

412-00419



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

APPLICATION FOR TELECOM SITE PLAN APPROVAL

A Tradition of Stewardship
A Commitment to Service

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: 12-5-12

TYPE OF APPLICATION: Site Use Permit Date Published: _____

REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: AT&T NSB Project CC0394 "Soscol Ave and Pueblo Ave"

Assessor's Parcel #: 038-190-008 Existing Parcel Size: 6 acres or 261360 sq. ft.

Site Address/Location: 2046 Big Ranch Road, Napa, CA 94558
No. Street City State Zip

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

Mailing Address: 2046 Big Ranch Road, Napa, CA 94558
No. Street City State Zip

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

Applicant's Name: AT&T

Mailing Address: 4430 Rosewood Avenue, Building 3, Pleasanton, CA 94533
No. Street City State Zip

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

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

Representative Name: Christy Beltran Roberts, The CBR Group

Mailing Address: 5528 Pacheco Blvd., Suite 200, Pacheco, CA 94553
No. Street City State Zip

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

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

Signature of Property Owner Date

Christy Beltran Roberts
Signature of Applicant Date

Refer to attached Letter of Authorization
Print Name

Christy Beltran Roberts
Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: [Signature] Date: 12/5/12

IX. SETBACKS

- A. Radial distance of tower/antenna from nearest
- Property line: 20 feet
 - Other telecommunication tower: +/- 1/2 mile feet
 - Other type of telecommunication facility: _____ feet
 - Readily visible uncamouflaged/unscrewed telecommunication facility: N/A feet
 - Dwelling: No feet
 - Occupied by property owner or his family: yes no
 - Non-residential structure regularly occupied by people: +/- 500 feet
 - Outdoor area regularly occupied by people: +/- 500 feet
 - Trail, park or other outdoor recreation area: +/- 500' feet
- B. Distance of guy wire anchors from nearest property line: N/A feet

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

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

OTHER ANCILLARY FACILITIES

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

WATER SUPPLY (IF ANY)

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

WASTE DISPOSAL

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

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

IV. BUILDING(S)/ENCLOSURE(S)

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

V. ACCESS ROAD

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

- TELECOMMUNICATIONS FACILITIES -

I. GENERAL

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

II. TYPICAL OPERATION

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

III. BASIC INSTALLATION

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

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 DEVELOPMENT & PLANNING DEPT.

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

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FEB 04 2013

Napa County Planning, Building
& Environmental Services

Proposed Use

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

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

Facility Description

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

Location Standards

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

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

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

Road and Access Way Standards

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

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

Noise and Traffic Standards

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

Approval Request

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

INDEMNIFICATION AGREEMENT

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

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

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

Christy Beltran Roberts

Applicant

Date

12/5/12

agent for owner/applicant

Property Owner (if other than Applicant)

APN: 038-190-008

Project Identification

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

August 15, 2013

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

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

Dear Mr. Haag,

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

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

Sincerely,



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

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



AT&T
4420 Rosewood Drive
Pleasanton, CA 94588

www.att.com

Letter of Authorization

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

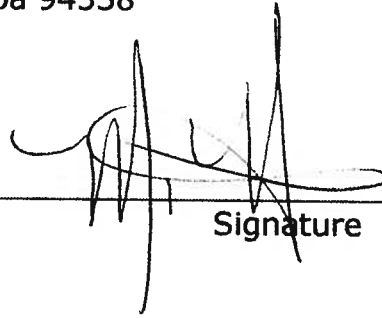
AT&T Project Number: CC0394

AT&T Project Name: Soscal Avenue and Pueblo Street

Address: 2046 Big Ranch Road, Napa 94558

APN:038-190-008

Owner/Owner's Representative: _____



Signature

Print Name & Title Mark Habberger / Property Owner

Date: 11/26/12

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The CBR Group Inc.

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DEVELOPMENT & PLANNING DEPT.

December 4, 2012

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

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

Dear Sherriff Robertston:

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

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

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

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

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

Sincerely,



Christy Roberts
The CBR Group

Authorized Agent Representing AT&T

PHONE

415-806-2323

WEB

www.TheCBRGroup.com

The CBR Group Inc.

December 4, 2012

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

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

Dear Captain Stuart:

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

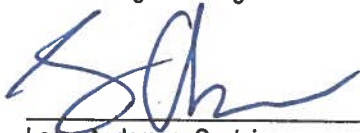
The proposed AT&T installation is an 85' faux redwood tree with twelve antennas and equipment shelter. The proposed project would not be easily accessible as it will be situated in the rear of the above referenced vineyard property. A 6' high locked wooden fence would surround the facility, secured locked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

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

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

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

Acknowledged and Agreed:



Leroy Anderson, Captain
Napa County Sheriff's Office

8/14/13

Date

Sincerely,

Christy Roberts
The CBR Group
Authorized Agent Representing AT&T

EMAIL

Christy@TheCBRGroup.com

PHONE

415-806-2323

WEB

www.TheCBRGroup.com



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

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

Dear Mr. Haag,

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

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

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

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

Sincerely,

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

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LARSON

CAMOUFLAGE

INNOVATORS OF CONCEALMENT SOLUTIONS

3 BPF MONOPINES



• 3 Branches per Foot
with Antenna Socks



• 3 Branches per Foot
with Antenna Socks



• 3 Branches per Foot with
Antenna Branches



