

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN MANFREDI AND MEMBERS OF THE PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: NOVEMBER 13, 2013

SUBJECT: AT&T ANTENNAE AND WIRELESS TELECOMMUNICATION FACILITY UP 2013-15 – 1435 N. OAK STREET (APN 011-140-007)

1 **ITEM**

2 Consideration of a use permit to allow the installation and operation of antennae and an
3 unmanned wireless telecommunication facility at the Napa County Fairgrounds located
4 at 1435 N. Oak Street.

5 **PROJECT DESCRIPTION AND SETTING**

6 The CBR Group, on behalf of AT&T, is requesting a use permit to allow the installation
7 and operation of an unmanned wireless telecommunications facility at the Napa County
8 Fairgrounds in order to expand their wireless communications service area. The antennas
9 would be located on a 100' high light standard below the MetroPCS antennae¹. AT&T
10 would locate, 5 feet below the MetroPCS antennae, three 72" type-3 antennas separated
11 by 3' above 4 smaller 19.7" radio remote units (RRUs). Coaxial cable would run
12 underground extending from the light standard to a 14' x 21' leased area for use by
13 AT&T. The 294-square foot leased area would include an 11'-5" x 12'-0" equipment
14 shelter and generator on a cell block foundation surrounded by a chain link fence.

15 The Napa County Fairgrounds is approximately 68 acres and is comprised of three
16 parcels. The project area is located toward the middle of a 32-acre parcel that is
17 established with the Calistoga Speedway, RV Park and golf course clubhouse. The
18 antennas would be placed on a light standard near the speedway guard rail of turn
19 number one. The equipment shelter and generator would be about twenty feet south of
20 the speedway east of the concession stand within a fenced off area.

¹ On December 7, 2005 the Planning Commission adopted Resolution 2005-49 approving use permit UP 2005-20 allowing an antennae and an unmanned wireless telecommunication facility for MetroPCS.

21 **STAFF ANALYSIS**

22 **A. General Plan Consistency**

23 The land use designation of the subject property is P Public / Quasi Public. The
24 proposed facility will be designed and constructed in a manner consistent with adopted
25 land use policies by expanding public services to the community. In addition, the
26 General Plan relies on the Zoning Ordinance to determine the appropriate location and
27 design of telecommunication facilities through the use permit process; therefore, the
28 proposed project is consistent with the General Plan.

29 **B. Zoning Ordinance Compliance**

30 The subject property is within the P Public / Quasi Public zoning district. The Planning
31 Commission determined in 2005 that telecommunications facilities are permitted in the
32 P Zoning District with approval of a use permit. The purpose of the Public District is to
33 provide for a wide variety of uses for the general public benefit. The allowed uses must
34 be attractively designed and must incorporate measures to ensure compatibility with
35 adjoining uses.

36 Through this use permit, staff has found that the antennae and unmanned facility are
37 sited in a location that does not impact the historic, rural, small-town character of
38 Calistoga. The proposed telecommunication use and supporting improvements, with the
39 recommended conditions of approval, therefore comply with the intent of the P Public /
40 Quasi Public zoning district.

41 **C. Traffic and Circulation**

42 This property is located within the Napa County Fairgrounds, a county-maintained site.
43 While it is accessed from North Oak Street, there is no substantial increase in traffic
44 proposed as a result of this project. Service vehicles may enter the site from time-to-
45 time (one to two times a month). Staff suggests that the applicant obtain a driveway
46 easement from the owner, which should be described in their lease agreement. Only
47 minimal improvements are proposed to this lease area, which, at this time, would serve
48 only the proposed facility and MetroPCS.

49 **D. Noise and Air Quality**

50 The main source of ongoing noise will be the operation of an air conditioning unit to cool
51 the equipment shelter. As this property is located near the center of the Napa County
52 Fairgrounds, the sound is not likely to impact adjoining properties.

53 There is a generator and battery back-up system, which will operate the facility during a
54 power outage. Use permit conditions should be required to limit generator noise levels.
55 Also, any diesel-fired generators should be subject to permits from the Bay Area Air
56 Quality Management District.

57 Section 704 of Title 7 of the Federal Telecommunications Act of 1996 states that: "No
58 local government may regulate the placement, construction, and modification of
59 personal wireless service facilities on the basis of the environmental effects of radio

60 frequency emissions to the extent that such facilities comply with the Commission's
61 regulations concerning such emissions". In this case, the FCC is responsible for
62 regulating the frequency emissions of communications equipment, and the City of
63 Calistoga has no authority to do so.

64 The proposed antennas are designed to operate in the 2300-megahertz frequency
65 range. Frequency interference is unlikely, as cellular phone frequencies operate in an
66 electromagnetic wavelength spectrum, which is distinct from other uses, such as short-
67 wave, ham and CB radios, FM radios, and pagers. Such interference is regulated by
68 the FCC and requires that any new users creating interference remediate any problems.

69 **E. Aesthetics**

70 The light standards are only visible from a few surrounding locations, as it sits toward
71 the center of the Fairgrounds within the valley floor. The applicant has provided a visual
72 simulation to show the visibility of the tower from surrounding areas (Attachment 4).

73 The ground-mounted equipment may be visible from locations throughout the property.
74 Staff recommends that redwood or vinyl slats are placed in the cyclone fence and that
75 any barbed wire protecting the equipment be reduced to the minimum extent possible.

76 **F. Protected Trees**

77 The equipment shelter and generator would be located between a 30" hackberry and a
78 29" London plane tree. These trees are protected per the City's Tree Ordinance. As
79 such, the City will require permits and mitigation for the work proposed within the root
80 protection zone subject to the review and approval of the Public Works Department.
81 Accordingly, a condition of approval will also require the project arborist to be on site
82 during ground-disturbing activities, including all activity associated with digging the
83 foundation, and a letter submitted to the Planning and Building Department from the
84 arborist stating that the observations were made and that any unexpected root damage
85 to the protected trees was mitigated.

86 **FINDINGS**

87 To reduce repetition, all of the appropriate findings are contained in the attached
88 resolution.

89 **PUBLIC COMMENTS**

90 To date no written comments have been received regarding the proposed project.

91 **ENVIRONMENTAL REVIEW**

92 The proposed project is Categorical Exempt from the requirements of the California
93 Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines
94 (New Construction or Conversion of Small Structures).

95 **RECOMMENDATION**

96 Adopt a resolution approving Use Permit UP 2013-15 with conditions.

Antennae and Wireless Telecommunication Facility
1435 N. Oak Street (APN 011-140-007)
Use Permit UP 2013-15
November 13, 2013
Page 4 of 4

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Applicant's Written Narrative received October 28, 2013
4. Photographic Simulations received October 28, 2013
5. Radio Frequency Report received November 4, 2013
6. Arborist's Report received October 3, 2013
7. Project Plans received October 28, 2013

NOTE: Calistoga Municipal Code provides for a ten (10) calendar day appeal period. If there is a disagreement with the Planning Commission, an appeal to the City Council may be filed. The appropriate forms and applicable fee must be submitted prior to 5:00 p.m. on or before the tenth calendar day following the Commission's final determination.