

Application Material



A Tradition of Stewardship A Commitment to Service

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:	Date Submitted: 11 - 9 - 2017
TYPE OF APPLICATION:	Date Published:
REQUEST:	Date Complete:
TO BE COMPLETED BY APPLICA	NT
(Please type or print legibly)	
PROJECT NAME: NAPA VALLEY COUNTRY CLUB	
Assessor's Parcel #: 052-130-041-000 Existing Par	cel Size: 96.64 Acres
Site Address/Location: 3385 Hagen Road, Napa, CA 94558	ity State Zip
Property Owner's Name: NAPA VALLEY COUNTRY CLUB	
Mailing Address: 3385 Hagen Road, Napa, CA 94558-3849	ty State Zip
	-Mail: contact@napavalleycc.com
Applicant's Name: Anthem Telecom	
Mailing Address: 3 Rovina Lane, Petaluma, CA 94952	v State Zip
Telephone #:(415)559 _2121 Fax #: ()	-Mail: jason@beacondev.net
Status of Applicant's Interest in Property: Project Manager	
Representative Name: Jason Osborne	
Mailing Address: 3 Rovina Lane, Petaluma, CA 94952	y State Zip
	i: jason@beacondev.net
I certify that all the information contained in this application, including but no supply/waste disposal information sheet, site plan, floor plan, building elevations plan and toxic materials list, is complete and accurate to the best of my knowled including access to County Assessor's Records as are deemed necessary by the of reports related to this application, including the right of access to the property in	s, water supply/waste disposal system site dge. I hereby authorize such investigations e County Planning Division for preparation
Signature of Property Owner Date Signature	e of Applicant Date
Print Name	Print Name
TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SER'	VICES-
	Date: 11. 9 - 201+

BASIC INFORMATION SHEET - Telecommunications Facilities -

l.	GE	ENERAL	
	A.	Type of service(s) provided: **Gellular telephone [] cellular radio ***Gellular paging [] tv [] broadcast radio [] other (please specify)	
	B.	Service(s) offered to: Service(s) offered to: Service(s) offered t	
	C.	Project phases: [] one of two [] three [] more (please specify number)	_
	D.	Estimated completion year for each phase: phase 1: 2017 phase 2: 2018 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)	_
	G.	Construction hours: 7:30 am - 5:30 pm [] other (please specify) am to pm	
	Н.	Additional licenses/approvals required: District: Regional:State: State:	
	ı.	Proposed facility complies with all FCC rules, regulations & standards?	
	J.	Open space easements or other similar use restrictions on the property?	
	K.	Property contains other telecommunications facilities or Public Or Quasi-Public Uses? [] yes 🔭 no	
	L.	Facilities shared with other telecommunication facilities:	
10.	TY	PICAL OPERATION Existing Proposed	
	A.	Days of operation: N/A 365	_
	B.	Expected hours of operation: N/A 24	
	C.	Anticipated average number of visits to site • during construction: • after fully operational: N/A trips/day trips/month trips/month trips/month	
	D.	Transmitting frequency(ies): N/A See Attached EMF Stur	dy —
	E.	Transmitting direction(s) (e.g., SW 120°, 360°, etc): N/A 0, 120, 240	
	F.	Effective radiated power: N/A watts 14,210 watts	
	G.	Backup generator testing • days: M Monday - Friday [] other (please specify) am topm • hours: M 8:30 am - 4:30 pm [] other (please specify) am topm	_
999.	BA	SIC INSTALLATION	
	A.	Number of antennas proposed: 12 (initial configuration) 48 (ultimate configuration)	
	В.	Type of antennas proposed (e.g., whip, panel, etc): Panel (initial configuration)	
		Panel (ultimate configuration)	

	C.	Size of antennas proposed (dimensions): 72.90" x 7.10" (initial configuration)
		72.90" x 7.10" (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): 1 65 feet
	G.	Height of telecommunication facility: 70 ft (ultimate configuration) (measured from natural grade below center for tower to highest point on the tower or the highest antenna, whichever is higher)
	Н.	Capacity of tower: Number of antennas it will support: 48 STCS Weight of antennas & equipment it will support: STCS lbs
	1.	Gross cross-sectional area (silhouette): STCS ft²
	J.	Material: tower: Steel Monopole, Composites antenna: Aluminum & Composite
	K.	Color: tower: Brown antenna: Green
	L.	Special painting/lighting required under FAA regulations: [] yes [] no
	M.	Width of fire protection zone installed: Graveled area: 10 ft Fuel modification zone: N/A ft
	N.	Domestic/emergency water supply available: [] yes 🐧 no
	Ο.	Bathroom(s) to be installed at facility: [] yes [] no
	P.	Hazardous/toxic materials present at facility: [] yes 🏋 no
ĭV.	RU	ILDING(S)/ENCLOSURE(S)
701	Α.	Size: 3600 ft² M new construction [] existing facility
	В.	Height at highest point: 8 feet
	C.	Type of construction (e.g., wood-frame): Chain Link Fenced Concrete Pad
	D.	Exterior materials: walls: Chain Link Fence roof: N/A
	E.	Exterior color: walls: Chain Link roof: N/A
	F.	Type of emergency rapid entry system to be installed: Knox-Box Rapid Entry System
	G.	Fire rating of interior surfaces: N/A
	Н.	Type of interior fire extinguishing system to be installed: N/A
	1.	Method used to protect openings against penetration by fire or wind-blow embers:
	J.	Width of fire protection zone installed: graveled area: 10 ft fuel modification zone: N/A ft
V.	ACC	CESS ROAD
	A.	Relocation/extension required: [] yes 💢 no
	В.	Length of new road required:feet
	C.	Width including shoulders: existing: feet proposed: feet proposed: feet
	D.	Road surface: existing: Gravel & Dirt proposed: Gravel & Dirt
	E.	Number of turnouts: existing: None proposed: None
	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

VI.	OT	HER ANCILLARY FACILITIES
	A.	Type of self-contained power supply to be installed: [] None [] Batteries [) Generator [] Other (please specify)
	B.	Number of hours self-contained power supply will operate facility: N/A hours
	C.	Type of exterior night lighting proposed • Tower: None • Buildings: N/A • Other (please specify): Flood Light@ ground equipment facing downward
	D.	Nature of light shields to be installed: [] none
	E.	Type of signage proposed: [] none 🕍 address 🂢 facility identification other (please specify)
	F.	Size of parking area planned: • existing: None ft ² • proposed: None ft ²
	G.	Utility line extensions required: • Power lines: 50
VII.	WA	TER SUPPLY (IF ANY)
	A.	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
	В.	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
VIII.	WA	STE DISPOSAL
	A.	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
	B.	Operational solid waste • Disposal location (e.g., on-site, landfill, garbage co, etc): N/A
	C.	Grading spoils/construction debris • Disposal location (e.g., on-site, landfill, construction, etc): Follow Protocol as set by Building Department
	D.	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

IX. SETBACKS

	A.	Radial distance of tower/antenna from nearest		
		Property line:	PER SURVEY	feet
		Other telecommunication tower:	8343	feet
		Other type of telecommunication facility:	8343	feet
		 Readily visible uncamouflaged/unscrewed telecommunication facility: 	N/A	feet
		Dwelling:	784	feet
		Occupied by property owner or his family: [] yes [] no		
		Non-residential structure regularly occupied by people:	831	feet
		Outdoor area regularly occupied by people:	465	feet
		Trail, park or other outdoor recreation area:	315	feet
		The state of the s		
	B.	Distance of guy wire anchors from nearest property line:	N/A	feet
~		OURD ACCET ATION DICTUDE ANCE		
Х.	GR	OUND/VEGETATION DISTURBANCE		
	A.	Slope of area(s) to be disturbed: maximum: 5 % average: 3 %		
	B.	Height of highest		
		 New cut or existing cut to be modified: 	TBD	_feet
		 New fill or existing fill to be modified: 	TBD	_feet
		 New combination cut and fill or existing combination cut and fill to be modified: 	TBD	feet
	C.	Number, species, diameter and height of trees to be removed:		
	C.	N/A inches BDH feet tall		
		N/A inches BDH feet tall		
		N/A 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:		
	F.	Ground/vegetation disturbance or storage/parking of equipment/vehicles may occur	r within th	e drip
		Line of any trees: [] yes [X] no		
	G.	Vegetation replanting program proposed: [] yes on (if yes please provide re	epianting _l	oians)

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 hamless 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.

Property Owner (if other than Applicant) napa Vacuy Country Clin

LOCATEM # 297509 / VICHY & HAGEN AD



October 31st, 2017

Planning Division County of Napa 1195 Third Street, Suite 210 Napa, CA 94559

RE: Anthem Tower Telecommunication Tower and Facility @ Napa Valley Country Club, 3385 Hagen Road, Napa, CA 94558 (APN: 052-130-041-000)

To Whom It May Concern:

Verizon is submitting the accompanying complete application to modify its telecommunications network facilities in accordance with your code, ordinances and regulations.

The following documents are attached for your review:

- 1. Application & Fees with Fee Quote Check # 1771
- 2. Napa Valley Zoning Application
- 3. Project Description
- 4. Title Report / APN Map
- 5. Alternative Sites Analysis
- 6. Photo Simulations 9/6/17 by Anthem Telecom
- 7. Radio Frequency EMF Report Dated 9/8/17 by Hammet & Edison Inc.
- 8. Zoning Drawings by Streamline Engineering Inc.
- 9. Napa Valley Country Club Signed Petition supporting project.

Please let me know if you have any questions.

Thank you,

Jason F. Osborne
Beacon Development, LLC
3 Rovina Lane
Petaluma, Ca 94952
(415) 559 2121 mbl
(415) 358-5766 eFax
jason@beacondev.net



To assess damage, some use drones to quickly get information from areas that might have been inaccessible by car due to flooding. AT&T deployed more than 40 drones in the skies above southern Texas following Harvey, and had another 58 on standby. The drones captured high resolution footage of cell sites so engineers could see what needed repairing in real time.

Then companies send out repair crews and engineers to fix cell sites as quickly as possible, often before the bad weather has fully cleared up. Towers typically have backup power, but even if undamaged by the storm they may need a generator to continue operation.

Specific Examples:

1. NORTHERN CALIFORNIA WILDFIRES (article taken from the LA Times, Oct. 10th 2017)

Napa County residents reported problems with getting alerts about fires, an issue possibly caused by fire damage to cellphone towers, a county spokeswoman said Tuesday.

"We are well aware that there are challenges," said Napa County Public Information Officer Kristi Jourdan. "It's been a challenge to get information to folks at times using Nixle. I know some folks have had problems receiving text messages."

Nixle is a popular alert system used by public safety agencies and schools. In a news conference Tuesday, Mark Ghilarducci, director of the California Governor's Office of Emergency Services, acknowledged that many evacuees are struggling to access alerts or get in touch with each other.

He said that across Northern California, 77 cell sites were destroyed or damaged, and that the state is creating mobile communications units to help.

2. HURRICANE IRENE

In the aftermath of Hurricane Irene, Verizon Wireless assisted public safety organizations charged with disaster recovery efforts in affected areas. Prior to Irene making landfall, Verizon Wireless activated crisis response teams and put equipment in place to deal with network and service outages. Verizon Wireless was on the scene to:

- Loan hundreds of wireless handsets and dedicated mobile hotspot devices to local, state and federal public safety organizations engaged in disaster relief efforts.
- Activate additional network resources, such as temporary mobile cell sites and generators, to help keep customers and public safety teams connected.
- Deploy a mobile communications trailer to provide free phone calls, Internet access and recharging services to residents without power.
- Dispatch Verizon Mobile Communication Centers to offer emergency communications and network infrastructure services to government agencies on the scene.

3. TEXAS WILDFIRES

The wildfires that impacted Bastrop, Texas, burned more than 34,000 acres and 1,500 homes. Hundreds of firefighters and volunteers were onsite to try to contain the fires and prevent further damage and loss of life and property. Verizon Wireless was onsite as well, to:

- Keep wireless communication working by adjusting capacity at cell sites nearby to keep customers connected during and after evacuations.
- Set up communication stations that enabled affected residents and public safety personnel to place phone calls, charge their phones and get Internet and email access.
- Open Verizon Wireless stores in the area to offer similar services to keep residents and responders connected.

4. TORNADOES OF 2011

The outbreak of tornadoes during the 2011 spring season wreaked havoc from Mississippi to Alabama to North Carolina and even Massachusetts. During severe conditions, Verizon Wireless was able to:

- Keep many cell sites operating despite the loss of commercial power by using battery backups and permanent generators at most cell sites.
- Support federal, state and local government and emergency response agencies with hundreds of voice and data devices.
- Quickly deploy COWs and COLTs to add capacity and replace signal where cell towers collapsed
- Support communities with our disaster response trailers, allowing the public to charge cell phones and make calls at no charge.

With the above material being provided, we formally request your support to build a free-standing monopine telecommunication facility to enhance the network in the area.

I am available should you have any questions.

Jason Osborne 415-559-2121 jason@beacondev.net



Verzon

NAPA VALLEY COUNTRY CLUB

3385 HAGEN RD, NAPA, CA 94558

VICHY & HAGEN RD

LOCATION NUMBER: 297509

PROJECT DESCRIPTION

A (P) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF A (P) 40'-0" X 90'-0" ANTHEM TELECOM MULTI-CARRIER FENCED COMPOUND W/ A (P) 15'-0" X 30'-0" VERIZON WIRELESS LEASE AREA CONSISTING OF INSTALLING:

- (9) (P) RRUs
- (4) (P) SURGE SUPPRESSORS (2 @ EQUIPMENT & 2 @ ANTENNAS) (2) (P) HYBRID CABLES

- (3) (P) %" COAX CABLES (1) (P) 30 kW DIESEL GENERATOR
- (1) (P) DC POWER PLANT
- 1) (P) EQUIPMENT CABINET (2) (F) EQUIPMENT CABINETS
- (1) (P) GPS ANTENNA

PROJECT INFORMATION

JURISDICTION:

POWER-

TELEPHONE

NAPA COUNTY

PG&F

AT&T

SITE NAME: COUNTY:

SITE ADDRESS:

NAPA VALLEY COUNTRY CLUB

NAPA

APN-052-130-041-000

3385 HAGEN RD

NAPA, CA 94558

CURRENT ZONING:

CONSTRUCTION TYPE

OCCUPANCY TYPE:

PROPERTY OWNER:

APPLICANT: ANTHEM TELECOM

156 2ND STREET SAN FRANCISCO, CA 94105 ATTN: BRIAN RICHMOND

U, (UNMANNED COMMUNICATIONS FACILITY)

LEASING CONTACT:

(650) 315-5145 ATTN: JASON OSBORNE

CONSTRUCTION CONTACT:

ZONING CONTACT:

(415) 559-2121 ATTN: BRIAN RICHMOND

(650) 315-5145

I ATITUDE. LONGITUDE N 38' 19' 8 19" NAD 83 W 122' 14' 17.16" NAD 83

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

2016 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODE AND 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)

2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.

(2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

(2015 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.

2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R. 2016 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

ANSI/EIA-TIA-222-G

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.4

DRIVING DIRECTIONS

156 2ND STREET, SAN FRANCISCO, CA 94105 3385 HAGEN RD. NAPA CA 94558

	1. START OUT GOING NORTHWEST ON 2ND ST TOWARD MINNA ST	0.07 MI
	2. TURN RIGHT ONTO MISSION ST	0.17 MI
	3. TURN RIGHT ONTO 1ST ST	0.31 MI
	4. KEEP LEFT AT THE FORK TO CONTINUE ON 1ST ST	0.00 MI
	5. KEEP RIGHT AT THE FORK TO CONTINUE ON 1ST ST	0.04 MI
	6. MERGE ONTO I-80 E TOWARD BAY BRIDGE/OAKLAND	5.17 MI
	7. TAKE I-80 E TOWARD BERKELEY/SACRAMENTO/I-580 W/SAN RAFAEL	5.35 MI
	8. TAKE I-80 E TOWARD VALLEJO/SACRAMENTO (PORTIONS TOLL)	20.27
	9. MERGE ONTO CA-37 W/VALLEJO POLICE OFFICER JAMES CAPOOT	
	MEMORIAL HWY/MARINE WORLD PKWY W VIA EXIT 33 TOWARD NAPA	2.12 MI
	10. TAKE THE CA-29 EXIT, EXIT 19, TOWARD NAPA/DOWNTOWN VALLEJO	0.37 MI
	11. TURN RIGHT ONTO SONOMA BLVD/CA-29. CONTINUE TO FOLLOW CA-29	6.92 MI
	12. TURN SLIGHT RIGHT TOWARD DOWNTOWN NAPA/LAKE BERRYESSA	0.26 Mi
	13. GO ONTO NAPA VALLEJO HWY/CA-221. CONTINUE TO FOLLOW CA-221	3.12 MI
	14. TURN SLIGHT RIGHT ONTO SILVERADO TRL/CA-121	2.38 MI
	15. TURN RIGHT ONTO HAGEN RD	1.69 MI
	16. 3585 HAGEN RD IS ON THE LEFT	
-		

END AT: 3385 HAGEN RD, NAPA, CA 94558

ESTIMATED TIME: 1 HOUR 6 MINUTES ESTIMATED DISTANCE: 48.2 MI

SHEET INDEX **APPROVAL** DESCRIPTION SHEET REV TITLE SHEET SIGNAGE DETAILS LEASING 1A SURVEY & LETTER T-3TOPOGRAPHIC SURVEY ZONING C-2TOPOGRAPHIC SURVEY A-1OVERALL SITE PLAN CONSTRUCTION A-2ENLARGED SITE PLAN A-3VERIZON WIRELESS EQUIPMENT PLAN VERIZON VERIZON WIRELESS ANTENNA PLAN A-5**ELEVATIONS** ANTHEM

NAPA VALLEY COUNTRY CLUB

	ISSUE	STATU	S
Δ	DATE	DESCRIPTION	B'
	09/07/17	CLIENT REV	1.1
	09/08/17	CLIENT REV	1.1
	09/13/17	CLIENT REV	1.1
	10/11/17	CLIENT REV	1.1
	10/18/17	CLIENT REV	1.1
	11/07/17	ZD 100%	1.1
	11/07/17	ZD 100%	1.1

DRAWN BY: I. MAY

N. PAPACHRISTO CHECKED BY:

APPROVED BY:

DATE:

11/07/17

and Design, Inc.\

Streamline Engineering

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN

ANTHEM TELECOM

156 2ND STREET SAN FRANCISCO, CA 94105

SHEET TITLE: TITLE

SHEET NUMBER:

INFORMATION

This is an ACCESS POINT to an area with transmitting antennas.

Obey all postings and boundaries beyond this point.

Call Verizon at 1-800-364-6620 for more information.

STATE:

SITE ID:

verizon/

VERIZON WIRELESS TYPICAL INFORMATION SIGN



MOTICE A

General Radio Frequency (RF) Safety Guidelines

Until ALL applicable antennas have been deactivated, pleas observe the following:

Obey all posted signs

Assume all antennas are transmitting

Do not touch any antenna.

Do not stand in front of any antenna Do not walk in front of any antenna.

Do not walk beyond any signs, barriers, or visual markers towards any antenna

Contact antenna owner of property owner if there are any

verizon

VERIZON WIRELESS TYPICAL GUIDELINES SIGN



verizon^v

VERIZON WIRELESS TYPICAL CAUTION SIGN



VERIZON WIRELESS TYPICAL WARNING SIGN



VERIZON WIRELESS TYPICAL NOTICE SIGN



156 2nd Street San Francisco, CA 94105 Site Name:

Napa Valley Country Club

Site Info. or Emergencies:

(650) 315-5145

(6) ANTHEM TELECOM SIGN

NAPA VALLEY **COUNTRY CLUB**

ISSUE STATUS DRAWN BY: CHECKED BY: N. PAPACHRISTO

APPROVED BY: 11/07/17

Streamline Engineering

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN S4469



SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER:

T-2

1-A ACCURACY CERTIFICATION NAPA VALLEY COUNTRY CLUB

LATITUDE: LONGITUDE: Geographic Coordinates at Propo (NAD 83) 38° 19' 08.19"N 122° 14' 17.16"W

Elevations (NAVD 88) 285.0 Feet A.M.S.L. (± 285'00') 65.0 Feet A.G.L. (± 65'00') a Branches 70.0 Feet A.G.L. (± 70'00') Ground Elevation at Proposed Monopine
Top of Proposed Monopole
Overall Height: Top of Proposed Monopine Branches

Napa Valley Country Club 3385 Hagen Road, Napa, CA 94558 Napa County August 8 and September 9, 2017 The California Spatial Reference Center C.O.R.S. "P264"

I hereby certify that the **latitude** and **longitude** shown above are accurate to within +/- 15 feet horizontally the **elevation** shown above are accurate to within +/- 3 feet vertically. The horizontall datum (Geographic Coordinates) is in terms of the North American Datum of 1983 (NAD 83) and is expressed in degrees ()? minutes () and seconds (*), to the nearest hundredth of a second. The vertical datum (Elevations) is in terms of the North American Vertical Datum of 1988 (NAVD 88) and is determined to the nearest tenth of a foot.

CAL VADA

Calvada Surveying, Inc. 411 Jenks Circle, Corona, CA 92880

STREAMLINE ENGINEERING

Contact: Guio Munoz (gmuno

Date: October 13, 2017

Project Name: Project APN:

Napa Valley Country Club 052-130-041

3385 Hagen Road, Napa, Ca 94558

First American Title Company of Napa

Date of Title Report: May 10, 2017

Exceptions 1, 2, 3 and 4 refer to financial and tax issues not reviewed by the surveyor.

Exception 5 refers to service facilities and incidental purposes. It's plotted on our topographic survey and it crosses over the proposed STREAMLINE ENGINEERING access and utility routes. We are unable to determine whether it will have a negative impact on proposed STREAMLINE ENGINEERING access and

Exception 6 refers to right of way and incidental purposes, It's plotted on our topographic. No visual evidence of any negative impact on the proposed STREAMLINE ENGINEERING access and utility routes.

Exception 7 refers service of facilities and incidental purposes and it's plotted on our topographic survey and it crosses the proposed STREAMLINE ENCINEERING access and utility routes. We are unable to determine whether it will have a negative impact on proposed STREAMLINE ENGINEERING access and its utility

Exception 8 for communication facilities and incidental purposes and it's not plotted on our topographic survey, the location cannot be determined from the public record. We are unable to determine whether it will have a negative impact on proposed STREAMLINE ENGINEERING access and its utility routes.

Exception 9 for conveyance of gas and incidental purposes and it's plotted on our topographic survey and it crosses the proposed STREAMLINE ENGINEERING access and utility routes. We are unable to determine whether it will have a negative impact on proposed STREAMLINE ENGINEERING access and its utility

Exception 10 refers to the merger and consolidation of underlying lots, parcels purposes. No visual evidence of any negative impact on the proposed STREAMLINE ENGINEERING access and utility routes.

Los Angeles 411 Jens Cirde, Subs 205, Corone, CA \$2000 Denver 6551 S. Regers Partouy, Sale 165, Centernal, CO \$3111

CALVADA

Exception 11 for conveyance of gas and incidental purposes and it's plotted on our topographic. No visual evidence of any negative impact on the proposed STREAMLINE ENGINEERING access and utility routes.

Exception 12 refers ingress and egress and incidental purposes. It's plotted on our topographic survey and it crosses over the proposed STREAMLINE ENGINEERING access and utility routes. We are unable to determine whether it will have a negative impact on proposed STREAMLINE ENGINEERING access and its

Exception 13 refers to terms and provisions for diversion and use of water and it's blanket in nature. We are unable to determine whether it will have a negative impact on proposed STREAMLINE ENGINEERING access and its utility routes.

Exceptions 14, 15, 16, 17, 18, 19, 20, 21, 22 are not survey matters.

Armando D. DuPont, PLS 7780

October 13, 2017

NAPA VALLEY COUNTRY CLUB

3385 HA GEN RD NAPA, CA 94558

ISSUE STATUS △ DATE DESCRIPTION BY DRAWN BY: I. MAY CHECKED BY: N. PAPACHRISTO

11/07/17

APPROVED BY: -

DATE:



PRELIMINARY: NOT FOR CONSTRUCTION

> KEVIN R. SORENSEN S4469



CA 94105

1A SURVEY & LETTER

SHEET NUMBER:

T-3

LOS Angeles 411 Jenks Circle, Suite 205, Corona, CA 92890 Denver 6551 S. Revest Parksony, Suite 165, Genceralist, CO 80111

Phone (951) 263-9960 Phone (720) 468-1303

UTILITY ROUTE LEGAL DESCRIPTION

BONG A STRP OF LAND 10 FEET WOE, LYNG WITHIN THE PROPERTY OF THE NAPA VALLEY COUNTRY CLUB, LYNG 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CONTENUNG:

LYNG 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CONTINUANS:

COMMENTING AT TO 1° BEASS DOOR PER RS 11–25 THENCE ALDIG HAGEN ROAD STYLE 46°E 68.88 FEET. TO
THE POINT OF SCRIMAND THENCE SOZZSSS**, 143.72 FEET TO THE ECONOMIC OF A TAMOCHT CARNE,
CONCINE HORTH-ASTERY, HANNIG A RADUS OF 200.00 FEET, THENCE SOUTH-EASTERY ALDIG SAN DANKE,
PROUGH A CONTINUA ARIZE OF 47000°C, AN END STAME OF 1822 FEET, THENCE TO THE BEGINNING OF A
NON-TANGENT CURNE, CONCINE SOUTHHESTERY, HANNIG A RADUS GET 459.96 FEET, A RADUL LINE
FROUGH SAND FORT SEASS HOSTITES. THENCE STUTISCH'E 174.88 FEET TO THE BEGINNING OF A
NORMAN CONCINE SOUTHHESTERY, HANNIG A RADUS SOUTHE, THEOLOG A DOTTED, ANGEL
OF 3320'OT*, AN ARC DISTANCE OF 29.087 FEET, THENCE STUTISCH'E 174.88 FEET TO THE SCRIMAND OF A
NACKEN CURNE, CONCINE NORMEDISTERY, HANNIG A RADUS OF 400.00 FEET, THENCE SOUTH-EASTERY
ALDIG SAND CURNE, THROUGH A CONTRAL ANGE OF 154400°C, AN ARC DISTANCE OF 192.84 FEET, THENCE
SYZ700'C*, 201.27 FEET TO THE BECRONING OF A TAMOCHT CURNE, CONCINE SUTHMESTERY, HANNIG A
NACKED STAME OF 268.78 FEET TO THE BECRONING OF A MORTH-AMORTH GUILM-CONCINE MISSTERY, HANNIG
A RADUS OF 1900.00 FEET, A RADUL LINE THROUGH SAD POINT ELAST NOTSOON'S, BEDIEVE YEARY
AND CURNE, THROUGH A CENTRAL HEROLOG OF A MORTH-AMORTH GUILM-CONCINE MISSTERY, HANNIG
A RADUS OF 1900.00 FEET, A RADUL LINE THROUGH SAD POINT ELAST NOTSOON'S, BEDIEVE MISSTERY, HANNIG
A RADUS OF 1900.00 FEET, A RADUL LINE THROUGH SAD POINT ELAST NOTSOON'S, BEDIEVE MISSTERY, HANNIG
A RADUS OF 1900.00 FEET, A RADUL LINE THROUGH SAD POINT ELAST NOTSOON'S, BEDIEVE MISSTERY, HANNIG
A RADUS OF 1900.00 FEET, A RADUL LINE THROUGH SAD POINT ELAST NOTSOON'S, BEDIEVE MISSTERY, HANNIG
A RADUS OF 1900.00 FEET, A RADUL LINE THROUGH SAD POINT ELAST NOTSOON'S, BEDIEVE MISSTERY ALONG A RADUS OF 100 GO TELT, A RUDAL LINE THROUGH SAUD POINT ELARS INTESTOF***, THOROUGH A CONTRAL AMAGE OF 1572**OF**, A THAN CONTRAL THROUGH A CONTRAL AMAGE OF 1572*OF**. A TANGENT CURRY, CONCAVE SOUTHEASTERY, HANNE A RADUS OF 930 TELT, THEYSE SOUTHEASTERY, HANNE A RADUS OF 930 TELT, THEYSE SOUTHEASTERY, HANNE A RADUS OF 930 TELT, THEYSE SOUTHEASTERY, HANNE A RADUS OF 930 TELT, THEY SOUTHEASTERY, HANNE A RADUS OF 100 TELT, A RADIAL LINE THROUGH AS OF 100 TELT, HANNE A RADUS OF 2014 TELT, A RADIAL LINE THROUGH AS OF POINT ELARS SHOTHASTERY, HANNE A RADUS OF 2014 TELT, A RADIAL HANNE OF 100 TELT, A RADIAL HANNE OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF 1821 TELT OF THE STORY OF A RADIAL HANNE OF THE OF THE TRADES OF A RADIAL HANNE OF THE OF THE TRADES OF A RADIAL HANNE OF THE OF THE TRADES OF A RADIAL HANNE OF THE OF THE TRADES OF A RADIAL HANDEN THE TRADES OF THE OF THE TRADES OF CENTRAL ANCLE OF 15'32'11", AN ARC DISTANCE OF 18.21 FEET TO THE BEGINNING OF A NON-TANCENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.77 FEET, A RADIAL LINE THROUGH SAID POINT BEARS N33'26'47"E; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25'40'17". AN ARC DISTANCE OF 20.51 FEET TO THE BEGINNING OF A TANCENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.82 FEET, THENCE EASTERLY ALONG SAD CURNE, THROUGH A CENTRAL ANGLE OF 15-43'21", AN ACCOUNT OF THE STANCE OF 25.51 FEET TO THE BECOMING OF A NON-LANGARY COUNTECONCINE CONCINE CONCLUS SUB-HIRSTERLY, HANNIG A RADIUS OF 10.55.51 FEET, A RADIU LINE THROUGH SADD FONT BEARS 3242'35'27", THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF OF 30'25'32" AN ARC DISTANCE OF 56.0 SOUTHERY VALONG SAID CHINK, REQUENT A CENTRAL ANGLE OF OF 3023327 AN ARC DISTANCE OF 56.04 FEET; TRENCE SSSON-377E, 122315 FEET TO THE BEGINNING OF A NOVEL-TAMBERT CHINK, CONCARN KONTHERRY, HAWNG A RADUS OF 5344 FEET, INDEXE EASTERY WAGE SAID CHINK; HARDUCH COLTRILL ANGLE 7755257 AND AN ARC DISTANCE OF GOOD FEET, TRENCE MSSON-297E 1, 15245 FEET TO THE BEGINNING OF A NON-TAMBERT CHINK-CONCARE NORTHWESTERY, HAWNG A RADUS OF 17.83 FEET, A RADUL LINE THROUGH SAID POINT EAST HARTON FRENCE NORTHWESTERY, HAWNG CA DURK, DROUGH A CENTRAL MADE OF 5274/037, AN ARC DISTANCE OF 17.55 FEET TO THE BEGINNING OF A NON-TAMBERT ORPHICAGORIAN. SOUTHEASTERY, MANNEY A ROUS OF 10.66 FEET, A RADAL LINE THROUGH SIAD FORT BEARS NY275/TTP.
THENCE NORTHERY ALKNO SIAD CURYE, THROUGH A CENTRAL MAJEL OF 3-116/20", AM ARC DESTANCE OF 6.36
FEET TO THE RECOMMING OF A NON-TAMODIT CURYE, CONCAVE SOUTHERY, HAVING A ROUSS OF 20.45 FEET, A
RADAL LINE THROUGH SIAD POINT BEARS SOUTSON'S THENCE EASTERY ALKNO SIAD CURYE, THROUGH A AGUAL LINE THROUGH SAID POINT BEARS SSSTSSTE. THRUCE EASTERLY ALDING SAID CONNE, THROUGH A COUTRAL ANGLE OF A ROLL-TAINED TO SENSITIVE SET, 1617 THE FIFT, TO THE GEOMANG OF A NON-TAINED TO CRIME CONTINUE THE TENT THE FIRST TO THE GEOMANG OF A NON-TAINED TO CRIME CONTINUE THROUGH SAID POINT BEARS NOSSSSTATE. THRUCE NORTHMASTERLY ALDING SAID CONNE, THROUGH AND CHIPAL ANGLE OF BEASTSST, AN ARC DISTANCE OF 11:51 TEET TO THE ELECTION OF A NON-TAINED TO CHIPAL ANGLE OF BEASTSST, HAVING A PARILLS OF 11:51 TEET TO THE ELECTION OF A TON-TAINED TOWN-CONCAINS SUMMASTREY, HAVING A PARILLS OF THE TOWN-CONCAINS SUMMASTREY, HAVING A PARILLS OF THE TOWN-CONCAINS SUMMASTREY, HAVING AND COMPA, THROUGH A CONTRAIL ANGLE OF 27110-7, AN ARC DISTANCE OF 11:01 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS SUMMASTREY, HAVING A ROUGH OF A TOWN-TAINED TOWN-CONCAINS SUMMASTREY, HAVING AND COMPA, THROUGH A CONTRAIL ANGLE OF 3700-10-7, AN ARC DISTANCE OF 11:02 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS CONTRESSTREY, MANNO A ROUGH OF 96:06 TEET, A ROUGH LINE THROUGH A SAID POINT BEARS STATESTY. THE TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF AND TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF A NON-TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF AND TAINED TOWN-CONCAINS OF 11:91 TEET TO THE ECONAING OF AND TAINED TOWN-CONCAINS OF 11:91 BEARS \$20'45'30"E; THENCE NORTHEASTERLY ALONG SAID CURNE, THROUGH A CENTRAL ANGLE OF 1526'54", AN ARE DISTANCE OF 2023 FEET 10 THE REGINNING OF A NON-TANCENT CURNECONCALE SOUTHWESTERLY, HANGE A ROAD FORTH BEARS SCORY 275", THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 55'27'33". AN ARC DISTANCE OF 16.56 FEET; THENCE S43'42'31"E, 100.90 FEET; THENCE S46'00'25"E, 48.83 FEET; THENCE S45'55'06"E, 23.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.47 FEET, A TO THE BEGINNING OF A NON-TAMESTE CURRECONCULK INCRINEASTERLY, HAVING A RADUS OF 100 AF TEET, A RADUAL UNE THROUGH SAND POINT BEARS IN4355352F. THENCE SOUTHER! A ADMIC SOO CURVE, THROUGH A CONTRAL ANGLE OF 403016°, AN ARC DISTANCE OF 71.02 FEET, TO THE RECONNANC OF A NON-TAMESHT CURRECONCLAVE MORTHEREY, HAVING A RADUIS OF 5.10 FEET, A RADUAL LINE THROUGH SAND POINT BEARS MYSSEZYZE; THROUGH NORTHEREY, HAVING A RADUS OF 500 FEET, A RADUAL WITH THROUGH SAND POINT BEARS RADUS OF 500 FEET, A RADUAL LINE THROUGH SAND POINT BEARS STITIVITYE. THROUGH EXTERNING A ROUGH A CONTRAL ANGLE OF 0619'36" AN ARC DISTANCE OF 0.55 FEET TO THE BEGINNING OF A NON-TAINCENT CORRECONCINE WESTERLY, HAVING A RADUAL STAND SAND CURRY, THROUGH A CONTRAL ANGLE OF 0619'36" AN ARC DISTANCE OF 0.55 FEET TO THE BEGINNING OF A NON-TAINCENT CORRECONCINE WESTERLY, HAVING A RADUAL WITH THROUGH SAND CURRY, THROUGH AS CONTRAL ANGLE OF 0619'36" AN ARC DISTANCE OF 0.55 FEET TO THE BEGINNING OF A NON-TAINCENT CORPRECIONCINE WESTERLY, HAVING A ROUGH SAND CURRY, THROUGH A CONTRAL ANGLE OF 10520" AND ARC DISTANCE OF 18:50 FEET TO THE BEGINNING OF A NON-TAINCENT CORPRECIONCINE WESTERLY, HAVING A ROUGH SAND CURRY, THROUGH A CONTRAL ANGLE OF 10520" AND ARC DISTANCE OF 18:50 FEET TO THE BEGINNING OF A NON-TAINCENT CORPRECIONCINE WESTERLY, HAVING A ROUGH SAND CONTRAL RADIAL LINE THROUGH SAND MINISTERLY HAVING A ROUGH SAND CONTRAL RADIAL LINE THROUGH SAND MINISTERLY HAVING A ROUGH SAND CONTRAL RADIAL LINE THROUGH SAND MINISTERLY HAVING A ROUGH SAND MINISTERLY MINISTERLY HAVING A ROUGH SAND MINISTERLY RADIAL LINE THROUGH SAND MINISTERLY HAVING A ROUGH SAND MINISTERLY RADIAL LINE THROUGH SAND MINISTERLY RADIAL L 14027/06/3M ARC DISTANCE OF 18:50 FEET TO THE BEOINING OF A NON-TANGENT DIPPLICATION OF THE PROOF SAD PORT CONTROL OF THE PROOF SAD PART AND A RADIAL DIFF HEROUGH SAD PORT BEARS INITION'S FEBRUARY HARD A RADIAL DIFF HEROUGH SAD PART AND A RADIAL DIFF THE BEOINING OF A NON-TANGED TOURLECONCEVE REPRESENTERLY HAWING A RADIUS OF 50.76 FEET, A RADIAL LINE THROUGH SAD POINT BEARS INSZ'SI'46'E; THENCE MORTHERLY ALONG SAD CARVE, PROUGH A CONTRAL ANGLE OF 24'SI'47', AN ARC DISTANCE OF 22.02 FEET TO THE REGISHINGS OF A NON-TANGED CONFLOCKMENT CONTRELISTERLY, HAWING A RADIUS OF 24'06 FEET TO THE REGISHING OF A NON-TANGED CONFLOCKMENT OF SAD POINT BEARS INST'SI'67'E; THENCE MORTHERLY ALONG SAD CORRE, THROUGH A CONTRAL ANGLE OF 15'SI'S', AN ARC DISTANCE OF 34'ST FEET TO THE REGISHING OF A NON-TANGED TOURNC CONCAVE SOUTHERSTERLY HAWING A FOR 54'ST FEET TO THE REGISHING OF A NON-TANGED TOURNC CONCAVE SOUTHERSTERLY HAWING A RADIUS OF 22'S FEET, A RADIAL LINE THROUGH SAD POINT BEARS INST'SI'SI'S'. THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61'S4'50"AN ARC DISTANCE OF

THENCE N47'34'09'E. 91.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY THEME NATIMOTE SIZE FEET TO THE BEGINNING OF A NON-TAMEONI CONFIGURACIONAME SOUTHWASTERLY, HANNE A RADIUS OF 1384 35 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SACGAMETE. THEME WARRING A RADIUS OF 1495 35 FEET, A RADIAL RIVER CONFIGURATION OF 0724337, AN ARC DISTANCE OF 6224 FEET, TO THE BEGINNING OF A NON-TAMEONIT CONFIGURATION, SOUTHEASTERLY, HANNE A RADIUS OF 1495.52 FEET, A RADIAL LINE THROUGH SAD POINT BEARS STSYTFICE; THROUGH SOFTEMENT ALONG SAID CONFIGURATION, THE RECONNED OF A NON-TAMEONIT CONFIGURACIONAME SOUTHEASTERLY, HANNE A RADIUS OF 12550 FEET, TO THE BEGINNING OF A NON-TAMEONIT CONFIGURACIONAME SOUTHEASTERLY, HANNE A RADIUS OF 1350 FEET, TO THE BEGINNING OF A RODIAL BING THROUGH A CONTRAL LINE THROUGH SAID POINT BEARS SAUTHOFF. THE SOUTH THROUGH SAID POINT BEARS SAUTHOFF. THE BEGINNING OF A NON-TAMEONIT CONFIGURACIONAME NORTHEASTERLY ALONG SOUTHE, THROUGH SAID POINT BEARS SAUTHOFF. A RADIAL LINE THROUGH SAID POINT BEARS SAUTHOFF. THROUGH A CONTRAL ANALE OF 1718/207, AN ARC DISTANCE OF 1626 FEET TO THE BEGINNING OF A NON-TAMEONIT CONFIGURACIONAME NORTHEASTERLY ALONG SAID CURVE, THROUGH A CONTRAL ANALE OF 1718/207, AN ARC DISTANCE OF 1626 FEET TO THE BEGINNING OF A NON-TAMEONIT CONFIGURACIONAME ON THE SAUTH SAUTHOFF. THESTS," AN ARC DISTANCE OF 3254 FEET TO THE BEGINNING OF A NON-TANGENT CONFECUNDATE NORTHESTERY, HAVING A RADIUS OF 163.65 FEET, A RADIUL INC. THROUGH SAID PONT BEARS NESTSAFFUR PROBLEM ROOF HAD FOR HORDER HORDERSTERY ACKNO SAID CHINE, BROUGH A CONFEA, MARCE OF 120710°, AN ARC DISTANCE OF 34.34 FEET TO THE BEGINNING OF A NON-TANGENT CONFECUNDATE. BELTE TO THE BEGINNING OF A ROOF SAID CHINE, THROUGH A CONFEA, MARCE OF 2019/55/TAN ARC DISTANCE OF 48.85 FEET, THE THE CHINESTERY ALONG SAID CHINE, THROUGH A CONFEA, MARCE OF 2019/55/TAN ARC DISTANCE OF 48.85 FEET, THE CHINESTERY ALONG SAID CHINE, THROUGH A CONFEA, MARCE OF 1019/55/TANGE ASST FEET TO THE BEGINNING OF A NON-TANGENT CHINESTERY ALONG SAID CHINE, MARCHANGERSTERY, MARCHANGE A ROOF SAID FEET, THE THE CHINESTY ALONG SAID CHINE, COMPANIESTERY, MARCHANGE A ROOF SAID FEET A ROOF SAID FEET A ROOF SAID FEET AND THE CHINEST SAID STORY. THE CHINESTERY ALONG SAID CHINE, THROUGH A CONTRAL AND THE CHINEST SAID SAID CHINESTERY ALONG SAID CHINE, THROUGH A CONTRAL AND THE CHINESTERY ALONG SAID CHINE 11'48'32", AN ARC DISTANCE OF 32.54 FEET TO THE BEGINNING OF A NON-TANCENT CURVE, CONCAVE 07'59'57". AN ARC DISTANCE OF 13.42 FEET. TO THE BEGINNING OF A NON-TANGENT CLIRVE, CONCAV O'7557, AN ARC DISTANCE OF 13.42 TEET TO THE BEGINNING OF A NON-TANGENT CURNE, CONCAVE SOUTHWESTERLY HANGE A RUBUS OF 63.54 FEET, A RODAL LINE THROUGH SAU POINT BEARS STYLL'02" AND THE TOP T FEET, A ROUAL UNE THROUGH SAID POINT BEARS SOZYSYZYE, THENCE SOUTHERLY ALONG SAID CAPIC, PROCUIN A CONTRAL ANGE OF STAYSYS, M. ARC DISTANCE OF SOZYSYS, THE TO THE BEGINNING OF A MON-THAGENT CONFIGURACIONALS SOUTHASTERY, HAWING A ROUBLE OF THESE TEET, A ROUAL UNE THROUGH SAID POINT BEARS SASSYZYE'S. THEORE SOUTHASTERY ADMIS SAID CAME, THROUGH CAPITAL ANGE OF THE STAYSY AND SAID CONFIGURATION OF A MON-THAGENT CONFIGURACIONALS NORTHINGSTERY, HAWING A ROUBLE OF EXCIPTION THE RECORD OF THE STAYSY'S AND POINT BEARS NORSYZYSY'S HORSE SOUTHASTERY ALONG SAID CHANGE, RECORD A CONTRAL ANGE OF TEXTSYZSY'S AND AND CONTRAL ANGE OF THE STAYSY'S AND SAID THE TERM TO THE RECORD SAID POINT BEARS TEST TO THE GEORIMSC OF THE STAYSY'S AND SAID THE TEST TO THE GEORIMSC OF A NOTH THE PROTECT CONTRAL ANGE OF SAITYS'SY'S HAS TEET TO THE GEORIMSC OF A NOTH AMERICAL CAPITAL ANGE AS A DOWN OF THE A RADAL HIM THROUGH SAID POINT BEARS SESTIFIZED; THENCE SOUTHESTERY ALONG SAID CHIEFE THEORY OF A POINT AND PROTECT CAPITAL AND CHARGE OF THE SAIT TO THE CAPITAL ANGE OF RESYSTERY AND REPORT THE TAX SECTION OF THE CURVE, THROUGH A CENTRAL ANGLE OF 83'53'57" AN ARC DISTANCE OF 17.26 FEET: THENCE \$46'13'09"E. 17.93 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B" AND THE END OF STRIP

LINE TABLE

LINE# DIRECTION LENGTH

L22

L24

L25

L32

L33

L34

L36

L37

L38

N2175'38"E 965.31"

N62'45'38'E 64.62'

N7270'38'E 162.09'

N2370'38"E 69.43"

N00'55'38'E 87.00"

L26 N11'51'22"W 75.30"

L27 N24'02'22"W 97.00"

L28 N27'42'22"W 247.00"

129 NIRTA'22"W 238.50"

L30 N14'04'22"W 129.00" L31 N3978'22"W 104.00'

N3878'22"W 158.00"

NO3'45'38"E 184.93" S71'37'03'E 107.40'

N79'32'57'E 395.49'

S8807'03"E 129.27"

S88'07'03"E 650.09"

S0223'56"W 143.72" L39 S11'36'04"E 124.88' L40 S27'20'04"E 231.27"

	LINE TABLE	
LINE#	DIRECTION	LENGTH
L1	53853'51"E	297.65
L2	516'48'47"E	189.27
L3	516'48'47"E	0.18*
L4	S1771'50"E	466.19'
L5	543'34'14"E	143.08'
L6	S2279'14"E	338.58
L7	S1179'14'E	15.46
LB	51179'14"E	254.13*
L9	521'53'06'E	30.23*
L10	S64'58'48'W	506.26'
L11	S43'05'08"W	577.86'
L12	S4924'52°E	499.62'
L13	S0035'08"W	475.40'
L14	N63'00'37"W	586.83*
L15	N4872'22"W	362.00'
L16	N76'53'52"W	440.00'
L17	S76"56"08"W	762.00'
L18	N46'40'38"W	78.00'
L19	N81"22"50"W	70.00'
L20	NO8'38'38"E	251.12

LINE TABLE		
LINE#	DIRECTION	LENGTH
L41	572'41'56"W	128.80'
L42	S3070'29"E	350.93*
L43	S3504'37'E	128.13'
L44	N56'30'29"E	152.34"
L45	S71'47'15"E	161.94"
L46	S43'42'31"E	100.90*
L47	S46'00'25"E	48.83*
L48	S45'55'06'E	23.16'
L49	N47'34'09"E	91.24
L50	N5714'16'E	28.50'
L51	N1872'17E	49.17
L52	N14'44'12'E	21.72'
L53	N1253'38'E	33.34"
L54	N09'52'13"E	31.32'
L55	M09'36'55°E	10.22'
L56	N07722'06"E	29.63*
L57	S3155'43"W	53.02"
L58	S4427'59"W	91.48
L59	S4673'09"E	17.93

	CURVE	TABLE	
CURVE #	RADIUS	DELTA	LENGTH
CI	525.00'	28'50'00"	264.20'
C2	775.00	12'20'00"	166.82
CJ	200.00'	47'20'00"	165.22"
CI	499.96*	3320'01"	290.87
C5	400.00'	15'44'00°	109.84
C6	400.00	38'30'00"	268.78
C7	100.00	6132'00"	107.40
<i>C8</i>	99.98'	52'33'14"	91.71'
CS	209.75	3257'41"	120.66*
C10	38.14"	15'28'45"	10.30
C11	67.16	15'32'11"	18.21'
C12	45.77	25'40'17"	20.51'
C13	90.82'	16'43'21"	26.51
C14	105.53	30"25'32"	58.04"
C15	53.42'	7155'23°	67.06
C16	17.83	56'24'03°	17.55'
C17	10.66*	3476'20"	6.38*
C18	20.45	84'24'20"	30.12
C19	7.23	884535"	11.19'
C20	31.61*	2971'04"	16.10

CORVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	
C21	211.61	32'08'40"	118.72	
C22	96.60*	8'50'39°	14.91*	
C23	75.01	15'26'54°	20.23'	
C24	17.12'	5527'33"	16.58	
C25	100.47*	40'30'16"	71.02	
C26	5.10'	4971'45"	4.38'	
C27	5.00'	679'36"	0.55'	
C28	7.55'	140'27'06"	18.50	
C29	50.56*	3679'03"	32.05	
C30	50.76*	2451'42"	22.02*	
C31	240.64"	875'13"	34.67	
CJ2	27.92	6154'50°	30.17	
ಚು	1384.38*	234'33"	62.24	
C34	1491.52"	6D6'31"	159.02'	
C35	133.20*	775'20°	16.87	
C36	157.89'	11'48'32"	32.54	
CJ7	163.69"	1201'04"	34.34	
C38	138.22'	20'40'50"	49.89	
C39	2439.36*	0'34'47"	24.69	
C40	259.86*	11'37'57"	52.76'	

CURVE TABLE

CURVE TABLE

CURVE # RADIUS DELTA LENGTH

C41 96.14' 759'57" 13.42'

C42 65.34' 730'03" 8.55'

C43 35.25' 20'34'33" 12.66'

C44 52.75' 23'27'51' 21.60'

C45 36.21' 7'29'50" 4.74'

C49 11.79' 83'53'57" 17.26'

29.70' 43'32'53" 22.57'

191.86' 11'32'01" 38.62'

65.01' 12'57'39° 14.71'

C46

C47

and Design Incl

PROPRIETARY INFORMATION

CONSULTANT

CAL VADA

SURVEYING, INC.

411 Jenks Cir., Suite 205, Corona, CA 90880 Phone: 951-280-9960 Fax: 951-280-9746
Toll Free: 800-CALVADA www.calvada.c JOB NO. 171044

PREPARED FOR



APPROVA	LS
R,F.	DATE
SAC AND ZONING	DATE
СМ	DATE
VZW CM	DATE
OWNER APPROVAL	DATE

PROJECT NAME

NAPA VALLEY COUNTRY CLUB

3385 HAGEN ROAD, NAPA, CA 94558 NAPA COUNTY

DATE	DESCRIPTION	BY
08/18/17	TITLE REPORT	HP
09/06/17	ADDITIONAL TOPOGRAPHY	AV
09/13/17	FINAL	SC
10/18/17	LEGAL DESCRIPTION	SC
10/23/17	CLIENT COMMENTS	GB
11/03/17	CLIENT COMMENTS	HP
11/07/17	CLIENT COMMENTS	SC

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET 2 OF 2

A 30'X15' PIECE OF LAND LYING WITHIN THE PROPERTY OF THE NAPA VALLEY COUNTRY CLUB PARTICULARLY DESCRIBED AS THE FOLLOWING: COMMENCING AT POINT "B" THENCE NS014'53"E 17.37 FEET TO THE POINT OF BEGINNING, THENCE N45'29'20"W 30.00 FEET; THENCE N44'30'40'E 15.00 FEET; THENCE S45'29'20'E 30.00 FEET; THENCE S44'30'40'W 15.00 FEET TO THE POINT OF BEGINNING.

VERIZON LICENSE AREA LEGAL DESCRIPTION

UTILITY ROUTE LEGAL DESCRIPTION

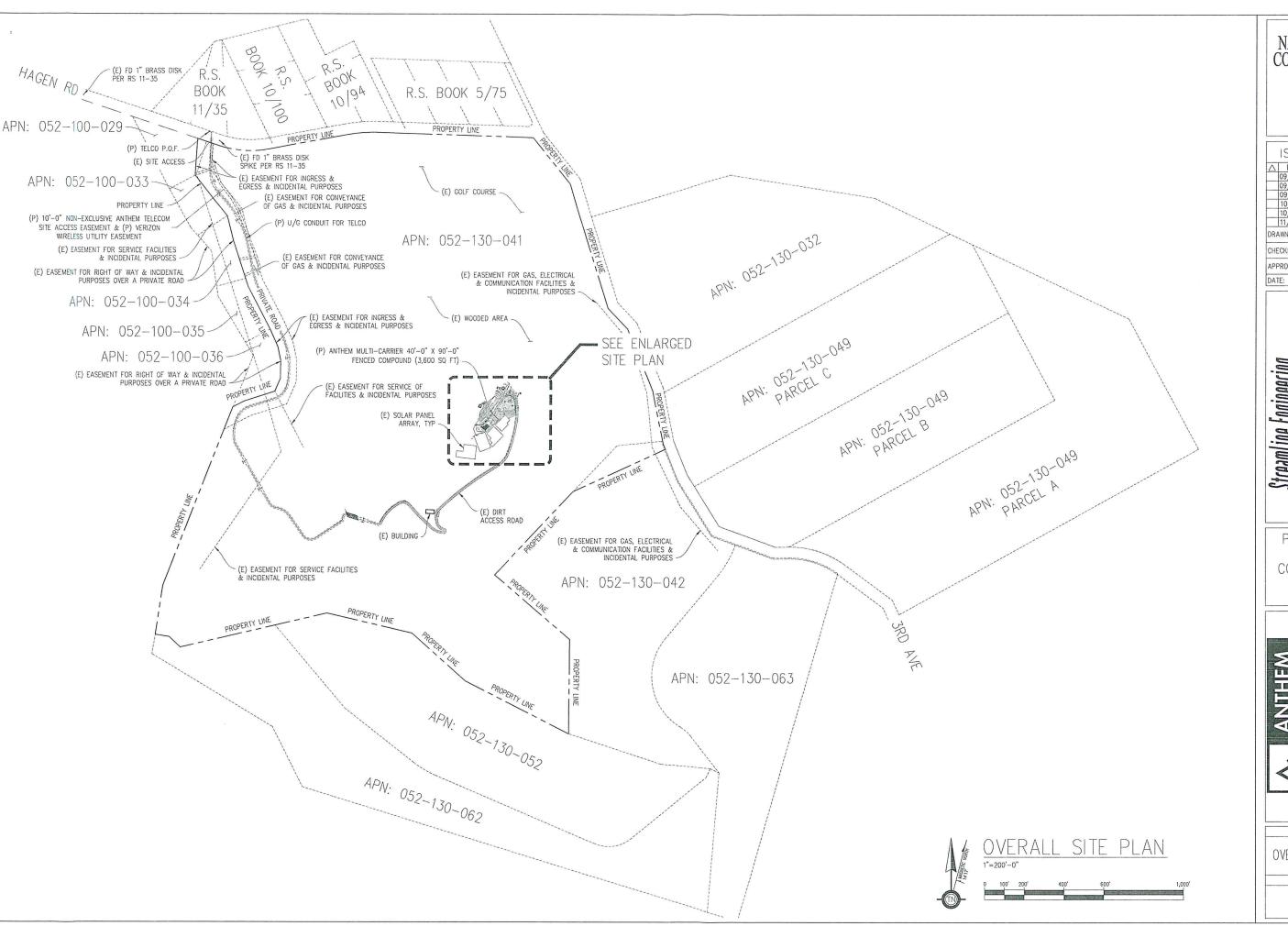
BEING A STRIP OF LAND 5' MOE, LYING WITHIN THE PROPERTY OF THE NAPA VALLEY COUNTRY CLUB, LYING 2.5' ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "A" THENCE S44'27'59"E 79.09 FEET TO THE POINT OF BEGINNING; THENCE N84'36'23"W

ANTHEM TELECOM LEASE AREA LEGAL DESCRIPTION

A 90"X40" PIECE OF LAND LYING WITHIN THE PROPERTY OF THE NAPA VALLEY COUNTRY CLUB PARTICULARLY

COMMENCING AT POINT "B" THENCE \$82'55'58"E 19.07 FEET TO THE POINT OF REGINNING. THENCE N45'29'20"W 0.00 FEET; THENCE N44'30'40'E 90.00 FEET; THENCE S45'29'20'E 40.00 FEET; THENCE S44'30'40'W 90.00



NAPA VALLEY COUNTRY CLUB

3385 HAGEN RD NAPA, CA 94558

^	DATE	DESCRIPTION	BY
\triangle			-
	09/07/17	CLIENT REV	I.M.
	09/08/17	CLIENT REV	1.M.
	09/13/17	CLIENT REV	I.M.
	10/11/17	CLIENT REV	I.M.
	10/18/17	CLIENT REV	I.M.
	11/07/17	ZD 100%	I.M.
DRA	AWN BY:	I. MAY	

CHECKED BY: N. PAPACHRISTO

APPROVED BY: -

11/07/17

8445 SIERRA COLLEGE BLVD, SUITE E GRANITE BAY, CA 957 CONTACT: LARRY HOUGHTBY PHONE: 916-275-4180 E-MAIL: LARRY@STREAMLINEENG, COM, FAX: 916-660-194

and Design, Inc.\ Streamline Engineering

> PRELIMINARY: NOT FOR CONSTRUCTION

> > KEVIN R. SORENSEN S4469



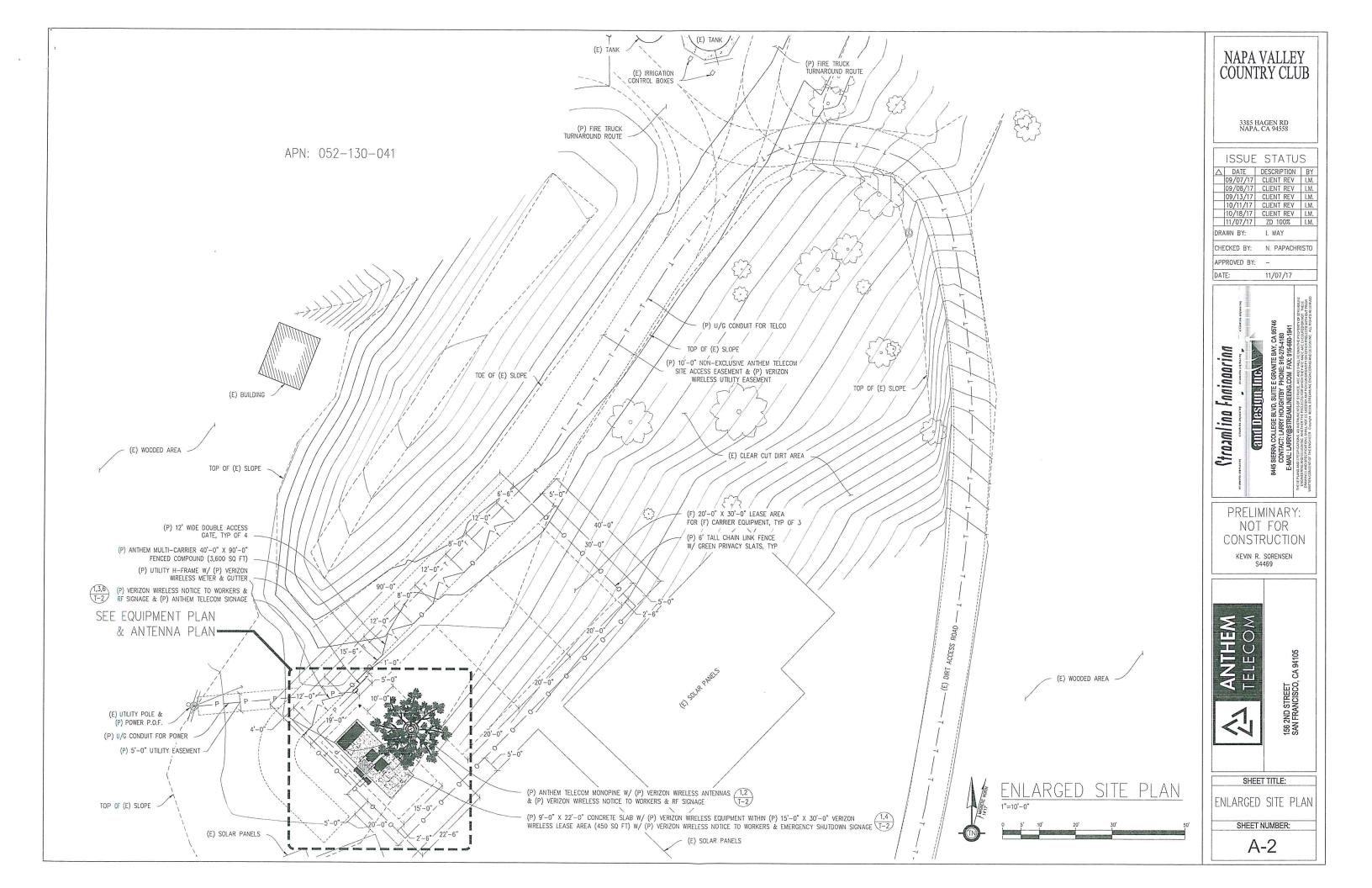
SHEET TITLE:

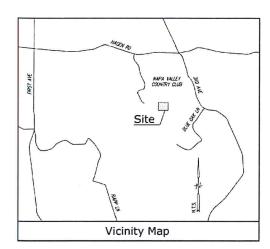
OVERALL SITE PLAN

156 2ND STREET SAN FRANCISCO, CA 94105

SHEET NUMBER:

A-1





Overall Site Detail

Legend

FINISH SURFACE NATIONAL CROWNS

100 or 5000 TOP OF CURB TOP OF SLOPE

GUARD POST POWER POLE W/TRANSFORMED

TOP OF STRUCTURE CONCRETE PAYEMENT

EDGE OF PAVEMENT

\③/

SCALE: 1"=250"

FD 1° BRASS DISK -

Title Report

€ PROPOSED ANTHEM 10' MIDE NON-EXCLUSIVE ACCESS ROUTE & UTILITY ROUTE

FIRST AMERICAN TITLE COMPANY OF NAPA 5457488 MAY 10, 2017 PREPARED BY: ORDER NO.: DATED:

Legal Description

THE LAND REFERRED TO IN THES REPORT IS SITUATED IN THE UNINCORPORATED AREA OF NAPA, COUNTY OF NAPA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A.S.

800K 5/75

LLA 211

See Lease Area Detail

PROPOSED ANTHEM 10' MIDE

PARCEL D

A.P.N. 052-130-052

PARCEL C

A.P.N. 052-130-062

A.P.N. 052-130-041

10/

0

PARCEL A

PARCEL MAP P.M.B. 10 PM 74

A.P.N. 052-130-042

OF 33° EAST 440.00 FEET, SOUTH 48° 19° 30° EAST 362.00 FEET, SOUTH 63° 07° 15° EAST 586.85 FEET TO THE POINT OF INTERSECTION OF THE MORRHEASTERN LINE OF THE \$33.86 ADM: TRACE WITH THE EAST LINE OF THE PARCEL TO THE NAME AND THE WASTERN THE OF THE STATE OF THE WASTERN AND THE WONDERS WHEN THE WASTERN AND THE WASTERN AND THE WONDERS WHEN THE WASTERN AND THE WASTERN

EXCEPTING THEREFROM ALL THAT PORTION CONTAINED IN PARCEL TWO DESCRIBED IN DEED TO NATHAIN P COOMBS, RECORDED JANUARY 20, 1944 IN BOOK 207 AT PAGE 178 OF OFFICIAL RECORDS OF NAPA COUNTY.

Assessor's Parcel No.

Easements

- (6) AN EASEWENT FOR RICHT OF WAY AND INCIDENTAL PURPOSES OVER A PRIVATE ROAD IN THE DOCUMENT RECORDED JINE 15, 1943 AS BOOK 194 PACE 336 OFFICIAL RECORDS (PLOTTED HEREON).
- (7) AN EASEMENT FOR SERVICE OF FACULTES AND INICIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 26, 1945 AS BOOK 230 AT PAGE 74 OFFICIAL RECORDS (PLOTTED HEREON).

- (8) AN EASEMENT FOR COMMUNICATION FACULTES AND INCORNITAL PURPOSES IN THE DOCUMENT RECORDED DECOMBER 23, 1962 AS BOOK 403 AT PACE 425 OFFICIAL RECORDS (THE LOCATION OF THE EASEMENT CANNOT BE CETERAMED FOR the PUBLIC RECORDS).
- (9) AN EASEMENT FOR CONSTANCE OF GAS AND INCOCNTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 13, 1976 AS BOOK 1008 AT PAGE 753 OFFICIAL RECORDS (PLOTTED HEREIM, APPROXIMATE LOCATION HER DOCUMENT).
- (1) AN EASEMENT FOR GAS, ELECTRICAL AND COMMUNICATION FAQUITES AND INODENTIAL PURPOSES IN THE COCAMENT RECORDED JULY 13, 1983 AS BOOK 1292 AT PAGE 746 OFFICIAL RECORDS (PLOTTED HEREON, APPROXIMATE LOCATION PROCESSED).
- (2) AN EASEMENT FOR INDRESS AND ECRESS AND INCIDENTAL PURPOSES AND TERMS AND CONDITIONS IN THE DOCUMENT ENTITLED, "EASEMENT ADDRESSMENT RECORRED APRIL 14, 2000 AS SPRES NUMBER 2000-CH0913) OFFICIAL PROPOSE (PLATED MERCHA, APPROXIMATE LOCATION PER DOCUMENT).

Utility Route/Verizon Licence Area/ Anthem Telecom Lease Area

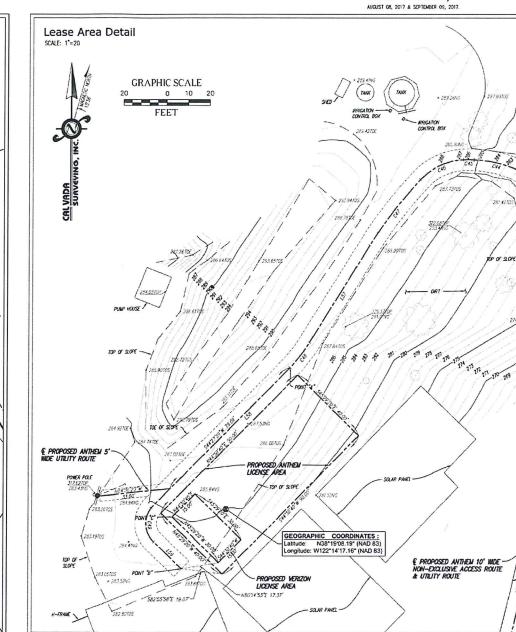
Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 3, 1983 DATUM, DEFINED BY SECTIONS 8601 TO 8819 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

Bench Mark

THE CALIFORNIA SPATIAL REFERENCE CENTER C.O.R.S "P264". FLEVATION = 860.95 FTET (NAVD 88).

Dates of Survey



Streamline Engineering

and Design Incl

8445 SIERRA COLLEGE BLVD., SUITE E, GRANITE BAY, CA 95746 Contact: Larry Houghtty Phone: 916-860-1930 E-Mail: larry@streamlineeng.com Fax: 915-860-19

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO ANTHEM TELECOM STRICTLY PROHIBITED.

CONSULTANT

CAL VADA SURVEYING, INC.

411 Jenks Cir., Sulle 206, Corona, CA 92880



PREPARED FOR



APPROVALS DATE SAC AND ZONING DATE DATE DATE

PROJECT NAME

NAPA VALLEY COUNTRY CLUB

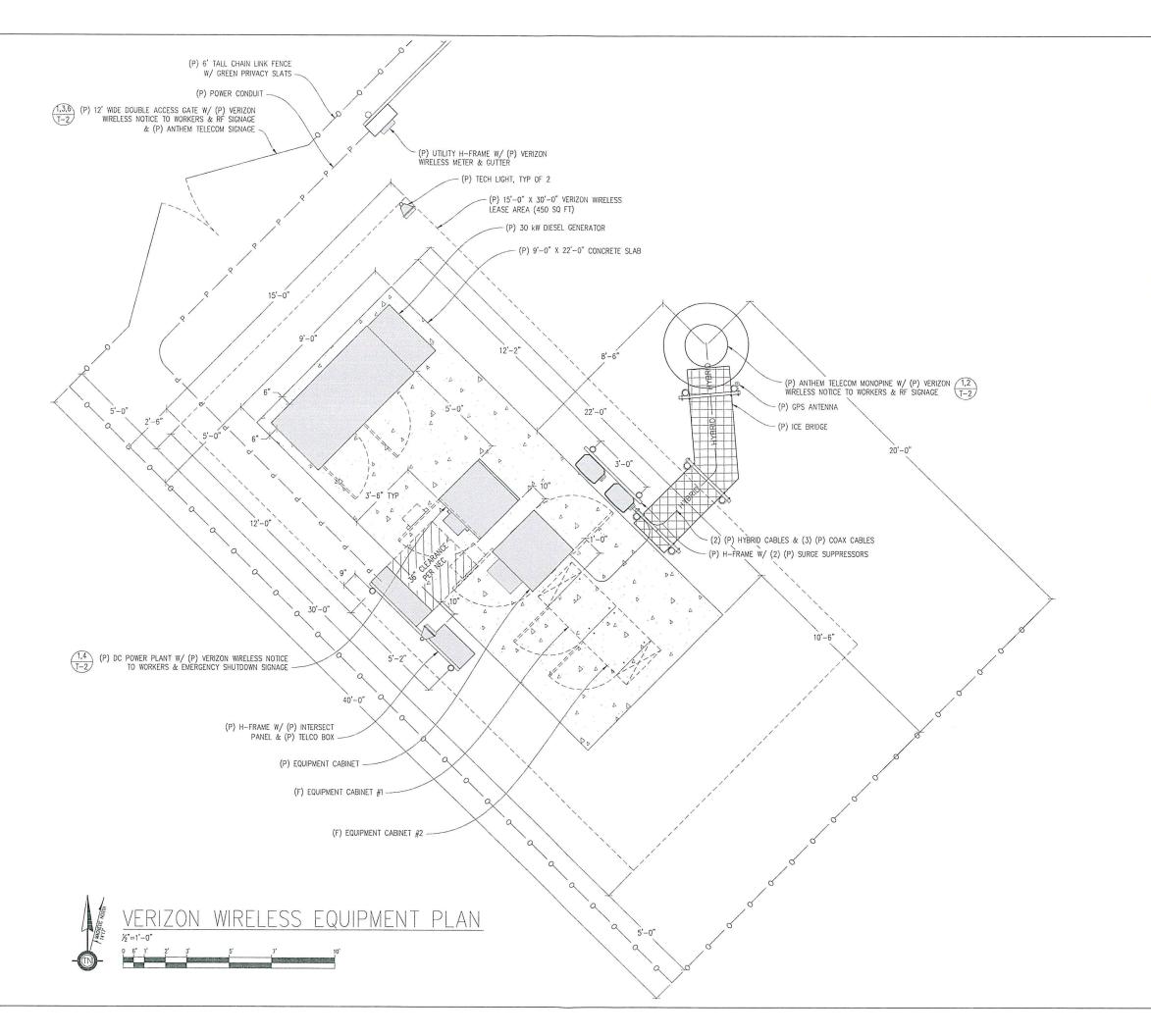
3385 HAGEN ROAD, NAPA, CA 94558 NAPA COUNTY

DATE	DESCRIPTION	BY
08/18/17	TITLE REPORT	HP
09/06/17	ADDITIONAL TOPOGRAPHY	AV
09/13/17	FINAL	SC
10/18/17	LEGAL DESCRIPTION	SC
10/23/17	CLIENT COMMENTS	GBM
11/03/17	CLIENT COMMENTS	HP
11/07/17	CLIENT COMMENTS	SC

SHEET TITLE

TOPOGRAPHIC SURVEY

SHEET 1 OF 2



NAPA VALLEY COUNTRY CLUB

3385 HAGEN RD NAPA, CA 94558

Δ	DATE	DESCRIPTION	BY
	09/07/17	CLIENT REV	1.M
	09/08/17	CLIENT REV	I.M
	09/13/17	CLIENT REV	I.M
	10/11/17	CLIENT REV	I.M
	10/18/17	CLIENT REV	I.M
	11/07/17	ZD 100%	I.M

CHECKED BY: N. PAPACHRISTO

APPROVED BY: -

DATE: 11/07/17

8445 SIERRA COLLEGE BLVD, SUITE E GRANITE BAY, CA 957 CONTACT: LARRY HOUGHTBY PHONE: 916-275-4180 E-MAIL: LARRY@STREAMLINEENG.COM, FAX; 916-680-194 and Design, Inc. Streamline Engineering

PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN S4469

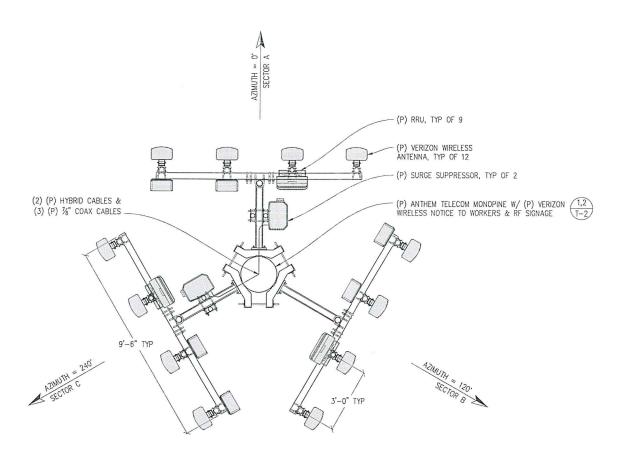


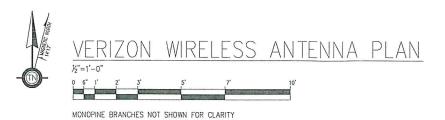
156 2ND STREET SAN FRANCISCO, CA 94105

SHEET TITLE:

VERIZON WIRELESS EQUIPMENT PLAN SHEET NUMBER:

A-3





NAPA VALLEY COUNTRY CLUB

3385 HAGEN RD NAPA, CA 94558

Δ	DATE	DESCRIPTION	B'
	09/07/17	CLIENT REV	1.1
	09/08/17	CLIENT REV	1.1
	09/13/17	CLIENT REV	1.1
	10/11/17	CLIENT REV	I.M
	10/18/17	CLIENT REV	I.M
	11/07/17	ZD 100%	I.M

CHECKED BY: N. PAPACHRISTO

APPROVED BY: -

ATE: 11/07/17



PRELIMINARY: NOT FOR CONSTRUCTION

KEVIN R. SORENSEN S4469

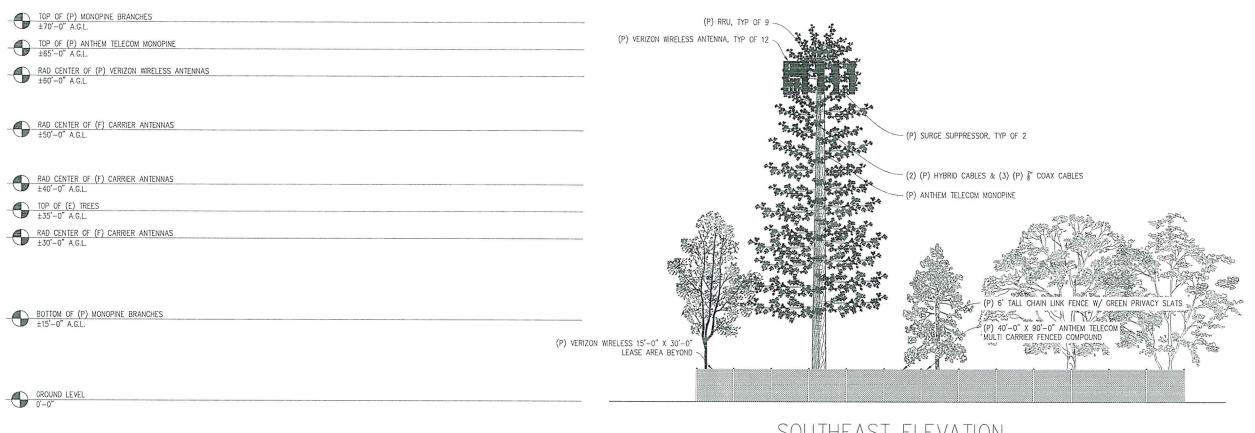


SHEET TITLE:

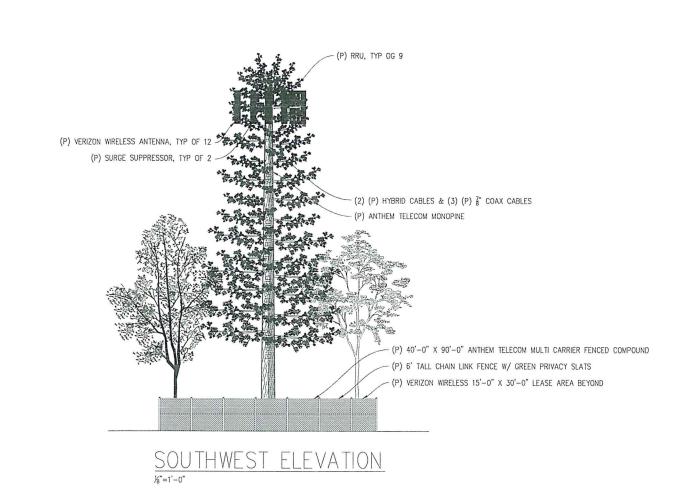
156 2ND STREET SAN FRANCISCO, CA 94105

VERIZON WIRELESS ANTENNA PLAN SHEET NUMBER:

A-4









3385 HAGEN RD NAPA, CA 94558

09/07/17 CLIENT REV 09/08/17 CLIENT REV 09/13/17 CLIENT REV 10/11/17 CLIENT REV 10/18/17 CLIENT REV 11/07/17 ZD 100% DRAWN BY: I. MAY CHECKED BY: N. PAPACHRIS	Δ	DATE	DESCRIPTION	1
09/13/17 CLIENT REV 10/11/17 CLIENT REV 10/18/17 CLIENT REV 11/07/17 ZD 100% DRAWN BY: I. MAY CHECKED BY: N. PAPACHRIS		09/07/17	CLIENT REV	1.
10/11/17 CLIENT REV 10/18/17 CLIENT REV 11/07/17 ZD 100% DRAWN BY: I. MAY CHECKED BY: N. PAPACHRIS		09/08/17	CLIENT REV	1.
10/18/17 CLIENT REV 11/07/17 ZD 100% DRAWN BY: I. MAY CHECKED BY: N. PAPACHRIS		09/13/17	CLIENT REV	1.
11/07/17 ZD 100%		10/11/17	CLIENT REV	1.
DRAWN BY: I. MAY CHECKED BY: N. PAPACHRIS		10/18/17	CLIENT REV	1.
CHECKED BY: N. PAPACHRIS		11/07/17	ZD 100%	1.
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	CH	ECKED BY:	N. PAPACHR	IS'
ADDDOUED DV.	_		N. PAPACHK	13

APPROVED BY: DATE: 11/07/17

STEADILINE ENGINEERING

CATHLINESTON INC.

GANTANCE: LARRY HOUGHTBY PHONE: 916-272-4180

SAMELLARRY GSTREAMLINEENG.COM. FAX: 916-860-1941

PRELIMINARY: NOT FOR CONSTRUCTION

> KEVIN R. SORENSEN S4469



SHEET TITLE:

ELEVATIONS

SHEET NUMBER:



TOP OF (P) MONOPINE BRANCHES ±70'-0" A.G.L.

TOP OF (P) ANTHEM TELECOM MONOPINE ±65'-0" A.G.L.

RAD CENTER OF (P) VERIZON WIRELESS ANTENNAS ±60'-0" A.G.L.



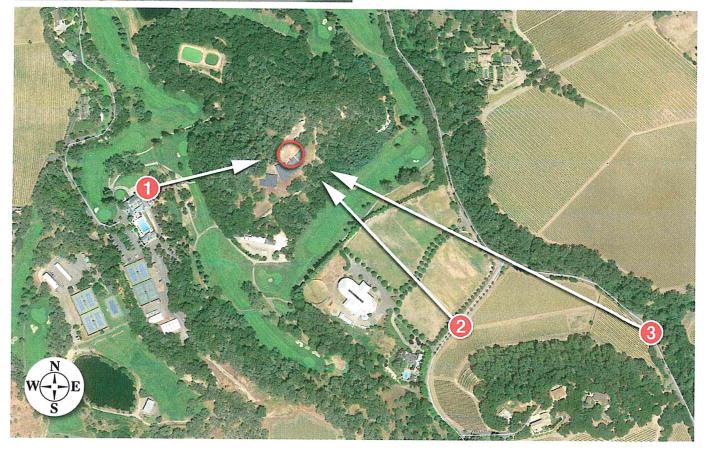
APPLICANT NAME: John Doe

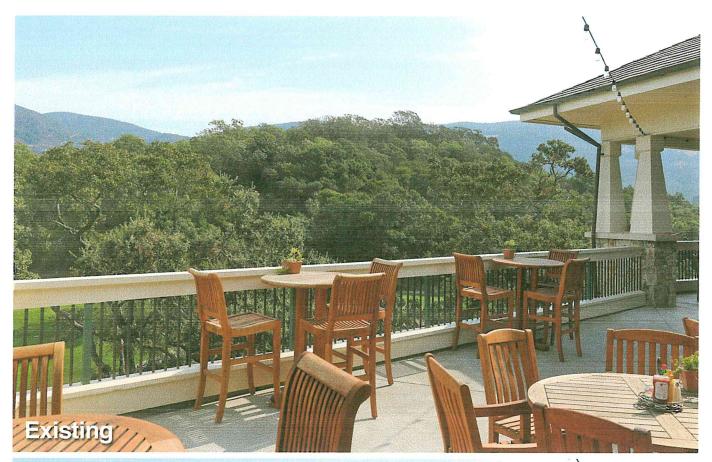
AP NO: 000-000-000 DATE: April 8, 1996

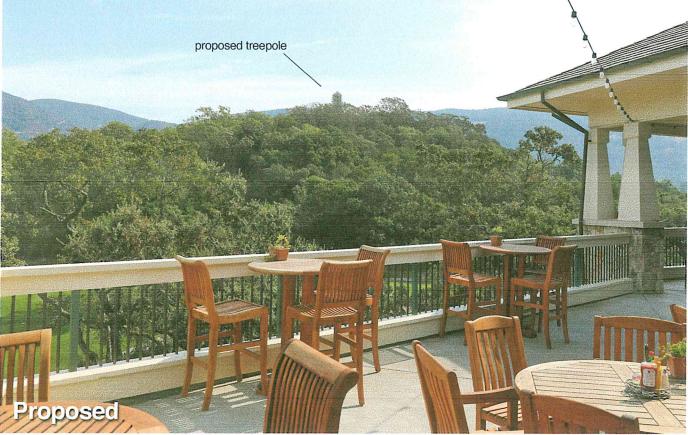










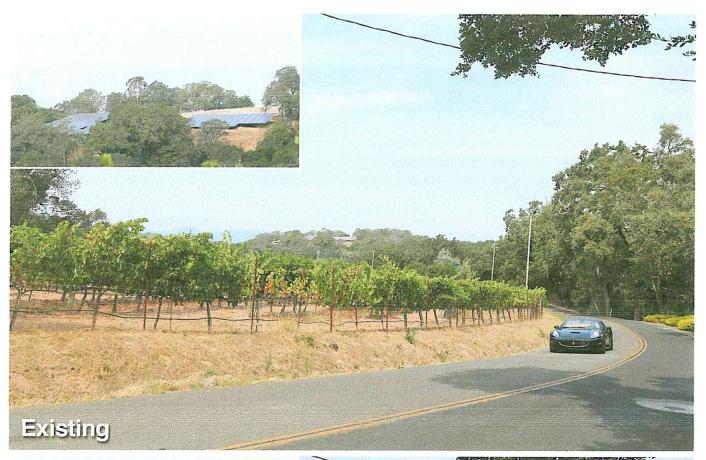


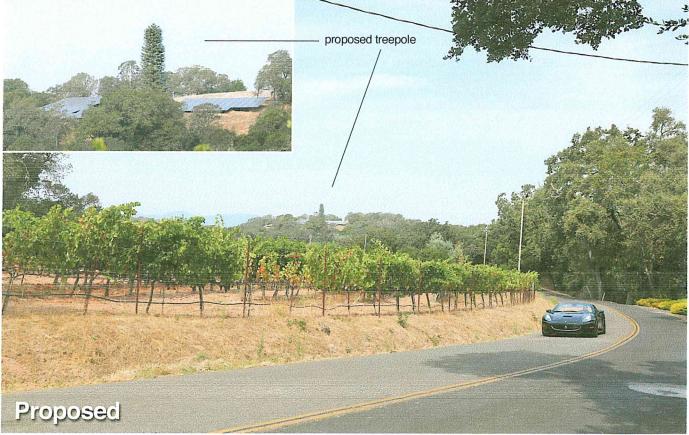






















Verizon Wireless • Proposed Base Station (Site Name "Napa Valley Country Club") 3385 Hagen Road • Napa, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site Name "Napa Valley Country Club") proposed to be located at 3385 Hagen Road in Napa, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a steel pole, configured to resemble a pine tree, to be sited at 3385 Hagen Road in Napa. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive FCC limit for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Wireless Service	Frequency Band	Occupational Limit	Public Limit
Microwave (Point-to-Point)	5-80 GHz	5.00 mW/cm^2	1.00 mW/cm^2
WiFi (and unlicensed uses)	2–6	5.00	1.00
BRS (Broadband Radio)	2,600 MHz	5.00	1.00
WCS (Wireless Communication)	2,300	5.00	1.00
AWS (Advanced Wireless)	2,100	5.00	1.00
PCS (Personal Communication)	1,950	5.00	1.00
Cellular	870	2.90	0.58
SMR (Specialized Mobile Radio)	855	2.85	0.57
700 MHz	700	2.40	0.48
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "channels") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. A small antenna for reception of GPS signals is also required, mounted with a clear view of the sky.



Verizon Wireless • Proposed Base Station (Site Name "Napa Valley Country Club") 3385 Hagen Road • Napa, California

Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Streamline Engineering and Design, Inc., dated August 19, 2017, it is proposed to install twelve Andrew Model SBNHH-1D65B directional panel antennas on a 65-foot steel pole, configured to resemble a pine tree,* to be sited on a hilltop at the Napa Valley Country Club located at 3385 Hagen Road in Napa. The antennas would employ no downtilt, would be mounted at an effective height of about 60 feet above ground, and would be oriented in groups of four toward 0°T, 120°T, and 240°T, to provide service in all directions. The maximum effective radiated power in any direction would be 14,210 watts, representing simultaneous operation at 5,780 watts for AWS, 5,300 watts for PCS, 1,880 watts for cellular, and 1,250 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.

Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.025 mW/cm², which is 2.6% of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building[†] is 0.050% of the public exposure limit. It should be noted that these results include several "worst-case" assumptions

Located at least 425 feet away, based on photographs from Google Maps.



Foliage atop the pole takes the overall height to 70 feet above the ground.

Verizon Wireless • Proposed Base Station (Site Name "Napa Valley Country Club") 3385 Hagen Road • Napa, California

and therefore are expected to overstate actual power density levels from the proposed operation. There are no residences with 1,000 feet of the site, based on review of photographs from Google Maps.

No Recommended Mitigation Measures

Due to their mounting location and height, the Verizon antennas would not be accessible to unauthorized persons, and so no mitigation measures are necessary to comply with the FCC public exposure guidelines. It is presumed that Verizon will, as an FCC licensee, take adequate steps to ensure that its employees or contractors receive appropriate training and comply with FCC occupational exposure guidelines whenever work is required near the antennas themselves.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that operation of the base station proposed by Verizon Wireless at 3385 Hagen Road in Napa, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2019. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

September 18, 2017

William F. Hammett, P.E. 707/996-5200

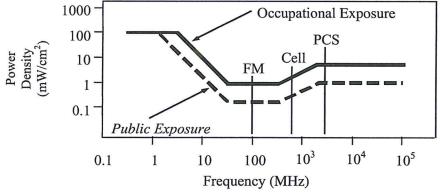


FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electro	magnetic F	ields (f is fr	MHz)		
Applicable Range (MHz)	Elec Field S (V/	_	Field S	netic trength /m)	Equivalent Power I (mW/	Density
0.3 - 1.34	614	614	1.63	1.63	100	100
1.34 - 3.0	614	823.8/f	1.63	2.19/f	100	$180/f^2$
3.0 - 30	1842/f	823.8/f	4.89/ f	2.19/f	$900/ f^2$	$180/f^2$
30 - 300	61.4	27.5	0.163	0.0729	1.0	0.2
300 - 1,500	3.54 √ f	1.59 √ f	√ f/106	$\sqrt{f/238}$	f/300	f/1500
1,500 - 100,000	137	61.4	0.364	0.163	5.0	1.0



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.



RFR.CALC[™] Calculation Methodology

Assessment by Calculation of Compliance with FCC Exposure Guidelines

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The maximum permissible exposure limits adopted by the FCC (see Figure 1) apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field.

Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications base stations, as well as dish (aperture) antennas, typically used for microwave links. The antenna patterns are not fully formed in the near field at these antennas, and the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives suitable formulas for calculating power density within such zones.

For a panel or whip antenna, power density
$$S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}$$
, in mW/cm²,

and for an aperture antenna, maximum power density $S_{max} = \frac{0.1 \times 16 \times \eta \times P_{net}}{\pi \times h^2}$, in mW/cm²,

where θ_{BW} = half-power beamwidth of the antenna, in degrees, and

 P_{net} = net power input to the antenna, in watts,

D = distance from antenna, in meters,

h = aperture height of the antenna, in meters, and

 η = aperture efficiency (unitless, typically 0.5-0.8).

The factor of 0.1 in the numerators converts to the desired units of power density.

Far Field.

OET-65 gives this formula for calculating power density in the far field of an individual RF source:

power density
$$S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}$$
, in mW/cm²,

where ERP = total ERP (all polarizations), in kilowatts,

RFF = relative field factor at the direction to the actual point of calculation, and

D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 ($1.6 \times 1.6 = 2.56$). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain in the vicinity, to obtain more accurate projections.





Mr. Greg Haller Verizon Wireless President, West Area

Dear Mr. Haller,

I am writing on behalf of the Members of Napa Valley Country Club, to request that Verizon Wireless make a commitment to enhance the quality of our wireless services throughout our facility and the surrounding community of Coombsville.

Long before "wine country" was synonymous with Napa Valley, Napa Valley Country Club began life over 100 years ago as Napa Valley Golf and Country Club and continues to be the only entirely private country club located in Napa County. The Club's 600 Members enjoy the tranquil and splendid isolation, surrounded by both estate and boutique wineries and plays host to weddings, events of all scales for our prominent neighbors, as well as well-known dignitaries, some of which are Members of our Club. More information on the Club can be found at our website: http://www.napavalleycc.com/home.

The safety, productivity, and enjoyment of our Members and their guests, many of whom spend most of their days here are predicated on ubiquitous indoor and outdoor wireless voice and data services. Frustratingly, we are dealing with a multitude of Verizon dead zones and HSD chokepoints which most recently prevented the sign-off of a security review prior to a dignitary's visit. The Club's Security Team feels handcuffed with inferior coverage leading to motion sensors, security cameras and other security devices operating ineffectively. A few months prior to this event, we experienced a fire on our property and the inability to reliably contact emergency services by dialing 911 from a mobile phone. This has left Members and neighbors feeling uncertain and questioning their safety. Lastly, as a non-profit organization, we are looking for ways to keep our operational costs in check and until now, have been unable to take advantage of a true business-class bundled service offering which we believe you offer today.

We need and are committed to make this change and we ask for your leadership in directing the necessary resources to resolve this issue. We would welcome hosting a Verizon cell site on our property or assisting you in finding a neighboring location that would afford us a reliable and bundled service offering. While other mobile operators have expressed interest in improving communication services to the Club and its surroundings (which also are experiencing substantial coverage and capacity deficiencies), many of our Members are Verizon customers who would prefer to remain on your network if you become NVCC's anchor mobile operator.

As a demonstration of the strong support for this initiative, attached is a petition, signed by more than 300 of our Members, guests and neighbors.

Thank you for your attention to this request. I look forward to hearing from you.

Sincerely

Jeanne M. Johnston General Manager

Napa Valley Country Club

S&Y

Petition to Major Wireless Carriers AT&T, Verizon, Sprint and T-Mobile

We the undersigned members, guests, staff, service vendors and friends of the Napa Valley Country Club urge you to improve wireless voice and data services provided to the Club and its surrounding community.

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We the undersigned members, guests, staff, service vendors and friends of the Napa Valley Country Club urge you to improve wireless voice and data services provided to the Club and its surrounding community.

	DATE	28, SEP. 2016	28 . Sep. 2016	9/28/21/	9-78-11	21-22-12	21-86-6	2.20.10	913814	9/28/16	9.82.6	9/28/1/	71-52-6	9-62-6	9-62-6	9.2516
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	PHONE #	918.850,369	266-3109	R 107 7381371	707-980-3289	Jo7-1337-6566	707-505-5019	305,19271,366	255-246	2249263	225.1813	738-018	815-5063	362-348-c86	707 738-8814	707738 67
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	NAME	TAMMY SMITH	UNKE SYVERSON	Deb Smoth	Joy Eldredge	KAREN STANDALEH	Cathy Romaio	May OHM	Latter D. Rive un.	Sycural Track	Mo Transleton	Mex Souman	Tim Diace	Beis Cor	riduals schoolin	ROBERT WORFE

To the wireless operator: The information used on this petition is for the sole purpose of validating the authenticity of those supporting the need for improved network coverage in and around the Napa Valley Country Club. Use of this information for any other purpose is prohibited.

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Petition to Major Wireless Carriers AT&T, Verizon, Sprint and T-Mobile

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NAME	ADDRESS	# HNOFF	SIGNATURE	DATE
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NAME	ADDRESS	PHONE #	SIGNATURE	DATE
C. MUSGRAVE	1640 MCKINCES RD	767 280 6250	C.M-creed	9.30.16
Greg Chare	10 opterest Ct	707-725-4234	750	9-20-16
Mash Andersens	1957 Maschello Rel	7072319275	Here's	plelle
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Grag Chodrick	730 Gleetail	2014519335	Short Clashik	14/5/10
LANCOR METIO	70 RM CN	70-1 253575F	2 Mill	10/5/11
Www.id Rogers	2212 Cuttings	2183-538-101	1. C. n.	10/13/16
Susan Chilton	1520 E Street	707-255-3284	S. Chilton	10/13/11
Could of Housey	5050 Jewads The	107-337-4207	67 (J. 197 11. Day C.	10/3/16
Whath & Soucia	4		Stal Follow	10/13/16
JOHIS DUEDAN	362 Jeffer Sons	254-1080	The Bra	10/13/6
Layer Chehnor	29.59 Wood Wood Dr. 25-85 KG	853-85KB	Minestra	10/13/16
"May Cepra"	1376 Salvadar Alle	108822-4455	They Core is	10/3/16
19 10 15 HWSTON	EMUSIOU 2460 WOODENEST DOS ?	207255-1236	Schriff & Charges	10/13/16
Vieki Keinell	1205 Sode Canyon Rd.	107 25g. 9976	Victi Rangell	10/13/16
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PHONE #	(831) 9170537	DET 1470	JE 321.226	935-639-2019	70-400 925	707362-904	7072545628	7072261835	27/337-794	107-853-5747	767 249 718	70722-8474	1101 85 GO	357570F	6707-38-0689
ADDRESS	379 Shoon Drewed	4102 SALMON CR LN	JESTEM	135 RUTGERS COURT	1081 Mec Ln	1031 Mes La	730Calico Trail	3553 Hagen Rd	3407 Chesturian Why	1882 Silveredo 7111	205 B-257 Place	A STATIS FOR SOLVE DO	2478 FLASSONE D.	WARDON 355 HABEN RD	nal Ceie
NAME PLEASE PRINT	Gearne Johnston	CAROL SVENDSEN 4102 SALMON	COBDATE SERVING SZERVIN	LINDA ORMOND	Willes Bakewell	Max Mendot	Cath Chodrack	Canola Kelly	Michael Wilson	Kristoke Chun	DAN YOUN,	TO ME ANDERSON	(TRISTIKA WINGAR	PACIL MAROON	Marula Lugaro 1576 Centerry

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1 hmalallua.	May day 5t	314-Vichy Ave	1775 EL CENTRO AVE. 2721 MARLINA DO.	2532 Handles Drun	1527 Chary yrander	
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DATE	10.53.16	11/13/16	1013/11		10/13/16	1	10-13-16	18-13-11	10/13/16	_			
SIGNATURE	Elevisor Parki	707-637-1987 Chane ?! (() # # WWW 11/13/16	Lake Sonnice	Car	0	Com Sohmer	Sherry Draging	Man M Tucker	Coursed Haston				
PHONE #		707-637-198	101.224.8029	3308530	2558857	224-44/B	255-0151	265-0977	238.0374				
ADDRESS	2601 Arown st	Frene McClonghan 1195 La Homa Dr.		391 Troon Ac	3 ave old Lota Lyg, Cl.	(550 Wild Gorder Miss Pa	1008 Tannovasall Dr.	356 Hagen Rd	3886 El Centro				
NAME	Elaine Parli	Irene McClongh	Minda Dansier	and Bey	Nowe o Jacks	(Sam) - Selling	Sherry Drygwold	Hay Tucker	JENNIGERHATTON				

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PHONE#	707 2555316	226-6800	7664808	(13/25 - 64W	(Ray) 917.9097	831.915-1014	(013-421-1810					
ADDRESS		1041 CAS AMICAS	70 Soyar Navar	U	1231 2nd Street. No. 00, Ca. (791) 917.9097	PO 6214 S.D.10A	4101 Sayans Are.	9				
NAME	CARUL KILBY	Amely JAcobs	Girth Barz.	JOSEPH JOHNSTO-J	1 Dominities	E. SCHELCHER	Enilly Factor	Ċ				