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## Application Materials



A Tradition of Stewardship  
A Commitment to Service

FILE # P18-00397

**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: AW Date Submitted: 10/24/2018  
TYPE OF APPLICATION: UP-TELECOM Date Published: \_\_\_\_\_  
REQUEST: NEW MONOPINE TELECOM FACILITY Date Complete: \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

(Please type or print legibly)

PROJECT NAME: CC608465- Capra Company LLC  
Assessor's Parcel #: 032-010-097 Existing Parcel Size: \_\_\_\_\_  
Site Address/Location: 2470 Sage Canyon Rd. St. Helena CA 94574  
No. Street City State Zip  
Property Owner's Name: Capra Company  
Mailing Address: 400 Aviation Blvd. #400 Santa Rosa CA 95403  
No. Street City State Zip  
Telephone #: (707) 495-6955 Fax #: ( ) - E-Mail: \_\_\_\_\_  
Applicant's Name: AT's T Mobility  
Mailing Address: 5001 Executive Pkwy San Ramon CA 94583  
No. Street City State Zip  
Telephone #: (925) 785-3727 Fax #: ( ) - E-Mail: Tom@TSSConsultingInc.com  
Status of Applicant's Interest in Property: \_\_\_\_\_  
Representative Name: Tom Johnson- TSS Consulting Inc.  
Mailing Address: 27130 Paseo Espada #A-1426 San Juan Capistrano CA 92675  
No. Street City State Zip  
Telephone #: (925) 785-3727 Fax #: ( ) - E-Mail: Tom@TSSConsultingInc.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.

See LUA

Signature of Property Owner Date

Print Name

Tom

Signature of Applicant Date

Tom Johnson  
Print Name

10-22-18

**TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**

Application Fee Deposit: \$ 8133 Receipt No.: 24533 Received by: Tom Date: 10/26/18

# BASIC INFORMATION SHEET

## - Telecommunications Facilities -

### I. GENERAL

- A. Type of service(s) provided: ☒ cellular telephone [ ] cellular radio [ ] pcs [ ] paging [ ] tv  
[ ] broadcast radio [ ] other (please specify) \_\_\_\_\_
- 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) \_\_\_\_\_
- D. Estimated completion year for each phase: phase 1: 2019 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) \_\_\_\_\_
- G. Construction hours: ☒ 7:30 am - 5:30 pm [ ] other (please specify) \_\_\_\_\_ am to \_\_\_\_\_ pm
- H. Additional licenses/approvals required: District: \_\_\_\_\_ Regional: \_\_\_\_\_ State: \_\_\_\_\_  
Federal \_\_\_\_\_
- 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)

### II. TYPICAL OPERATION

- |  | <u>Existing</u>   | <u>Proposed</u>        |
|--|-------------------|------------------------|
| A. Days of operation:  | _____             | <u>24/7</u>            |
| B. Expected hours of operation:  | _____             | <u>24/7</u>            |
| C. Anticipated average number of visits to site  |                   |                        |
| • during construction:   | _____ trips/day   | _____ trips/day        |
| • after fully operational:   | _____ trips/month | <u>1</u> trips/month   |
| D. Transmitting frequency(ies):  | _____             | <u>900, 1900, 2100</u> |
| E. Transmitting direction(s) (e.g., SW 120°, 360°, etc):   | _____             | <u>10, 130, 250</u>    |
| F. Effective radiated power:   | _____ watts       | <u>100</u> watts       |
| G. Backup generator testing  |                   |                        |
| • days: <input checked="" type="checkbox"/> Monday - Friday [ ] other (please specify) _____                   |                   |                        |
| • hours: <input checked="" type="checkbox"/> 8:30 am - 4:30 pm [ ] other (please specify) _____ am to _____ pm |                   |                        |

### III. BASIC INSTALLATION

- A. Number of antennas proposed: 9 (initial configuration) 9 (ultimate configuration)
- B. Type of antennas proposed (e.g., whip, panel, etc): Panel (initial configuration)  
Panel (ultimate configuration)



- C. Size of antennas proposed (dimensions): 6' (initial configuration)  
 \_\_\_\_\_ (ultimate configuration)
- D. Distance between back of wall-mounted antenna & surface of wall: 6" inches
- E. Type of dish construction: ☐ mesh ☐ solid
- F. Number, height & diameter of tower(s) or mast(s): \_\_\_\_\_ 127 feet
- G. Height of telecommunication facility: 127 ft (ultimate configuration) (measured from natural grade below center  
127 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: 9  
 • Weight of antennas & equipment it will support: TBD lbs
- I. Gross cross-sectional area (silhouette): \_\_\_\_\_ ft<sup>2</sup>
- J. Material: tower: \_\_\_\_\_ antenna: \_\_\_\_\_
- K. Color: tower: \_\_\_\_\_ antenna: \_\_\_\_\_
- L. Special painting/lighting required under FAA regulations: ☐ yes ☒ no
- M. Width of fire protection zone installed: Graveled area: \_\_\_\_\_ ft Fuel modification zone: \_\_\_\_\_ 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

#### IV. BUILDING(S)/ENCLOSURE(S)

- A. Size: 8x8 ft<sup>2</sup> ☒ new construction ☐ existing facility
- B. Height at highest point: 8' feet
- C. Type of construction (e.g., wood-frame): Shelter
- D. Exterior materials: walls: \_\_\_\_\_ roof: \_\_\_\_\_
- E. Exterior color: walls: \_\_\_\_\_ roof: \_\_\_\_\_
- F. Type of emergency rapid entry system to be installed: none
- G. Fire rating of interior surfaces: \_\_\_\_\_
- H. Type of interior fire extinguishing system to be installed: TBD
- I. Method used to protect openings against penetration by fire or wind-blow embers: Sealed enclosure
- J. Width of fire protection zone installed: graveled area: \_\_\_\_\_ ft fuel modification zone: \_\_\_\_\_ ft

#### V. ACCESS ROAD

- A. Relocation/extension required: ☐ yes ☒ no
- B. Length of new road required: \_\_\_\_\_ feet
- C. Width including shoulders: existing: \_\_\_\_\_ feet proposed: \_\_\_\_\_ feet
- D. Road surface: existing: \_\_\_\_\_ proposed: \_\_\_\_\_
- E. Number of turnouts: existing: \_\_\_\_\_ proposed: \_\_\_\_\_
- F. Width of pavement at turnouts: existing: \_\_\_\_\_ feet proposed: \_\_\_\_\_ feet
- G. Distance between turnouts: existing: \_\_\_\_\_ feet proposed: \_\_\_\_\_ feet

TBD

## VI. OTHER 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: TBD hours
- C. Type of exterior night lighting proposed  
• Tower: none  
• Buildings: none  
• Other (please specify): \_\_\_\_\_
- D. Nature of light shields to be installed: ☐ none ☐ other (please specify): none
- E. Type of signage proposed: ☐ none ☐ address ☒ facility identification  
☐ other (please specify) \_\_\_\_\_
- F. Size of parking area planned:  
• existing: \_\_\_\_\_ ft<sup>2</sup> • proposed: 10x15 ft<sup>2</sup>
- G. Utility line extensions required:  
• Power lines: \_\_\_\_\_ feet • telecom lines: \_\_\_\_\_ feet TBD  
• Other (specify): \_\_\_\_\_ feet

## VII. WATER SUPPLY (IF ANY)

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

## VIII. WASTE DISPOSAL

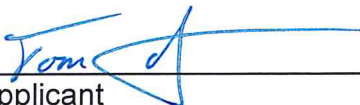
- N/A
- A. Sewage  
• Disposal method (e.g., septic system, ponds, community system, district, etc): \_\_\_\_\_  
• Name of disposal agent (if district, city, community system, etc used): \_\_\_\_\_
- B. Operational solid waste  
• Disposal location (e.g., on-site, landfill, garbage co, etc): \_\_\_\_\_
- C. Grading spoils/construction debris  
• Disposal location (e.g., on-site, landfill, construction, etc): \_\_\_\_\_
- D. Hazardous/toxic materials  
• Disposal method (on-site, landfill, garbage co, waste hauler, etc.): \_\_\_\_\_  
• Name of disposal agent (if landfill, garbage co, private hauler, etc): \_\_\_\_\_

## 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.

  
\_\_\_\_\_  
Applicant

See LOA  
\_\_\_\_\_  
Property Owner (if other than Applicant)

10-22-18  
\_\_\_\_\_  
Date

CCLO2465  
\_\_\_\_\_  
Project Identification



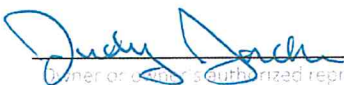

## Letter of Authorization

I do hereby authorize AT&T Mobility and its authorized agent, TSJ Consulting Inc., to secure any permits or entitlements with the jurisdiction associated with the installation of a wireless communications facility on the property described below. By signing this authorization, this does not constitute an agreement between both parties that this request can be constructed or any approval by Landlord for Tenant to proceed with this work. This authorization is merely an approval to proceed with obtaining the necessary entitlements for the proposed work:

Project Name: CCL02465- Capra Company

Address: Sage Canyon Road  
St. Helena, CA. 94574

APN: 032-010-097

Signature:    
Owner or owner's authorized representative

Name & Title: Judy Jordan Kathryn Lindstrom  
Please print  
manager, Capra Company VP, Mills LLC

# Wireless Telecommunication Facility

## SITE:

**AT&T Site CCL02465  
Capra Company LLC**



## Address:

**2470 Sage Canyon Road  
St. Helena, CA. 94574**

## REPRESENTATIVE:

*Tom Johnson  
TSJ Consulting Inc.  
27130 Paseo Espada #A-1426  
San Juan Capistrano, CA. 92675  
Phone: 925-785-3727  
tom@tsjconsultinginc.com*



## **Introduction:**

New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility ("AT&T") is a registered public utility, licensed and regulated by the California Public Utilities Commission and the Federal Communications Commission ("FCC"). As a public utility, AT&T Mobility is mandated by the FCC to provide wireless communication services throughout California. AT&T is dedicated to providing customers with wireless technology designed to enrich their lives as their mobility is increasing. AT&T's vision is to simplify the wireless experience for its consumer and business customers by offering easy-to-understand, affordable rate plans and excellent customer service. AT&T is bringing next-generation wireless data products - from corporate e-mail to downloadable ringtones - to customers nationwide through its advanced networks. The network performance goals include providing the best quality, lowest level of blocking, easy access to the network and continuous drop-free connections.

AT&T's wireless network is based on GSM and UMTS technology. These technologies are wireless communication standards that require reusing specific frequencies across defined frequency bands. Due to the need for frequency reuse, GSM and UMTS require numerous sites to provide customers with suitable signal strength to deliver services. These sites are typically built on existing buildings, lattice towers and freestanding poles in order to provide a network of sites that provide seamless coverage over an area.

In addition to these 3G wireless service gap issues; AT&T is in the process of deploying its 4G LTE service in the County of Napa with the goal of providing the most advanced personal wireless experience available to residents of the Cities. AT&T holds a license with the FCC and has a responsibility to utilize this spectrum to provide personal wireless services in the City. 4G LTE is capable of delivering speeds up to 10 times faster than industry-average 3G speeds. LTE technology also offers lower latency, or the processing time it takes to move data through a network, such as how long it takes to start downloading a webpage or file once you've sent the request. Lower latency helps to improve the quality of personal wireless services. What's more, LTE uses spectrum more efficiently than other technologies, creating more space to carry data traffic and services and to deliver a better overall network experience. This is particularly important in the County of Napa because of the likely high penetration of the new 4G LTE iPad and other LTE devices.

Efforts are currently underway in the County to establish the required infrastructure. AT&T is currently seeking the review and approval of a Conditional Use Permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility in this Rural Residential/Winery zoned property ("Proposed Facility").

**Background:**

AT&T serves millions of voice and data customers across the United States. Wireless communications continue to change the future of telecommunications with easy-to-use, lightweight and highly mobile communications devices including: smartphones, tablets, e-readers and notebook computers. Wireless communications provide voice, e-mail, texting and high-speed Internet access capabilities for customer's communications needs virtually anywhere and at any time.

The wireless network being developed by AT&T uses state of the art digital technology. The benefits include call privacy and security, improved voice quality, high-speed data, texting, video conferencing, visual voicemail, and an expanded menu of affordable products and services for personal and professional communications needs.

The Proposed Facility will enhance the area's public safety infrastructure by providing wireless communication services to the surrounding neighborhood and local community. The general public, police, fire fighters, and other emergency personnel rely heavily on wireless communications for fast and dependable communications at all times, but especially during natural disasters or other emergencies, such as earthquakes and fires.

Like other carriers in the industry, AT&T is working diligently to respond to the customer demand for mobile services, by expanding services to its customers from where they have historically used mobile phones, while traveling in the vehicle at their offices to where they are demanding more and more service in the residential communities, in-building coverage in their homes.

AT&T is requesting the review and the approval of a permit to allow the construction, operation, and maintenance of an unmanned wireless telecommunications facility ("WTF"). The project is proposed to close a significant service coverage gap and enhance personal wireless services in the area surrounding the site. AT&T's service coverage area in the city must be improved to handle the growing number of voice calls and wireless data usage. To remain competitive, AT&T must improve services in the areas where consumers are increasingly using their phones and data services.

**The project consists of:**

Installation of up to twelve (9) panel antennas which will be located on a new 127' tall monopine. Also proposed are (15) remote radio units (RRUs), and (3) surge suppressors. As part of this installation there will be a new equipment shelter placed within a new fenced compound adjacent to this tower. The subject site is also located in the area where there are several large mature pine trees that will help with natural screening of this facility. Due to the site surroundings there was no additional landscape design included since the natural landscape offers an adequate visual buffer.

Once constructed and operational, the Proposed Facility will provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, an AT&T technician will service the facility on a periodic basis. It is reasonable to expect that



routine maintenance/inspection of the facility will occur about once a month during normal working hours. Beyond this intermittent service, AT&T requires 24-hour access to the Proposed Facility to ensure that technical support is immediately available if and when warranted.

### **Overview of Site Design/Location Criteria**

The network of AT&T cell sites throughout the region is “location dependent,” meaning that there is a necessary and logical interrelationship between each proposed site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit AT&T from providing uninterrupted or reliable service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a “domino” effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed location, AT&T network deployment personnel have selected the Proposed Facility because it meets the technical objectives of RF engineering and provides the best site option with regard to other key criteria including, but not limited to, accessibility, utility connections, zoning compatibility, minimal or no visual impact, liability and risk assessment, site acquisition, maintenance and construction costs.

### **Description of Coverage Area**

AT&T’s objective in locating a WCF at this site is to provide improved in-building and in-transit wireless coverage. The Proposed Facility is needed to close a significant service coverage gap in personal wireless service and provide improved coverage along Sage Canyon Road where currently no coverage exists. The Proposed Facility will improve coverage to the surrounding residential areas, including the agricultural areas that are present within this zone.

### **Site Development Standards and General Plan**

The location, size, design, and operating characteristics of the Proposed Facility will not create unusual noise, traffic or other conditions or situations that may be objectionable, detrimental or incompatible with the surrounding land uses. The proposed use is consistent with this finding in that:

The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free.

The equipment does not emit fumes, smoke, or odors that could be considered objectionable.

The Proposed Facility will be unmanned and only requires periodic maintenance, which equates to approximately one trip per month. The Proposed Facility will not result in conditions or circumstances contrary to the public health, safety and the general welfare. The proposed use is consistent with this finding in that:



Unlike other land uses, which can be spatially determined through the General Plan or other land use plans, the location of WTFs are based on technical requirements such as network design criteria, service area, elevations, topography, heights of nearby structures, alignment with neighboring sites and customer demand.

The Proposed Facility will be unmanned, have no impact on circulation systems, and generate no noise, odor, smoke, or any other adverse impacts to adjacent land uses. The proposed facility will allow commuters and residents within the coverage area wireless access to the rapidly expanding communications infrastructure by providing voice and data transmission services not currently available. The installation of antenna sectors and transmission equipment will not result in any material changes to the character of the local community. This Proposed Facility will operate in full compliance with applicable state and federal laws, including the Telecommunications Act of 1996.

### **Regulating Agencies**

AT&T is regulated by the FCC and is authorized to operate in the frequencies established for PCS operators. AT&T's WTFs operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proved safe by the American National standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE). As explained in the RF engineering analysis provided by Hammett & Edison, Inc., Consulting Engineers, submitted with this Application, the Proposed Facility will operate well within all applicable FCC public exposure limits.

Please feel free to contact me if you have any questions.

Regards,

Tom Johnson  
TSJ Consulting Inc.  
925-785-3727  
tom@tsjconsultinginc.com