



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

MEMORANDUM

To: Terri Abraham, Planning Division	From: Peter Corelis, Engineering and Conservation Division
Date: October 28 th , 2013	Re: P12-00419 Big Ranch Farms Telecom Site APN: 038-190-008

The Engineering Division received a submittal of a proposal for a modification to a use permit generally requesting the following:

To allow new construction of an 85-foot monopine telecom tower, approximately 880 feet of underground fiber optic conduit and cable, 90 feet of which will be jack and bored under the existing county road, 680 feet of underground electrical conduit and cable, and a fenced and gated equipment shelter at the base of the telecom tower. The proposed project is located at 2046 Big Ranch Road in the County of Napa.

After careful review of the Big Ranch Farms Telecom Use Permit application package the Engineering Division provides the following facts, findings, and recommended conditions for approval:

EXISTING SITE CONDITIONS/FINDINGS:

1. Existing access taken from Big Ranch Road follows a vineyard access avenue to the site.
2. Site gradients are generally in the range of 0- to 5%.
3. The nearest watercourse, the Napa River, is approximately 400 feet from the site.

RECOMMENDED APPROVAL CONDITIONS:

ROAD IMPROVEMENTS:

4. Access to the site shall meet the Napa County Road and Street Standards for a Special Purpose Way to allow emergency personnel access. As such, the road must have an all-weather surface and be a minimum of 10 feet wide with 4 feet of shoulders, provide sufficient ingress and egress through use of a partial loop-road configuration, or, provide a standard turnaround at the site.

SITE IMPROVEMENTS:

5. Any earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Storm Water Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
6. Proposed drainage for the development shall be shown on improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. The plan shall also indicate the path of changes in runoff.
7. Drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards".
8. If the construction activity results in a disturbance greater than one acre of total land area, the permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity.

OTHER RECOMMENDATIONS:

9. Prior to conducting any work within the Napa County right-of-way the property owner must obtain an encroachment permit from the Roads Division of the Napa County Public Works Department.
10. Site improvements shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office. Improvement plans shall be submitted with the building permit. A plan check fee will apply.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Peter Corelis at (707) 259-87571.



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MEMORANDUM

To: Terri Abraham, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist <i>KW</i>
Date: March 13, 2013	Re: Use Permit Application for AT&T Telecom Site, 2046 Big Ranch Road AP # 038-190-008 File # P12-00419

The application requesting approval to install a redwood tree tower and placement of an equipment building on this parcel has been reviewed. This Division has no objection to approval of the application with the following condition of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

Cc: Doug Calhoun, PBES, Division of Environmental Health



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Napa County Fire Department
Fire Marshal's Office
1199 Big Tree Road
St. Helena, CA 94574

Office: (707) 967-1419
Fax: (707) 967-1474

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Linda St Claire
Conservation, Development and Planning Department

FROM: Brian Hampton
Fire Department

DATE: February 6, 2013

P12-00419 APN# 038-190-008

Subject: AT & T Telecom Site

SITE ADDRESS: 2046 Big Ranch Road

The Napa County Fire Marshal's Office has reviewed the Use Permit application to install an 85 foot redwood tree tower and placement of an equipment building at the rear of the property along with a six foot fence surrounding the area. We would like to recommend the following comments be incorporated as project conditions if the Planning Commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. Install laminated 11" x 17" site plans and building drawings in the existing KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET.
5. Beneficial occupancy will not be granted until all fire department issues have been inspected, tested and finalized.

6. Provide 100 feet of defensible space around all structures.
7. Provide 10 feet of defensible space for 10 feet on both sides of driveway entrances.
8. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
9. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and/or as described above.
10. A complete set of building drawings and civil drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance.
11. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.
12. Provide a KNOX cabinet at the driveway entrance with an all weather housing on the right hands side of the driveway. Contact the Napa County Fire Marshal's Office for a KNO X application and a list of the items to be placed inside of the cabinet.
13. Provide a currently serviced and tagged 2A10BC fire extinguisher mounted 3 1/2 feet to 5 feet to the top of the extinguisher.



CITY of NAPA

www.cityofnapa.org

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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Wednesday, 20 February 2013

Terri Abraham
Planning, Building, & Environmental Services
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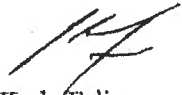
Re: Application for Telecom Site Plan Approval (P12-00419)
2046 Big Ranch Road (APN 038.190.008)

The Planning Division has reviewed the application for a Telecom Site Plan (P12-00419) located at 2046 Big Ranch Road (APN 038.190.008). The applicant requests approval of a wireless telecommunications facility that includes 12 panel antennas within an 85-foot faux redwood tree and a 230 square foot equipment building. The City offers the following comments:

1. The faux redwood tree exceeds the maximum structure height of 40-feet for the Zoning district located to the south of the subject property. A height reduction should be considered that allows for the facility to better blend in with its surroundings.
2. The plans indicate that a new fiber optic conduit will be required underneath Big Ranch Road. As the road is within the City of Napa, please consult with the Public Works Department regarding the required permits for construction.
3. The subject property is located outside the City's Rural Urban Limit, however the facility will be located approximately 650-feet east of Big Ranch Road, 580-feet north of Trancas Street, and 330-feet southeast of the Trancas Crossing Park, a City-owned park within City limits. Due to the facility's proximity to these areas and the lack of existing trees adjacent to the facility, the faux tree will be highly visible from properties within the City of Napa. The City recommends that conditions be placed ensure that the facility blends in with its surroundings which may include:
 - a. A faux redwood tree with a randomized branching a pattern that includes branches of varied angles and lengths to resemble the appearance of a natural tree;
 - b. A branching and foliage pattern sufficiently dense to screen the panel antennas, surge protectors, and remote radio units;
 - c. Additional plantings of live trees around the facility to provide "context" for the faux tree;
 - d. Maintenance of the paint on facility to provide for a realistic appearance;
 - e. Design the facility to allow for the colocation of other telecommunication facilities at this site to reduce the need for additional faux trees and equipment enclosures; and
 - f. Downward-oriented and shielded exterior lighting to prevent glare onto adjacent properties.

If you have any questions, please feel free to contact me at 707.257.9354 or at kfelix@cityofnapa.org.

Sincerely,



Karlo Felix
Assistant Planner

Enclosures: *none*

Copy: Address File
 Chronological File

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