

Hwy 29 Petrified Forest

Project Description

1435 North Oak Street, Calistoga CA 94515

APN: 011-140-007 & 011-140-055

PROJECT SUMMARY

Type of Project: Installation of wireless telecommunication facility

Location: 1435 North Oak Street, Calistoga, CA 94515

Zoning: P – Public/Quasi Public

Tower Structure: One (1) one-hundred (100') replacement light standard

Antennas: Twelve (12) panel type antennas, one (1) microwave dish on tower and two (2) GPS antennas attached to the ground equipment

Equipment: Outdoor radio equipment cabinets on concrete pad (with sunshade), one (1) standby 30KW generator, and appurtenant cables connecting the ground equipment to the tower mounted radios and antennas etc.

APPLICANTS OBJECTIVE

Verizon Wireless formally requests City of Calistoga Design Review and Conditional Use Permit approval to install and operate a free-standing commercial telecommunications facility and associated ground equipment in a P – Public/Quasi Public Zoned District. The establishment and operation of this telecommunications facility will not create unusual noise, traffic or other

conditions that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

SITE INFORMATION

The project will share access, utility and ground space between two parcels. The parcels are 14.81 and 32.07 acres respectively and are occupied by the Calistoga Speedway, Calistoga RV Park and a portion of the Mount St. Helena Golf Course. The project site is flat. The proposed location for outdoor radio equipment and a 30KW emergency power generator is between the west and central grandstands. The new replacement light standard will be located by turn 4 near the racetrack contestant entrance.

PROJECT DESCRIPTION

Verizon Wireless is seeking to improve the coverage and capacity of its communications network in the City of Calistoga. Verizon Wireless is submitting an application to the City for its approval to install a new wireless communications facility at the Calistoga Speedway at 1435 North Oak St.

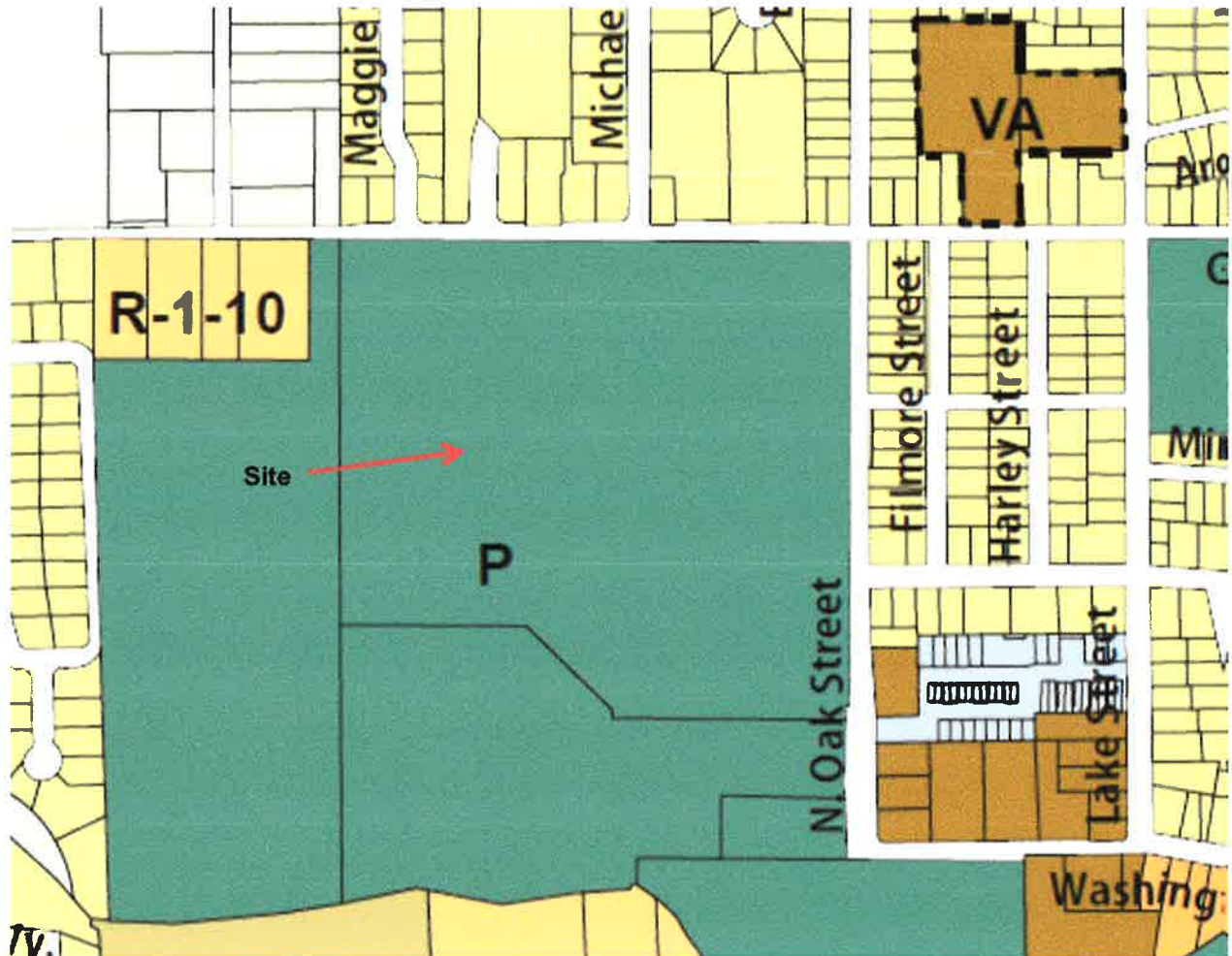
The project entails Verizon removing an existing 100' light standard in front of the central or main grandstand at the track and replacing it with a new 100' light standard next to the track entrance approximately 400' northwest. The proposed facility will consist of placing twelve (12) panel antennas oriented in 3 sectors (4 antennas per sector) at the top of the light standard with the appurtenant remote radio heads and surge protection. The new Speedway light fixture will be installed below the antennas to provide unimpeded access to the fixture by Speedway maintenance, staff and contractors. This set up is operationally the best for both parties and avoids interference with one another's access and servicing needs.

Speedway management supports this proposed plan and design because it will improve the lighting at the "west" end of the Speedway without impacting the lighting at the "east" end of the Speedway. In the past, the Speedway has had to rent lighting units and install them at the west end because the lighting there may sometimes be insufficient for racing conditions and safety requirements. In addition, the removal of the old light standard from in front of the main grandstand will benefit the race fan's view of the track and enjoyment of the event.

Verizon Wireless's outdoor radio equipment cabinets and emergency power generator will be mounted on concrete pads within a fenced 20' x 26'-1" area between the west and main grandstands. Please refer to the site drawings for project details and design.

After construction is complete, this facility will not generate any odors, dust, glare or additional traffic. The 30 kW standby diesel generator is equipped with a 132 gallon double-walled belly tank. This generator will run only in power outage situations and for a fifteen (15) minute test once a week to ensure it is operating correctly. Verizon wants the entire network to be able to sustain itself in the event of blackout situations. The generator will be constructed to meet all noise standards of the City of Calistoga.

ZONING MAP



ZONING ANALYSIS

The subject parcels are zoned P – Public/Quasi Public. The Planning Commission determined in 2005 that telecommunications facilities are permitted in the P Zoning District with the approval of a use permit. The purpose of the P District is to provide for a wide variety of uses for the general public benefit and this project is one of them. This project will not impact the historic, rural, small town character of Calistoga. It is subject to review and determination by the City of Calistoga Planning & Building Department. Currently Metro PCS/T-Mobile has a wireless antenna installation on the property which it operates under a conditional use permit. AT&T also has a conditional use permit for a wireless installation but has not installed antennas at the site to date.

Design Review and Conditional Use Permit applications are required along with supporting documentation as listed in the application cover letter.

ENVIRONMENTAL EFFECTS

The proposed facility will not result in significant impacts to the environment or to the area in which it is located. It does not present a safety hazard, and there is minimal traffic usage (typically one to two site visits per month.) Operation of the facility will not conflict with other existing uses in the area. Construction will result in minimal disturbance to the surrounding area.

The project should be considered exempt under the California Environmental Quality Control Act (CEQA) under Section 15303, New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures.

MAINTENANCE PROGRAM

The proposed facility will be unmanned and will not require the use of services such as water, sewer, or police. Electric power and fiber optic services are the only necessary utilities. Local utility companies will assist in extending services to the proposed location.

After construction is complete, the site will be visited one or two times a month for routine maintenance.

In addition, each facility is monitored 24 hours a day, electronically for intrusion and environmental disruption. The facility will also contain a sign identifying a 1-800 number to call in case of an emergency (manned 24 hours a day by Verizon employees) and identifying it as a Verizon facility. Verizon will be in compliance with all FCC regulations regarding signage at the facility.