



# CU0394 Zoning Maps

December 6th 2012



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



## Cell Site Symbol(s)

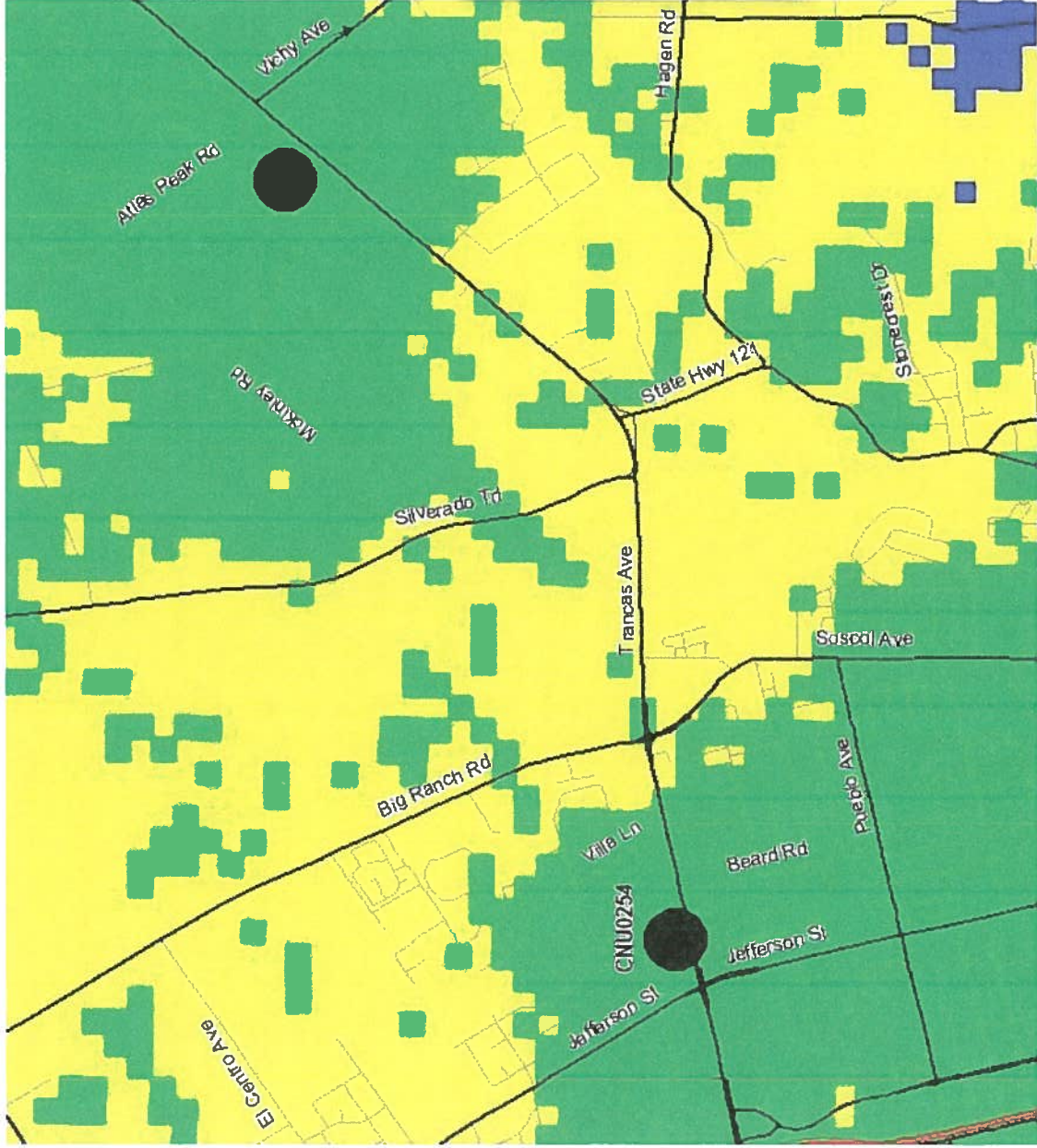
● Existing Sites

★ Proposed Site

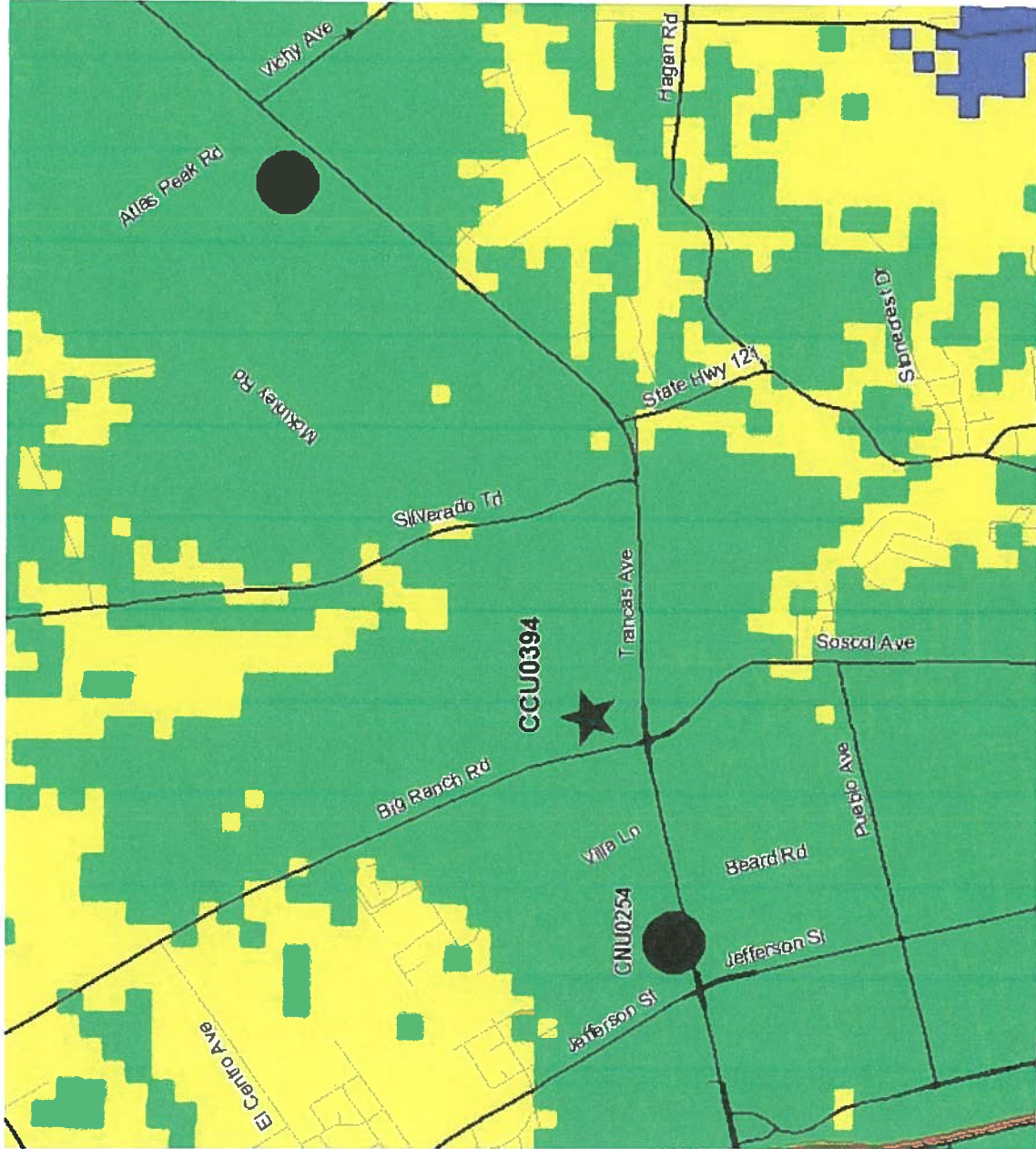




# 50MHz Coverage: of Existing Sites



# 50MHz Coverage: of Existing Sites with Proposed Site CCU0394



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

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

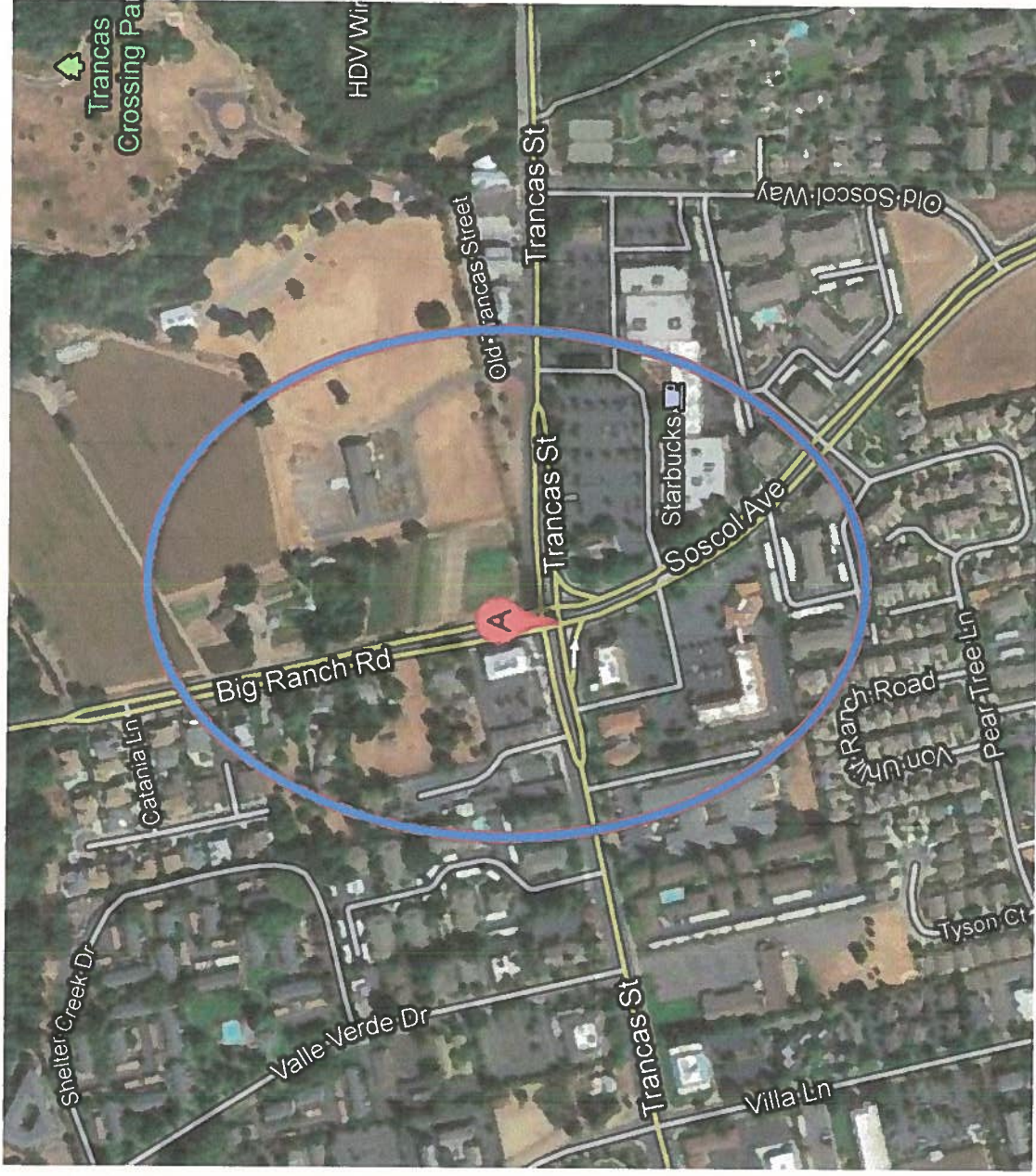
The map labeled **Future Coverage** depicts the proposed level of service for the facility.

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



## Site Selection

AT&T Site CCU0394 –  
2046 Big Ranch Road



## Network Deficient Area (Red Ring)

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

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

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

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

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

Below is Proposed Site Location in RED and Existing Site in Yellow






# AT&T at Big Ranch Farms

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

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



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

**Thank you**

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# Alternative Site Analysis

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

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



# Map of all Alterative Sites Investigated



## 1. Queen of the Valley Hospital



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

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

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



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

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

### **3. Bank America Office Park**



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

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

#### **4. Robo Bank Office Building**



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

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



## **5. ELKS LODGE**



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

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

## **Barrel Stop Winery**



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

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