“F”

Use Permit Application Packet
Eagle Vines – AT&T Facility

Eagle Vines - AT&T (P18-00410) & Sprint (P19-00337) Facilities
Planning Commission Hearing Date May 6, 2020

FILE # P19-00410
RESUBMITTAL

A Tradition of Stewardship
A Commitment to Service

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

APPLICATION FOR TELECOM SITE PLAN APPROVAL

RECEIVED
JUL 11 2019
Napa County Planning, Building & Environmental Services

FOR OFFICE USE ONLY

ZONING DISTRICT: _____ Date Submitted: _____

TYPE OF APPLICATION: _____ Date Published: _____

REQUEST: _____ Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Eagle Vines

Assessor's Parcel #: 057-060-007 Existing Parcel Size: _____

Site Address/Location: 580 S. Kelly Rd. (No. Street) American Canyon, CA 94503 (City State Zip)

Property Owner's Name: Napa Sanitation District

Mailing Address: 1515 Soscol Ferry Rd. (No. Street) Napa CA 94558 (City State Zip)

Telephone #: (707) 258 - 6000 Fax #: (___)____-_____ E-Mail: _____

Applicant's Name: ATT Mobility

Mailing Address: 5000 Executive Parkway (No. Street) San Ramon, CA 94583 (City State Zip)

Telephone #: (530) 966 - 2612 Fax #: (___)____-_____ E-Mail: _____

Status of Applicant's Interest in Property: Active-Wireless telecom facility

Representative Name: Derek Turner

Mailing Address: 1225 Clay St #5 (No. Street) SF, CA 94108 (City State Zip)

Telephone # (415) 420 4922 Fax #: (___) _____ E-Mail: dturner@J5ip.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.

see attached LOA (Signature of Property Owner) (Date)

(Print Name)

Derek Turner (Signature of Applicant) 7/11/19 (Date)

Derek Turner (Print Name)

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: $_____ Receipt No.: _____ Received by: _____ Date: _____

BASIC INFORMATION SHEET
- Telecommunications Facilities -

I. GENERAL

A. Type of service(s) provided: [X] cellular telephone [ ] cellular radio [ ] pcs [ ] paging [ ] tv [ ] broadcast radio [ ] other *(please specify)* _____

B. Service(s) offered to:
[X] general public [X] private business [X] police/fire/emergency medical aid [ ] other government

C. Project phases: [ ] one [X] two [ ] three [ ] more *(please specify number)* _____

D. Estimated completion year for each phase: phase 1: 1 week phase 2: 2 months phase 3: _____

E. Actual time to construct each phase: [X] less than 3 months [ ] more than 3 months

F. Construction days: [X] Monday - Friday [ ] other *(please specify)* _____

G. Construction hours: [X] 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? [X] yes [ ] no

J. Open space easements or other similar use restrictions on the property? [ ] yes [X] no

K. Property contains other telecommunications facilities or Public Or Quasi-Public Uses? [X] yes [ ] no

L. Facilities shared with other telecommunication facilities:
[X] parking areas [X] access roads [ ] utilities [ ] building(s)/enclosure(s)

II. TYPICAL OPERATION

	Existing	Proposed
A. Days of operation:	_____	24 hr Unmanned facility
B. Expected hours of operation:	_____	24 hr
C. Anticipated average number of visits to site		
• during construction:	____ trips/day	2 trips/day
• after fully operational:	____ trips/month	0 trips/month
D. Transmitting frequency(ies):	_____	_____
E. Transmitting direction(s) *(e.g., SW 120°, 360°, etc)*:	_____	100', 220' 330'
F. Effective radiated power:	_____ watts	see attached EME report _____ watts

G. Backup generator testing
• days: [ ] Monday - Friday [ ] other *(please specify)* _____
• hours: [ ] 8:30 am - 4:30 pm [ ] other *(please specify)* _____ am to _____pm

III. BASIC INSTALLATION

A. Number of antennas proposed: 12 (initial configuration) 12 (ultimate configuration)

B. Type of antennas proposed *(e.g., whip, panel, etc)*: panel (initial configuration)
panel (ultimate configuration)

C. Size of antennas proposed (dimensions): 6' x 19.6" x 7.8" (initial configuration)
_____ (ultimate configuration)

D. Distance between back of wall-mounted antenna & surface of wall: 36" inches

E. Type of dish construction: [ ] mesh [X] solid

F. Number, height & diameter of tower(s) or mast(s): 1 50 feet

G. Height of telecommunication facility: 50 ft (ultimate configuration) 50 ft (initial configuration) *(measured from natural grade below center of tower to highest point on the tower or the highest antenna, whichever is higher)*

H. Capacity of tower:
- Number of antennas it will support: 24
- Weight of antennas & equipment it will support: not available lbs

I. Gross cross-sectional area *(silhouette)*: N/a ft²

J. Material: tower: Steel antenna: mixture of various materials

K. Color: tower: green antenna: paint to match

L. Special painting/lighting required under FAA regulations: [X] yes [ ] no

M. Width of fire protection zone installed: Graveled area: existing road ft fuel modification zone: _____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 Electrolytes and battery acid only

IV. BUILDING(S)/ENCLOSURE(S)

A. Size: 300 ft² [X] new construction [ ] existing facility

B. Height at highest point: 8 feet

C. Type of construction (e.g., wood-frame): 15'x20' Enclosed equipment compund

D. Exterior materials: walls: Fence roof: none

E. Exterior color: walls: Fence roof: none

F. Type of emergency rapid entry system to be installed: unknown

G. Fire rating of interior surfaces: unknown

H. Type of interior fire extinguishing system to be installed: N/a

I. Method used to protect openings against penetration by fire or wind-blow embers: lattice

J. Width of fire protection zone installed: graveled area: ____ ft fuel modification zone: _____ft
exisitng fire road

V. ACCESS ROAD

A. Relocation/extension required: [ ] yes [X] no

B. Length of new road required: _____ feet

C. Width including shoulders: existing: ___ feet proposed: ___ feet

D. Road surface: existing: _____ proposed: _____

E. Number of turnouts: existing: _____ proposed: _____

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 [X] Batteries [X] Generator
[ ] Other *(please specify)* _____

B. Number of hours self-contained power supply will operate facility: 24/7 hours

C. Type of exterior night lighting proposed
- Tower: None
- Buildings: none
- Other *(please specify)*: _____

D. Nature of light shields to be installed: [X] none [ ] other *(please specify)*: _____

E. Type of signage proposed: [X] none [ ] address [ ] facility identification
[ ] other *(please specify)* _____

F. Size of parking area planned:
- existing: n/a ft^2 - proposed: _____ ft^2

G. Utility line extensions required:
- Power lines: 533' feet - telecom lines: 546' feet
- Other *(specify)*: _____ feet

VII. WATER SUPPLY (IF ANY)

A. Drinking
- Proposed source of water *(e.g., spring, well, mutual water co, city, district, etc:)* n/a
- Name of proposed water supplier *(if water co, city, district, c)*: _____
- Annexation needed: [ ] yes [X] no

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

VIII. WASTE DISPOSAL

A. Sewage
- Disposal method *(e.g., septic system, ponds, community system, district, etc)*: n/a
- 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)*: n/a

C. Grading spoils/construction debris
- Disposal location *(e.g., on-site, landfill, construction, etc)*: n/a

D. Hazardous/toxic materials
- Disposal method *(on-site, landfill, garbage co, waste hauler, etc.)*: n/a
- Name of disposal agent *(if landfill, garbage co, private hauler, etc)*: n/a

IX. SETBACKS

A. Radial distance of tower/antenna from nearest

- Property line: 130' feet
- Other telecommunication tower: n/a feet
- Other type of telecommunication facility: n/a feet
- Readily visible uncamouflaged/unscrewed telecommunication facility: n/a feet
- Dwelling: _____ feet

  Occupied by property owner or his family: [ ] yes [X] no
- Non-residential structure regularly occupied by people: n/a feet
- Outdoor area regularly occupied by people: n/a feet
- Trail, park or other outdoor recreation area: n/a feet

B. Distance of guy wire anchors from nearest property line: n/a feet

X. GROUND/VEGETATION DISTURBANCE

A. Slope of area(s) to be disturbed: maximum: 0 % average: 0 %

B. Height of highest

- New cut or existing cut to be modified: N/A _____ 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: none

_____ _____ _____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 [X] no

E. Trees present within 100 feet of any area to be disturbed: [X] yes [ ] no

F. Ground/vegetation disturbance or storage/parking of equipment/vehicles may occur within the drip Line of any trees: [ ] yes [X] no

G. Vegetation replanting program proposed: [ ] yes [ ] no *(if yes please provide replanting plans)*

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.

Derek Turner	Napa Sanitation District
Applicant	Property Owner (if other than Applicant)
7/11/19	Eagle Vines--CCL03781
Date	Project Identification

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Lesley Turner
Applicant

Napa Sanitation District
Property Owner (if other than Applicant)

11/16/18
Date

S. Kelly Rd.
Project Identification

HAZARDOUS MATERIALS
INFORMATION SHEET

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

C.A.S.#	Chemical Name	Physical State	Largest Amount
	Electrolytes and battery acid only		See details on CD GN-3

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.

C.A.S.#	Chemical Name	Physical State	Largest Amount

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.

LETTER OF AUTHORIZATION

TO: COUNTY OF NAPA

RE: APPLICATION FOR ZONING/USE/BUILDING PERMIT AND APPROVALS

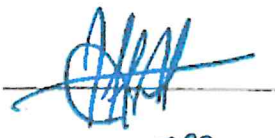
PROPERTY OWNER of the below-described property hereby authorizes AT&T, its employees, agents or contractors, to file any application necessary for the purpose of obtaining any and all governmental permits and approvals to construct, maintain or operate mobile/wireless communications facilities on the below-described property. The undersigned understands that such application may be denied, modified or approved with conditions and that such conditions or modifications must be complied with prior to issuance of permits or approvals.

Address: 580 South Kelly Road, American Canyon, CA 94503

Assessor's Parcel Number: 057-060-007

Property Owner:

Napa Sanitation District

By: 

Print Name: Jeffrey A. Tucker

Title: Director of Administrative Services

Date: November 16, 2018

Radio Frequency Emissions Compliance Report For AT&T Mobility

Site Name:	**Eagle Vines Golf Club**	**Site Structure Type:**	**Monopine**
Address:	**580 South Kelly Road DUP1**	**Latitude:**	**38.22102**
	American Canyon, California	**Longitude:**	**-122.252681**
Report Date:	**June 4, 2019**	**Project:**	**Modification**

Compliance Statement

Based on information provided by AT&T Mobility and predictive modeling, the Eagle Vines Golf Club installation proposed by AT&T Mobility will be compliant with Radiofrequency Radiation Exposure Limits of 47 C.F.R. §§ 1.1307(b)(3) and 1.1310. RF alerting signage and restricting access to the Monopine to authorized climbers that have completed RF safety training is required for Occupational environment compliance. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

Certification

I, David H. Kiser, am the reviewer and approver of this report and am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation, specifically in accordance with FCC's OET Bulletin 65. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

David H. Kiser, P. E. 2019.06.04 14:11:05 -04'00'

General Summary

The compliance framework is derived from the Federal Communications Commission (FCC) Rules and Regulations for preventing human exposure in excess of the applicable Maximum Permissible Exposure ("MPE") limits. At any location at this site, the power density resulting from each transmitter may be expressed as a percentage of the frequency-specific limits and added to determine if 100% of the exposure limit has been exceeded. The FCC Rules define two tiers of permissible exposure differentiated by the situation in which the exposure takes place and/or the status of the individuals who are subject to exposure. General Population / Uncontrolled exposure limits apply to those situations in which persons may not be aware of the presence of electromagnetic energy, where exposure is not employment-related, or where persons cannot exercise control over their exposure. Occupational / Controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment, have been made fully aware of the potential for exposure, and can exercise control over their exposure. Based on the criteria for these classifications, the FCC General Population limit is considered to be a level that is safe for continuous exposure time. The FCC General Population limit is 5 times more restrictive than the Occupational limits.

Table 1: FCC Limits

Frequency (MHz)	*Limits for General Population/ Uncontrolled Exposure*		*Limits for Occupational/ Controlled Exposure*	
	Power Density (mW/cm^2)	Averaging Time (minutes)	Power Density (mW/cm^2)	Averaging Time (minutes)
30-300	0.2	30	1	6
300-1500	f/1500	30	f/300	6
1500-100,000	1.0	30	5.0	6

f=Frequency (MHz)

In situations where the predicted MPE exceeds the General Population threshold in an accessible area as a result of emissions from multiple transmitters, FCC licensees that contribute greater than 5% of the aggregate MPE share responsibility for mitigation.

Based on the computational guidelines set forth in FCC OET Bulletin 65, Waterford Consultants, LLC has developed software to predict the overall Maximum Permissible Exposure possible at any location given the spatial orientation and operating parameters of multiple RF sources. The power density in the Far Field of an RF source is specified by OET-65 Equation 5 as follows:

$$S = \frac{EIRP}{4 \cdot \pi \cdot R^2} \ (\mathrm{mW/cm^2})$$

where EIRP is the Effective Radiated Power relative to an isotropic antenna and R is the distance between the antenna and point of study. Additionally, consideration is given to the manufacturers' horizontal and vertical antenna patterns as well as radiation reflection. At any location, the predicted power density in the Far Field is the spatial average of points within a 0 to 6-foot vertical profile that a person would occupy. Near field power density is based on OET-65 Equation 20 stated as

$$S = \left(\frac{180}{\theta_{BW}}\right) \cdot \frac{100 \cdot P_{in}}{\pi \cdot R \cdot h} \ (\mathrm{mW/cm^2})$$

where P_{in} is the power input to the antenna, θ_{BW} is the horizontal pattern beamwidth and h is the aperture length.

Some antennas employ beamforming technology where RF energy allocated to each customer device is dynamically directed toward their location. In the analysis presented herein, predicted exposure levels are based on all beams at full utilization (i.e. full power) simultaneously focused in any direction. As this condition is unlikely to occur, the actual power density levels at ground and at adjacent structures are expected to be less that the levels reported below. These theoretical results represent worst-case predictions as all RF emitters are assumed to be operating at 100% duty cycle.

For any area in excess of 100% General Population MPE, access controls with appropriate RF alerting signage must be put in place and maintained to restrict access to authorized personnel. Signage must be posted to be visible upon approach from any direction to provide notification of potential conditions within these areas. Subject to other site security requirements, occupational personnel should be trained in RF safety and equipped with personal protective equipment (e.g. RF personal monitor) designed for safe work in the vicinity of RF emitters. Controls such as physical barriers to entry imposed by locked doors, hatches and ladders or other access control mechanisms may be supplemented by alarms that alert the individual and notify site management of a breach in access control. Waterford Consultants, LLC recommends that any work activity in these designated areas or in front of any transmitting antennas be coordinated with all wireless tenants.

Analysis

AT&T Mobility proposes the following installation at this location:

- INSTALL (3) ANTENNAS AT SECTORS A, B, & C FOR A TOTAL OF (9)
- INSTALL (6) RRHs AT SECTORS A, B & C, (18) TOTAL

The antennas will be mounted on a 55-foot monopine with centerlines 37 and 47 feet above ground level. The antennas will be oriented towards 100, 220 and 330 degrees. The radio equipment to be operated at this location is capable of a maximum of 40W per 4G channel at 700 MHz, 40W per 4G channel at 850 MHz, 40W per 4G channel at 1900 MHz, 60W per 4G channel at 2100 MHz, and 25W per 4G channel at 2300 MHz. Other appurtenances such as GPS antennas, RRUs and hybrid cable below the antennas are not sources of RF emissions. No other antennas are known to be operating in the vicinity of this site.

Figure 1: Antenna Locations

Power density decreases significantly with distance from any antenna. The panel-type antennas to be employed at this site are highly directional by design and the orientation in azimuth and mounting elevation, as documented, serves to reduce the potential to exceed MPE limits at any location other than directly in front of the antennas. For accessible areas at ground level, the maximum predicted power density level resulting from all AT&T Mobility operations is 2.2446% of the FCC General Population limits. Incident at adjacent buildings depicted in Figure 1, the maximum predicted power density level resulting from all AT&T Mobility operations is 0.8524% of the FCC General Population limits. The proposed operation will not expose members of the General Public to hazardous levels of RF energy and will not contribute to existing cumulative MPE levels on walkable surfaces at ground or in adjacent buildings by 5% of the General Population limits.

Waterford Consultants, LLC recommends posting RF alerting signage with contact information (Caution 2B) at the base of the Monopine to inform authorized climbers of potential conditions near the antennas. These recommendations are depicted in Figure 2.

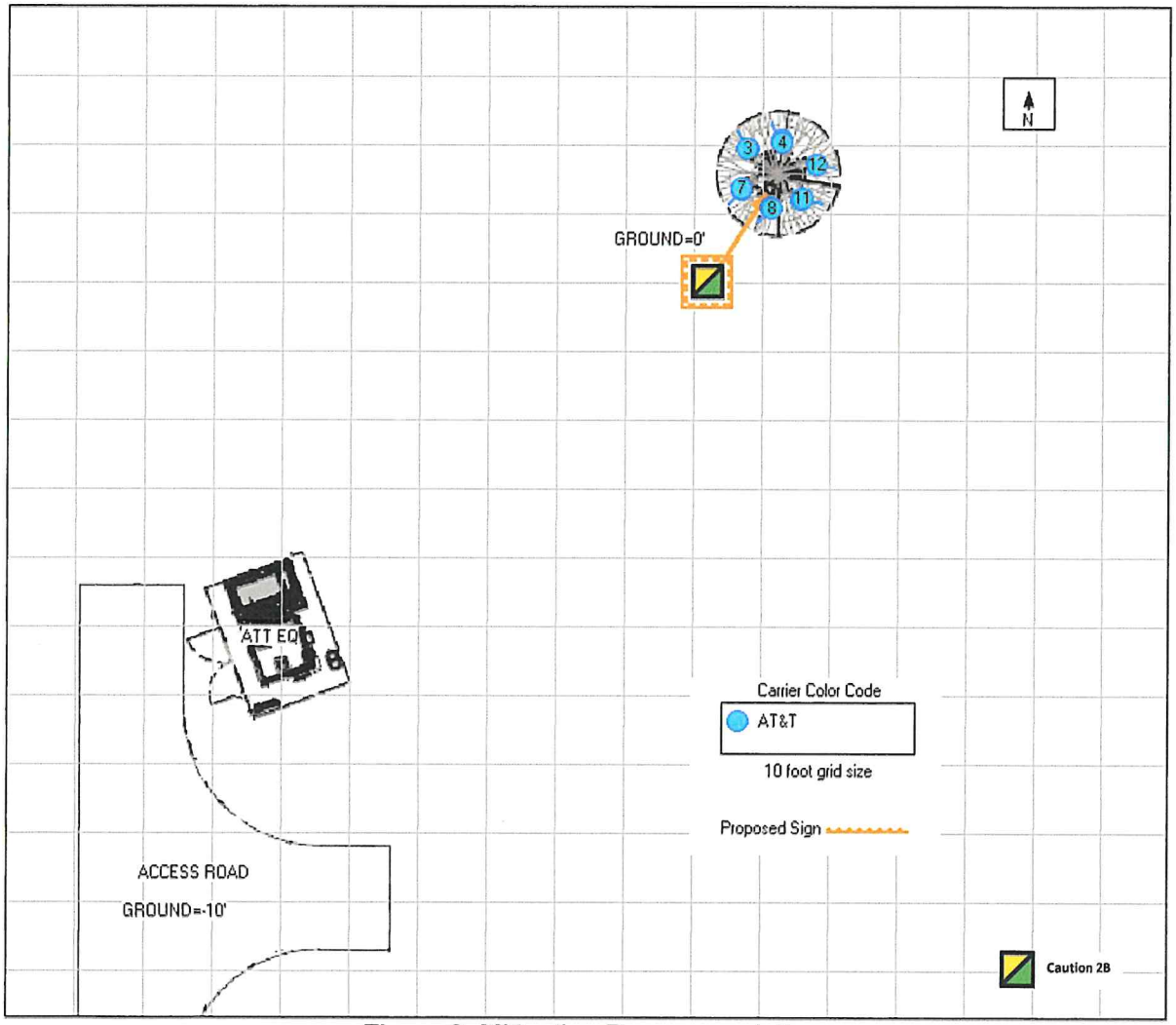


Figure 2: Mitigation Recommendations
Post Caution 2B sign at base of monopine