



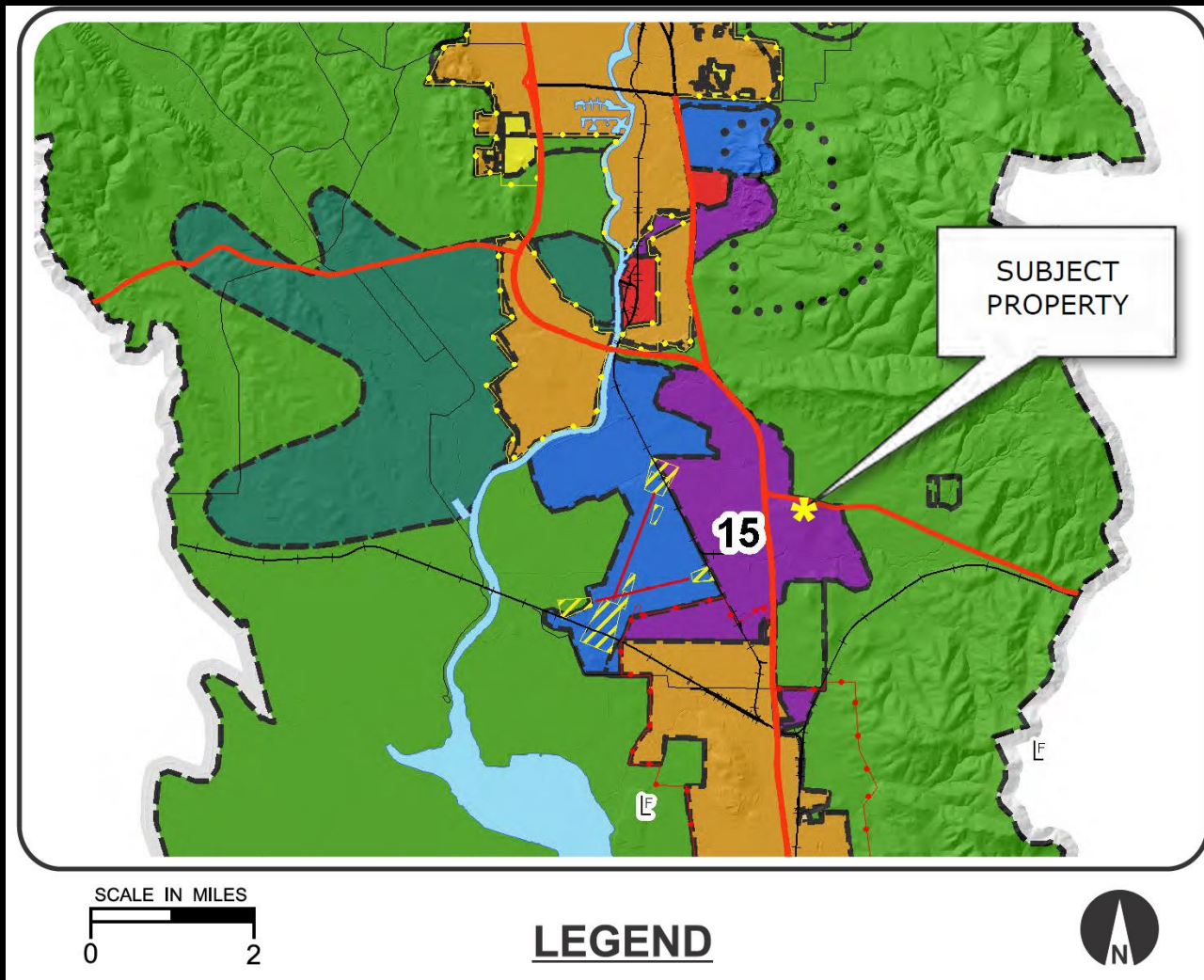
NAPA COUNTY
CALIFORNIA

Eagle Vines Wireless Telecommunications Facility AT&T – Sprint

P18-00410 & P19-00337

580 South Kelly Road – Eagle Vines Golf Club

Planning Commission – May 20, 2020



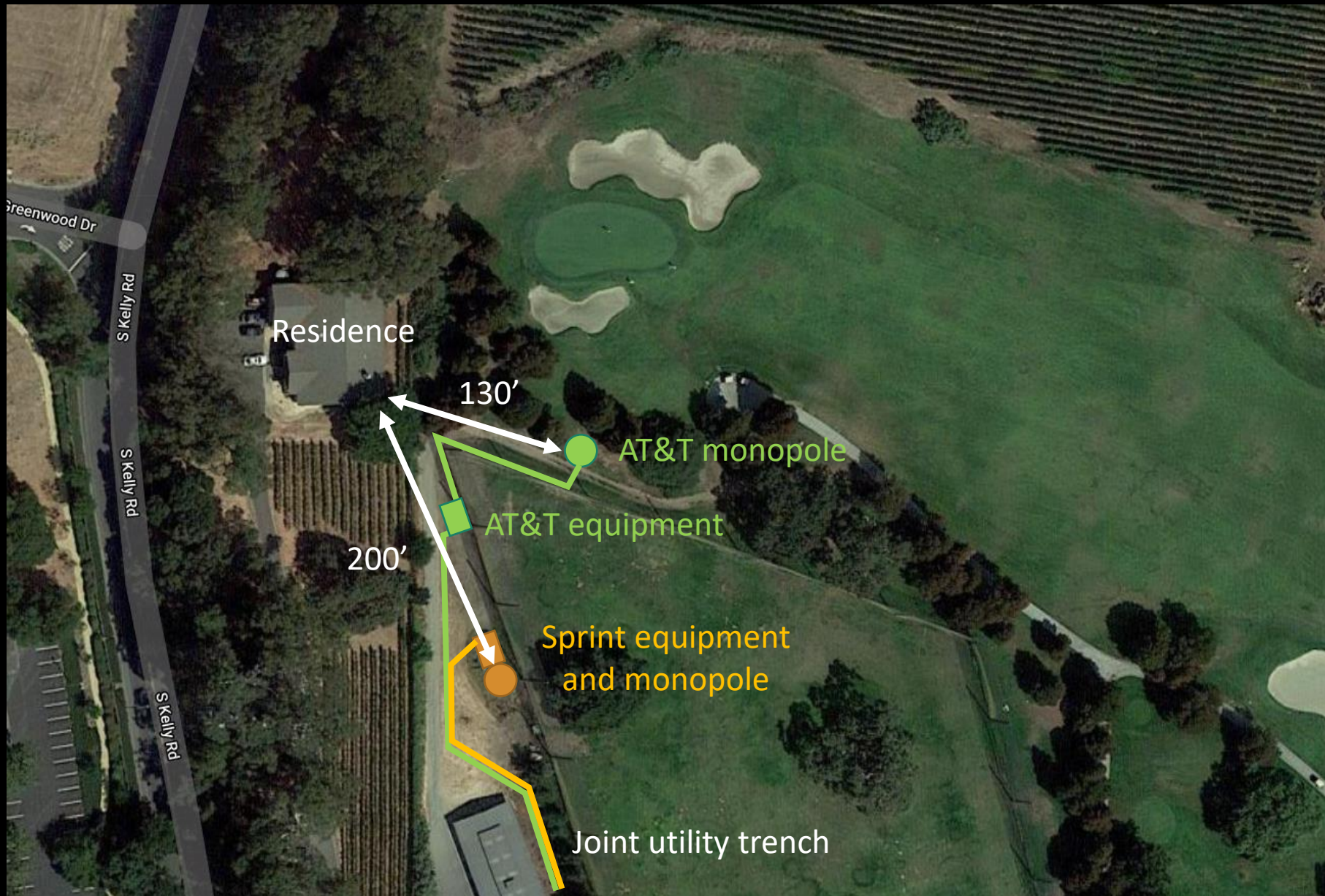
Napa County Land Use Plan 2008 - 2030



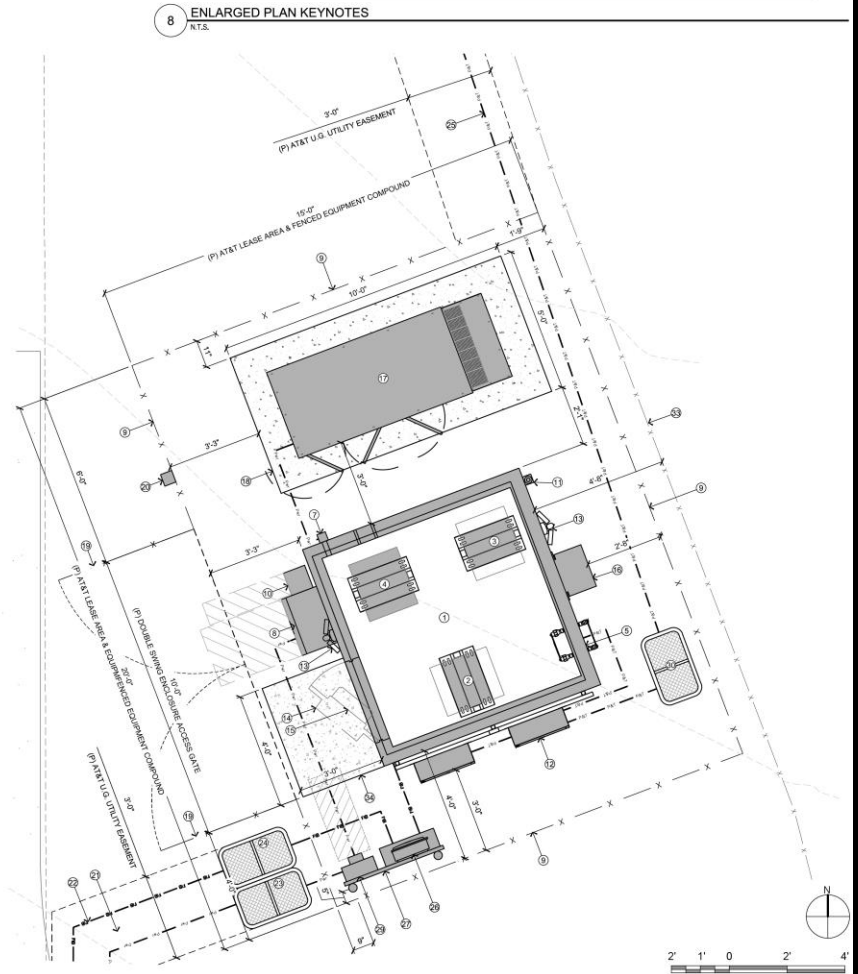
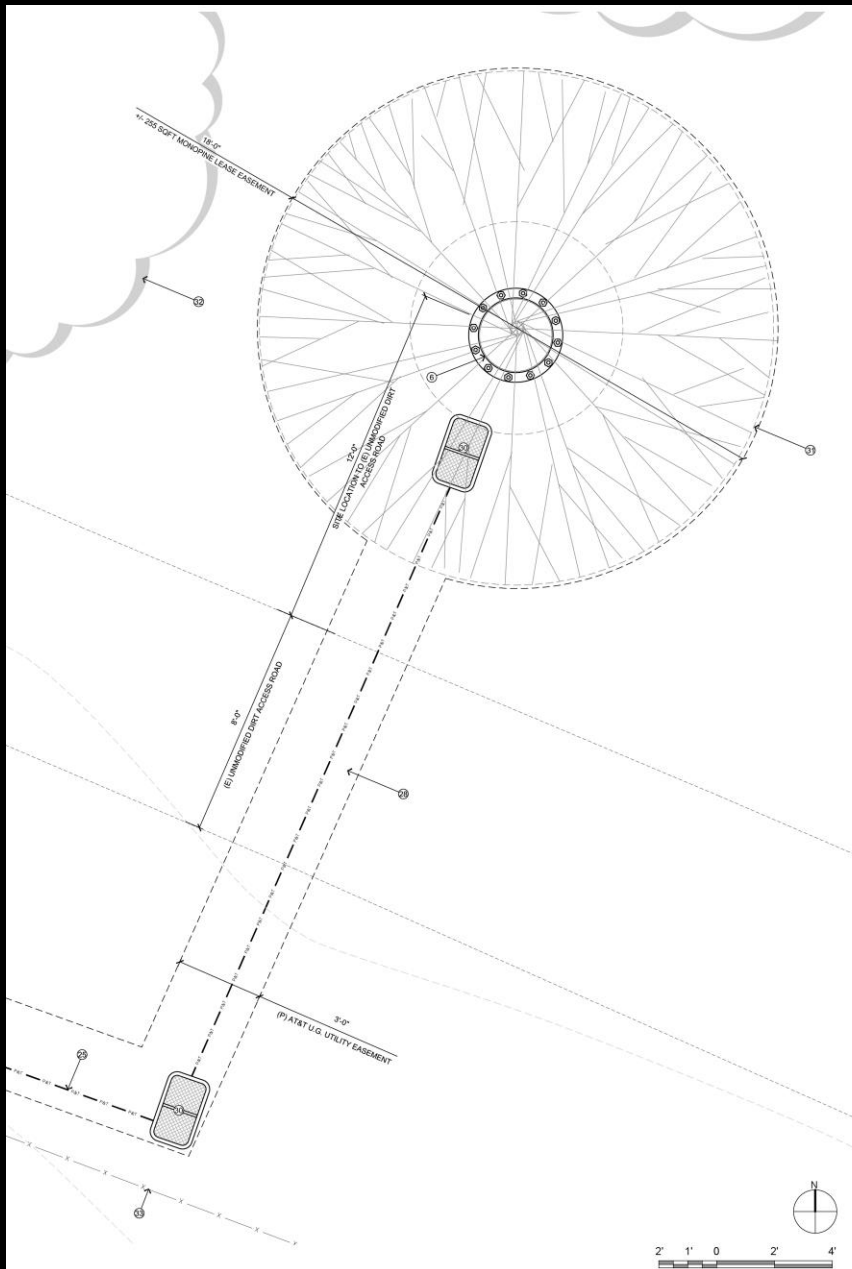
Site Zoning

Proposed Project

- **Co-located Telecommunications Wireless Facility: AT&T and Sprint**
- **Two “Faux-Pine” Monopole and equipment enclosure installations**
- **AT&T:** 50’ high steel monopine tower with “faux branches”
 - 12 panel antennas, 15 Radio Remote Head
 - 20’x15’ equipment lease area – 24-hr backup emergency power
- **Sprint:** 55’ tall steel monopine tower with “faux branches”
 - 6 panel antennas, 12 Radio Remote Head
 - 20’x15’ equipment lease area – 24-hr backup emergency power
- **Joint utility trench – 586’ maximum length of underground trench**
- **NCC Chapter 18.119 – Telecommunications Facilities**
- **CEQA – Initial Study / Mitigated Negative Declaration**
 - **Biological Resources / Cultural / Tribal Resources**



Aerial Site Photo



KEYNOTES:

① (P) 8'0"x4'0" PRE-MANUFACTURED AT&T EQUIPMENT CONCRETE WALK IN CABINET (WIC) MODEL # SATN1 ON CONCRETE SLAB	⑬ (P) HVAC ATTACHED TO SHELTER DOOR	⑲ (P) H-FRAME
② (P) LTE RACK	⑭ (P) HVAC	⑳ (P) U.G. FIBER & POWER CONDUIT ROUTED TO (P) U.G. VAULT, TOTAL ROUTE +/- 25'
③ (P) TELCO RACK	⑮ (P) 150W DC GENERATOR W/ 132GAL. TANK, ON CONCRETE PAD	㉑ (P) 200 AMP POWER METER
④ (P) POWER PLANT RACK w/ BATTERIES	⑯ (P) 10' x 5' CONCRETE GENERATOR PAD	㉒ (P) U.G. FIBER & POWER VAULT
⑤ (P) CABLE PORT	⑰ (P) 10'0" WIDE DOUBLE SWING ACCESS GATE w/ ANTI-CLIMB BARRIER	㉓ (P) MONOPINE FOLIAGE DRIP LINE
⑥ (P) 50' STEEL MONOPINE	⑱ (P) KNOX BOX	㉔ (E) NEARBY TREE (TYP)
⑦ (P) DC GENERATOR INTERCONNECT	㉒ (P) U.G. POWER CONDUIT ROUTED FROM (P) POWER POC TO AT&T EQUIPMENT AREA, TOTAL ROUTE = 533'	㉕ (E) +/- 48' HIGH NETTING FOR DRIVING RANGE
⑧ (P) 40 CIRCUIT LOAD CENTER WITH MANUAL & AUTOMATIC TRANSFER SWITCH	㉓ (P) U.G. FIBER CONDUIT ROUTED FROM (P) FIBER POC TO AT&T EQUIPMENT AREA, TOTAL ROUTE = 546'	㉖ (P) 4' x 3' CONCRETE STOOP
⑨ (P) 6'0" TALL CHAIN LINK FENCE w/ ANTI-CLIMB BARRIER	㉔ (P) U.G. POWER VAULT	
⑩ (P) 200A CABBLOCK	㉕ (P) U.G. TELCO VAULT	
⑪ (P) GPS UNIT	㉖ (P) FIBER & POWER ROUTED TO ANTENNAS FROM (P) AT&T EQUIPMENT LEASE AREA, TOTAL ROUTE +/- 172'	
⑫ (P) (3) DC12 SURGE SUPPRESSION UNITS	㉗ (P) FIENNA CABINET ABOVE UAM CABINET ATTACHED TO H-FRAME	
⑬ (P) SITE LIGHTING		
⑭ (P) ACCESS DOOR		

8 ENLARGED PLAN KEYNOTES
N.T.S.

AT&T Proposed Equipment and Monopole Plan

EXISTING



EXISTING



PROPOSED



PROPOSED



Discussion Points

- Visual Impacts/Design/Layout
- Alternative Site evaluations
- CEQA Initial Study / Mitigated Negative Declaration
 - Biological Resources
 - Mitigation: Burrowing Owls/Nesting Birds
 - Cultural Tribal Resources
 - Mitigation: Unknown buried resources
- NEIR Exposure
 - AT&T: 130' to residence = 2.2446%
 - Sprint: 200' to residence = 1.6%

Consistency with Standards

- General Plan
- Zoning
- Airport Land Use Compatibility Plan
 - Zone D
- PBES Departments
- Outside Agencies

Recommendation

- Conduct public hearing
- Two Use Permit Proposals
 - Separate Findings and Conditions
- Adopt Initial Study / MND
- Recommendation (two separate motions):
 - Approve as presented (or with modified conditions)
 - Continuance to address concerns
 - Recommend denial



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QUESTIONS