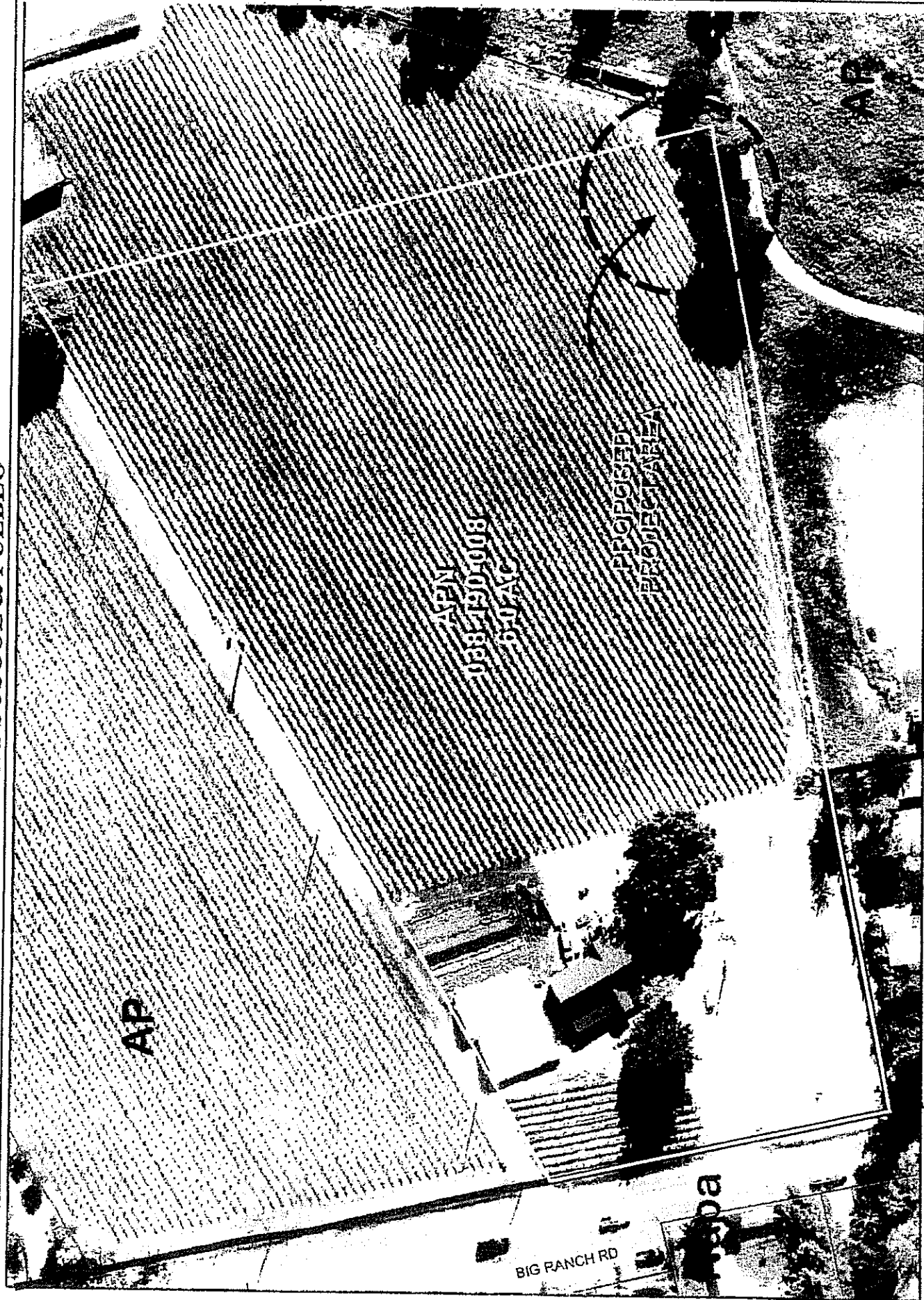
AT&T SOSCOL & PUEBLO



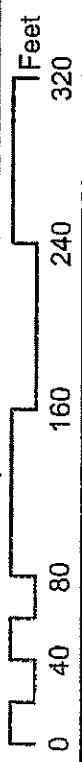
Legend

- Wineries in Vicinity**
- Producing
 - Approved
 - Pending
 - Parcels
 - Zoning

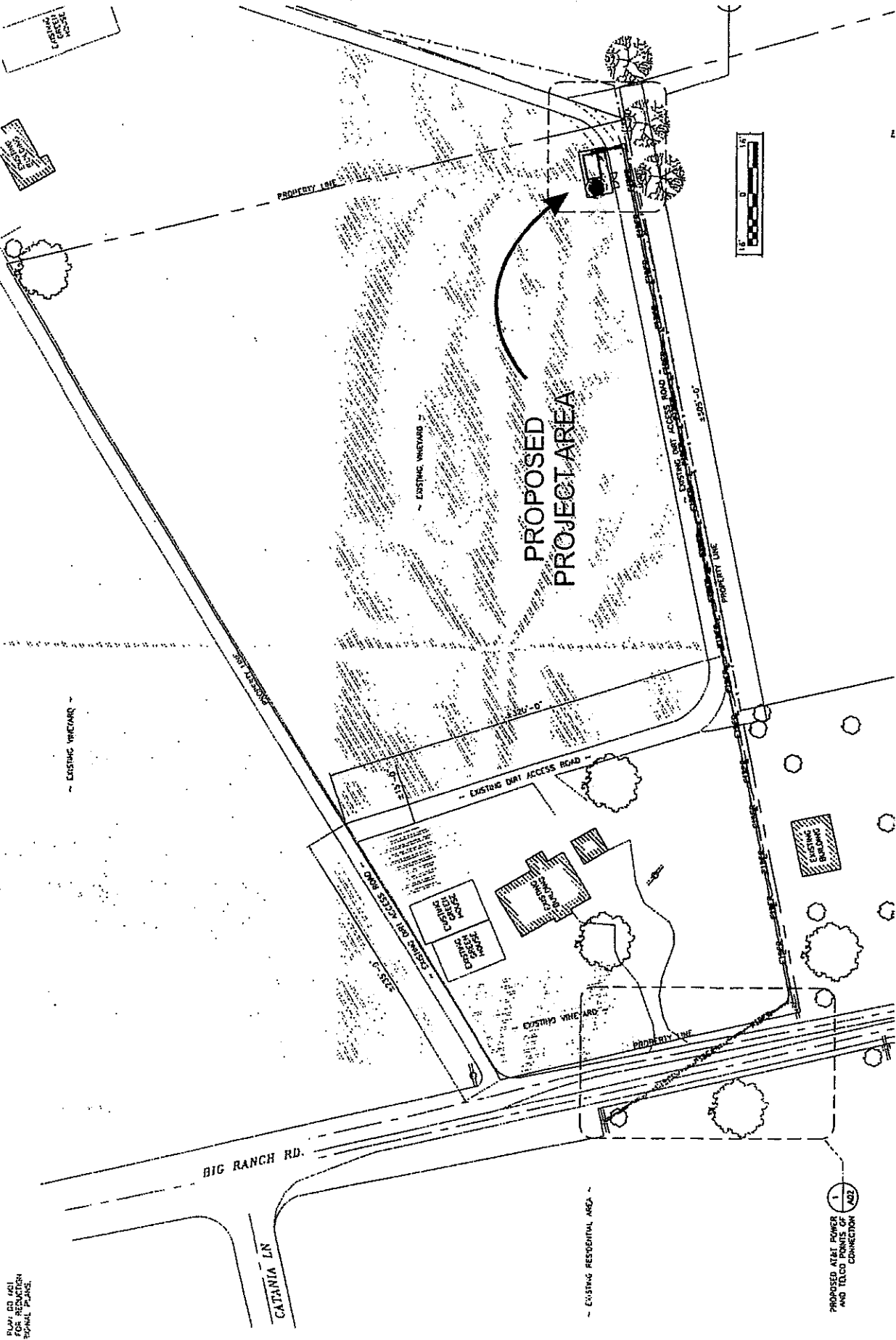
0 600 1,200 2,400 3,600 4,800 Feet



Existing Conditions



AT&T SOSCOL & PUEBLO



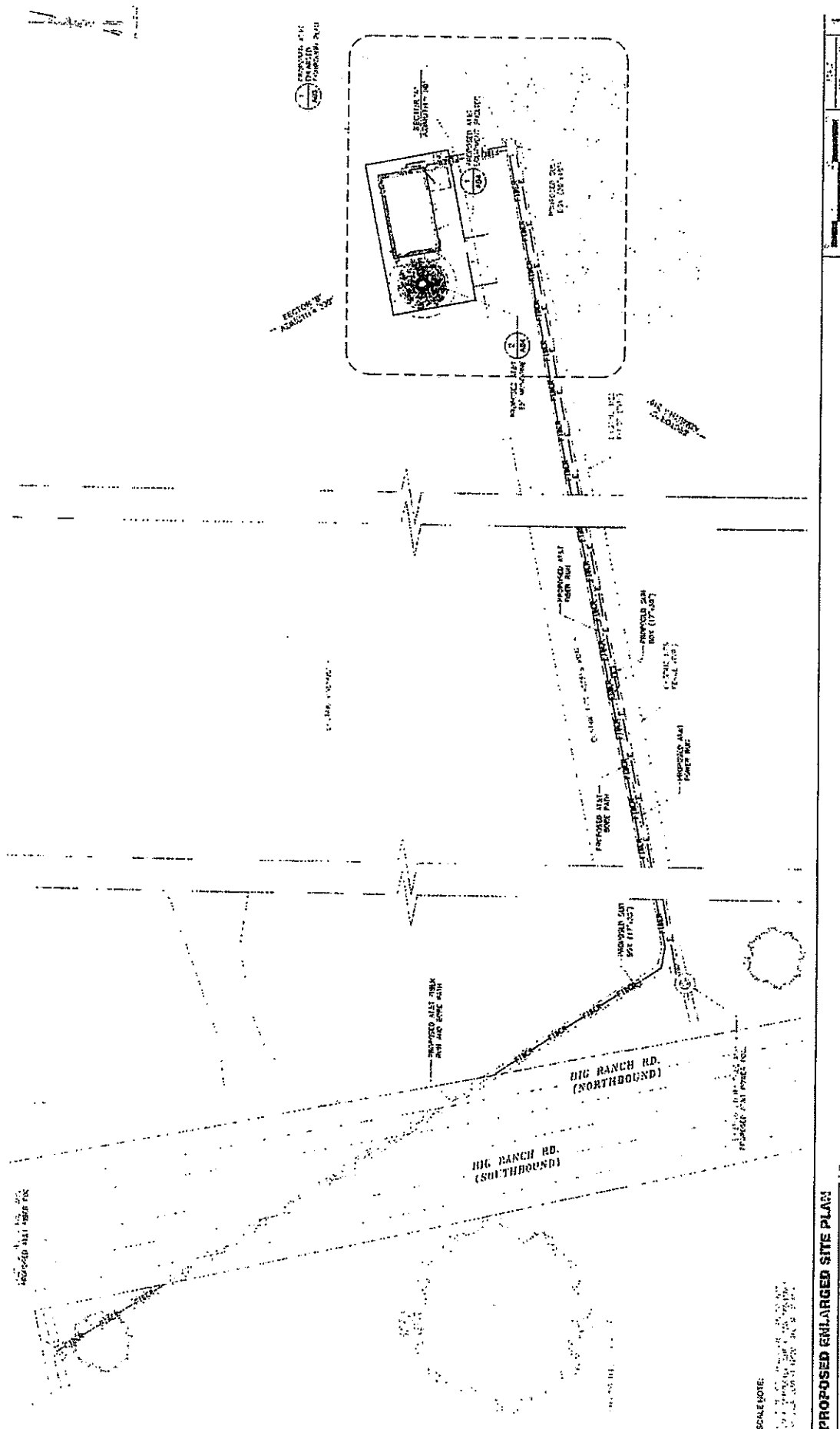
SITE PLAN

01-11-2013 5C SPA

04

Napa County Conservation
Development and Planning Department

AT&T_Soscol_P1.dwg spa1.cdr



PROPOSED ENLARGED SITE PLAN

SCALE NOTE

1" = 20' HORIZONTAL
1" = 10' VERTICAL

SECTION A
ADJUTANT GENERAL

PROPOSED AT&T OFF BUILDING
IMPORTED OF SHOWER ROOM (10' x 7')
CONCRETE, 10' x 7' ADJUTANT

PROPOSED AT&T OFF BUILDING
IMPORTED OF SHOWER ROOM (10' x 7')
CONCRETE, 10' x 7' ADJUTANT

SECTION A
ADJUTANT GENERAL

PROPOSED AT&T OFF BUILDING
IMPORTED OF SHOWER ROOM (10' x 7')
CONCRETE, 10' x 7' ADJUTANT

SECTION A
ADJUTANT GENERAL

PROPOSED AT&T OFF BUILDING
IMPORTED OF SHOWER ROOM (10' x 7')
CONCRETE, 10' x 7' ADJUTANT

SECTION A
ADJUTANT GENERAL

A.P.N.
038-190-008

PROPOSED AT&T OFF BUILDING
IMPORTED OF SHOWER ROOM (10' x 7')
CONCRETE, 10' x 7' ADJUTANT

SECTION A
ADJUTANT GENERAL

PROPOSED ENLARGED COMPOUND PLAN

A.P.N.
038-190-009

PROPOSED AT&T OFF BUILDING
IMPORTED OF SHOWER ROOM (10' x 7')
CONCRETE, 10' x 7' ADJUTANT

SECTION A
ADJUTANT GENERAL

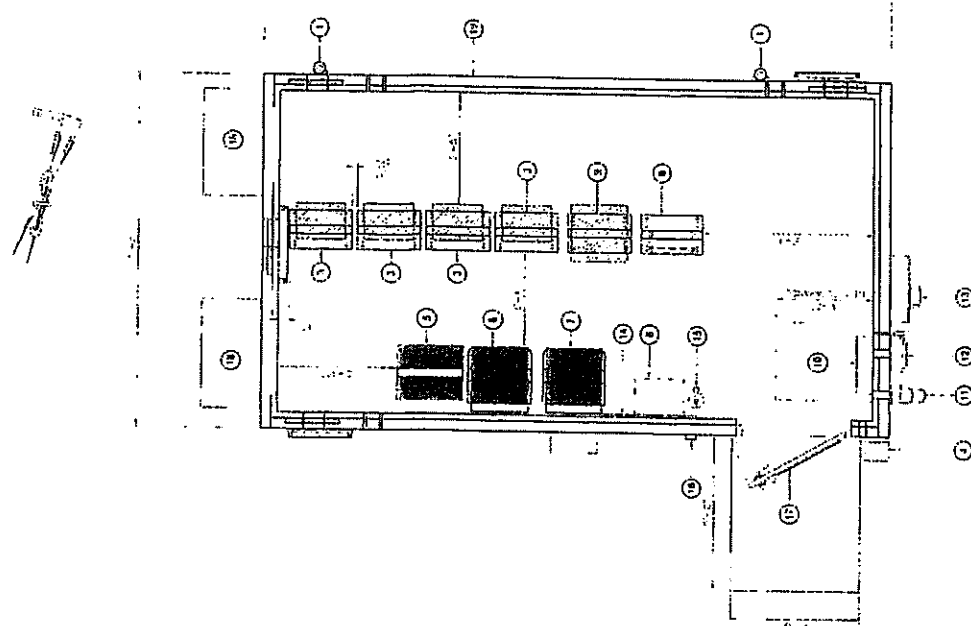
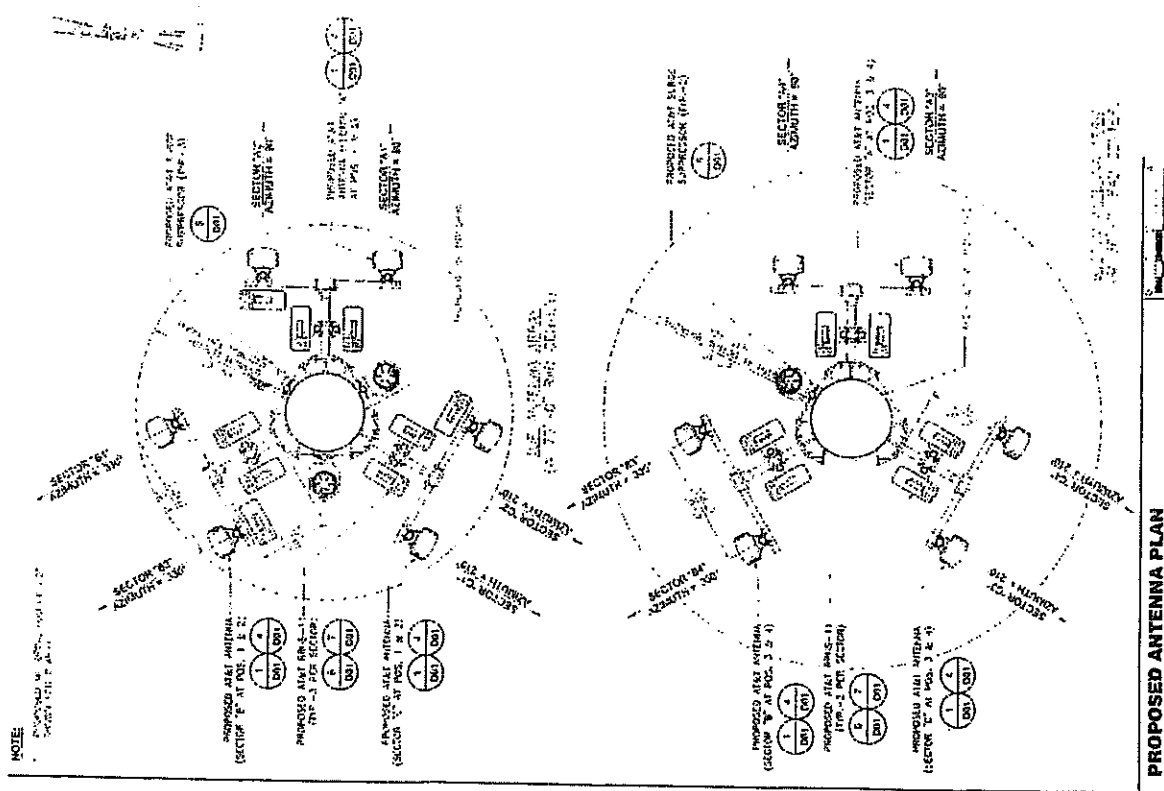
PROPOSED AT&T OFF BUILDING
IMPORTED OF SHOWER ROOM (10' x 7')
CONCRETE, 10' x 7' ADJUTANT

SECTION A
ADJUTANT GENERAL

A.P.N.
038-190-019

SECTION A
ADJUTANT GENERAL

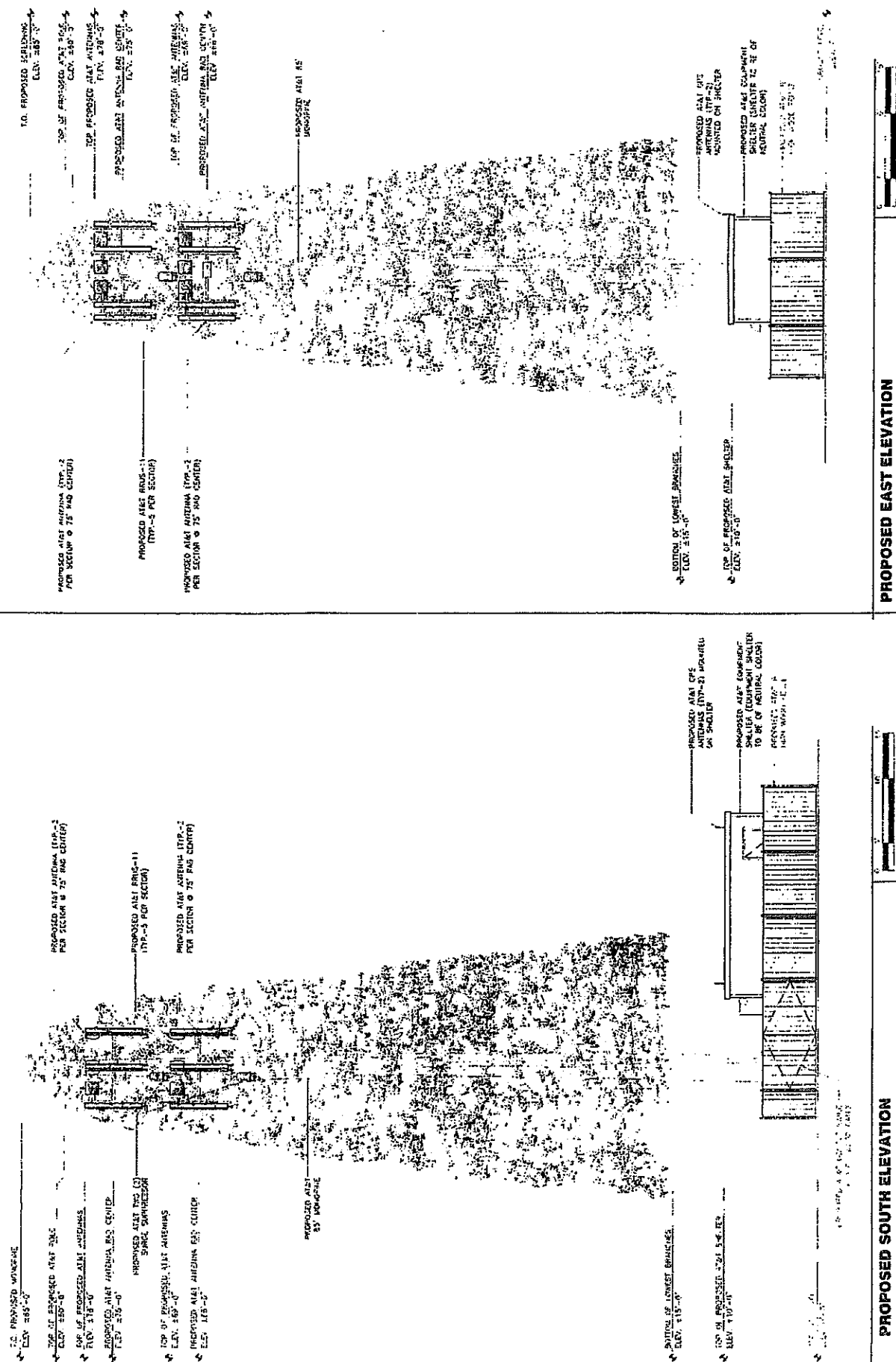
AT&T SOCIAL & PUEBLO



PROPOSED EQUIPMENT LAYOUT

PROPOSED ANTENNA PLAN

AT&T SOSCOL & PUEBLO





A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

CDPC
MEETING

NOV 20 2013

AGENDA ITEM
NO. 9C

MEMORANDUM

To: Terri Abraham, Planning Division	From: Peter Corelis, Engineering and Conservation Division
Date: October 2 nd , 2013	Re: Verizon Capell Valley Telecom Site Use Permit Mod: P13-00186 APN: 025-330-019

The Engineering Division received a submittal of a proposal for a modification to a use permit generally requesting the following:

To review and approve the use of a site for use as a telecommunications facility. The proposed facility includes a 120 foot tall free standing lattice tower to hold 12 antennas, 2 micro dishes, and 2 GPS units. A 12-foot wide, 90-foot road is proposed to access the site and structures including the tower, an equipment shelter and backup generator within a 30-foot by 30-foot fenced in leased area. The maximum longitudinal slope of the proposed road is proposed to be 16%. Grading for the proposed site would occur on slopes averaging 12% and on maximum slopes not to exceed 38%. The proposed site is located at 1998 Capell Valley Road in the County of Napa.

After careful review of the Verizon Capell Valley Telecom Use Permit application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

EXISTING SITE CONDITIONS/FINDINGS:

1. Existing access taken from the end of a residential driveway that serves a dwelling at the project address. The existing road between the dwelling and the cell site is surfaced with gravel.
2. Site gradients generally exceed 5%.

RECOMMENDED APPROVAL CONDITIONS:

ROAD IMPROVEMENTS:

3. Access to the site shall meet the Napa County Road and Street Standards (NCRSS) for a Special Purpose Way to allow maintenance and emergency personnel access. Design guidelines for a Special Purpose Road vary based on the individual site per NCRSS Section 14 (k). Divisional

requirements for the road shall be an all-weather surface consistent with NCRSS Detail C-10 and be a minimum of 10 feet wide. Where the road splits to provide connection to the 90-foot spur road/cell site access road a smooth transition shall be provided with a minimum 15-foot inside turning radius. Longitudinal grades shall not exceed 20%.

SITE IMPROVEMENTS:

4. Any earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Storm Water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
5. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
6. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".
7. If the construction activity results in a disturbance greater than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity.
8. Grading on slopes exceeding 5% may only be carried out between April 15th to October 15th in any year.

OTHER RECOMMENDATIONS:

9. Site improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Peter Corelis at (707) 259-87571.

FW: November 20, 1013 Commission Meeting - Agenda Item 9C Verizon Wireless/Capell Valley Site
EngServices-Conditions.pdf

From: Gallina, Charlene

Sent: Tuesday, November 19, 2013 6:07 PM

To: Bob Fiddamon; Heather Phillips (heather@vinehillranch.com); Matt Pope; napacommissioner@yahoo.com; Terry Scott

Cc: McDowell, John; Frost, Melissa; Anderson, Laura; Parkinson, Peter (Pete); 'Jerry Haag'

Subject: RE: November 20, 1013 Commission Meeting - Agenda Item 9C Verizon Wireless/Capell Valley Site

Dear Commission Members

Attached are Engineering Services Division's final conditions of approval for the Verizon Wireless/Capell Valley project. Please replace with page 19 of the staff report. Melissa will have a hard copy of this letter available at the meeting.

This is a Brown Act communication; please do not "reply all."

Thanks,

Charlene Gallina

Supervising Planner

Napa County Planning, Building, & Environmental Services Department

(707) 299-1355