



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Pete Parkinson
Interim Director

December 3, 2013

Ms. Christy Beltran Roberts, The CBR Group
for AT&T
5528 Pacheco Blvd, Suite 200
Pacheco, CA 94553

**Re: Big Ranch Road AT&T Wireless Site - Use Permit Application No. P12-00419-UP
2046 Big Ranch Road, Napa CA 94558 (APN 038-190-008)**

Dear Ms. Roberts,

Please be advised that **Use Permit P12-00419 - MOD** was approved by the Napa County Planning Commission (hereafter "Commission") on November 20, 2013, subject to the attached final conditions of approval, Napa County Department comments, and all applicable Napa County regulations. In approving the above application, the Commission also adopted a Categorical Exemption to address the California Environmental Quality Act.

The use permit is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified. To date, there has been no appeal filed with the Napa County Board of Supervisors consistent with Chapter 2.88 of the Napa County Code, including payment of applicable fees.

You are hereby further notified that the ninety day period, established by California Government Code §66020(d)(1), in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has commenced. Please note that additional fees will be assessed if a landscaped plan, erosion control plan, or a mitigation monitoring program is required by this approval.

EXPIRATION DATE: November 20, 2015

Pursuant to Napa County Code §18.124.080, the approved use permit must be activated within two years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

Ms. Christy Beltran Roberts
P12-00419-UP
December 3, 2013
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It should be further noted that a final statement providing an accounting of all activities associated with project charges (e.g., the legal notice, County Counsel work, final closing of the project file) will be forward to you within a month. We would appreciate receipt of funds at your earliest convenience. Please note, that ultimately, prior to any building permit issuance associated with P12-00419-UP, the balance due must be paid in full.

If you have any questions about this letter, please feel free to contact me at 707.299-1355 or via email at charlene.gallina@countyofnapa.org. Or, you may contact Jerry Haag at jphaag@pacbell.net.

Sincerely,



Charlene Gallina
Supervising Planner

Enclosures: Final Conditions of Approval

cc: Property Owner
Mark & Teresa Haberger, Haberger Trust
2046 Big Ranch Road
Napa, CA 94558
Napa County Dept. – Engineering Services, Environmental Health, Building, Fire, J.
Tuteur (Assessor), Jeff Tangen
Project Files

EXHIBIT B

CONDITIONS OF APPROVAL

**AT&T Wireless/Big Ranch Site
Use Permit # P12-00419-UP
2046 Big Ranch Road, Napa CA 94558
APN: 038-190-008**

1. **SCOPE:** Approval of a Use Permit to allow:

- a. construction of an 85 foot tall monopole disguised as a pine type tree;
- b. installation of twelve (12) panel antennas: 73.4" length, 11.9" in width and 7.1" in depth, one (1) GPS antenna on shelter, as well as fifteen (15) small RRU (remote radio units) units behind the antennas;
- c. placement of the monopole and associated ground-mounted equipment on a 45' by 20' lease area on the southeast corner of the property;
- d. construction of a 6' tall wooden fence to screen the equipment building to house AT&T's equipment;
- e. installation of a 24-hour emergency diesel-powered back-up generator within the fenced lease area;
- f. trenching for installation of underground power and telecommunication lines; and
- g. installation of emergency notification signs on the site.

The proposed project shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. **Final Site Plan**

Prior to building permit issuance, the permittee shall provide detailed construction drawings (a) revised as necessary to be wholly consistent with this approval, including the revised plans attached hereto and the Napa County Telecommunication Ordinance; (b) specifying the approved paint colors and the facilities planned; and (c) containing thereon a Napa County Fire Department certification indicating that the subject plans comply with all relevant provisions of the ordinance cited regarding fire protection

3. **Exterior Maintenance Program**

Prior to issuance a building permit, the permittee shall submit an Exterior Maintenance Program to the Planning, Building and Environmental Services Department. At a minimum, the Program shall require submittal of yearly reports to the Department summarizing the exterior condition of painted surfaces on the cell tower as well as other portions of the facility approved as part of this Use Permit. If required, the permittee or assigns shall repaint surfaces that have faded, chipped or have otherwise become degraded or to replace tree braches that have potentially degraded. Other portions of the facility may also be required to be repaired or replaced to ensure that the facility remains as approved by the Napa County Planning Commission.

4. Air Quality

The permittee shall comply during all construction activities with the Bay Area Air Quality Management District Basic Construction Practices (Table 8-1, May 2011) as provided below:

- a. All exposed surfaces (e.g. parking areas, staging areas, soil piles, grading areas, and unpaved access (road) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

5. Constructability

Prior to building permit issuance, the permittee shall submit written evidence that both PG&E and AT & T have found the power/telecom provision details specified on the plans and/or proposed by the applicants to be acceptable and that no new power or telephone poles or aerial lines, other than those specified on the plans and identified herein, will be required.

6. Arborist Report

Prior to the issuance of a building permit, the permittee shall submit a report from a certified local arborist to the effect that nearby trees and tree roots will not be substantially damaged by project construction and providing limitations for exclusion fencing under the dripline of nearby trees.

7. Compliance with other Departments and Agencies

The permittee shall comply with applicable building codes, zoning standards and requirements of County Departments and agencies, including but not limited to:

- a. Napa County Engineering Services Division in their comment memorandum of October 28, 2013.
- b. Napa County Environmental Health Division in their comment memorandum of March 13, 2013 as follows:
 1. Businesses that store hazardous materials above threshold planning quantities (55 gallons of liquid, 200 cubic feet of compressed gas or 500 pounds of solids) shall obtain a permit

and file an approved Hazardous Materials Business Plan with the Division within 30 days of said activities. If the above amount of material is not stored on the site, the applicant shall submit the Business Activities Page indicating such.

- c. Napa County Fire Department in their Inter-Office Memorandum of February 6, 2013 as follows:
 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 department access roads shall comply with the 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 or illuminated.
 4. The applicant shall 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 shall not be granted until all fire department issues have been inspected, tested and finalized.
 6. The applicant shall provide a 100-foot wide defensive space around all structures, to the extent feasible.
 7. Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus in all weather conditions.
 8. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's office for plan review and approval prior to building permit issuance.
 9. 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.
 10. All gated entrances shall be equipped with a KNOX key switch for electric gates and/or a KNOX padlock for manual gates.
 11. The applicant shall provide a KNOX cabinet at the driveway entrance with an all-weather housing on the right-hand side of the driveway. The applicant shall contact the Napa County Fire Marshal office for a KNOX application and a list of the items to be placed inside the cabinet.
 12. The applicant shall provide a currently serviced and tagged 2A10BC fire extinguisher mounted 3 ½ feet to the top of the extinguisher from grade.

8. Grading and Spoils

All graded material and spoils generated by construction of project facilities shall be managed per Engineering Services Division direction. If import or export of graded material is required, a haul route plan shall be approved by the Division of Engineering Services.

9. Dust Control

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

10. Gravel Fire Protection Band

Final building plans shall include the installation of a minimum 10-foot wide band of crushed gravel around the exterior perimeter of the lease area.

11. Cultural Resource Protection

If historic, archeological or Native American materials or artifacts are identified during project construction, work within a 50-foot radius of such find shall cease. The permittee or contractor shall contact the Planning, Building and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to retain a qualified professional to analyze the artifacts discovered and to determine if additional measures are required. If human remains are encountered during the development of the project, all work in the vicinity shall be halted and the Napa County Coroner informed. If the remains are of Native American origin, the nearest tribal relatives shall be contacted, as determined by the Native American Heritage Commission, to obtain recommendations for treating or removing such remains, including grave goods, with appropriate dignity, as required under PRC Section 5097.98. This wording shall appear on final building plans and contractor specifications.

12. As Built Plans

Prior to commencement of facility use, the permittee shall submit 2 folded sets of plans reflecting the "as-built" condition of the facility. These plans shall be clearly marked as as-built-drawings.

13. Monitoring Costs

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.



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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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Hillary Gitelman
Director

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 Mufioa
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 31/2 feet to 5 feet to the top of the extinguisher.



CITY of NAPA

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**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1600 First Street
Mailing Address:
P.O. Box 660
Napa, California 94559-0660
Phone: 707-257-9530
Fax: 707-257-9522
TTY: (707) 257-9506**

Wednesday, 20 February 2013

Terri Abraham
Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

**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

G:\CDD\Planning\Staff - Existing\Karlo Felix\Correspondence\County Referral_P12-00419_RESPONSE.docx