

**EXHIBIT D-
APPLICATION & APPLICANT
STATEMENTS**



FILE # P15-00159

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship
A Commitment to Service

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: 5-8-15

TYPE OF APPLICATION: _____ Date Published: _____

REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Verizon Wireless "Hwy 29 Dwyer"

Assessor's Parcel #: 027-500-002 Existing Parcel Size: 26.92 ac.

Site Address/Location: 1327 Dwyer Rd., Oakville, CA 94562
No. Street City State Zip

Property Owner's Name: Laura Holmes Peters, Trustee

Mailing Address: P. O. Box 325, Oakville, CA 94562
No. Street City State Zip

Telephone #: (707) 592-0572 Fax #: () - E-Mail: holmesvineyard@gmail.com

Applicant's Name: GTE Mobilnet of California (dba Verizon Wireless)

Mailing Address: 465 First Street West, Suite 101, Sonoma, CA 95476
No. Street City State Zip

Telephone #: (707) 933-9633 Fax #: (707) 933-9611 E-Mail: philliard@onairllc.com

Status of Applicant's Interest in Property: Lessee

Representative Name: Peter Hilliard (On Air, LLC)

Mailing Address: 465 First Street West, Suite 101, Sonoma, CA 95476
No. Street City State Zip

Telephone #: (707) 933-9633 Fax #: (707) 933-9611 E-Mail: philliard@onairllc.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.

Laura Holmes Peters, Trustee 4/22/15 Peter A. Hilliard 5/7/15
Signature of Property Owner Date Signature of Applicant Date

Laura Holmes Peters, Trustee Peter A. Hilliard
Print Name Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 5000.⁰⁰ Receipt No.: 107831 Received by: 88 Date: 5-8-15

*Total Fees will be based on actual time and materials

BASIC INFORMATION SHEET - Telecommunications Facilities -

I. GENERAL

- A. Type of service(s) provided: cellular telephone cellular radio pcs paging tv
 broadcast radio other (please specify) 700 LTE and AWS
- 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) _____
- D. Estimated completion year for each phase: phase 1: 2015 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) _____
- G. Construction hours: 7:30 am - 5:30 pm other (please specify) _____ am to _____ pm
- H. Additional licenses/approvals required: District: AQMD Regional: _____ State: _____
 Federal _____
- 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:
 parking areas access roads utilities building(s)/enclosure(s)

II. TYPICAL OPERATION

- | | Existing | Proposed |
|---|---|----------------------|
| A. Days of operation: | <u>0</u> | <u>365</u> |
| B. Expected hours of operation: | <u>0</u> | <u>24/7</u> |
| C. Anticipated average number of visits to site | | |
| • during construction: | <u>0</u> trips/day | <u>10</u> trips/day |
| • after fully operational: | <u>0</u> trips/month | <u>2</u> trips/month |
| D. Transmitting frequency(ies): | <u>1985-1990; 776-787; 2120-2130; 2140-2155</u> | |
| E. Transmitting direction(s) (e.g., SW 120°, 360°, etc): | _____ | <u>50; 120; 340</u> |
| F. Effective radiated power: | _____ watts | <u>10,435</u> watts |
| G. Backup generator testing | | |
| • days: <input type="checkbox"/> Monday - Friday <input checked="" type="checkbox"/> other (please specify) <u>20 minutes, one day per week</u> | | |
| • hours: <input type="checkbox"/> 8:30 am - 4:30 pm <input type="checkbox"/> other (please specify) <u>12 am to 12:20pm</u> | | |

III. BASIC INSTALLATION

- 9 panel antennas inside of faux water tower + 2 GPS
- A. Number of antennas proposed: 9+2GPS (initial configuration) 11 (ultimate configuration)
- B. Type of antennas proposed (e.g., whip, panel, etc): Panel/GPS (initial configuration)
 _____ (ultimate configuration)

- C. Size of antennas proposed (dimensions): 72.9' L x 11.9' W x 7.1' D (initial configuration)
tbd (ultimate configuration)
- D. Distance between back of wall-mounted antenna & surface of wall: na inches
- E. Type of dish construction: mesh solid
- F. Number, height & diameter of tower(s) or mast(s): _____ 65' feet
- G. Height of telecommunication facility: 65 ft (ultimate configuration) *(measured from natural grade below center of tower to highest point on the tower or the highest antenna, whichever is higher)*
65 ft (initial configuration)
- H. Capacity of tower:
 • Number of antennas it will support: 9+
 • Weight of antennas & equipment it will support: 1,200+ lbs
- I. Gross cross-sectional area (*silhouette*): 250 ft²
Steel tubing & Fiberglass Reinforced Plastic (FRP)
- J. Material: tower: _____ antenna: _____
- K. Color: tower: See example photos, photosimulations and sample FRP antenna: _____
- L. Special painting/lighting required under FAA regulations: yes no
- M. Width of fire protection zone installed: Graveled area: 576 ft Fuel modification zone: 30 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 Diesel Fuel & Electrolyte

IV. BUILDING(S)/ENCLOSURE(S) Outdoor Cabinets - 24' x 24' lease area

- A. Size: _____ ft² new construction existing facility
- B. Height at highest point: 65 feet
- C. Type of construction (e.g., wood-frame): Tower legs are steel, tank is FRP
- D. Exterior materials: walls: _____ roof: _____
- E. Exterior color: walls: _____ roof: _____
- F. Type of emergency rapid entry system to be installed: KNOX
- G. Fire rating of interior surfaces: 1 hr.
- H. Type of interior fire extinguishing system to be installed: na
- I. Method used to protect openings against penetration by fire or wind-blow embers: screening
- J. Width of fire protection zone installed: graveled area: 576 ft fuel modification zone: 30 ft
The site is in a vineyard

V. ACCESS ROAD

- A. Relocation/extension required: yes no
- B. Length of new road required: 30 feet
- C. Width including shoulders: existing: 12 feet proposed: 12 feet
- D. Road surface: existing: paved/dirt proposed: improvement to vineyard
- E. Number of turnouts: existing: _____ proposed: 3 section rock/gravel
- F. Width of pavement at turnouts: existing: _____ feet proposed: _____ feet
- G. Distance between turnouts: existing: _____ feet proposed: _____ feet

VI. OTHER ANCILLARY FACILITIES

- A. Type of self-contained power supply to be installed: None Batteries Generator
 Other (please specify) _____
- B. Number of hours self-contained power supply will operate facility: 24 hours
- C. Type of exterior night lighting proposed
 - Tower: _____
 - Buildings: _____
 - Other (please specify): Downward facing lights with timers (below 8' fence)
- D. Nature of light shields to be installed: none other (please specify): Downward Facing
- E. Type of signage proposed: none address facility identification
 other (please specify) Napa Co. Sign 16"x32"; FCC Signs & Verizon Notices
- F. Size of parking area planned:
 - existing: _____ ft²
 - proposed: _____ ft²
- G. Utility line extensions required:
 - Power lines: 200' feet • telecom lines: 5,000 feet
 - Other (specify): _____ feet

VII. WATER SUPPLY (IF ANY) NA

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

VIII. WASTE DISPOSAL NA

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

IX. SETBACKS

- A. Radial distance of tower/antenna from nearest
- Property line: 75' from north line & 40' from west line line feet
 - Other telecommunication tower: _____ feet
 - Other type of telecommunication facility: _____ feet
 - Readily visible uncamouflaged/unscrewed telecommunication facility: _____ feet
 - Dwelling: 450 feet
Occupied by property owner or his family: yes no
 - Non-residential structure regularly occupied by people: _____ feet
 - Outdoor area regularly occupied by people: _____ feet
 - Trail, park or other outdoor recreation area: _____ feet
- B. Distance of guy wire anchors from nearest property line: _____ feet

X. GROUND/VEGETATION DISTURBANCE

- A. Slope of area(s) to be disturbed: maximum: 0 % average: _____ %
- B. Height of highest NA
- 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: NA
- | | | | | | |
|-------|-------|--------------|-----|-------|-----------|
| _____ | _____ | _____ 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)



Wireless Site Acquisition & Construction Management

Napa County
Planning, Building and Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

October 26, 2015

Attention: Jerry Haag

Re: Verizon Wireless - File #P15-00159-UP
Site Address: 1327 Dwyer Road, Oakville, CA 94562
Site Name: "Hwy 29 Dwyer"
APN: 027-500-002

Mr. Haag:

In response to your email of October 22, 2015, we wish to revise the application so that a run of overhead utility lines is proposed and not underground.

We are also amenable to the hearing date of November 18, 2015.

Please give me a call with any questions or if further information is needed.

Sincerely,

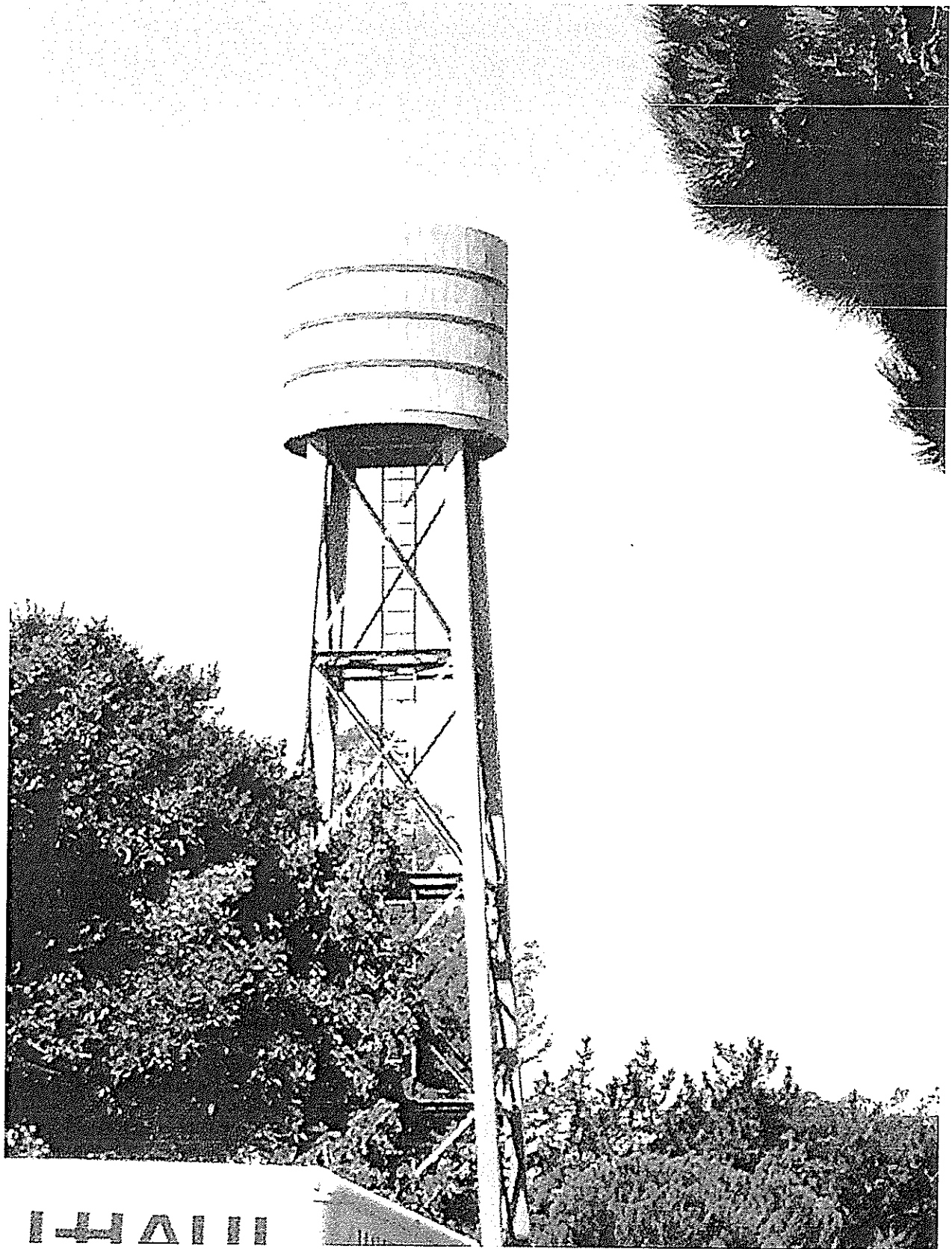
Peter Hilliard

PROJECT DESCRIPTION

The construction of the site will require; (i) a non-exclusive 600' long by 12' wide all-weather access road along the west side of the parcel from the property residence to the 24' x 24' lease area; (ii) an underground utility route running from the property entrance to the lease area; (iii) clearing of vines from the lease area; (iv) the installation of outdoor radio equipment and appurtenances on a concrete pad underneath the tower; (v) erection of a 65' faux water tank and subsequent installation of the 9 antennas and 12 remote radio units (RRUs) and surge protection etc. inside the "tank"; (vi) placement of a 30KW diesel generator for back-up power in the event of a prolonged power outage. *Please refer to the project drawings submitted with this application.*

After construction is complete, this facility will not generate any odors, dust, glare or additional traffic. The 30KW standby diesel generator is equipped with a 132 gallon double-walled belly tank. This generator will run only in power outage situations and for a twenty (20) minute test once a week to ensure it is operating correctly. The test will be scheduled automatically in the early afternoon. Verizon wants the entire network to be able to sustain itself in the event of blackout situations. The generator will be constructed to meet the noise standards of the County of Napa.

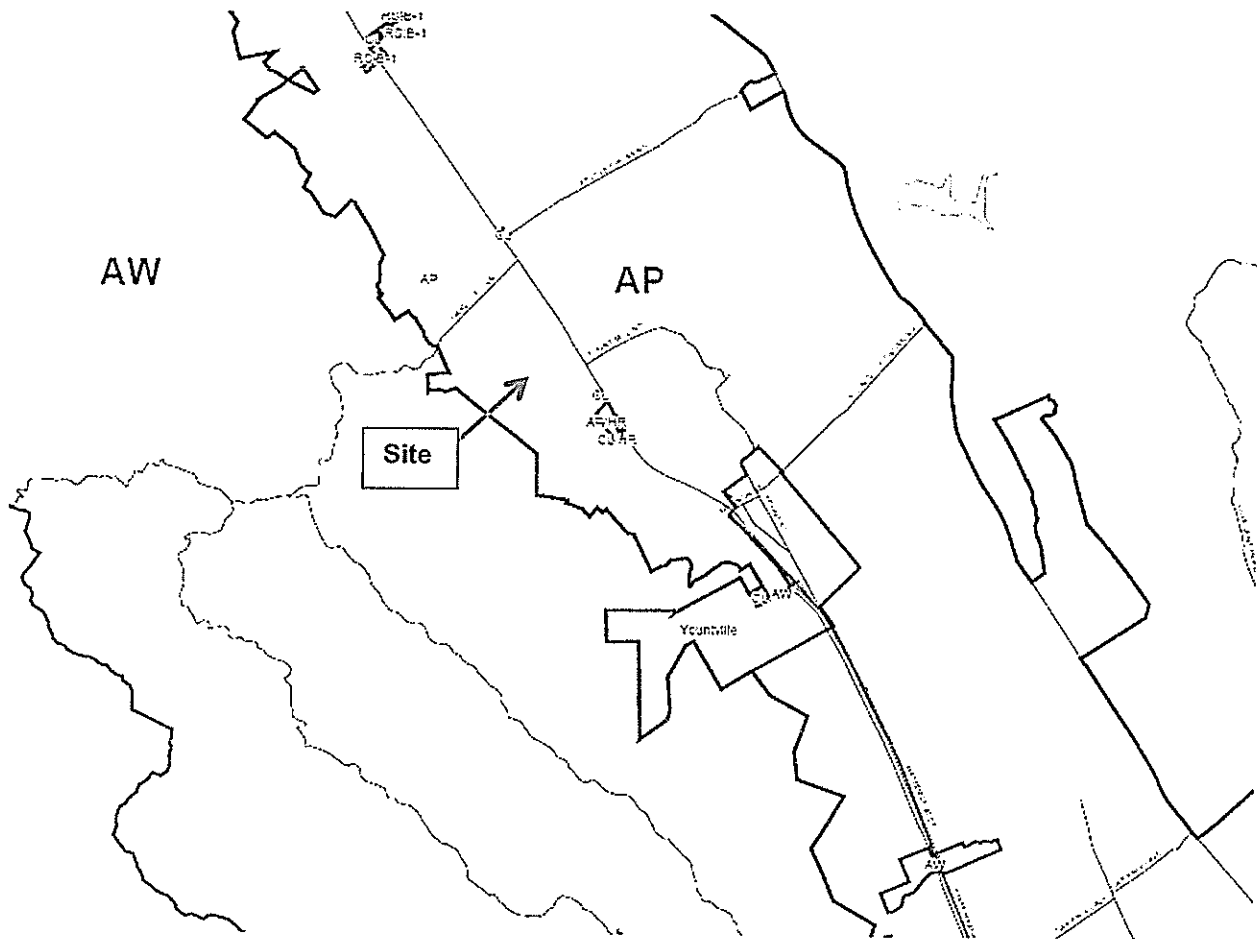
A couple of sample pictures of an existing 60' faux water tower site in Sonoma County follow for reference. Verizon is planning to use the same design and manufacturer.



14111



ZONING MAP



ZONING ANALYSIS

The 26.92 acre parcel is zoned AP – Agricultural Preserve. It is in Napa County and subject to review and determination of the Napa County Community Development Department, Planning Division.

The project will be subject to Chapter 18.119 – Telecommunication Facilities, Satellite Dishes, And Other Antennas along with Chapter 18.16 – AP – Agricultural Preserve District; Section 18.16.030 Uses permitted upon grant of a use permit.

The site is 73'+ south of the northern property line and 37'+ east of the western property line. The tower meets all of the setback requirements and will be capable for future collocation of antennas by additional carriers should they inquire and be successful in leasing and permitting. As a critical disaster response facility the equipment will be comprised (i) of nonflammable

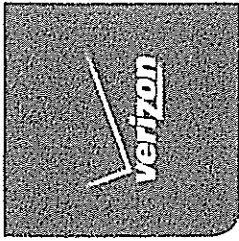
materials (at least 1 hr. fire resistant surfaces), (ii) employ a KNOX box and (iii) provide the fire safety fuel zones and (iv) hammerhead turnaround.

WIRELESS COVERAGE & CAPACITY OBJECTIVES

Based on the radio frequency engineering desire to be west of the intersection of Highway 29 and Dwyer Road and to offload the nearby existing Verizon Yountville and Rutherford sites, Verizon chose the subject location. The following projected signal propagation maps indicate that the proposed site will provide enhanced coverage and capacity to this area and meet the desired objective.

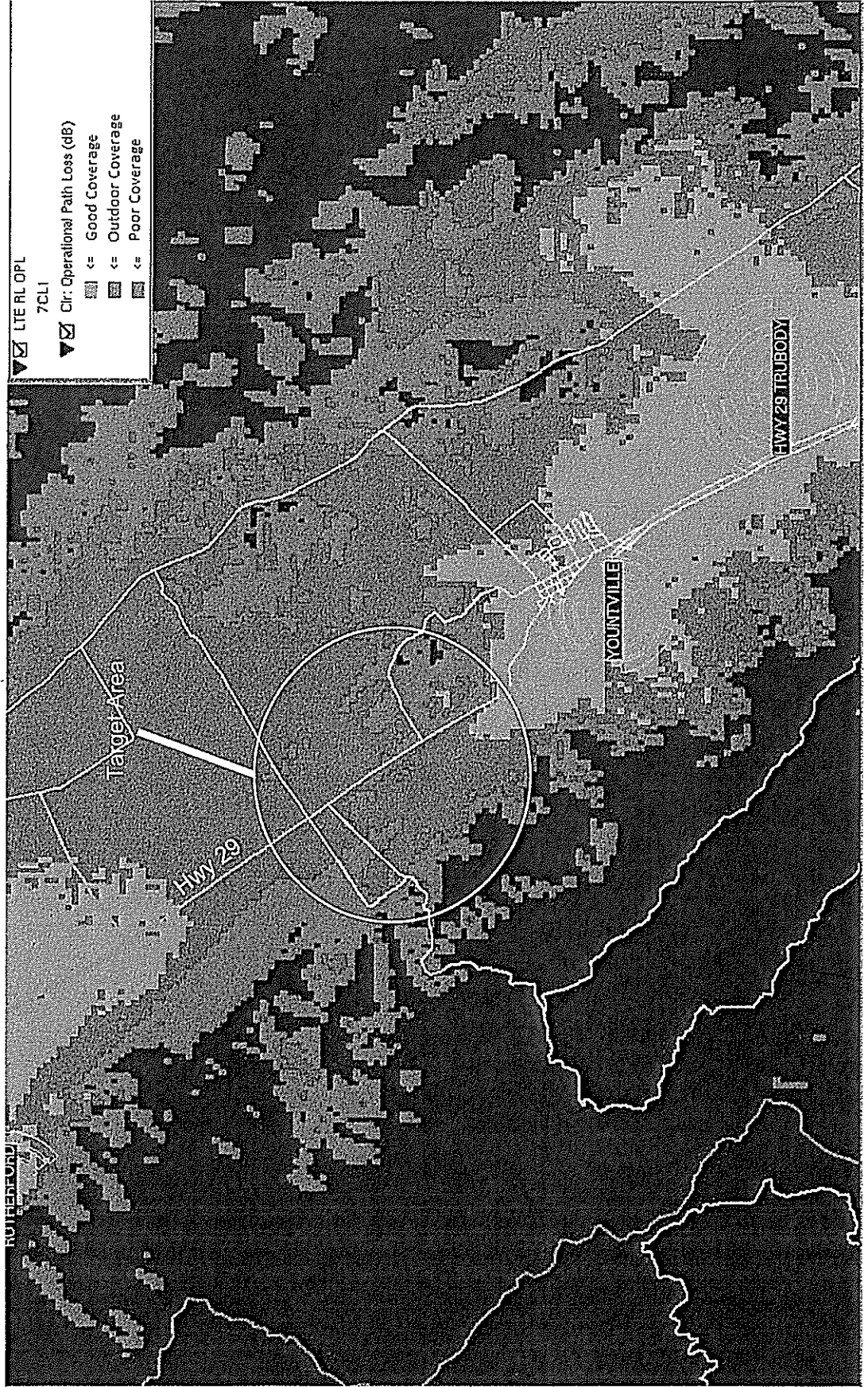
Coverage Maps

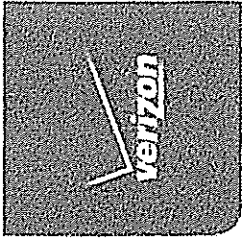
Existing and Proposed Coverage Maps Follow



HWY 29 DWYER

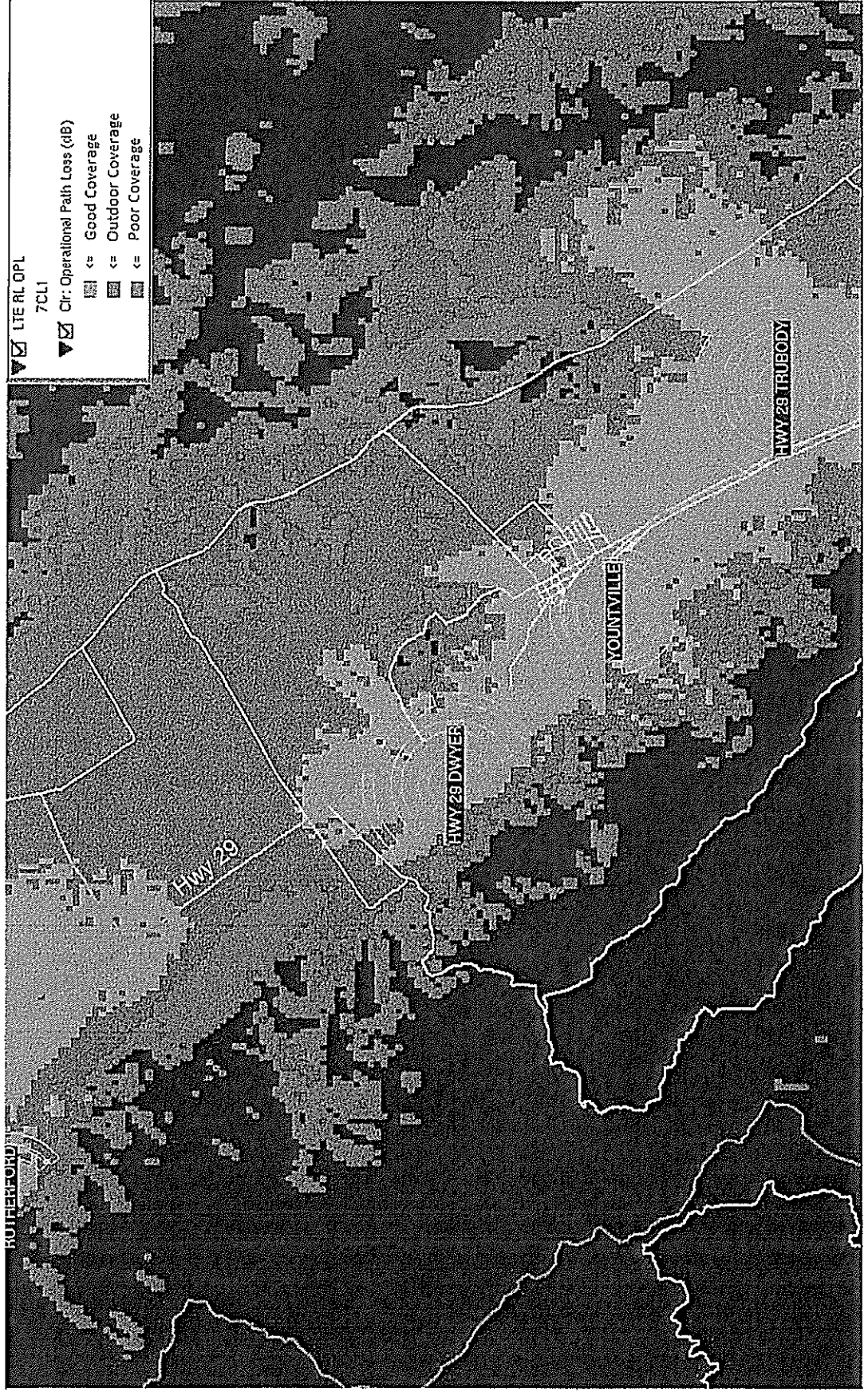
Objective: Capacity offload for Yountville Gamma. Improve coverage along Hwy 29 between Rutherford & Yountville sites.





HWY 29 DWYER

Proposed Coverage



ALTERNATIVE SITES DISCUSSION

Given that the search ring was confined to the immediate vicinity of Dwyer Road west of Highway 29 there were only a limited number of viable candidates for the proposed wireless installation. We walked a couple of parcels to the west with the owner's representative but were ultimately drawn to the Peters parcel due to proximity of Hwy 29, fiber optic services, readily available access and a willing property owner.

ENVIRONMENTAL EFFECTS

The proposed facility will not result in significant impacts to the environment or to the area in which it is located. It does not present a safety hazard, and there is minimal traffic usage (typically one to two site visits per month.) Operation of the facility will not conflict with other existing uses in the area. Construction will result in minimal disturbance to the surrounding area.

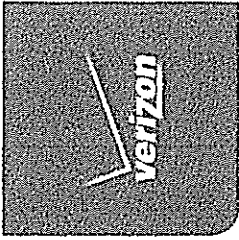
The project should be considered exempt under the California Environmental Quality Control Act (CEQA) under Section 15303, New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures.

MAINTENANCE PROGRAM

The proposed facility will be unmanned and will not require the use of services such as water, sewer, or police. Electric power and fiber optic services are the only necessary utilities. Local utility companies will assist in extending services to the proposed location.

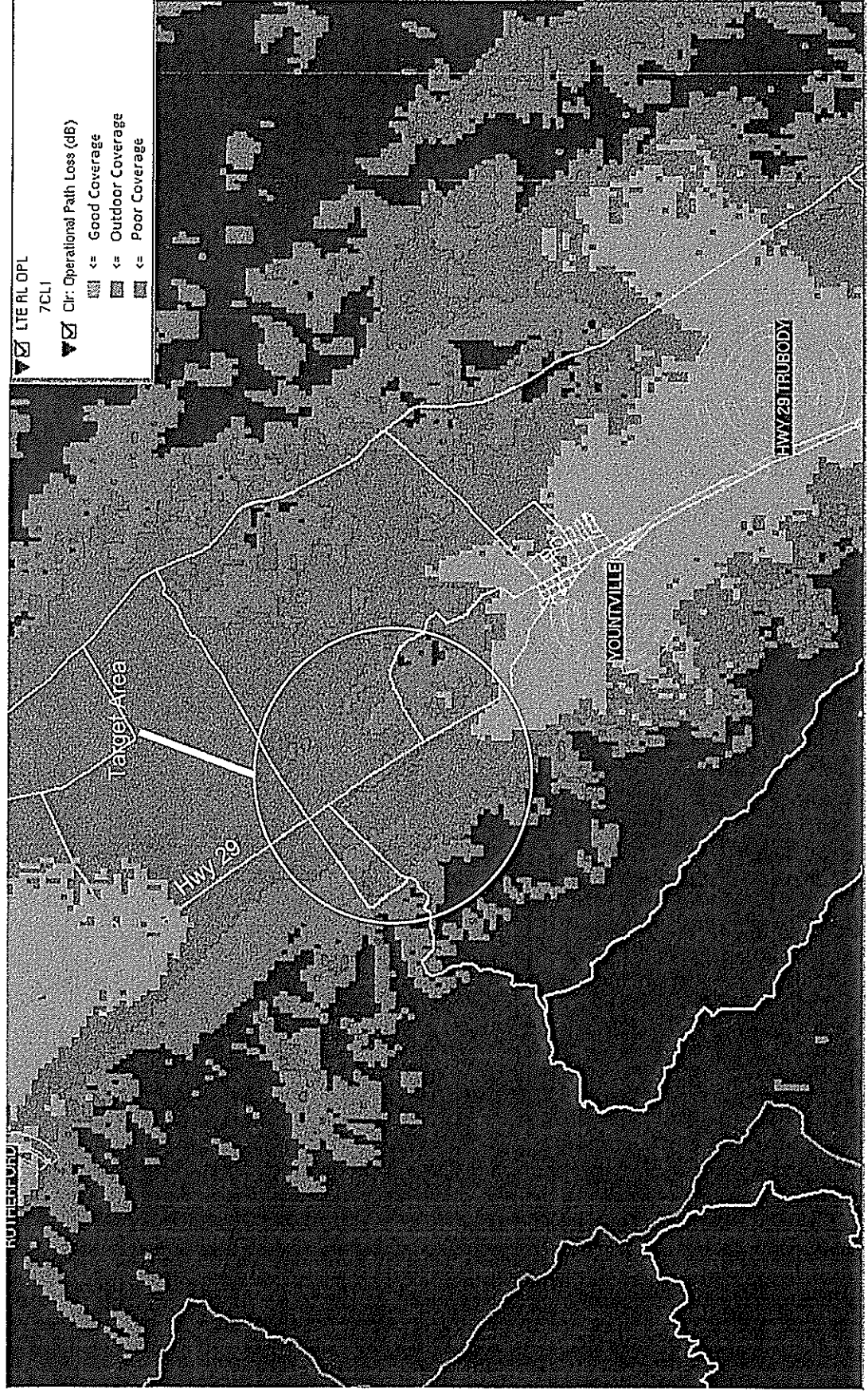
After construction is complete, the site will be visited one or two times a month for routine maintenance.

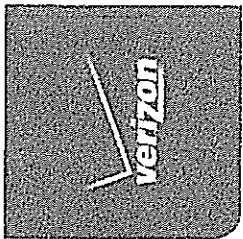
In addition, each facility is monitored 24 hours a day, electronically for intrusion and environmental disruption. The facility will also contain a sign identifying a 1-800 number to call in case of an emergency (manned 24 hours a day by Verizon employees) and identifying it as a Verizon facility. Verizon will be in compliance with all FCC regulations regarding signage at the facility.



HWY 29 DWYER

Objective: Capacity offload for Yountville Gamma. Improve coverage along Hwy 29 between Rutherford & Yountville sites.





HWY 29 DWYER

Proposed Coverage

