FILE #P13-00078-SPA
Tele

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

APPLICATION FOR TELECOM SITE PLAN APPROVAL

FOR OFFICE USE ONLY

ZONING DISTRICT: AW
TYPE OF APPLICATION: Use Permit
REQUEST: Construction of 130' tall lattice telecom tower + ground mounted equipment

Date Submitted: 3/11/13
Date Published:
Date Complete:

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Verizon Wireless "Greystone"

Assessor's Parcel #: 022-080-020 Existing Parcel Size: 13.63 acres

Site Address/Location: 3269 St. Helena Highway (No. Street) St. Helena (City) CA (State) 94574 (Zip)

Property Owner's Name: Fred and Darlene Croshaw

Mailing Address: 3269 St. Helena Highway (No. Street) St. Helena (City) CA (State) 94574 (Zip)

Telephone #: (707) 963 - 5422 Fax #: ( ) - E-Mail: fredable@comcast.net

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

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

Telephone #: (707) 933 - 9633 Fax #: (707) 933 - 9611 E-Mail:

Status of Applicant's Interest in Property: Lessee

Representative Name: Peter Hilliard (with On Air LLC)

Mailing Address: 465 First Street West, Suite 101 (No. Street) Sonoma (City) CA (State) 95476 (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 of Property Owner 11/21/12 (Date)
Fred E. Croshaw (Print Name)

Signature of Applicant 1/28/13 (Date)
CRAIG L. FROST (Print Name)

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Application Fee Deposit: $5000.— Receipt No.: 95222 Received by: TA Date: 3/11/2013

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)* _____

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: 2013 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)* 8 am to 5 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: Facility will be collocation ready
[✓] parking areas [✓] access roads [✓] utilities [✓] building(s)/enclosure(s)

II. TYPICAL OPERATION

	Existing	Proposed
A. Days of operation:	Ø	365 days
B. Expected hours of operation:	Ø	24/7
C. Anticipated average number of visits to site		
• during construction:	Ø trips/day	10 trips/day
• after fully operational:	Ø trips/month	2 trips/month
D. Transmitting frequency(ies):	Ø	746-757 MHz / 880-894 MHz / 1985-1990 MHz
E. Transmitting direction(s) *(e.g., SW, 120°, 360°, etc)*:	Ø	Panels - 60° / 135° / 355°
		Microwave Dishes - 45° / 135°
F. Effective radiated power:	Ø watts	4120 watts Worst Case from H&E Report.

G. Backup generator testing
• days: [ ] Monday - Friday [X] other *(please specify)* 20 minutes, 1 day per week
• hours: [ ] 8:30 am - 4:30 pm [X] other *(please specify)* 11 am to 2 pm

III. BASIC INSTALLATION

A. Number of antennas proposed: 16 (initial configuration) 16 (ultimate configuration)

B. Type of antennas proposed *(e.g., whip, panel, etc)*: _____ (initial configuration)
(12) Panels; (2) Microwave Dishes; (2) GPS (ultimate configuration)

C. Size of ~~antennas~~ Largest proposed (dimensions): 7"D x 75"L x 12"W (initial configuration)
MW Dishes - 2.5' Diameter (ultimate configuration)

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

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

F. Number, height & diameter of tower(s) or mast(s): (1) 130 feet

G. Height of telecommunication facility: 130 ft (ultimate configuration) 130 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: TBD
- Weight of antennas & equipment it will support: TBD lbs

I. Gross cross-sectional area *(silhouette)*: — ft²

J. Material: tower: Steel antenna: UV resistant Fiberglass / Aluminum

K. Color: tower: SW#6447 Evergreen antenna: SW#6447 Evergreen

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

M. Width of fire protection zone installed: Graveled area: 2500 ± ft Fuel modification zone: 30 ft

N. Domestic/emergency water supply available: [ ] yes [✓] no

O. Bathroom(s) to be installed at facility: [ ] yes [✓] no

P. Hazardous/toxic materials present at facility: [✓] yes [ ] no

IV. BUILDING(S)/ENCLOSURE(S)

A. Size: 595 ± ft² (Pad) [✓] new construction [ ] existing facility

B. Height at highest point: 12 feet - Highest point on sunshade

C. Type of construction (e.g., wood-frame): Outdoor Cabinets - Metal

D. Exterior materials: walls: Metal roof: Metal - sunshade

E. Exterior color: walls: Metal / Grey roof:

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

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: Air sealed / Conditioned

J. Width of fire protection zone installed: graveled area: 2500 ± ft fuel modification zone: 30 ft

V. ACCESS ROAD

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

B. Length of new road required: 728 feet

C. Width including shoulders: existing: 12 feet proposed: 12 feet

D. Road surface: existing: Logging Rd. proposed: Gravel - All weather

E. Number of turnouts: existing: 0 proposed: (1) Hammerhead

F. Width of pavement at turnouts: existing: NA feet proposed: _____ feet

G. Distance between turnouts: existing: NA 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 hours

C. Type of exterior night lighting proposed
- Tower: NA
- Buildings: (3) downward facing service lights with timers
- Other *(please specify)*: _____

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)* _____

F. Size of parking area planned:
- existing: 0 ft^2 - proposed: 0 ft^2

G. Utility line extensions required:
- Power lines: 745 feet - telecom lines: 745 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)*: on-site

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: 65 feet
- Other telecommunication tower: ~ CDF Tower 5200 feet
- Other type of telecommunication facility: CDF Tower 5200 feet
- Readily visible uncamouflaged/unscrewed telecommunication facility: 5200 feet
- Dwelling: 510 feet

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

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

X. GROUND/VEGETATION DISTURBANCE

A. Slope of area(s) to be disturbed: maximum: 30 % average: 25 %

B. Height of highest

- New cut or existing cut to be modified: TBD 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:

SEE ARBORIST REPORT _____ 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)*

SEE DRAWINGS for Winterization / Erosion Control Notes; Erosion and Drainage Control; Access Road Section; FIBER Rolls

Background Information
Project Description
Alternative Site Discussion
Photosimulations – Balloon Test

Background Information:

A new Verizon Wireless telecommunications facility is required between the cities of St. Helena and Calistoga mainly to off-load the existing Calistoga site, which was on a 2011 spectrum exhaust list (capacity issues) but is also to improve coverage in the area consisting of residential, commercial, tourism, Highway 29 and Silverado Trail traffic. The initial Verizon request history from October, 2010, notes that the radio frequency team desires a location that has good line-of-sight up the valley towards Calistoga and down the valley towards St. Helena…"Hilltop or high elevation locations will be considered due to terrain in the area".

After a very lengthy search, Verizon has finally entered into an agreement with the Croshaw Trust, owner of parcel #022-080-020 at 3269 N. St. Helena Hwy. The 13.68 acre parcel is zoned AW – Agricultural Watershed District. The parcel is not in the FEMA Flood Zone. 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 18.20 – AW – Agricultural Watershed District; Section 18.20.030 – Uses permitted upon grant of a use permit (Subsection K).

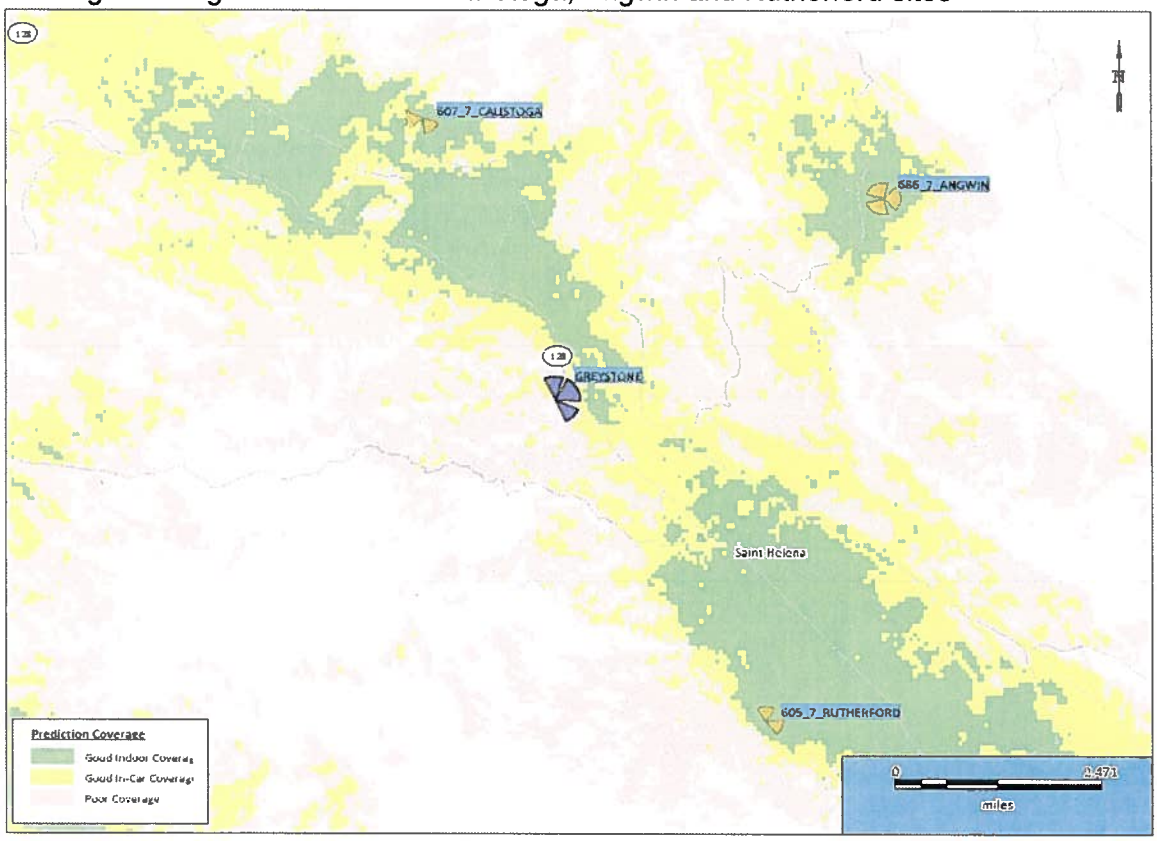
The site is designed with a 130' lattice tower; a 14' x 35' outdoor equipment pad (covered by a sunscreen/debris screen), twelve (12) panel antennas, two (2) microwave dishes (for telephone interconnect should fiber not be available); two (2) GPS antennas and one (1) 30 KW diesel generator for back-up power, all within a 50' x 50' lease area.

Due to the Radio Frequency Engineering desire to be high above the Valley floor for better line-of-sight and hand-off capability to the neighboring Verizon Calistoga, Angwin and Rutherford sites we chose a location on a hill approximately 280' above the residence at 3269 N. St. Helena Hwy.

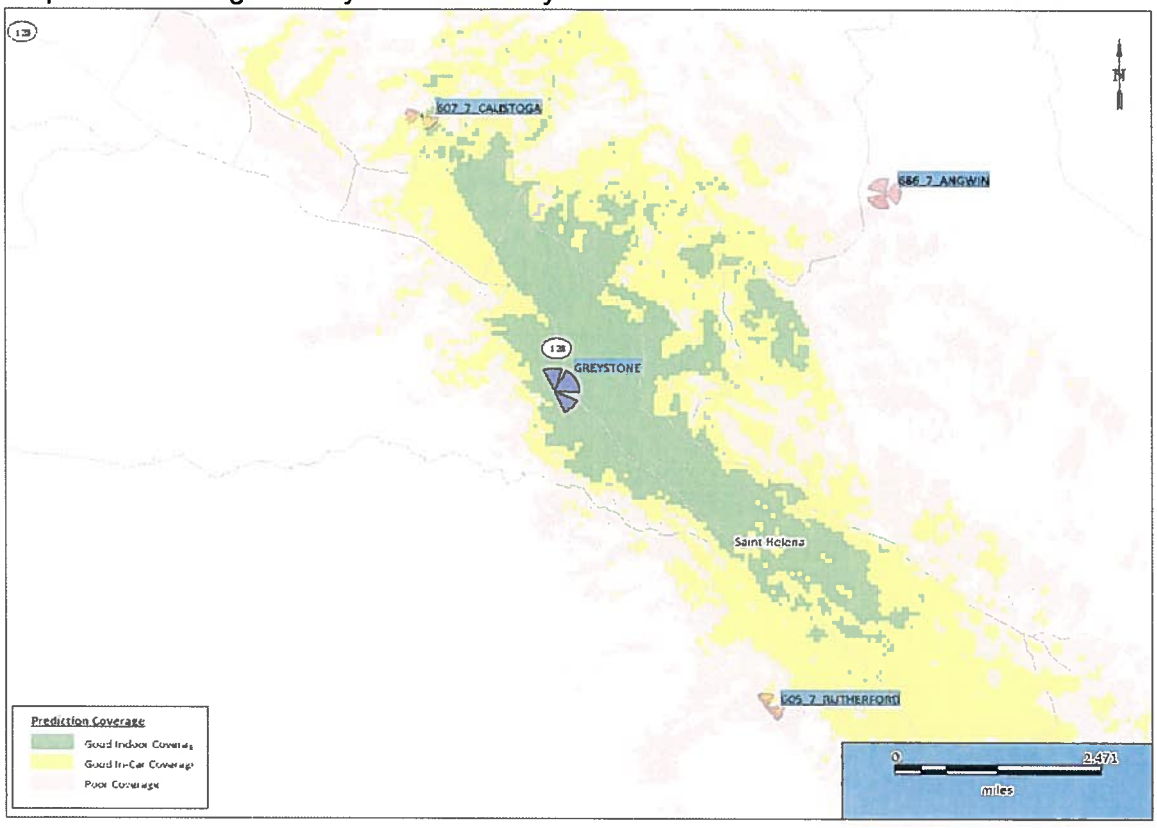
This site "fits" into the network of neighboring sites quite well, it is almost equidistant from all three (Rutherford = 5 mi.; Angwin = 4.7 mi.; Calistoga = 3.9 mi.) and as the following projected signal propagation maps indicate, will provide greatly enhanced coverage and capacity to this upper region of the Napa Valley.

The tower height is approximately ten feet above the tallest adjacent tree. This will allow for the antenna signal to propagate cleanly while keeping the tower height at its minimum to function as necessary. The tower meets all of the setback requirements and will be available for future collocation. As a critical disaster response facility the equipment will be comprised (i) of non flammable materials (at least 1 hr. fire resistant surfaces), (ii) employ a KNOX box and (iii) provide the fire safety fuel zones and (iv) hammerhead turnaround.

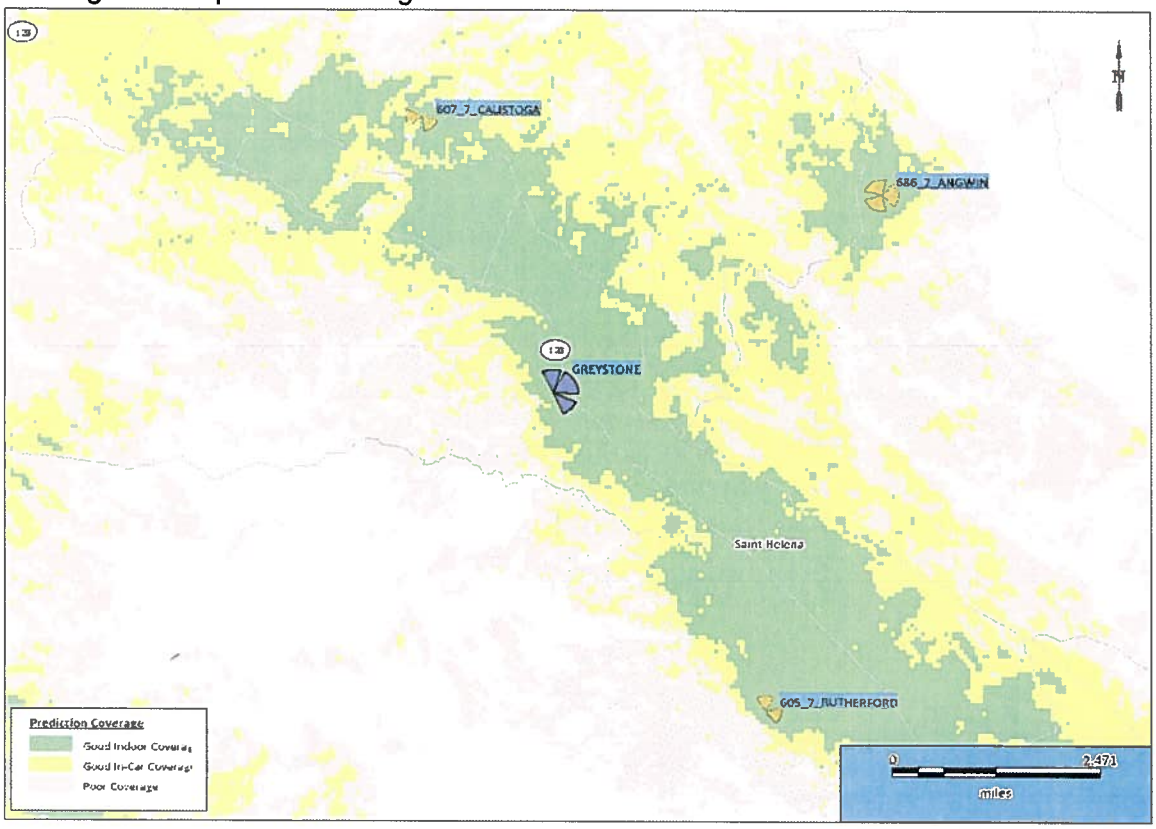
Existing Coverage from Verizon's Calistoga, Angwin and Rutherford sites



Proposed Coverage – Greystone Site Only



Existing and Proposed Coverage



Project Description:

Verizon Wireless formally requests Use Permit approval from the Napa County Conservation, Development & Planning Commission for the development of a new wireless telecommunications facility located at 3269 St. Helena Hwy., St. Helena, CA 94574, APN: 022-080-020. The construction of this site will require; (i) a 5' wide underground utility route running 745' from the step-up transformer (to be located by the utility joint-pole adjacent to the residence, up the hill to the lease area); (ii) improvement of 728' of an existing 12' wide logging road (200' of which will require a new transition) for access to the lease area; (iii) the installation of a hammerhead turnaround at the lease area per Napa County Fire; (iv) clearing and of the 50' x 50' lease area (equipment pad(s) and tower footing designs upon soils engineering tests); (v) the installation of outdoor radio telecommunications equipment and appurtenances; (vi) erection of a 130' lattice tower and subsequent installation of the antennas etc. (vii) painting of the tower and antennas a Sherwin Williams #6447 "Evergreen" green; (viii) 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.*

Verizon employed Bill Pramuk, Certified Arborist #610 & Registered Consulting Arborist #409, to provide an Arborists Report to identify expected tree removals and potential damage to trees associated with the construction of this project. Along the utility route, no living trees will be removed. Along the access route, a total of ten (10) trees will be removed. Of the ten, five (5) show poor vigor and five show fair vigor. None are

dominant specimens. In the lease area, nine (9) trees will be removed. Two of which are unstable or should be removed due to decay. Seven (7) are Douglas Firs, classified as intermediate. None are large dominant specimens. As planned, the entire project will require removal of nineteen (19) trees, none are dominant specimens and most show fair to poor vigor. Nine (9) trees are at risk and will be protected by implementation of the recommended Critical Root Zone (CRZ) where grading, trenching and compaction should be avoided.

See following pictures of project areas.

Lease Area – North Side

Center of Lease Area

Lease Area – East Side

Lower Section of Utility Route

Upper Section of Utility Route

Lower Section of Access Route

Section of Access Route Above Well

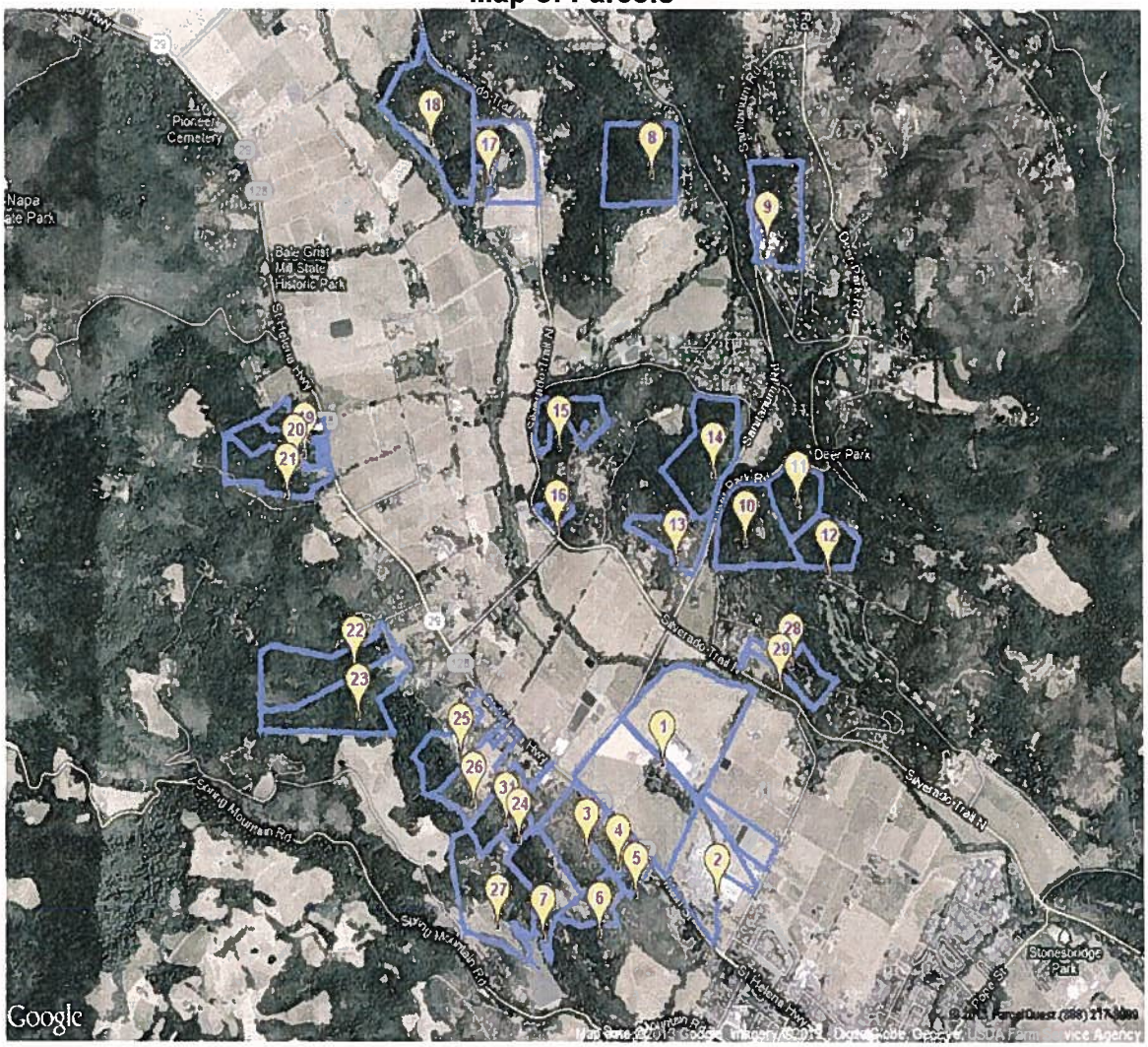
Section of Access Route Below Lease Area

Alternative Site Discussion:

The nearest communication tower known to the applicant is the 55'+/- CDF communications pole at 1199 Big Tree Road, just over 1 mile north from the subject tower location. Verizon believes that a development at the CDF location would not be helpful to the network as well as the chosen location due to it being a mile closer to the existing Verizon site at Calistoga. In addition, the chosen candidate is approximately 340' higher in elevation than the fire station, which allows for a much greater line-of-sight and coverage area.

Due to the varying topographic characteristics of the Napa Valley, as it narrows in the target area, our search has been widespread, long and difficult. A total of thirty (30) parcels were identified and contact letters sent (per the tax rolls) to twenty-five (25) owners, some multiple times. We received communication from ten (10) owners. To summarize, one said "no thanks", nine said "take a look" of which RF propagation and topography issues eliminated (3) three. Five (5) of the remaining six (6) decided not to lease and one (1), 3269 N. St. Helena Hwy., is the subject of this application.

Map of Parcels



List of Parcels and *Brief Discussion*

23 Roy Bisagno
3021 St. Helena Hwy.
Saint Helena, 94574
APN: 022-090-027
Interested, however, site has topographic challenges and line-of-sight issues.

2 Fosters Wine Estates (now Treasury)
1000 Pratt Ave.
St. Helena, CA 94574
APN: 009-010-026
No response

11 Russell Kettell
155 Mund Rd.
Saint Helena, 94574
APN: 021-310-013
Returned by USPS

6 Vincent Bouchard
2491 Spring Mountain Rd. Saint Helena, 94574
APN: 009-131-040
No Response

28 Catheryn Gregory
150 Camino Vista
Saint Helena, 94574
APN: 025-300-044
Had a site visit and reviewed two locations. Topographically challenged for RF and difficult construction due to chosen locations by owner.

19 Richard S. King
1338 Avocado Isle.
Ft. Lauderdale, FL 33315 Address: 3271 St. Helena Hwy, St. Helena, CA 94574 APN: 022-080-017
No Response

18 Kenneth Cairns
3683 Silverado Trail
St. Helena, CA 94574
APN: 021-410-003
Returned by USPS

3 & 7 Canyon Way, LLC (now Hernandez)
62 First St., 4th Floor
San Francisco, CA 94105 APN: 009-131-043 & 009-131-002
No Response-Recently Sold

4 & 5 Culinary Institute of America
2555 Main Street Saint Helena, 94574 APN: 009-131-028 & 009-131-003
No Response

12 Marsha Evans (now Taggart, LLC)
167 Mund Rd.
Saint Helena, 94574
APN: 021-310-015
Returned by USPS

27 Fantesca, LLC
2600 Spring Mountain Rd. Saint Helena, 94574
APN: 022-250-008
Spoke with owner representative but topographically challenged. Owner stopped communicating.

8, 9 & 14 St. Helena Hospital
10 Woodland Road
St. Helena, CA 94574
APN: 021-352-037; 021-072-012 & 021-110-015
Meetings with Owner representative, looked at collocation however, site coverage has many issues along Silverado Trail etc. due to blockage by lower hills such as Glass Mountain. Looked at Hospital property on Glass Mountain but access, utilities and a good line-of-sight were in doubt. Parcel 012 is completely undeveloped and line-of-sight compromised.

13 Graham Weston
303 Deer Park Road
Saint Helena, CA 94574
APN: 021-352-033
No Response

21 Nicholas Haney
3243 St. Helena Hwy.
St. Helena, CA 94574
Also: 105 Sheridan Ave Piedmont, CA 94611 APN: 022-080-024
Returned by USPS & No Response

31 Donald Houghton now S.F. Ballet)
2845 St. Helena Hwy.
St. Helena, CA 94574
APN: 022-230-011
Met with owner and reviewed site. Very steep parcel. RF did not like the location for line-of-sight purposes.

10 Edward Karkar (aka Kelp Partners, LP)
400 Deer Park Rd.
St. Helena, CA 94574
APN: 021-310-012
No Response

20 Croshaw Trust
3269 N. St. Helena Hwy., St. Helena, CA 94574
022-080-020
Willing Lessor

24 Allan Kenward
2835 Saint Helena Hwy.
Saint Helena, 94574
APN:
No Response

15 Louis Trinchero
1 Bournemouth Rd.
Saint Helena, 94574
APN: 021-352-039
Wrote a letter declining interest.

29 Baldwin Meade
2350 Silverado Trail
Saint Helena, 94574
APN: 025-300-053
No Response

16 Vail & Carol Miller
7 Bournemouth Rd.
St. Helena, CA 94574
APN: 021-390-004
No Response

1 C. Mondavi & Sons, Inc.
800 Main Street
St. Helena, CA 94574
APN: 009-010-022
Owner initially interested but could not allocate the space for a long term agreement.

22 Noelle Peterson
3023 Saint Helena Hwy.
Saint Helena, 94574
APN: 022-090-026
No Response

17 Rombauer Vineyards
3522 Silverado Trail
Saint Helena, CA 94574
APN: 021-410-025
Was the primary candidate. Chose a good location but Family ultimately did not want to enter in a long term lease at the time.

25 & 26 Vineyard 29, LLC
2927 Saint Helena Hwy.
Saint Helena, 94574
APN: 022-200-027 & 022-230-012
Had two site visits but ultimately RF did not like the location because it was too low and the nearby hills blocked much of the objective.

After a few discussions and a couple of site visits with the Croshaw Trust, negotiations really started in early July of 2011 and agreements have now been in place since January of 2013.

Photosimulations:

Per the Application Packet, photosimulations are required from at least 3 most severely impacted locations as follows:

Shot Point Map

On Air LLC 925-250-5945

Photo Points and Distance Toward Site

View looking north from Hwy 29 before Ehlers Lane

On Air LLC 925-250-5945

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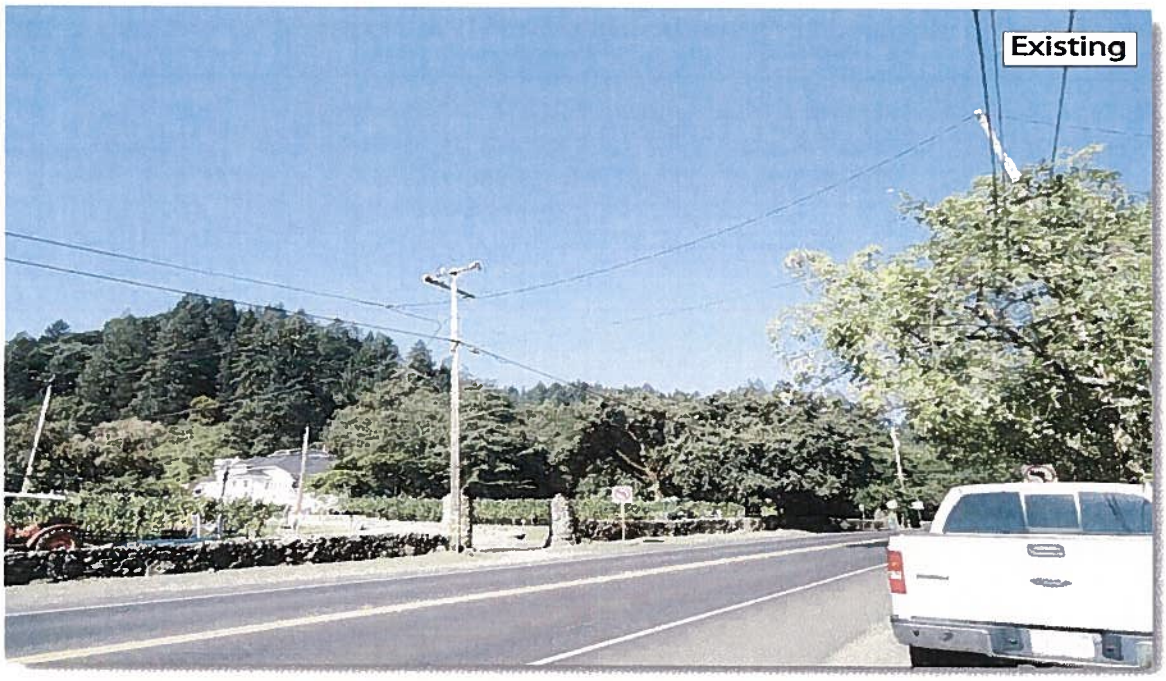
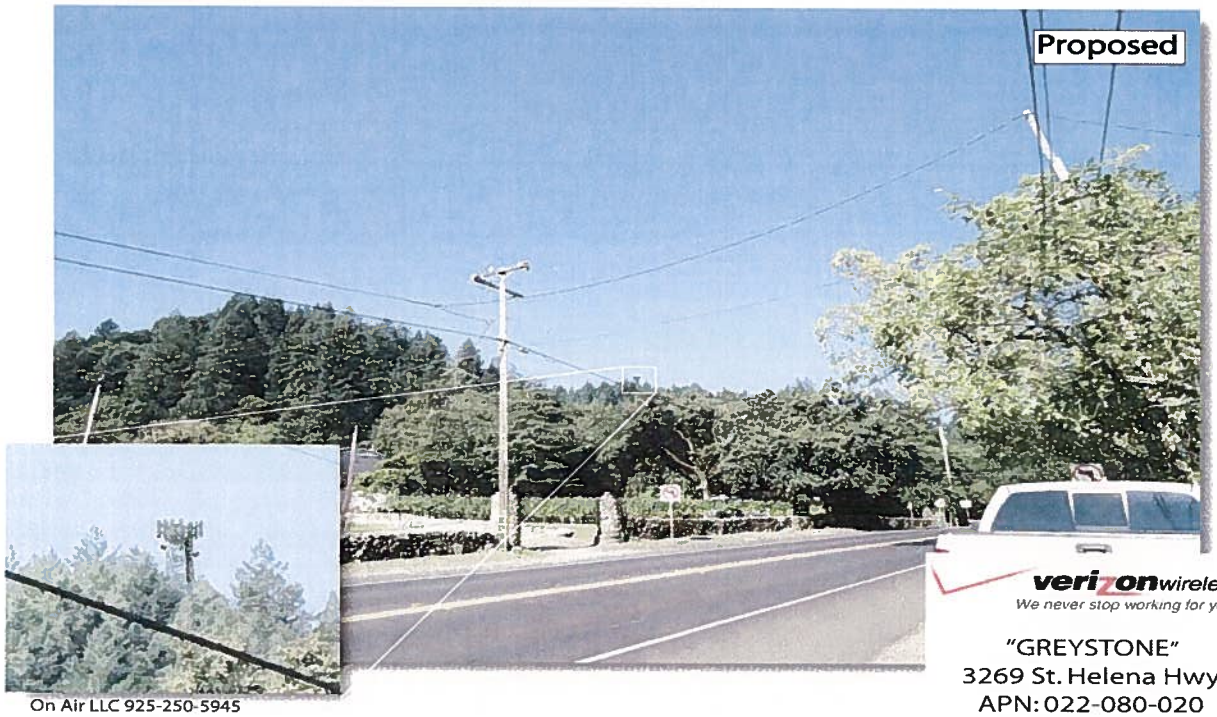
"GREYSTONE"
3269 St. Helena Hwy
APN: 022-080-020



View looking north from Hwy 29 before Bea Lane



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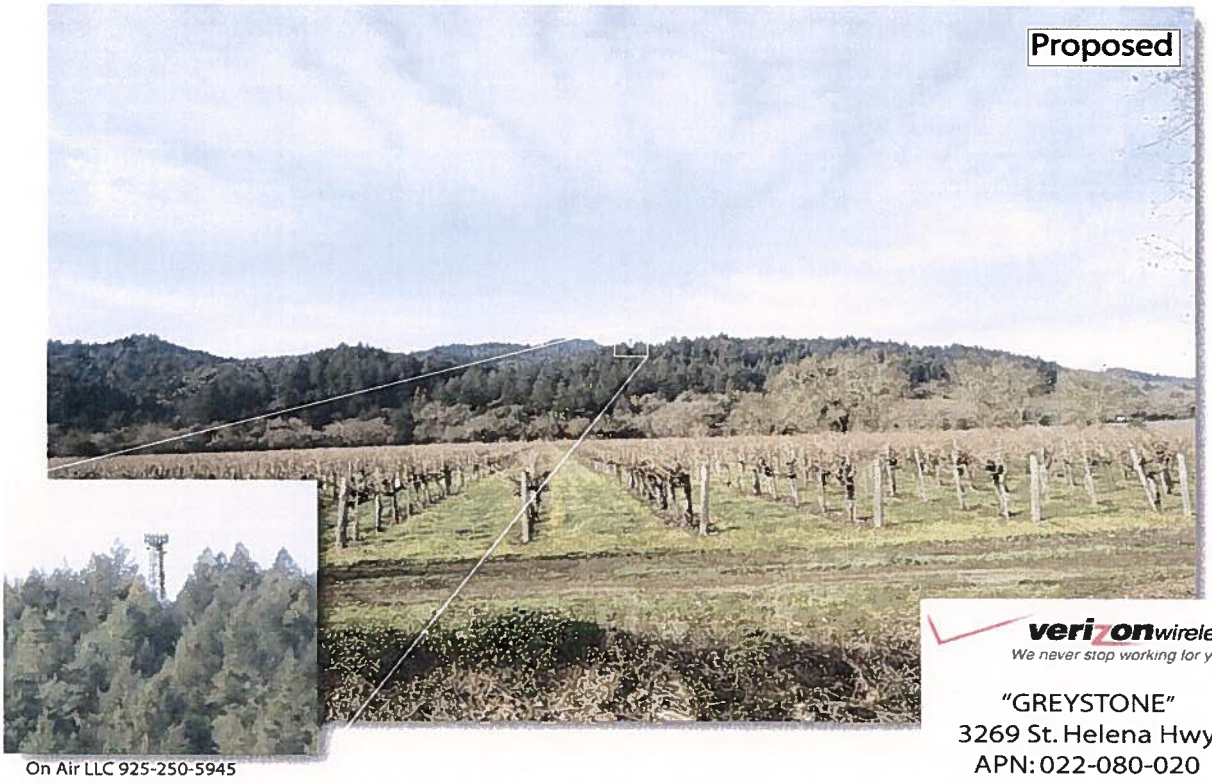
3269 St. Helena Hwy
APN: 022-080-020

On Air LLC 925-250-5945

View looking west from Ehlers Lane



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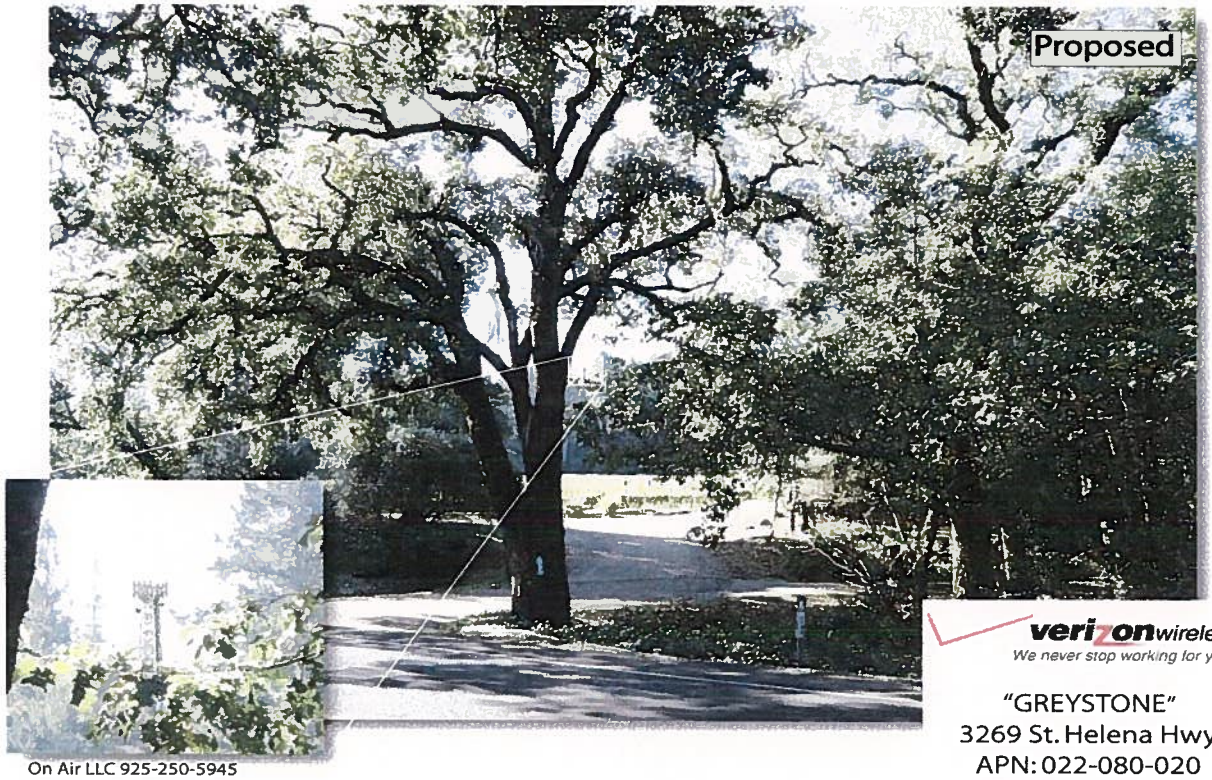
"GREYSTONE"
3269 St. Helena Hwy
APN: 022-080-020

View looking south from Hwy 29 at 3291 Hwy 29



verizonwireless
We never stop working for you.

"GREYSTONE"
3269 St. Helena Hwy
APN: 022-080-020

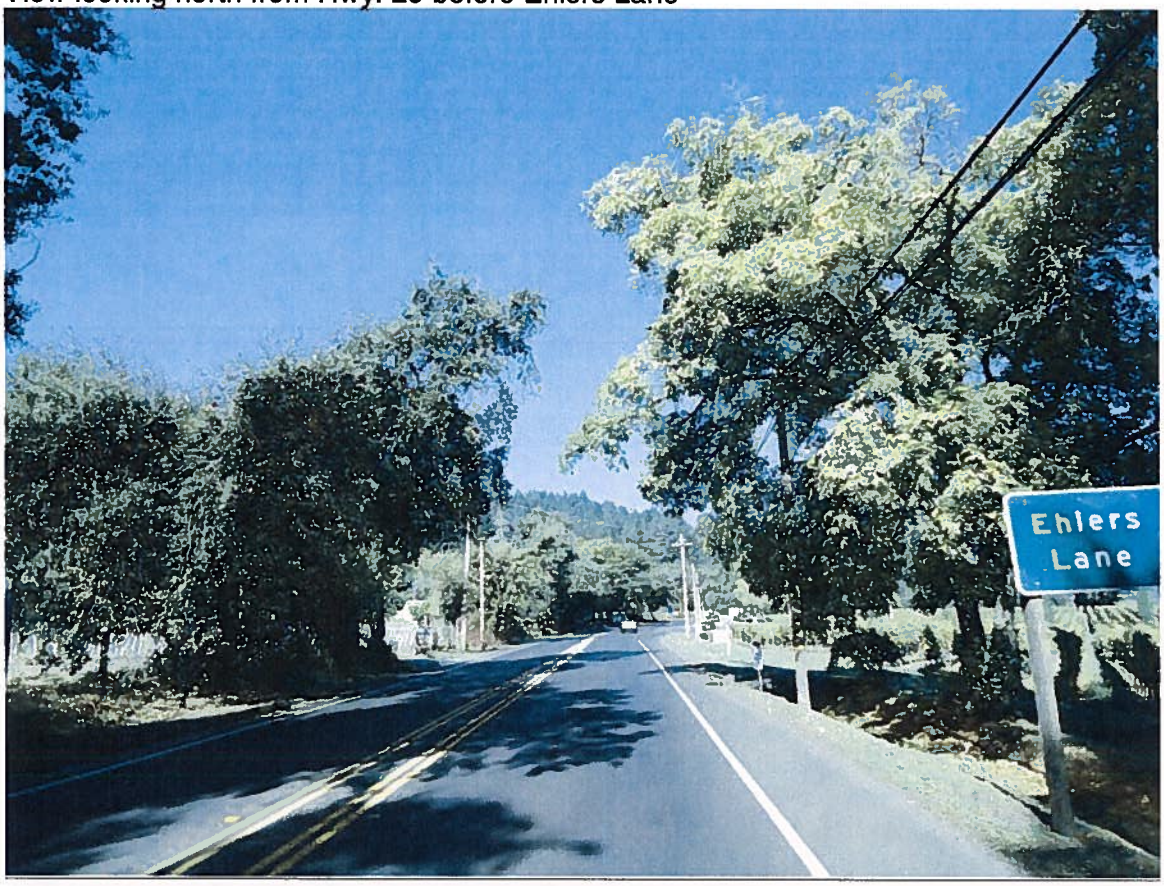
On Air LLC 925-250-5945

The photosimuations were generated from actual photographs of a 4.5' diameter red helium filled balloon that was attached to the ground via a 125.5' string. The overall height is 130' above ground level.

Pictures of the balloon test follow:

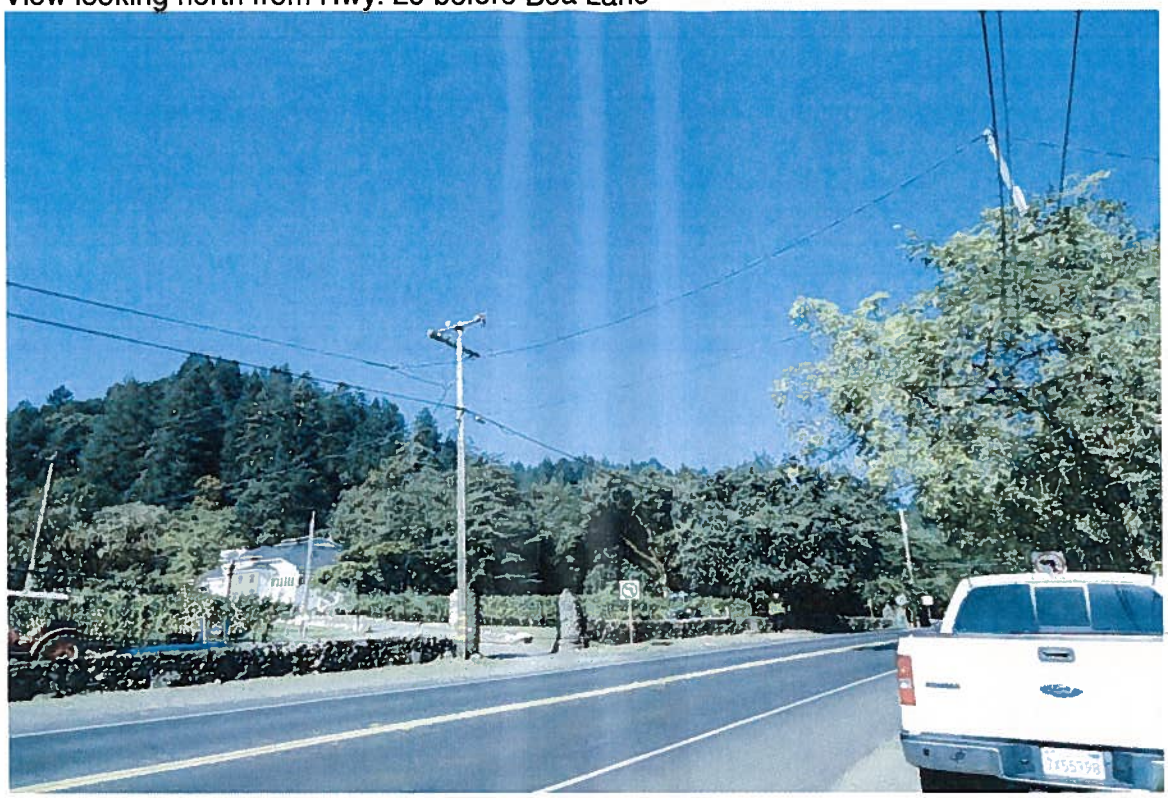
The Balloon

View looking north from Hwy. 29 before Ehlers Lane



View looking north from Hwy. 29 before Ehlers Lane – Zoom

View looking north from Hwy. 29 before Bea Lane



View looking north from Hwy. 29 before Bea Lane – Zoom

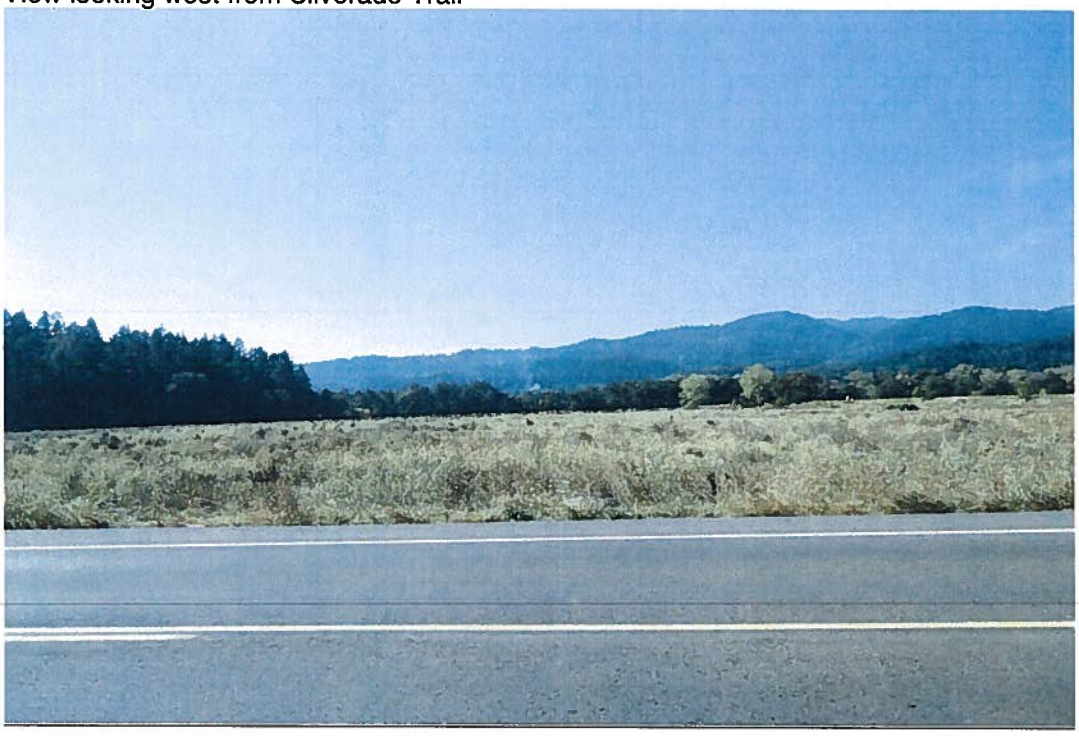
View looking west from Ehlers Lane

View looking west from Ehlers Lane - Zoom

View looking south from Hwy. 29 @ 3291 Hwy. 29

View looking south from Hwy. 29 @ 3291 Hwy. 29 - Zoom

View looking west from Silverado Trail



View looking west from Silverado Trail - Zoom