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Visual Simumlation & Coverage Maps

Ragatz Site Verizon Wireless P16-00193
Planning Commission Hearing September 21, 2016

HWY 29 TRUBODY

Objective: Capacity offload for Yountville Alpha & North Napa Gamma sectors. Extend coverage along Hwy 29.

☑ ____ : In-Building Coverage
☑ ____ : Outdoor/Vehicle Coverage
☑ ____ : Marginal Coverage

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Proposed Coverage

HWY 29 TRUBODY
Proposed Coverage

: In-Building Coverage
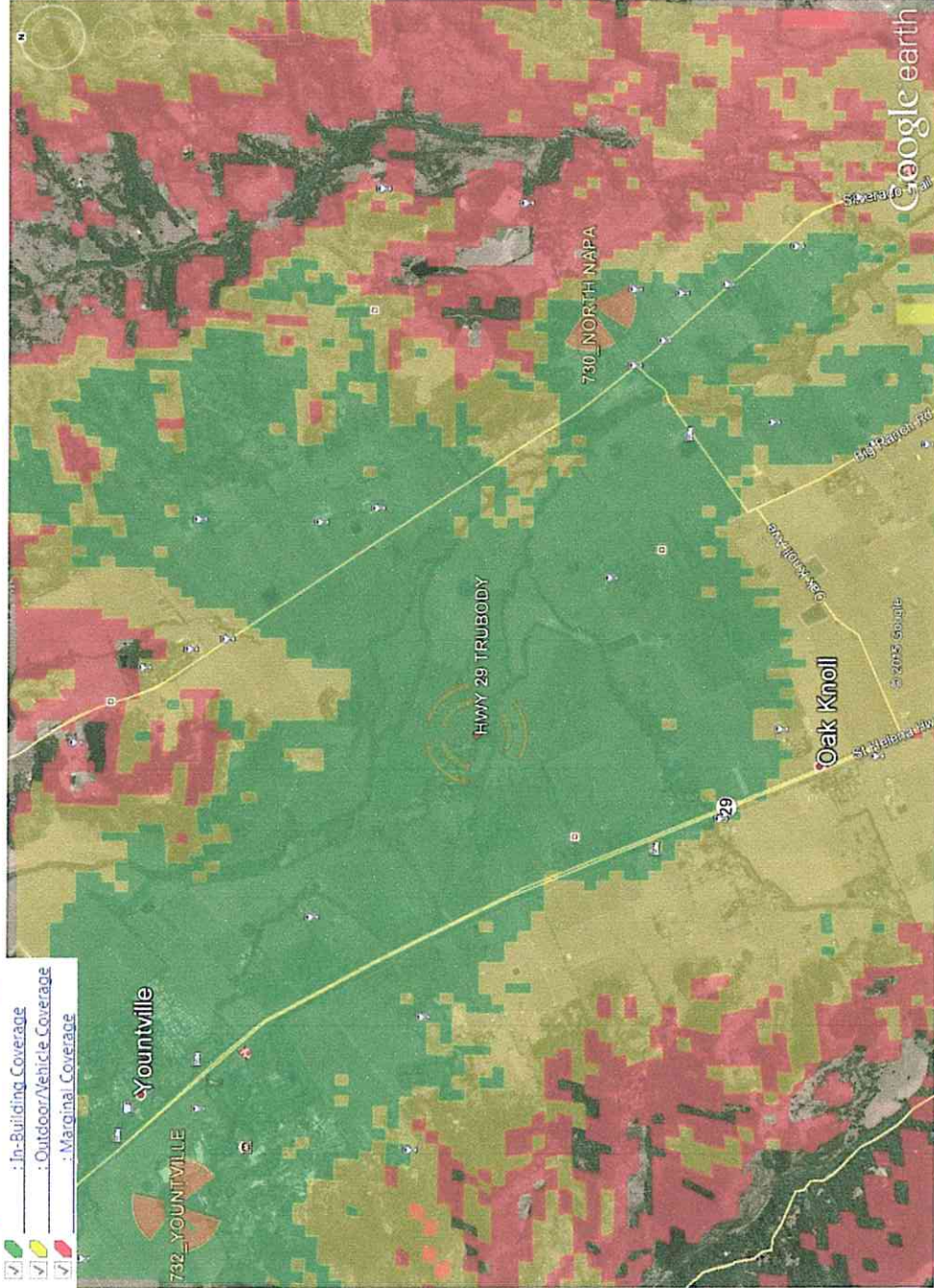: Outdoor/Vehicle Coverage
: Marginal Coverage
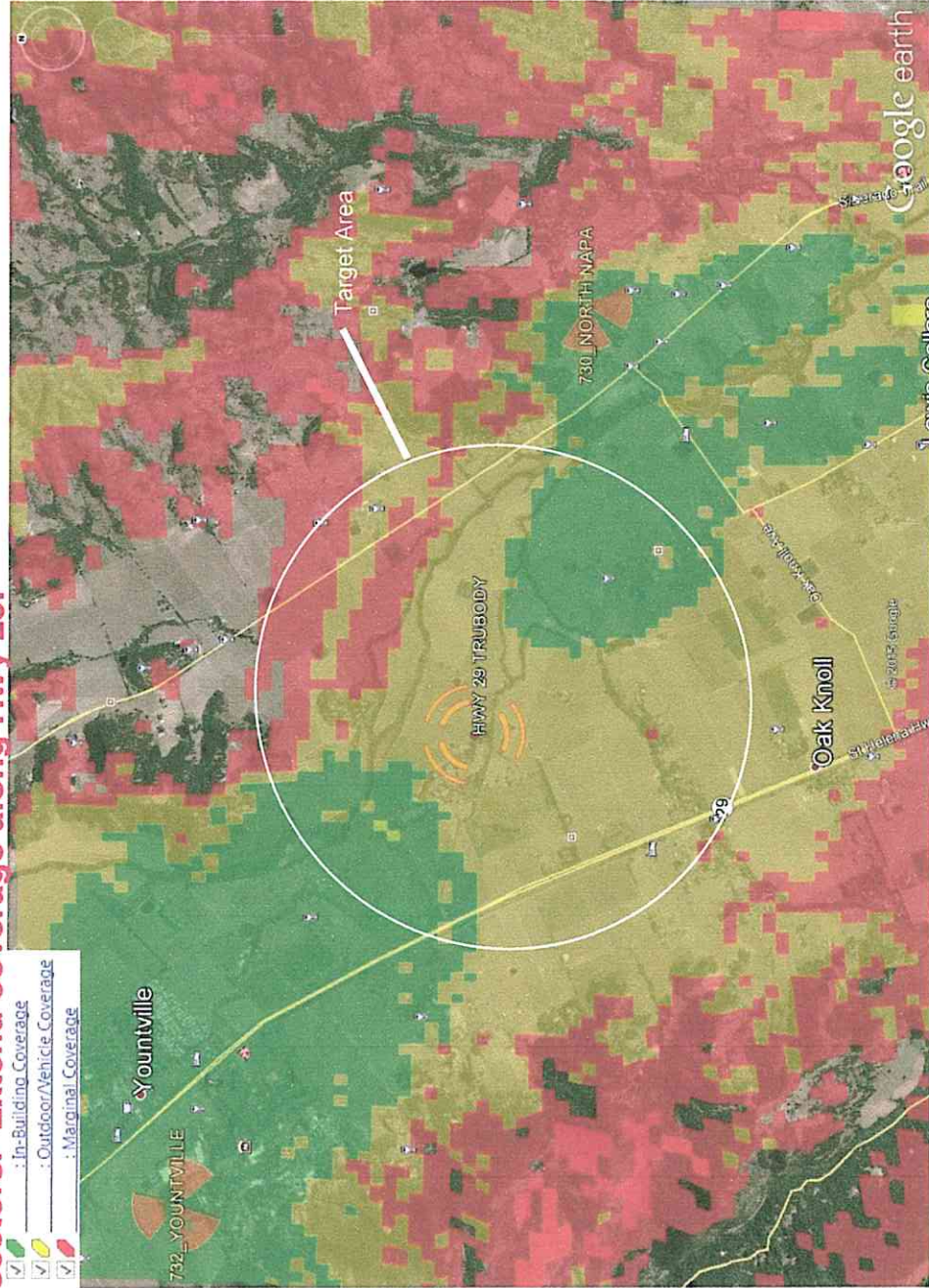
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ALTERNATIVE SITES DISCUSSION

Given that the target area was nearly centered between and designed to "offload" the existing Verizon sites at "Yountville" and "North Napa", there were only a limited number of viable candidates for the proposed wireless installation. Verizon had ongoing discussions and visits with the owners at Trubody Ranch **5442 Trubody Lane** and were at the stage of lease negotiation when the owners decided that they did not want to encumber the property with a long term lease agreement. Verizon then inquired with a property owned by Thomas Burgess at **5445 Solano Ave.** however the property was just purchased by Heitz Wine Cellars who, had no interest at that time to discuss a lease. We then approached the owners at Herrick II Ranch **1191 Ragatz Lane** and they were interested in discussing the idea further. We met with the them and drove the property, only to find that a location on the adjacent parcel at **1181 Ragatz Lane** would be the spot where the family would be most willing to allow a long term lease agreement for a Verizon facility. That parcel is the subject of this application.

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.
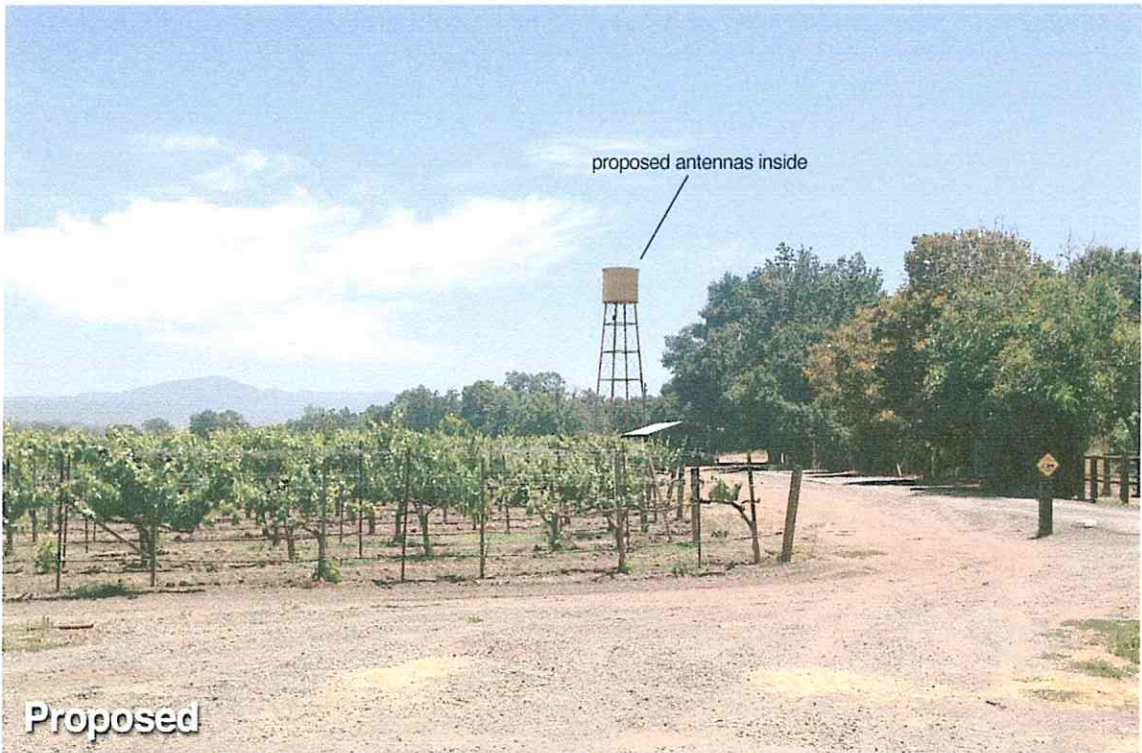
PHOTOGRAPHS

PHOTOSIMULATIONS

Existing

proposed antennas inside

Proposed

verizon✓ — **Hwy 29 & Trubody   Site # 283591**

1181 Ragatz Lane
Napa, CA

4/12/16

Looking Southeast to Site

View #1

Applied Imagination 510 914-0500

Existing

proposed antennas inside

Proposed

Existing

proposed antennas inside

Proposed

verizon√   **Hwy 29 & Trubody   Site # 283591**   Looking Northwest to Site
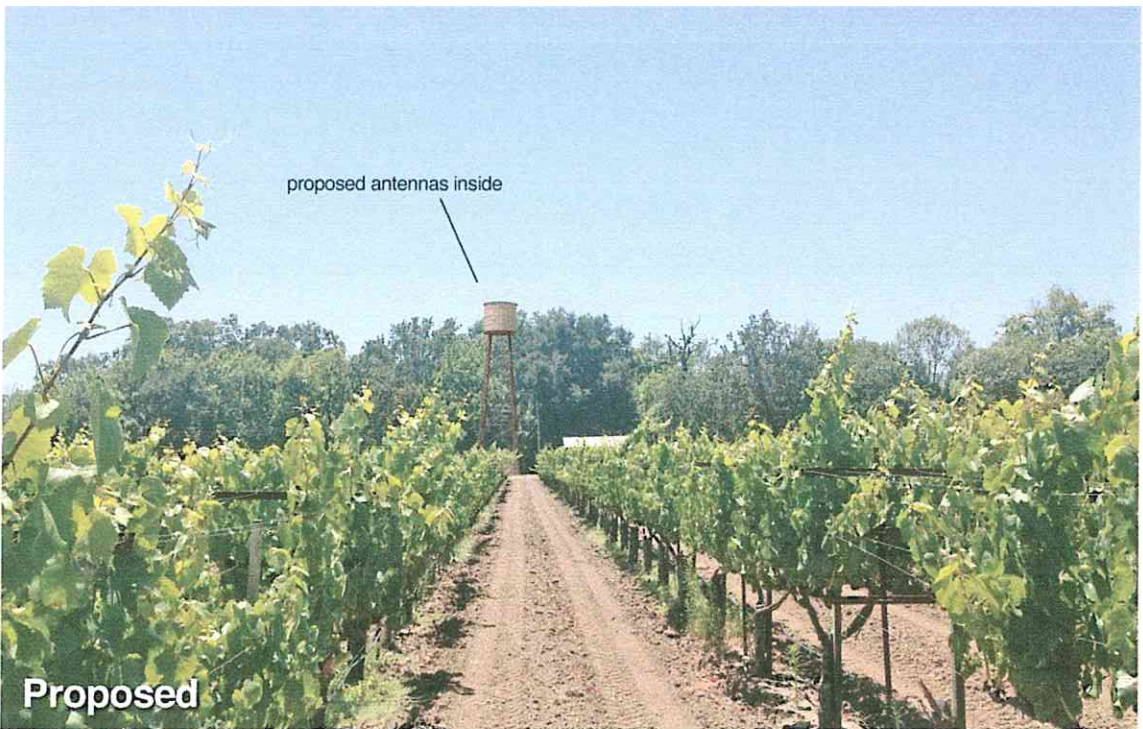
4/12/16   1181 Ragatz Lane   View #3
          Napa, CA   Applied Imagination 510 914-0500