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## Telecom Site Application Packet



FILE # P16-00193

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

A Tradition of Stewardship  
A Commitment to Service

**APPLICATION FOR TELECOM SITE PLAN APPROVAL**

**FOR OFFICE USE ONLY**

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: 5-11-16  
TYPE OF APPLICATION: \_\_\_\_\_ Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

(Please type or print legibly)

PROJECT NAME: Verizon Wireless "Hwy 29 Trubody"

Assessor's Parcel #: 036-120-001 Existing Parcel Size: 36.42 ac.

Site Address/Location: 1181 Ragatz Lane, Napa, CA 94558  
No. Street City State Zip

Property Owner's Name: Lisa Scherer & Joseph R. and Marjorie A. Miller et al

Mailing Address: 1181 Ragatz Lane, Napa, CA 94558  
Street City State Zip

Telephone #: (707) 732-0158 Fax #: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ E-Mail: luckydogs64@yahoo.com

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

Mailing Address: 465 First St. West #101 Sonoma, CA 95476  
Street City State Zip

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

Status of Applicant's Interest in Property: Lease

Representative Name: Peter Hilliard (On Air, LLC)

Mailing Address: 465 First St. West #101 Sonoma, CA 95476  
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.

[Signature] 4.15.16  
Signature of Property Owner Date  
Lisa Scherer  
Print Name

[Signature] 4/15/16  
Signature of Applicant Date  
Peter Hilliard, Representative  
Print Name

**TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**

Application Fee Deposit: \$ 5000 - Receipt No.: 114074 Received by: [Signature] Date: 5-11-16

# 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: 2017 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

- |   | <u>Existing</u>                                 | <u>Proposed</u>     |
|---|---|---------------------|
| A. Days of operation:   | 0   | 365                 |
| B. Expected hours of operation:   | 0   | 24/7                |
| C. Anticipated average number of visits to site   |   |                     |
| • during construction:  | 0 trips/day                                     | 10 trips/day        |
| • after fully operational:  | 0 trips/month                                   | 2 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>50-175-315</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

- Up to 12 panel antennas inside of faux water tower;
- A. Number of antennas proposed: 12+2GPS (initial configuration) 15 (ultimate configuration)
- B. Type of antennas proposed (e.g., whip, panel, etc): Panel/GPS/MW (initial configuration)  
 \_\_\_\_\_ (ultimate configuration)

Approx. 72.9' L x 11.9' W

- C. Size of antennas proposed (dimensions): x7.1D (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: 12+
  - Weight of antennas & equipment it will support: 1,200+ lbs
- I. Gross cross-sectional area (*silhouette*): 250 ft<sup>2</sup>  
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 [x] no
- M. Width of fire protection zone installed: Graveled area: 484 ft Fuel modification zone: 30 ft
- N. Domestic/emergency water supply available: [ ] yes [x] no
- O. Bathroom(s) to be installed at facility: [ ] yes [x] no
- P. Hazardous/toxic materials present at facility: [x] yes [ ] no Diesel Fuel & Electrolyte

**IV. BUILDING(S)/ENCLOSURE(S) Outdoor Cabinets - 22' x 22' lease area**

- A. Size: \_\_\_\_\_ ft<sup>2</sup> [x] 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: gravelled area: 484 ft fuel modification zone: 30 ft  
The site is in a vineyard

**V. ACCESS ROAD**

- A. Relocation/extension required: [ ] yes [x] no
- B. Length of new road required: 0 feet
- C. Width including shoulders: existing: 16 feet proposed: 16 feet
- D. Road surface: existing: paved/gravel proposed: None
- E. Number of turnouts: existing: 2 proposed: \_\_\_\_\_
- F. Width of pavement at turnouts: existing: 12 feet proposed: \_\_\_\_\_ feet
- G. Distance between turnouts: existing: 50 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): 4 Downward facing service lights inside 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: \_\_\_\_\_ ft<sup>2</sup>
  - proposed: \_\_\_\_\_ ft<sup>2</sup>
- G. Utility line extensions required:
  - Power lines: 200' feet • telecom lines: TBD 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: 100 feet
  - Other telecommunication tower: \_\_\_\_\_ feet
  - Other type of telecommunication facility: \_\_\_\_\_ feet
  - Readily visible uncamouflaged/unscrewed telecommunication facility: \_\_\_\_\_ feet
  - Dwelling: 250 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)



# Hwy 29 Trubody

## Project Description

1181 Ragatz Lane, Napa, CA 94558

APN: 036-120-001

### PROJECT SUMMARY

Type of Project:	Installation of wireless telecommunication facility
Location:	1181 Ragatz Lane, Napa, CA 94558
Zoning:	AP – Agricultural Preserve
Tower Structure:	One (1) sixty-five foot (65') faux water tower
Antennas:	Twelve (12) panel type antennas; two (2) GPS and one (1) 24” diameter microwave dish
Equipment:	Outdoor radio equipment on concrete pad underneath tower, one (1) standby 30KW generator, and appurtenant cables connecting the ground equipment to the tower mounted radios and antennas etc.

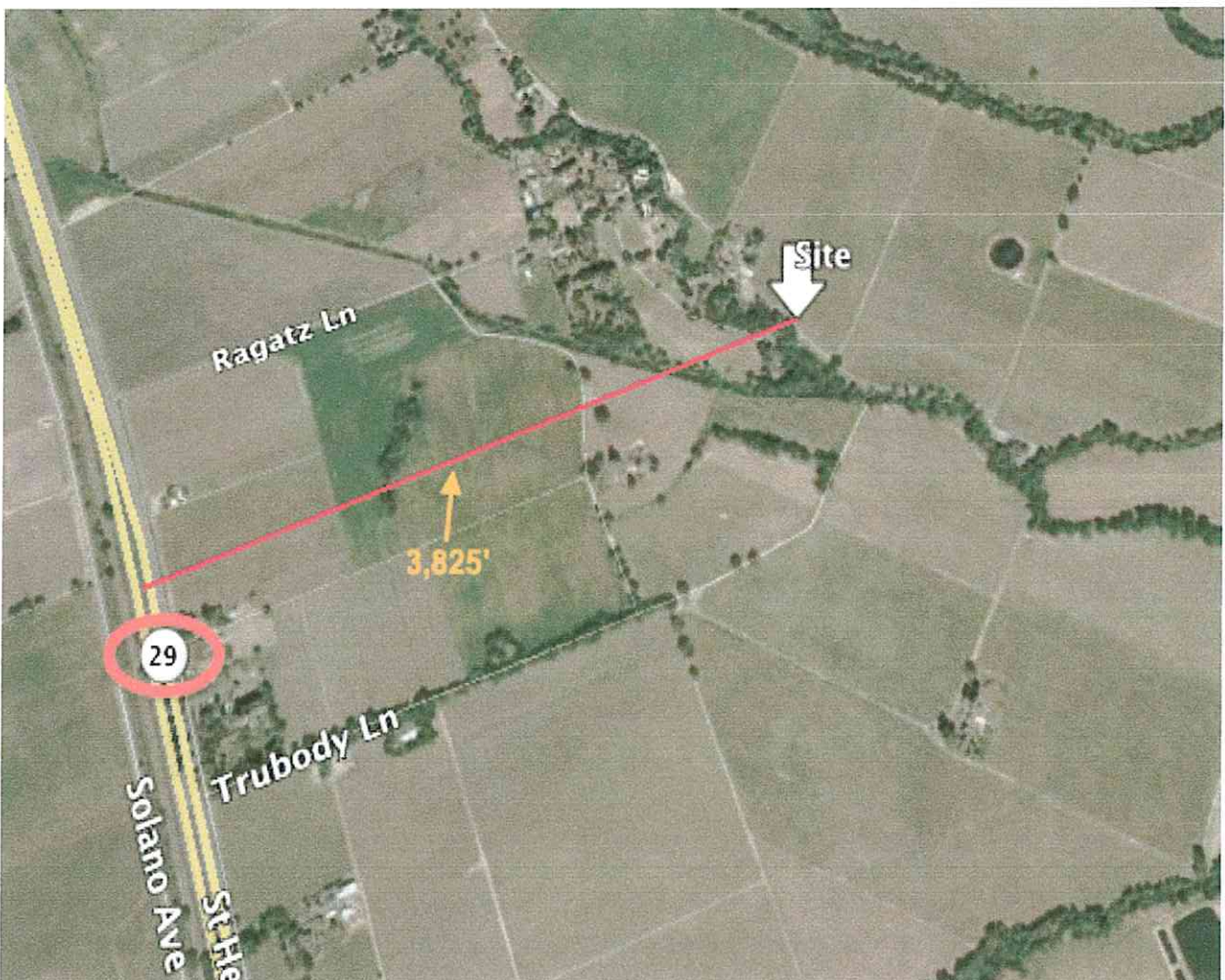
### APPLICANTS OBJECTIVE

Verizon Wireless formally requests County of Napa Use Permit approval to install and operate a free-standing telecommunications facility and associated ground equipment in an AP – Agricultural Preserve Zoned District. The establishment and operation of this telecommunications facility will not create unusual noise, traffic or other conditions that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

## SITE INFORMATION

Verizon Wireless will occupy a 22' x 22' lease area on a 36.42 acre parcel owned and occupied by the Miller Family et al. The project site is flat. The proposed location for the 65' faux water tower, outdoor radio equipment and a 30KW emergency power generator is an open area at the west edge of the property. The outdoor radio equipment and emergency power generator will be mounted on a concrete pad directly beneath the water tower and will be enclosed by an 8' wooden perimeter fence.

## **Aerial Photos**







## **PROJECT DESCRIPTION**

This LTE only site will provide increased coverage and capacity in the vicinity of southern Yountville and Highway 29 and the Silverado Trail. LTE offers high-definition voice and video calling. Customers can share this feature with other users with LTE-accessibility and the proper device. Note that few customers with older devices without advanced calling may experience a change in voice service and will need to activate the service in their current device or upgrade their phone to utilize the new calling features.

The construction of the site will require; (i) use of an existing non-exclusive 16' wide all-weather access road from Ragatz Lane to the 22' x 22' lease area; (ii) an overhead utility route running from the existing PG&E pole to the lease area; (iii) clearing of approximately 4 grapevines 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 up to 12 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 is required by Napa County and will be constructed to meet the noise standards thereof.

*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.*





## **ZONING ANALYSIS**

The 36.42 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 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 (iii) provide the necessary fire access/turnouts and (iv) employ a back-up power generator.

## **WIRELESS COVERAGE & CAPACITY OBJECTIVES**

Based on the radio frequency engineering desire to provide enhanced coverage along Hwy 29 and to offload the nearby existing Verizon “Yountville” and “North Napa” 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.

**Existing and Proposed Coverage Maps Follow**

## 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.

  
Applicant GTE Mobilnet of California  
Limited Partnership

Date 5/5/16

Property Owner (if other than Applicant)

Verizon Wireless - Hwy 29 Trubadu  
Project Identification 1181 Ragatz Lane

## HAZARDOUS MATERIALS INFORMATION SHEET

List all acutely/extremely hazardous materials that will be used or store at the site:

<u>C.A.S.#</u>	<u>Chemical Name</u>	<u>Physical State</u>	<u>Largest Amount</u>
68476-34-6	Diesel #2	Liquid	132 gallons
21324-40-3	Electrolyte	Gel	49.92 gallons
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

List the hazardous materials that are stored or handled at any one time, equal to or greater than any one of the following amounts: 500 pounds of solids, 55 gallons of liquids, 200 cubic feet of compressed gasses (s.t.p.). Aggregate amounts of the same hazard class are considered one type of hazardous material and must be listed individually below.

<u>C.A.S.#</u>	<u>Chemical Name</u>	<u>Physical State</u>	<u>Largest Amount</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

If you are unsure about the C.A.S.#, etc., your distributor or supplier should be able to provide you with a M.S.D.S. (Material Safety Data Sheet) which will contain that information. Your Workman's Compensation Insurer and the local libraries may also have access to this information.

If you are a tenant, you are responsible for proper notification to the property owner.