



FILE # P13-00326

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

**APPLICATION FOR TELECOM SITE PLAN APPROVAL**

A Tradition of Stewardship  
A Commitment to Service

FOR OFFICE USE ONLY	
ZONING DISTRICT: <u>PD</u>	Date Submitted: <u>9.27.13</u>
TYPE OF APPLICATION: <u>Tele Com</u>	Date Published: _____
REQUEST: _____	Date Complete: _____
_____	_____
_____	_____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: AT&T CCU0803 - Pacific Union College stealth roof wireless antenna build

Assessor's Parcel #: 024-410-014 Existing Parcel Size: 75.13 acres

Site Address/Location: Graf Hall, 149 La Jota Drive, Angwin, CA 94508  
No. Street City State Zip

Property Owner's Name: Pacific Union College

Mailing Address: 1 Angwin Ave Angwin, CA 94508  
No. Street City State Zip

Telephone #: (707) 965-6699 Fax #: (707) 965-6400 E-Mail: d.lawrence@puc.edu

Applicant's Name: Eric James, Modus Inc on behalf of AT&T Mobility

Mailing Address: 149 Natoma Street 3rd Floor San Francisco CA 94105  
No. Street City State Zip

Telephone #: (415) 350 - 5418 Fax #: (415) 944 - 3805 E-Mail: ejames@modus-corp.com

Status of Applicant's Interest in Property: To construct a wireless telecommunications facility

Representative Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone # ( ) \_\_\_\_\_ Fax #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

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.

<u>[Signature]</u> Signature of Property Owner <u>Dave C. Lawrence, CFO</u> Print Name <u>Pacific Union College</u> Date: <u>9-25-13</u>	<u>[Signature]</u> Signature of Applicant <u>ERIC JAMES</u> Print Name <u>Planner</u> <u>MODUS</u> Date: <u>9/27/13</u>
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TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

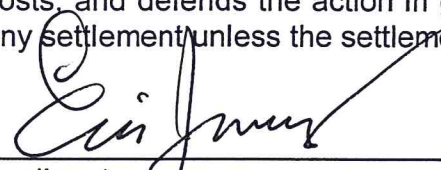
Application Fee Deposit: \$ 3726.77 Receipt No.: 98417 Received by: [Signature] Date: 9/27/13

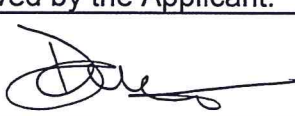
## INDEMNIFICATION AGREEMENT

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  
9/27/13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner (if other than Applicant)  
AT&T CU 0803  
\_\_\_\_\_  
Project Identification





County of Napa  
Planning Division  
1195 Third Street 2<sup>nd</sup> Floor  
Napa, CA 94559  
(707) 253-4417 [planning@countyofnapa.org](mailto:planning@countyofnapa.org)

Modus Inc.  
149 Natoma Street 3<sup>rd</sup> Floor  
San Francisco, CA 94105  
Fax: 415-944-3805  
Site Acquisition Specialist for  
**AT&T Mobility**



September 27, 2013

## **Project Description**

Proposed New AT&T Wireless Telecommunications Facility at  
149 La Jota Drive, Angwin, CA 94508  
New APN 024-410-014 – Old APN 024-410-011

AT&T Mobility is proposing a new wireless telecommunications facility to provide better service and data capacity to residents on the Pacific Union College campus ("City of Angwin"). Antennas are to be stealth inside a new roof screenwall at 149 La Jota Drive, Graf Hall.

The proposed project involves the installation of new antennas and equipment as follows:

### **Support Structure / Antenna Location**

- The installation of a continuous 10' tall screenwall made of fiberglass-reinforced plastic (FRP), and color matched to building. Screenwall to occupy the roof above the penthouse upon Graf Hall.
  - Building height: 49'-6" / With top of proposed screenwall: 59'-6"
  - The installation of (12) panel antennas mounted behind screenwall in three sectors and hence three faces of the wall
  - The installation of (24) RRUS-11 (radio remote unit) units, (8) per sector
  - The installation of (3) surge suppression units, (1) per sector.
- Standard telco & power cabling conduits as indicated on drawings.

### **Base Equipment:**

- Within 5<sup>th</sup> story penthouse, an existing room (20'x28') to be converted to AT&T equipment room, with wall-mounted equipment and utility cabinets. The proposed installation of:
  - (2) indoor AC units
  - Four equipment cabinets ("racks")
  - Swap of sprinkler system with Halon system
  - Telco backboard
  - Electrical panel
- Further telco & power routing through building and to exterior at-grade underground trenching to nearby related sources.
- The installation of (1) Kohler 50kw emergency standby generator with 115 gallon diesel tank, to be located at rear of building in an existing fenced area.

### **Site Location / Access:**

- Graf Hall is a dormitory on the upper hill "rear" of the Pacific Union College campus and was selected for its superior topography to provide coverage of the entire campus.
- Access is made through the front entrance of the building or through side fire stairwells.
- Preliminary zoning research indicates PUC is part of a Planned Development. College representatives have vetted and confirmed the proposed location.

This represents a preliminary overall project description and is subject to change by purview of jurisdictions, property owner, and applicant.

Prepared by Eric James, Land Use Planner for Modus Inc on behalf of AT&T Mobility.





Antenna Location



Equipment Area Room to be cleared out and appropriated



CCU0803 – Site Photos



View southeast



View north





View northwest toward Angwin



View south



CCU0803 – Site Photos



View west



View east





View west at building and parapet



View north at penthouse, antennas go above, equipment inside





Rear of Graf Hall, from La Jota Drive



View of Graf Hall front from the circle





View from SW, campus toward Graf Hall, penthouse is only somewhat visible



View from SE, from campus toward Graf Hall indicating no visibility due to trees



## Before and After Coverage

Issued by the AT&T Radio Frequency engineer on this site, the attached Zoning *Propagation Maps* reveals service in the Pacific Union College and Angwin area is either in outdoor service levels or not existent.

With the proposed site (CCU0803) installed at a RAD center of about 50 feet (technically 70 feet due to the switch to Graf Hall) at the selected candidate site (Graf Hall), the AT&T RF engineer is able to achieve in-building to in-transit service to nearly all of the identified gap area. The site will create a new coverage node in an area that otherwise had no coverage.

The primary coverage will span an area about 1.5 square miles and provide ambient outdoor service to adjacent areas.

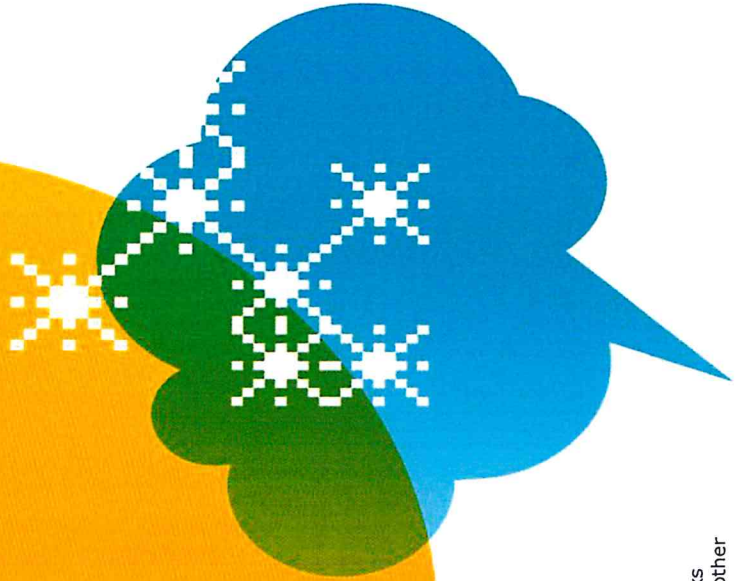
The additional *Existing Surrounding On-Air Sites* reveals one AT&T facility CNU0956 within a radius of the site, located 2.425 miles away downhill southwest. The lack of sites in this area produced the significant gap of coverage.





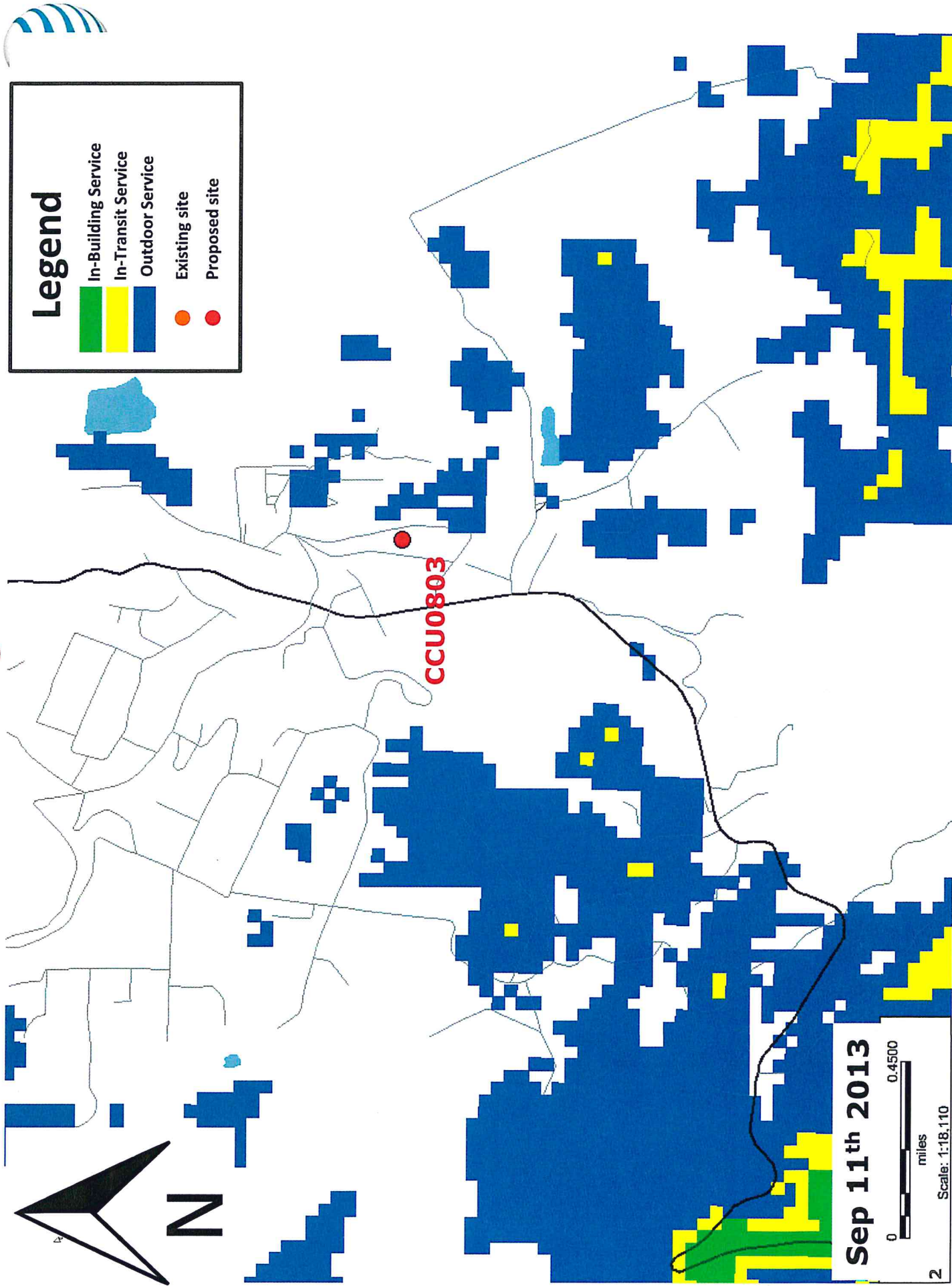
# CCU0803 Zoning Propagation Maps

September 11<sup>th</sup> 2013





# Existing On-Air UMTS 850 Coverage



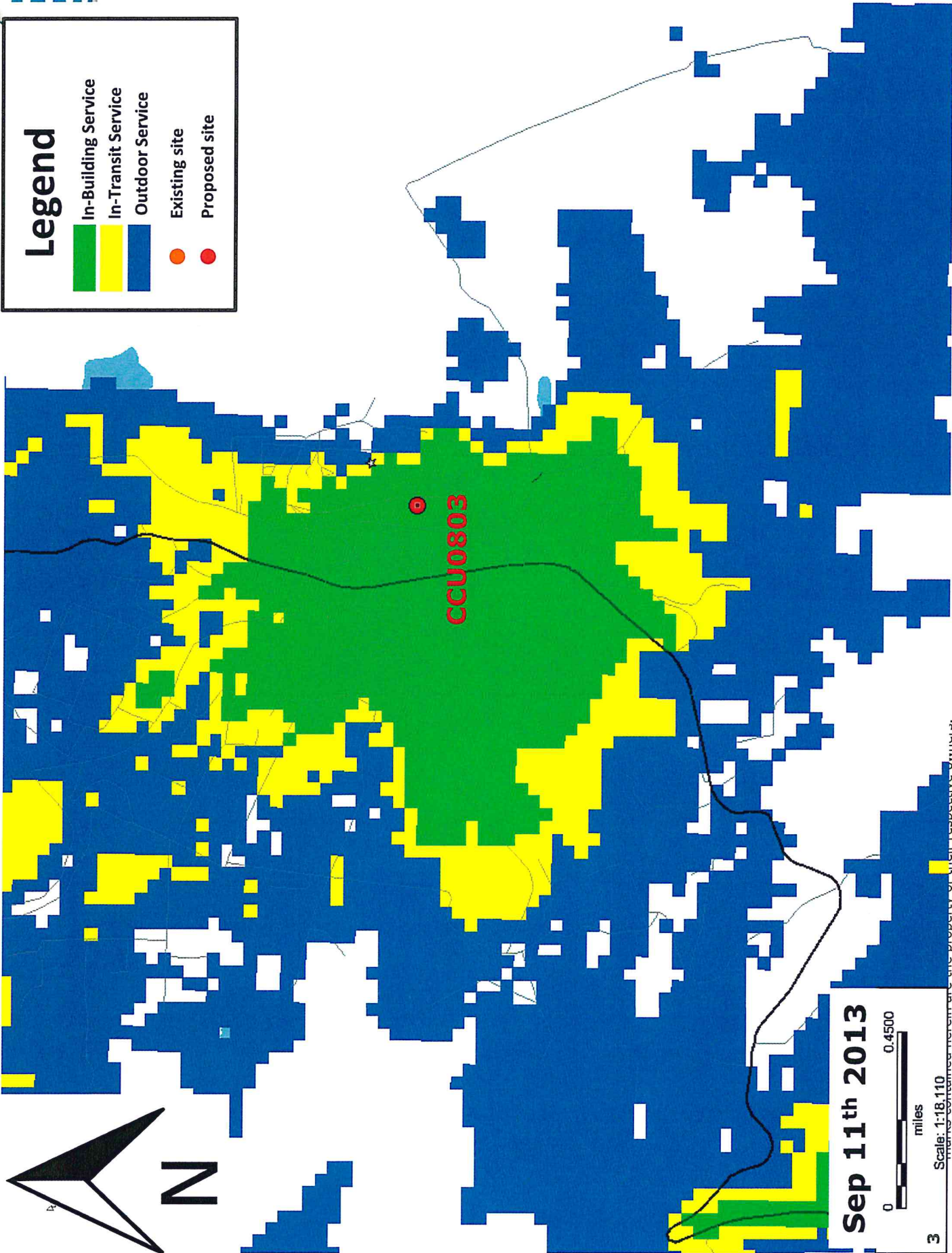


# Proposed UMTS 850 Coverage – CCU0803 @ (RC = 70 feet)



**Legend**

- In-Building Service
- In-Transit Service
- Outdoor Service
- Existing site
- Proposed site



Sep 11<sup>th</sup> 2013



Scale: 1:18,110

Information contained herein is the property of its respective owner(s).

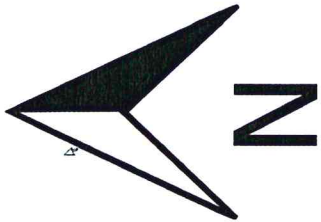
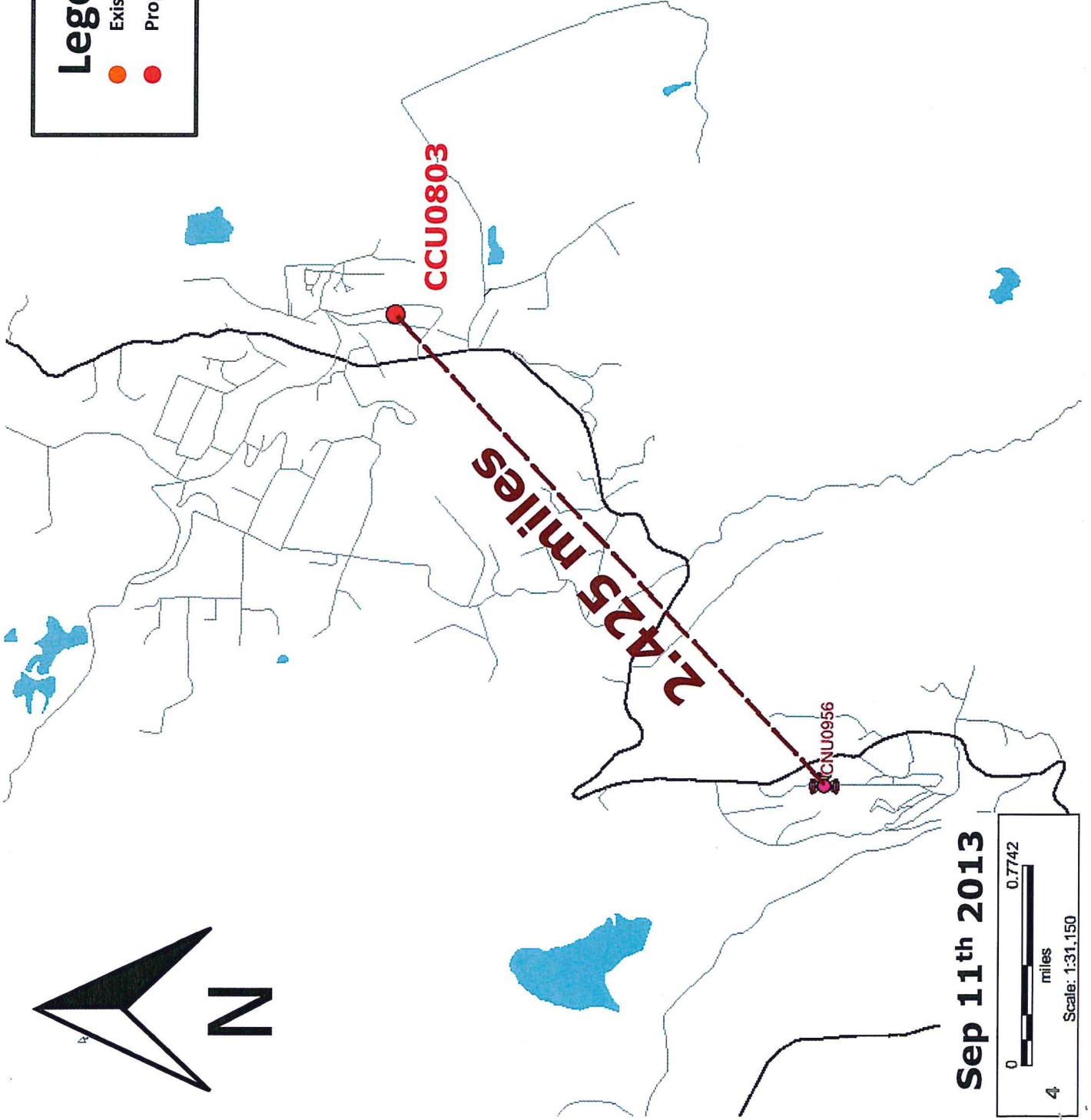


# Existing Surrounding On-Air Sites



**Legend**

- Existing site
- Proposed site



Sep 11th 2013

