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Application Packet



FILE # P17-00232-Tele
SFA

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: AW Date Submitted: 6/12/17
TYPE OF APPLICATION: Telecom Date Published: _____
REQUEST: new AT&T site Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: CCU1098 Hwy 128@Quail Ridge

Assessor's Parcel #: 032-360-020-000 Existing Parcel Size: 80.53 acres

Site Address/Location: 6850 State Highway 128 Napa CA 94558
No. Street City State Zip

Property Owner's Name: Brian & Andrea Rahn

Mailing Address: 1575 Deer Park Road Angwin CA 94508
No. Street City State Zip

Telephone #: () - Fax #: () - E-Mail: _____

Applicant's Name: AT&T Mobility c/o Complete Wireless Consulting, Inc. - Attn: Maria Kim

Mailing Address: 2009 V Street Sacramento CA 95818
No. Street City State Zip

Telephone #: (916) 247 - 6087 Fax #: () - E-Mail: MKim@completewireless.net

Status of Applicant's Interest in Property: AT&T proposes a telecommunications facility at the above Rahn property.

Representative Name: _____

Mailing Address: _____
No. Street City State Zip

Telephone # () - Fax #: () - E-Mail: _____

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.

Brian Rahn 10/11/16
Signature of Property Owner Date
BRIAN RAHN
Print Name

Andrea Rahn 10-11-16
Property Owner Signature of Applicant Date
Maria Kim, Complete Wireless Consulting
Print Name
[Signature] 6/8/2017
Applicant Signature Date

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
Application Fee Deposit: \$ 3332.71 Receipt No.: 121049 Received by: FA/mail Date: 6/12/17

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) broadband internet
- 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: 2017/2018 phase 2: _____ phase 3: _____
- E. Actual time to construct each phase: less than 3 months more than 3 months
(most likely)
- 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: _____ 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>N/A</u> | <u>24/7</u> |
| B. Expected hours of operation: | <u>N/A</u> | <u>24/7</u> |
| C. Anticipated average number of visits to site | | |
| • during construction: | <u>0</u> trips/day | <u>More than 2</u> trips/day |
| • after fully operational: | <u>0</u> trips/month | <u>1-2</u> trips/month |
| D. Transmitting frequency(ies): | <u>Please see RF study.</u> | |
| E. Transmitting direction(s) (e.g., SW 120°, 360°, etc): | <u>Please see Site Plans.</u> | |
| F. Effective radiated power: <u>Please see RF study.</u> | _____ watts | _____ watts |
| G. Backup generator testing | | |
| • days: <input checked="" type="checkbox"/> Monday - Friday <input type="checkbox"/> other (please specify) _____ | | |
| • hours: <input checked="" type="checkbox"/> 8:30 am - 4:30 pm <input type="checkbox"/> other (please specify) _____ am to _____ pm | | |

III. BASIC INSTALLATION

- A. Number of antennas proposed: 6 (initial configuration) _____ (ultimate configuration)
- B. Type of antennas proposed (e.g., whip, panel, etc): Panel (initial configuration)
 _____ (ultimate configuration)

- C. Size of antennas proposed (dimensions): _____ (initial configuration)
 _____ (ultimate configuration)
- D. Distance between back of wall-mounted antenna & surface of wall: N/A inches
- NA-E. Type of dish construction: [] mesh [] solid
- F. Number, height & diameter of tower(s) or mast(s): _____ 93 feet (103' for monopine)
- G. Height of telecommunication facility: _____ ft (ultimate configuration) *(measured from natural grade below center of tower to highest point on the tower or the highest antenna, whichever is higher)*
93 ft (initial configuration)
- H. Capacity of tower:
 • Number of antennas it will support: Unknown - Up to 2 additional carriers.
 • Weight of antennas & equipment it will support: _____ lbs
- I. Gross cross-sectional area (*silhouette*): _____ ft²
- J. Material: tower: _____ antenna: _____
- K. Color: tower: _____ antenna: _____
- L. Special painting/lighting required under FAA regulations: [] yes no
- M. Width of fire protection zone installed: Graveled area: _____ ft Fuel modification zone: _____ 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

IV. BUILDING(S)/ENCLOSURE(S)

- A. Size: 120 ft² new construction [] existing facility
- B. Height at highest point: 11 feet
- C. Type of construction (e.g., wood-frame): As built. Can be provided @ BP.
- D. Exterior materials: walls: _____ roof: _____
- E. Exterior color: walls: _____ roof: _____
- F. Type of emergency rapid entry system to be installed: KNOX boxes @ all gates.
- G. Fire rating of interior surfaces: _____
- H. Type of interior fire extinguishing system to be installed: _____
- I. Method used to protect openings against penetration by fire or wind-blow embers: _____
- J. Width of fire protection zone installed: graveled area: _____ ft fuel modification zone: _____ ft

V. ACCESS ROAD

- A. Relocation/extension required: yes [] no
- B. Length of new road required: _____ feet Approx. 1 mile
- C. Width including shoulders: existing: 8 feet proposed: 20 feet
- D. Road surface: existing: Unpaved proposed: Gravel
- E. Number of turnouts: existing: 0 proposed: 1
- F. Width of pavement at turnouts: existing: 0 feet proposed: 20 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: 8 hours
- C. Type of exterior night lighting proposed
 - Tower: None
 - Buildings: Work safety lights
 - Other (please specify): _____
- D. Nature of light shields to be installed: none other (please specify): _____
- E. Type of signage proposed: none address facility identification
 other (please specify) _____
- F. Size of parking area planned: N/A
 - existing: _____ ft²
 - proposed: _____ ft²
- G. Utility line extensions required:
 - Power lines: _____ feet
 - telecom lines: _____ feet
 - Other (specify): _____ feet

VII. WATER SUPPLY (IF ANY) - N/A

- 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 - N/A

- 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:
- Other telecommunication tower:
- Other type of telecommunication facility:
- Readily visible uncamouflaged/unscrewed telecommunication facility:
- Dwelling:
 Occupied by property owner or his family: yes [] no
- Non-residential structure regularly occupied by people:
- Outdoor area regularly occupied by people:
- Trail, park or other outdoor recreation area:

600 feet
~~_____~~ feet
N/A feet
~~_____~~ feet
460 feet

N/A feet
650 feet
650 feet

N/A feet

More than 4 miles
 Entrance to the Regional Park

B. Distance of guy wire anchors from nearest property line:

X. GROUND/VEGETATION DISTURBANCE

A. Slope of area(s) to be disturbed: maximum: _____% average: _____%

B. Height of highest

- 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:

_____ 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)



RECEIVED

JUN 09 2017

Napa County Planning, Building
& Environmental Services

Via Overnight Mail

June 8, 2017

Napa County
Planning, Building, and Environmental Services
1195 Third St., Suite 210
Napa CA 94559
Attn: Terri Abraham

**Re: AT&T Site Plan Review, 6850 State Hwy 128, Napa CA 94558 – CCU01098
Hwy 128 & Quail Ridge.**

This package is intended as a formal application for a Site Plan Review for a new AT&T telecommunications facility at the above referenced location. All materials are included as required by the County's *Use Permit / Site Plan Approval Application Checklist*. Every effort has been made to arrange the application materials in the order they are outlined by these documents.

1. Application Fee: \$3,332.71, check #19876;
2. AT&T CAF-II Memo;
3. Site Plan Approval Application Checklist;
4. Project Support Statement;
5. Photo-simulations;
6. Coverage/Propagation Maps;
7. Radio Frequency (RF) Report;
8. Mailing Labels; and
9. Site Plans: (3) 24" x 36" sets.

I am the project manager and the main point of contact for this application. Should you have questions regarding the submittal or need additional materials, I can be at 916-247-6087.

Sincerely,

Maria Kim
Project Manager
Mkim@completewireless.net

Enclosures





AT&T Mobility
Rethink Possible

AT&T Mobility
5001 Executive Pkwy.
Location 4W850T
San Ramon, CA 94583

June 8, 2017

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

Subject: **Connect America Fund (CAF II) - AT&T Fixed Wireless Internet Projects**

The FCC created "The Connect America Fund (CAF II)" to provide funding for Broadband (Internet) to Americans who currently do not have access to high speed Broadband (mostly rural areas). In California, AT&T accepted CAF II funding to be able to offer Internet access to more than 141,500 homes and small businesses in FCC-identified census blocks.

We at AT&T are thrilled to have this opportunity to partner with the Federal government to serve residences and businesses in your area. **The attached application is for a CAF II funded project.** AT&T is using fixed wireless technology to provide high-speed Internet access. This project will meet all FCC requirements.

AT&T is under obligation to the FCC to deliver the services by specified deployment milestone dates. **In consideration of the FCC short timeframes for project implementation, we ask for your support to promptly review this application.** We look forward to serving you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maria Kim".

Maria Kim

Complete Wireless Consulting, Inc.

On-Behalf of AT&T Mobility Construction & Engineering - Northern California

**TELECOMMUNICATIONS FACILITY
USE PERMIT/SITE PLAN APPROVAL
APPLICATION COMPLETENESS CHECKLIST**


Pursuant to state law, a determination of completeness will be made within thirty (30) days of application submittal.

Filing Prerequisite:

1. Pre-Submittal Application Review Meeting with Planning Division Staff (Date: Aug. 23, 2016).
with Jerry Haag

Basic Information Typically Required:

2. Completed Signed Use Permit/Site Plan Approval Application Form/Indemnification Agreement.
3. Completed Telecommunications Facility Basic Information Sheet.
4. Accurate Site Location Map (on 7" by 52" portion of a 72-minute U.S. Geological Survey topographic map taped/glued, not stapled, in the space provided on the site location map blank supplied) Showing:

Please see  Site Plans for detailed and accurate Site Location.

- (a) Boundaries of parcel(s) involved;
 (b) Location of all existing improvements to be employed including but not limited to existing access roads; AND
 (c) Location of all new improvements planned including, but not limited to, towers, buildings, access roads/driveways, and utility line extensions. The locations of all items plotted must be accurate to within 50 feet (ie, within 1/20 of an inch).

5. To-Scale Site Access Plan two full size copies PLUS one (1) clean readable black-line reduction on 8 1/2" by 11" paper) showing:

- (a) Road location;
 (b) Whether road is new, modified existing, or unmodified existing;
 (c) Travelway and shoulder width(s);
 (d) Proposed location of required turnouts;
 (e) Surface (e.g., dirt, gravel, pavement, etc);
 (f) Positions of new/modified cuts and fills and their height;
 (g) Proposed location(s) of required address sign(s);
 (h) Proposed location(s) of any utility line extensions required;
 (i) Applicant's name and assessor's parcel number(s); AND
 (j) North arrow, graphic map scale, and date plan prepared
(Only if construction/modification of more than 300 feet of access road required).

6. To-scale dimensioned site plan with details as necessary (two full size copies PLUS one (1) clean readable black-line reduction on 8 1/2" by 11" paper) Showing

- (a) Property lines of the subject parcel(s);
 (b) Location and names of all existing and proposed streets and rights-of way serving the subject parcel(s);
 (c) Topography of those portions of the property to be disturbed where slopes exceed 5%;
 (d) Location of any drainage courses, ponds, or reservoirs on or adjoining the subject parcel(s) (all blue-line streams and drainageways with a well-defined channel deeper than 4 feet with side slopes steeper than 3:1 in or adjacent to areas to be disturbed must be clearly identified);
 (e) Location of all existing structures, buildings, telecommunication facilities, parking areas, utility lines, and other features whose presence may affect the use of the property;
 (f) Location of the proposed development including, but not limited to, all towers, guy wire anchors, buildings, other structures, required graveled areas, required fuel modification zones, utility line extensions, driveways, and parking spaces/loading areas with an indication of the direction they drain;
 (g) Setbacks of all proposed buildings and improvements from the nearest existing/proposed property lines;
 (h) Location and height of any required cuts and fills taller than 2 feet;
 (i) Location and distance to all habitable structures and areas regularly used by people within 400 feet of the proposed antenna(s);
 (j) Distance, and where on plan, location of nearest existing telecommunication tower;
 (k) Location and distance to any public trail, park, or other outdoor recreational area on or adjacent to the site;
 (l) Applicant's name and assessor's parcel number(s); AND
 (m) North arrow, graphic map scale, and date plan prepared.

7. X To-Scale dimensioned elevations of all sides of all facilities (G two full size copies PLUS G one (1) clean readable black-line reduction on 8 1/2" by 11" paper) specifying
- (a) Wall, roof, tower, and antenna materials;
 - (b) Wall, roof, tower, and antenna colors;
 - (c) Fencing, air conditioning units, and outdoor light locations;
 - (d) Any roof top features including vents, chimneys, and antennas;
 - (e) Building/enclosure and tower heights (measured from natural pre-facility construction surface of the ground beneath the center of the antenna support and tip of highest piece of equipment attached thereto);
 - (f) Relation of the tip of the tower, the antenna(s) and the antenna support(s) to the top of the surrounding tree canopy;
 - (g) Applicant's name and assessor's parcel number(s); AND
 - (h) View identification, graphic map scale, and date elevation prepared.
If no elevation change proposed, photo may be substituted.
8. X Photo-Simulation(s) showing site from at least the 3 most severely impacted locations with any without the proposed facility (on 8" x 10" or larger color photographs).
9. X Service area map delineating the extent of area served by proposed facility and, where relevant, indicating the direction and distance to the adjoining facilities to which the signal will be "Handed Off" (on portion of 1" = 2 mile County base map with topography).
10. N/A Airport Operator Certification indicating that installation of proposed facility will not adversely affect operation of his Airport (*only if site within safety zone of an airport*).
11. N/A Copies of any open space easements or other similar use restrictions affecting the subject parcel.
12. X Easement or other proof of the right to use the access road involved (*only if access from a private road*).
13. X Toxic, hazardous, or highly flammable materials use and/or storage list.
14. X List of nearby Telecommunication Facilities (i.e., those within 1 mile).
15. None Nearby Telecommunication Facility Operator mailing labels on an 8 1/2" by 11" sheet of Avery #5353 plain paper copier labels (must include names and mailing address of the operators of all telecommunication facilities within 1 mile of proposed facility). Nearest tower is over 2 miles away and owned by the Civil Air Patrol CA Wing.
16. X Title Insurance Co Certified nearby property owner's mailing labels On An 8 1/2" by 11" sheet of Avery #5351 plain paper copier labels (names and mailing addresses, with APNs, of owners of all the parcels within **1000** feet of the parcel
- (a) On which the planned facility is to be located and
 - (b) Any parcel(s) through which a private access road to be used passes).
17. X Annotated Assessor's pages and copy of the latest equalized assessment roll used in compiling nearby property owners mailing labels (the 1000 foot line from the boundaries of the subject assessor's parcel(s) must be delineated on the assessor's pages submitted and the parcels included on the mailing labels indicated by a high-lighted parcel number).
18. X Check For \$ _____ (Use Permit), \$ 3,332.71 (Site Plan Approval), Or \$ _____ made out to the County Of Napa. (*fees to be determined at the time of pre-application meeting*).

Additional Information Normally Required For Tower Installations:

19. Visual Impact Demonstration: Installation of a full scale mock-up of the planned tower (the mock-up must be installed on a date coordinated with and approved by the Planning Division and shall remain up for at least 5 days following its installation. Notice in a form specified by the department that the mock-up has been installed and that comments are being sought by the County shall be provided starting on the day prior to installation).
↳ Please determine if this is necessary at this location.
20. X Technical demonstration showing unavoidable need for tower to exceed county height limit or overall lessened visual impact (*normally only if tower exceeds 50 feet in height*). Please see attached Propagation Maps.
21. Cross-Sectional Area Calculation specifying the maximum cross sectional area or silhouette of the tower with all antennas, dishes, and other devices proposed attached.
↳ Please determine whether pine tree or lattice tower is preferred.
22. N/A Structural Engineer's Report demonstrating that the tower when fully loaded will withstand without collapse the maximum forces expected from wind, earthquake, and ice (*only if tower is situated less than 110% of its height from a habitable structure, property lines, or another tower*).

23. ___ Structural Engineer's Certification indicating that fully-loaded tower is designed to withstand the maximum credible earthquake expected without a failure that would put the facility involved out of service (*critical disaster response facilities only*). This information will be provided with the Building Permit application.
24. N/A To-Scale Building/Enclosure floor plans (clean readable black-line copy on 8 1/2" by 11" paper) showing:
- (a) Dimensions and area of each room;
 - (b) Use of each room;
 - (c) Door and window location(s);
 - (d) Applicant's name and assessor's parcel number(s); AND
 - (e) North arrow, graphic map scale, and date plan prepared.
25. ___ Conceptual Site Vegetation Removal/Re-vegetation Plan (clean readable black-line copy on 8 1/2" by 11" paper identifying:
- (a) Location, species, diameter, & height of all trees 6" and larger in diameter to be removed;
 - (b) Location of all trees to be trimmed;
 - (c) Location, species, and size of any new trees to be planted;
 - (d) Location, species, and size of any other native and/or adapted vegetation to be planted;
 - (e) Applicant's name and assessor's parcel number(s); AND
 - (f) North arrow, graphic map scale, and date plan prepared.
26. X Security Program Approved by the Napa Co Sheriff's Dept (must include physical features such as fencing, anti-climbing devices or elevating ladders, and monitoring by staff or electronic devices to prevent unauthorized access and vandalism).

Further Information That May Be Required by Environmental Health:

→ Please alert applicant if additional materials needed.

27. ___ Water Supply/Waste Disposal System plot plan showing all existing and proposed wells and any on-site sewage disposal systems (including in case of septic systems a 100% reserve area) (*only if on-site water supply or sewage disposal system proposed*).
28. ___ Water Service Availability Letter (*only if water from water company or district to be used*).
29. ___ **APPROVED** Soil Evaluation Report (*only if on-site septic system planned*).
30. ___ **APPROVED** Engineering Feasibility Report (*only if on-site pond system or engineered septic system proposed or if peak waste flows exceed 1,500 gallons/day*).
31. ___ Sewage Service Availability Letter (*only if sewage disposal agency to be used*).
32. ___ Water and/or Sewage Disposal Easement (*only if off-site spring, well, reservoir, storage tank or individual sewage disposal system proposed*).

Further Information/Studies/Reports That May Be Required by the Planning Division:

→ Please alert applicant if additional materials needed.

33. ___ Network Bubble Map showing the planned system of existing and future sites to be operated by the facility operator both within & outside Napa County to serve the county at the end of 5 Years (on 1" = 2 mile County base map with roads & streams).
34. ___ Visual Impact Analysis based on installation of a full-scale mockup of the planned facility and involving the submission of 4 at least 20" X 30" color photographs of the site with the facility superimposed taken from the 4 most severely impacted locations around the site (the analysis provided shall identify the potential impacts of the proposed facility at full development from public views as well as from affected private residences. The analysis shall identify measures to mitigate such impacts and establish that maximum feasible visual mitigation has been provided consistent with the technological requirements of the proposed use).
35. ___ NIER (Non-Ionizing Electromagnetic Radiation) Exposure Report G prepared by a qualified electrical engineer specifying NIER levels in inhabited area where said levels are projected to be highest (*only if situated within 400 feet of an building/area regularly occupied by people or if a broadcast radio or television facility*).
36. ___ Alternative Site Location Map showing the general location of the alternative sites considered (must be accompanied by a table indicating why each of these other sites was rejected or found inferior to the site under consideration).

37. Alternative Site Analysis Demonstrating that from a technical standpoint the subject facility
- (1) Can only be located in an RS, RM, RC, Or PD Zoning District;
 - (2) Cannot be located in an I, IP, Or GI Zoning District (*satellite earth stations only*); Or
 - (3) Is needed and situated on the only feasible site available. → *Please see search ring in Project Support Statement.*
38. Check For \$ _____ (*Fees to be determined at the Pre-Application Submittal Meeting*) made out to the County of Napa for an alternative site study or other review prepared by an independent consultant under contract to Napa County (the alternative site analysis shall identify all reasonable, technically feasible, alternative locations and/or facilities for providing the proposed telecommunication services. Said analysis shall address the potential for such service to be co-located with an existing facility as well as the potential to establish a new facility for future co-location. All existing sites within a 20-mile radius shall be identified, the telecommunications services offered at each specified, and a statement included that clearly explains why the proposed facility can not be operated from one of these existing sites).
39. Evidence that installation of a mesh rather than solid dish is not technically feasible (*only non-microwave dishes*).
40. Evidence that use of a self-supporting tower design is required to provide the height and/or capacity needed, minimize the need for screening, or minimize the potential for bird strikes (*self-supporting towers higher than 35 feet only*).
41. Evidence showing that an access road wider than 8 feet is needed to assure safety (*only new roads and existing roads that are to be widened*). The proposed access road may be narrowed at the request of the Fire Department.
42. Evidence showing that failure to adhere to a given standard contained in the County's Telecommunications Regulations will neither increase the visibility of the facility involved nor adversely affect public safety.
43. Certified Arborist's Report indicating effect of project on trees (*only if trees overhang or closely border the access road to be used or are located within 100 feet of the area to be disturbed*).
44. Botanical/Biologic Survey (*typically only if site within the known habitat of recognized rare, threatened, or endangered plant or animal or in a flyway*).
45. Archeological Survey (*typically only if area to be disturbed located within 50 feet of recognized archaeological site or in an archaeologically sensitive area*).
46. Historic Evaluation (*typically only if facilities located within 500 feet of a recognized historic building or feature*).
47. Geologic Hazards Report (*typically only if site threatened by recognized landsliding, faulting, or other geologic hazards*).
48. Other information or documents as required by Planning, Building, and Environmental Services.

Please call Planning Division Secretary at (707) 253-4417 to schedule a pre-submittal application review ("Pre-App") meeting. Completeness of your application packet or whether a Use Permit is required cannot be determined at the planning counter.

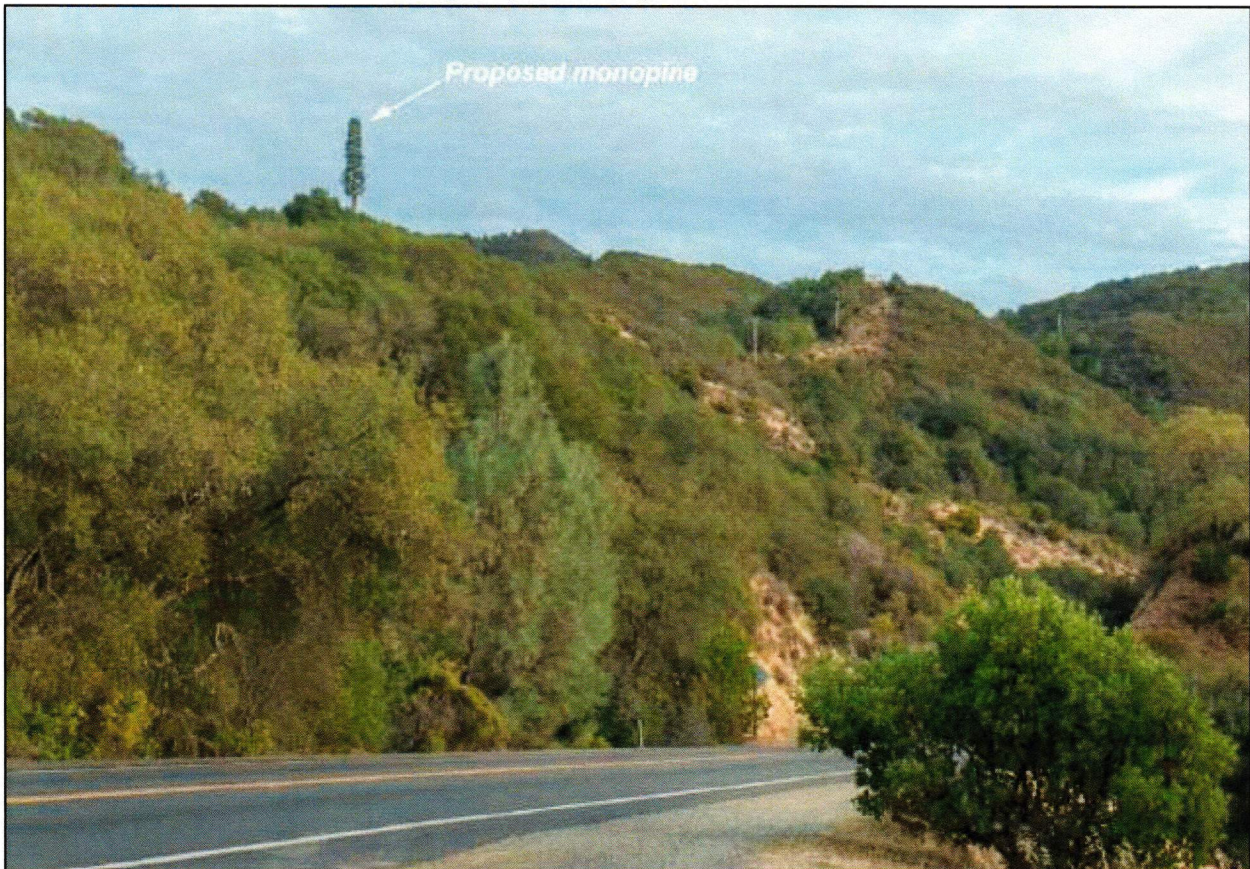
Project Description

The proposed facility consists of twelve (12) AT&T panel antennas and associated equipment, to be mounted on a 103’ tall monopine tree. The 45’ by 35’ equipment area will be surrounded by a 6’ tall chain link fence with barbed wire. The lease area will contain an equipment shelter and standby propane generator installed on a new concrete pad, along with a propane storage tank. Power and telecommunications cables will be installed underground within the lease area. The unmanned facility will provide high-speed internet access 24 hours a day, 7 days a week.

Aesthetic Impacts

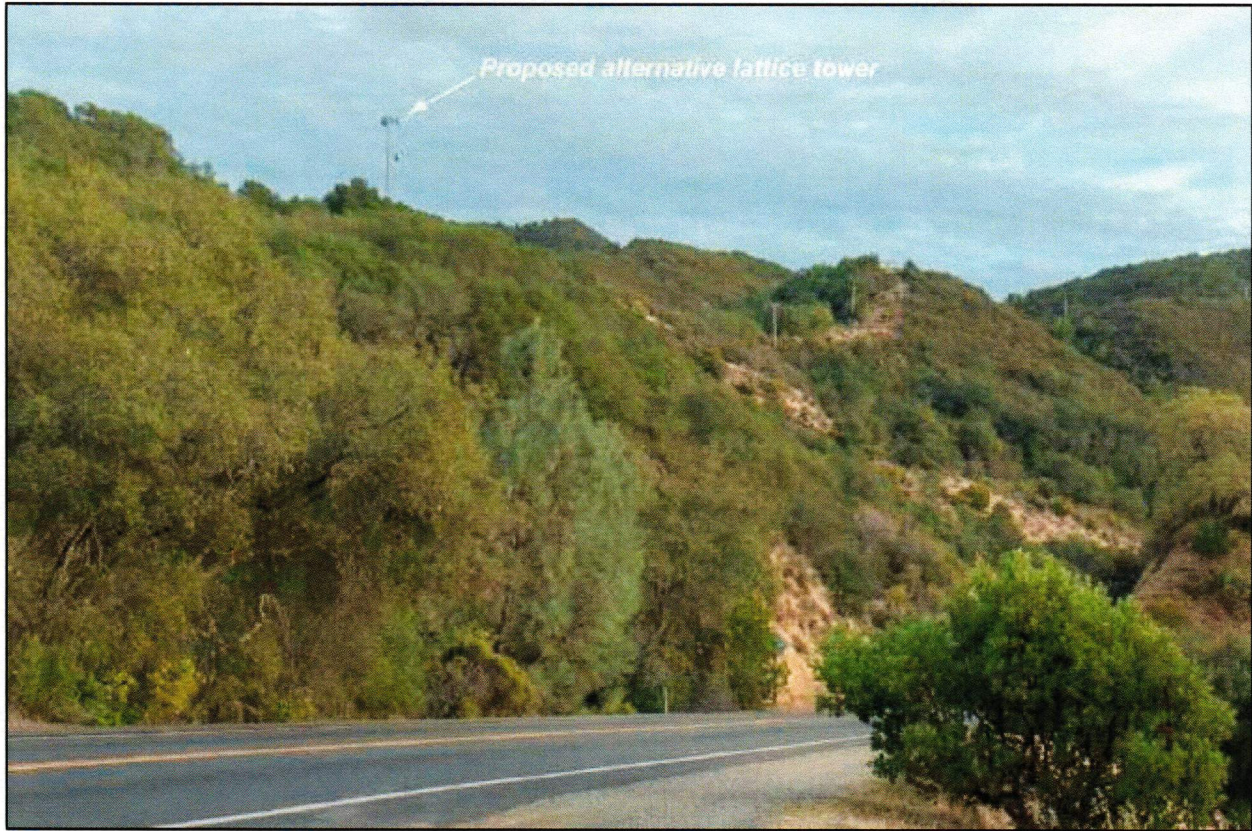
AT&T is proposing a monopine, which is a type of tree found in the area. The facility is of similar height and character to other utility poles and structures in the area. The height of pole and size of lease area will provide other carriers with opportunities for future colocation. AT&T has carefully chosen a location that will minimize any visual impact to the surrounding area. The facility will be located in a remote area outside Del Valle Regional Park and off of Hwy 128.

Monopine from along the Access Road



Alternatively, AT&T is willing to propose a shorter monopole tower at 93’ in height. Due to the faux-foliage needed to provide a natural tapered shape to the monopine tree, an additional 10% of height is required. However, if a monopole or lattice tower design is chosen by Napa County, then the minimum height of 93’ will be pursued.

Alternative Lattice Tower from along the Access Road



This parcel and lease area location were chosen in compliance with the property owner’s wishes, Napa County’s guidelines, and the objective of AT&T’s radio frequency engineer.

The proposed facility height complies with the County’s development standards for wireless facilities. Because of the surrounding topography and breadth of the coverage area, the proposed facility needs to be a total of 93’ for the signal to reach the intended service area. The proposed facility has been designed at its minimum functional height.

Ground equipment will be enclosed within an equipment shelter and screened from view, and the lease area will be surrounded by a security fence to minimize visual impacts. The fence will serve as a security barrier and will include a sign indicating the facility owner and a 24-hour emergency telephone number. Unless tower lighting is required by the FAA, the only lighting on the facility will be downward facing work light near the equipment shelter.

Site Selection Criteria

The FCC’s Connect America Fund (CAF II) created census data maps showing areas lacking high speed internet services. AT&T engineers selected tower locations based on these maps, siting each of the new wireless facilities in a location that maximizes the number of living units that will be served by the facility. Maximizing service of living units is a condition of the FCC’s CAF II grant, giving AT&T less flexibility in selecting a tower location than AT&T would

otherwise have in building out their cellular network. AT&T’s engineer began the site selection process by identifying a search area, called a “search ring” (see image below), and a required centerline height.

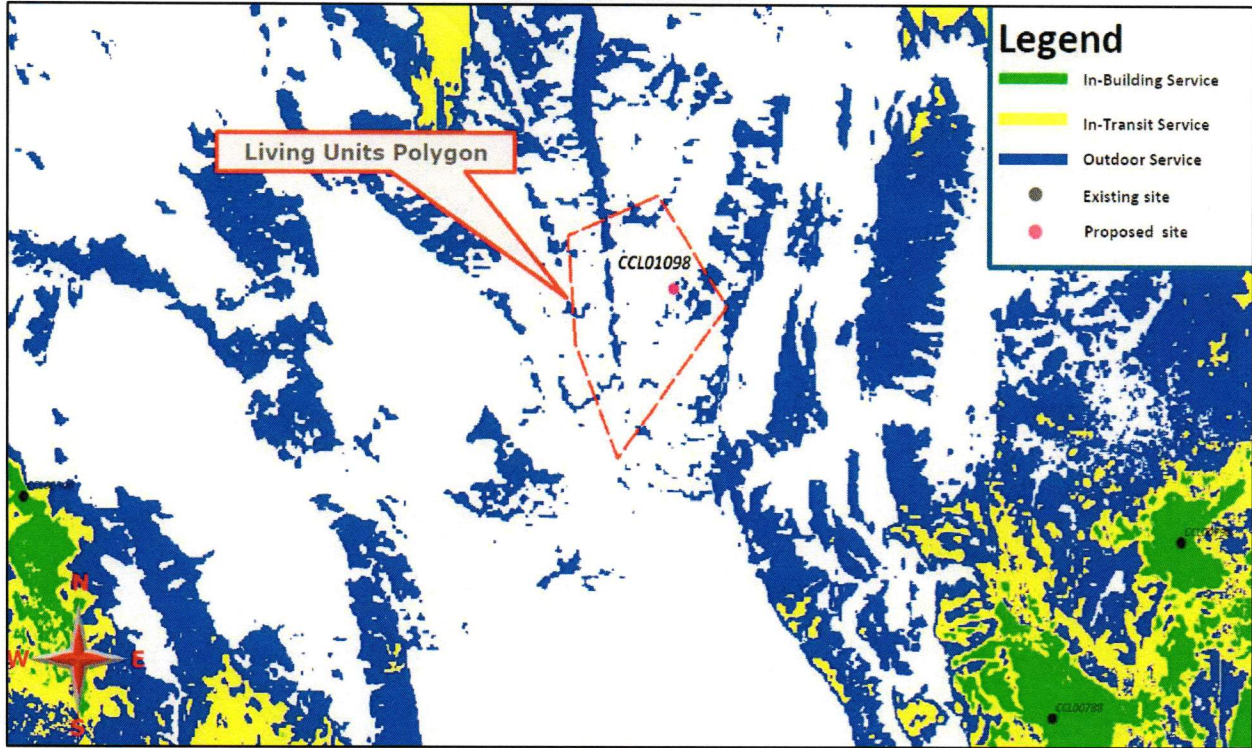


The search ring represents the area within which a facility can be located to produce the desired coverage objective. The centerline height of 93’ represents the required height of the antennas to produce the desired coverage objective. After evaluating the County’s zoning regulations, the next step is to identify any existing towers within the search ring that could allow for collocation. In this case, AT&T determined that there are no existing structures within the search area which could meet its coverage needs.

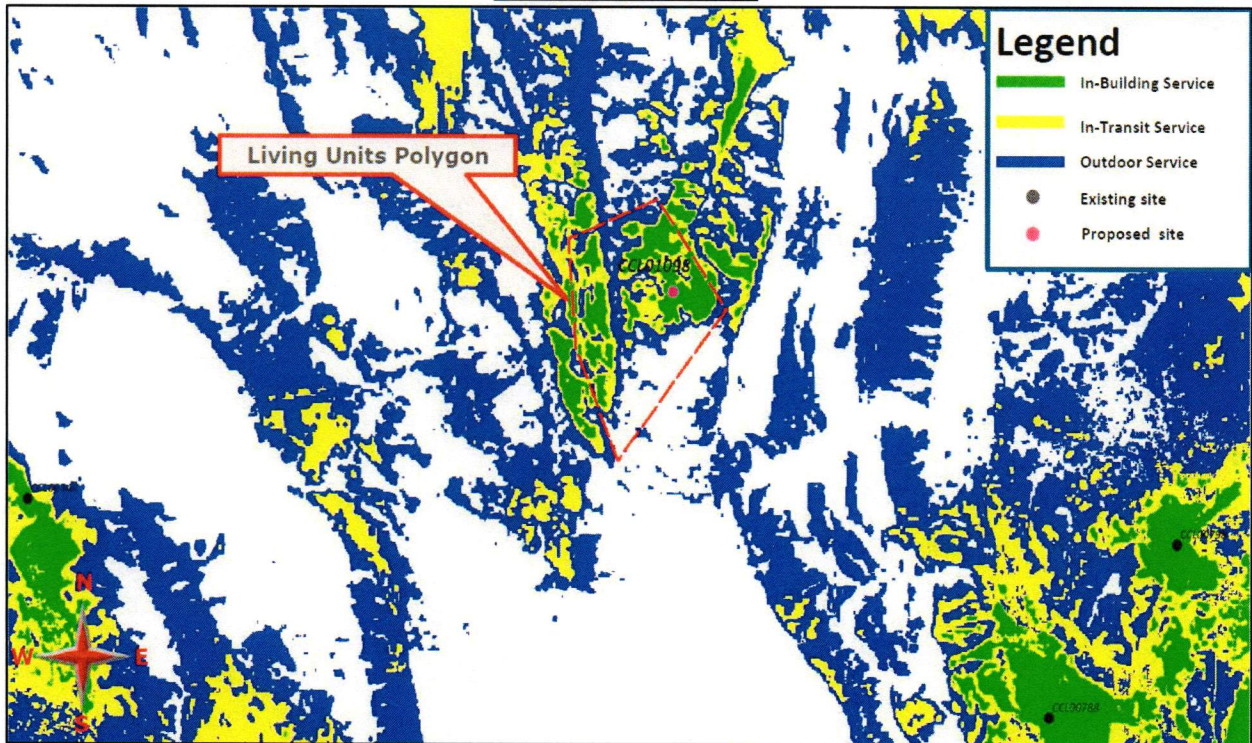
The proposed facility within this vast ring was chosen by AT&T’s engineer as the best candidate in the search ring for achieving AT&T’s coverage objectives, and the least intrusive option.

Coverage Area

Existing Coverage



Proposed Coverage



Compliance with FCC Standards

This project will not interfere with any TV, radio, telephone, satellite, or any other signals. Any interference would be against federal law and a violation of AT&T’s FCC License.

Statement of Commitment to Allow Collocation

The proposed facility has been designed in a manner that will structurally accommodate additional antennas and future collocation. AT&T welcomes other carriers to collocate on their facilities whenever possible. Additional ground space is available within AT&T’s lease area for at least one future carrier.

Maintenance and Standby Generator Testing

AT&T installs a standby generator at all of its cell sites. The generator plays a vital role in AT&T’s emergency and disaster preparedness plan. In the event of a power outage, the back-up generator will automatically start and continue to run the site for up to 24 hours. The standby generator will operate for approximately 15 minutes per week for maintenance purposes, during the daytime. Back-up generators allow AT&T’s communications sites to continue providing valuable communications services in the event of a power outage, natural disaster or other emergency. Following construction, the security fence will include a small sign indicating the facility owner and a 24-hour emergency telephone number. The lease area will be surrounded by a 6’ chain link fence with barbed wire for additional security.

Construction Schedule

The construction of the facility will be in compliance with all local rules and regulations. The crew size will range from two to ten individuals. The construction phase of the project will last approximately two months and will not exceed acceptable noise levels.

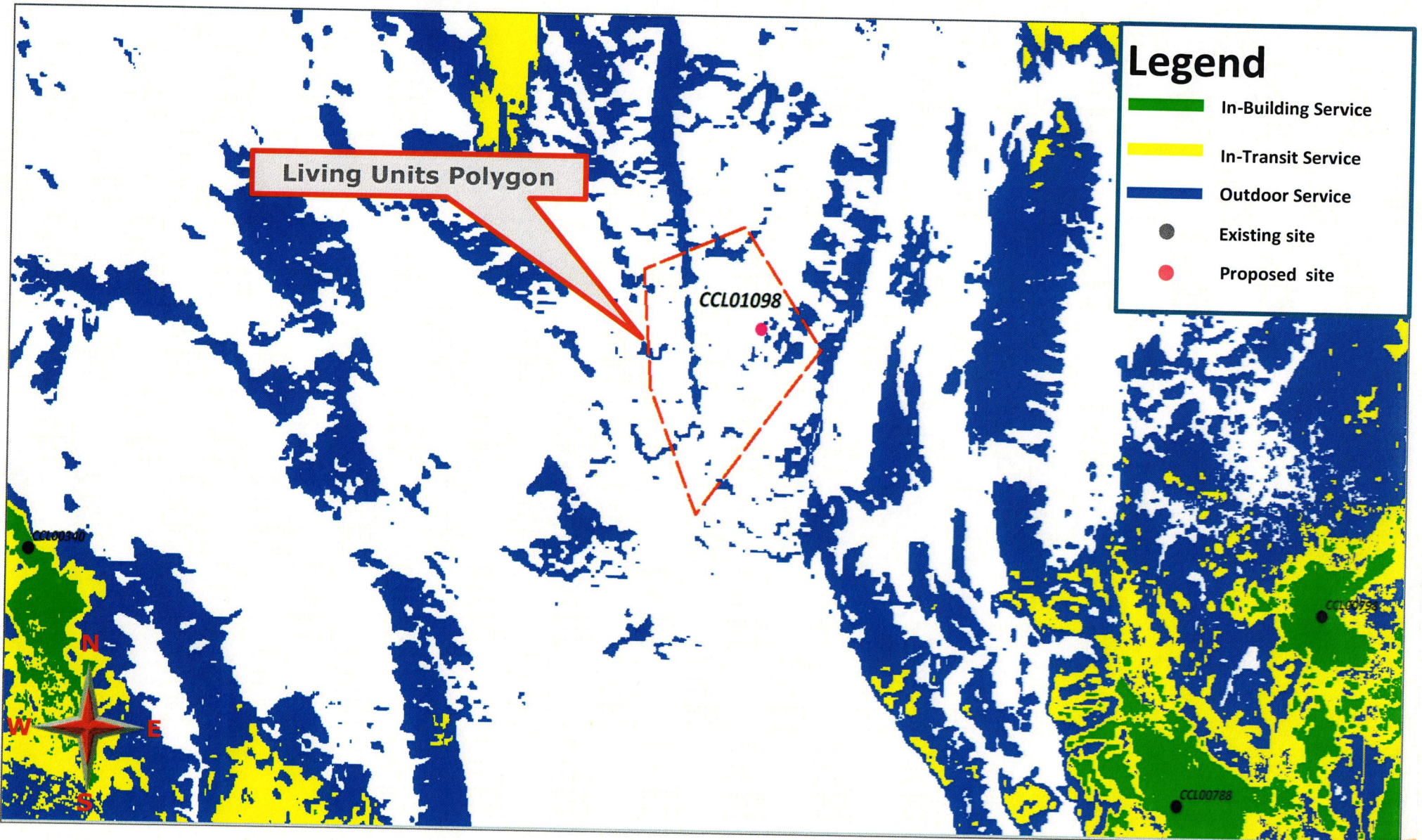
Notice of Actions Affecting Development Permit

AT&T requests notice of any proposal to adopt or amend the: general plan, specific plan, zoning ordinance, ordinance(s) affecting building or grading permits that would in any manner affect this development permit. Any such notice may be sent to 2009 V Street, Sacramento, CA 95818.

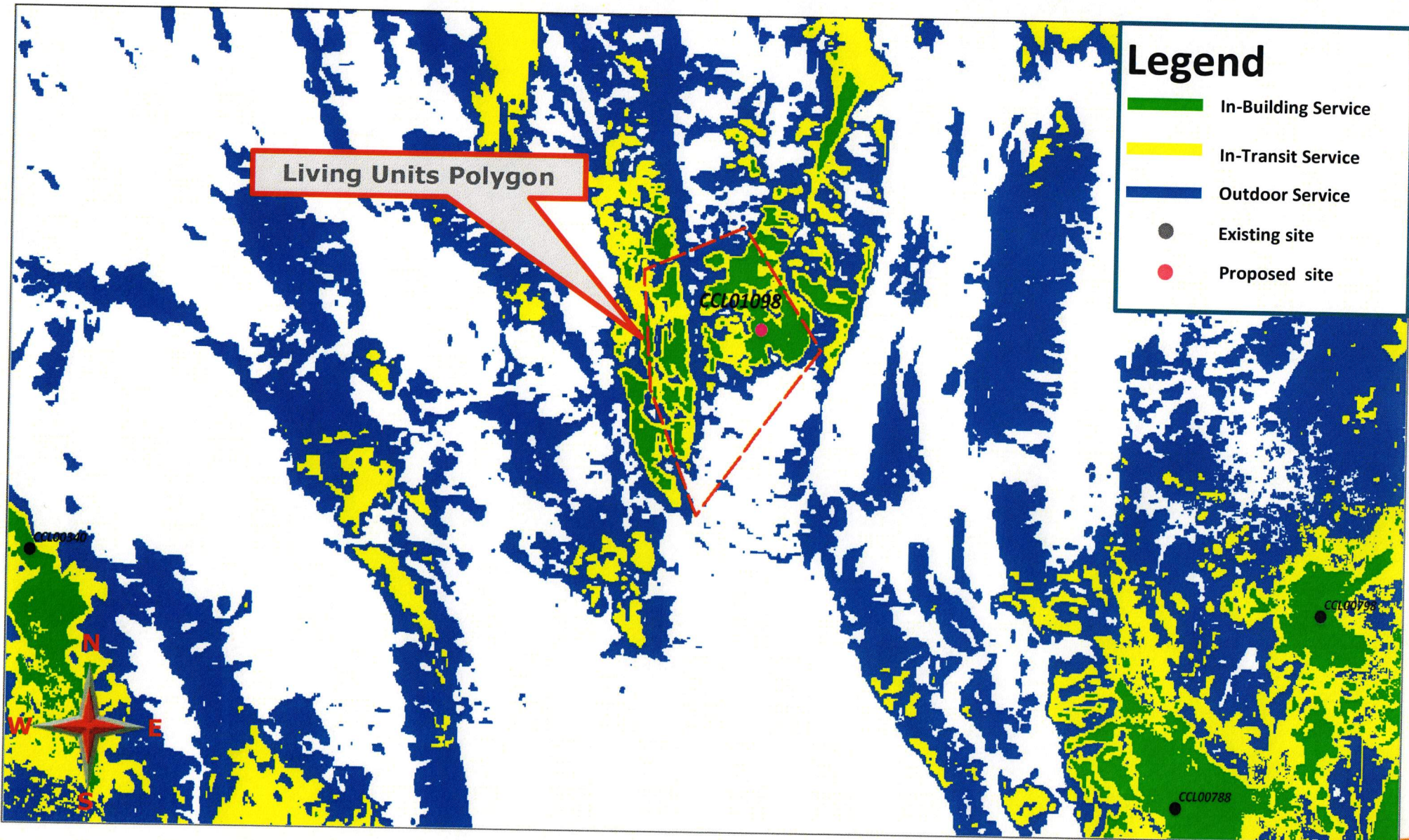
CCL01098 Zoning Propagation Map

April 14th , 2017

Existing LTE 700 Coverage



Existing LTE 700 Coverage With CCL01098 @ RC – 80ft Supports 91 LU's



ACKNOWLEDGEMENT - INDIVIDUAL

STATE OF CALIFORNIA

COUNTY OF Sacramento } 59.

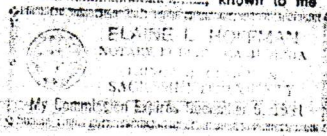
On January 6, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared Harry Carlson and Marjorie J. Carlson

to be the person^s whose name^s are known to me subscribed to the within instrument and acknowledged that they executed the same

WITNESS my hand and official seal.

Signature: *Elaine L. Hoffman*

Elaine L. Hoffman
Name (Typed or Printed)



(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

END OF DOCUMENT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name Mr. & Mrs. Jeffrey Selmos
Street Address 7 Coach and Four, Realtors
500 Merchant St.
City & State Vacaville, Calif. 95688

RECORDED AT REQUEST OF
Western Title Ins. Co.
NAPA COUNTY RECORDER
AT 10:35 AM
JAN 26 1978
REANOR & EMBERTON
COUNTY RECORDER
FEB 1 1978

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

DOCUMENTARY TRANSFER TAX \$
COMPUTED ON FULL VALUE OF PROPERTY CONVEYED.
OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE.
Signature of Declarant or Agent determining tax, Print Name.

GRANT DEED

ELDWIN K. LANE and ANNA R. LANE, his wife; JULES L. CHORNA, a married man;
HARRY CARLSON and MARJORIE J. CARLSON, his wife

(GRANTOR - GRANTORS)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Do Hereby Grant To

JEFFREY E. SELMOS and JEANETTE I. SELMOS, his wife as joint tenants

the real property in the
County of NAPA

State of California, described as follows:

AN EASEMENT FOR INGRESS, EGRESS ROADWAY AND UTILITY PURPOSES AS SET FORTH
IN ATTACHED EXHIBIT "A"

Dated 12/28/77

STATE OF CALIFORNIA
COUNTY OF Solano

SS.

On 12/29/77

before me, the undersigned, a Notary Public in and for said County and State, personally appeared

Eldwin K. Lane
Anna R. Lane

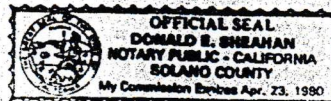
x Eldwin K. Lane
x Anna R. Lane
x Jules L. Chorna
x Harry Carlson
x Marjorie J. Carlson

known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature Donald E. Sheahan

Name (Typed or Printed)



(This was for official notarial seal)

83300

Appurtenant to the Northeast quarter of the Northeast quarter of Section 12, Township 7 North Range 3 West, Mount Diablo Base and Meridian.

An easement for ingress, egress roadway and utility purposes over a strip of land sixty (60) feet wide, lying thirty (30) feet on each side of the following described centerline of a dirt road:

Beginning at a point on the North one-sixteenth (1/16) line of said Section 12, distant thereon North $36^{\circ} 33' 20''$ West 804.75 feet from the East line of said Section 12, said point also being on a curve concave Easterly and having a radius of 77.60 feet and from which a line radial to said curve bears South $65^{\circ} 35' 23''$ East; thence South along said curve 58.96 feet to the beginning of a reversed curve, concave Northwesterly and having a radius of 50.00 feet; thence Southerly and Westerly along said curve 101.10 feet; thence North $81^{\circ} 16' 20''$ West 11.18 feet to the beginning of a tangent curve concave Southerly and having a radius of 350.00 feet; thence Westerly along said curve 87.59 feet; thence South $83^{\circ} 40' 50''$ West 13.21 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 95.00 feet; thence Southwesterly 50.56 feet along said curve; thence South $52^{\circ} 51' 15''$ West 31.35 feet to the beginning of a tangent curve, concave Northwesterly and having a radius of 500.00 feet; thence Southwesterly along said curve 58.84 feet; thence South $59^{\circ} 35' 50''$ West 118.36 feet to the beginning of a tangent curve, concave Southeasterly and having a radius of 200.00 feet; thence Southwesterly along said curve 74.24 feet; thence South $38^{\circ} 19' 40''$ West 11.37 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 300.00 feet; thence Southwesterly along said curve 91.70 feet; thence South $55^{\circ} 50' 25''$ West 29.89 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 80.00 feet; thence Southwesterly along said curve 25.22 feet; thence South $37^{\circ} 46' 50''$ West 15.52 feet to the beginning of a tangent curve, concave Southeasterly and having a radius of 100.00 feet; thence Southerly along said curve 61.90 feet thence South $2^{\circ} 19' 00''$ West 39.98 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 50.00 feet; thence Southwesterly along said curve 50.55 feet; thence South $60^{\circ} 44' 50''$ West 177.17 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 100.00 feet; thence Southwesterly along said curve 61.60 feet; thence South $24^{\circ} 57' 40''$ West 301.29 feet to the beginning of a tangent curve, concave Easterly and having a radius of 70.00 feet; thence Southerly along said curve 40.38 feet; thence South $8^{\circ} 05' 20''$ East 149.00 feet to the beginning of a tangent curve, concave Easterly and having a radius of 120.00 feet; thence Southerly along said curve 52.83 feet; thence South $33^{\circ} 18' 40''$ East 212.67 feet to the beginning of a tangent curve, concave Westerly and having a radius of 50.00 feet; thence Southerly along said curve 84.24 feet; thence South $63^{\circ} 13' 25''$ West 24.03 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 50.00 feet; thence Southwesterly along said curve 51.77 feet; thence South $3^{\circ} 53' 50''$ West 38.61 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 50.00 feet; thence Southwesterly along said curve 88.35 feet; thence North $74^{\circ} 51' 40''$ West 51.35 feet to the beginning of a tangent curve concave Southeasterly and having a radius of 50.00 feet; thence Easterly along said curve 59.87 feet; thence South $56^{\circ} 31' 20''$ West 76.22 feet to the beginning of a tangent curve, concave Northerly and having a radius of 50.00 feet; thence Westerly 86.80 feet along said curve; thence North $44^{\circ} 01' 00''$ West 102.92 feet to the beginning of a tangent curve concave

Northeasterly and having a radius of 80.00 feet; thence Northwesterly along said curve 58.10 feet; thence North $2^{\circ} 24' 10''$ West 35.91 feet to the beginning of a tangent curve, concave Westerly and having a radius of 50.00 feet; thence Northerly along said curve 53.08 feet; thence North $65^{\circ} 13' 45''$ West 45.46 feet to the beginning of a tangent curve, concave Southerly and having a radius of 400.00 feet; thence Westerly along said curve 134.88 feet; thence North $82^{\circ} 33' 00''$ West 54.54 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 50.00 feet, thence Northwesterly along said curve 78.01 feet; thence North $6^{\circ} 50' 30''$ East 82.29 feet to the beginning of a tangent curve concave Westerly and having a radius of 50.00 feet; thence Northerly along said curve 37.28 feet; thence North $55^{\circ} 52' 45''$ West 37.15 feet to the beginning of a tangent curve concave Northeasterly and having a radius of 500.00 feet; thence Northwesterly along said curve 105.32 feet; thence North $24^{\circ} 02' 20''$ West 33.33 feet to the beginning of a tangent curve concave Southwesterly and having a radius of 100.00 feet; thence Northwesterly along said curve 70.12 feet; thence North $64^{\circ} 12' 50''$ West 13.03 feet to the beginning of a tangent curve, concave Northeasterly and having a radius of 50.00 feet; thence along said curve 79 feet more or less to the South line of State Highway 128 and shortening and continuing the sidelines of said easement so as to provide a continuous strip, 60 feet wide, extending from said North one-sixteenth ($1/16$) line of said Section 12 to the Southerly line of said State Highway 128.

NAPA COUNTY

STATE OF NEW YORK)

COUNTY OF NEW YORK)

ss:

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On January 11, 1978 before me, the undersigned, a Notary Public in and for said State personally appeared Jules L. Chorna, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature

(Notary Public)

**RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
AT&T MOBILITY**

Site Name: CCU01098 Hwy 128 & Quail Ridge
Location: 6850 State Hwy 128, Napa, CA 94558
APN: 032-360-020

1. *The provided application shows the facility placed on an exposed ridgeline, visible to both directions of traffic on Highway 128. Section 18.119.030(D) states "No telecommunications facility shall be installed on an exposed ridgeline... unless it blends with the surrounding existing natural and man-made environment in such a manner so as to be effectively unnoticeable." As proposed, the facility does not match any nearby vegetation nor any man-made environments in the area. Please provide a submittal with a more appropriate location or design.*

The FCC created "The Connect America Fund (CAF II)" to provide funding for Broadband (Internet) to Americans who currently do not have access to high speed Broadband (mostly rural areas). In California, AT&T accepted CAF II funding to be able to offer Internet access to more than 141,500 homes and small businesses in FCC-identified census blocks. Additional information may be found in the CAF-II memorandum provided as part of this application upon submittal.

LOCATION

Due to the constraints of the CAF-II program, the locations of many of the proposed facilities throughout California will be extremely rural without existing access roads and sometimes power. In this area of Napa County, the hills and existing trees create obstacles for AT&T's antennas to overcome. Furthermore, much of the Rahn parcel is at a steep grade. In order to choose the optimal location for the facilities, AT&T chose a spot on the property with high natural elevation (instead of proposing a much large freestanding tower), and an area where the dirt had been previously disturbed. Lastly, this was the location preferred by the property owner.

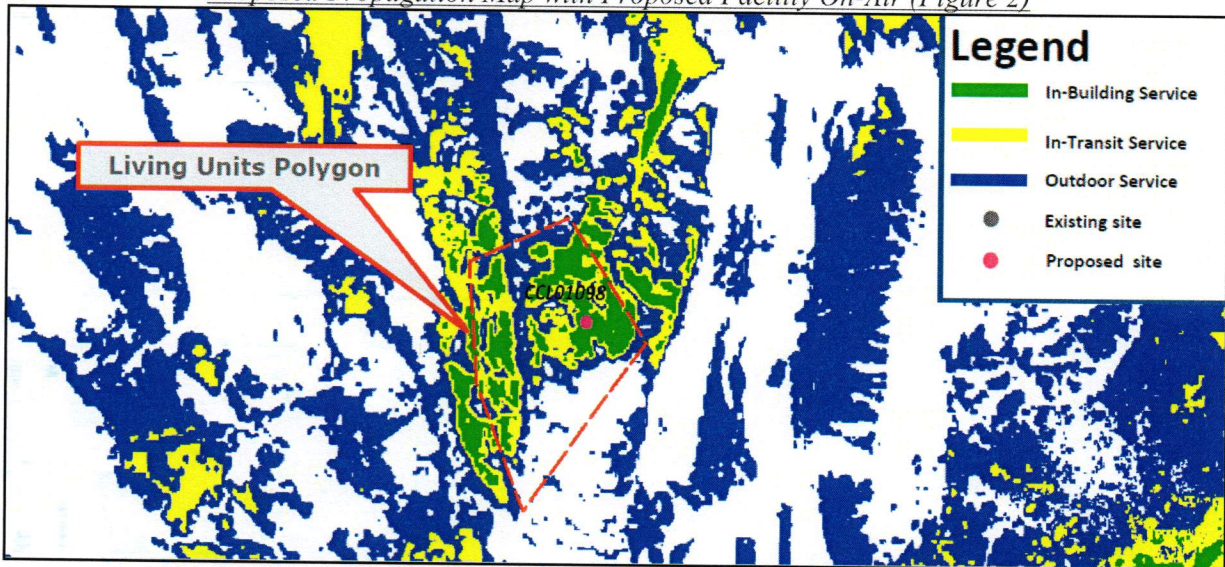
Aerial View of Lease Area (Figure 1)



NOTE: Yellow box signifies approximate location of the lease area. The area has already been disturbed.

Please note that the proposed facility seeks to provide services in a 360 degree radius. However, due to the existing terrain, part of the facility's signal to the south is obstructed by the existing landscape. Despite the terrain challenges, please see in the proposed propagation map below that illustrate that the facility seeks to provide the maximum coverage objectives.

Proposed Propagation Map with Proposed Facility On-Air (Figure 2)



Please also see the break in the terrain that allows for the proposed facility to have unobstructed coverage of Hwy 128 through the low elevation section of the search ring.

Aerial View of Proposed Site and Line of Sight to Hwy 128 (Figure 3)



In order to keep the height of the tower at the lowest possible and to make use of the existing topography, AT&T looked to areas where the natural elevation was greater than 1,250 ft. The portion of the Shyvers property sits at a lower elevation than the Rahn property and the nearby hills will block AT&T's signal.

HEIGHT

At Napa County's recommendation and order to maintain the minimum functioning height, AT&T's radio frequency (RF) engineer approved placing all antennas at the same centerline. The previously proposed facility was designed with the understanding that the tower must be sleek in order to stealth as a faux-pine tree and the antennas were proposed along two different heights on the proposed tower.

If the tower is not required to be stealthed at this location, the total facility can be cut down to a height of 64' overall with a 60' centerline for the antennas. Please find attached

Due to the above constraints, the proposed facility at its current location is the most appropriate location and design for the facility.

- 2. In the submitted site selection analysis, it is stated there are only two parcels within the provided search ring. The search ring included with the application covers portions of 6 privately owned parcels, according to staff research. Please provide more information regarding your attempts to contact property owners for parcels which could potentially site the facility in a location that is allowed by County Code*

Only two property owners were contacted for the purposes of this AT&T search ring because only two of the parcels within the search ring were accessible by existing road.

The additional four parcels have atypical access issues that will cause problems for a 24/7 access-required site. Furthermore, the four parcels are located at lower elevations, which will require additional height to the proposed tower. Lastly, AT&T sought to improve an existing dirt road that runs through the properties in the area instead of removing additional trees and cutting a new path up the hills onto any undisturbed property.