

**CITY OF CALISTOGA
PLANNING COMMISSION
RESOLUTION PC 2015-3**

**APPROVING USE PERMIT UP 2015-1 FOR THE INSTALLATION AND OPERATION
OF ANTENNAE AND AN UNMANNED VERIZON WIRELESS
TELECOMMUNICATION FACILITY AT THE NAPA COUNTY FAIRGROUNDS
LOCATED AT 1435 N. OAK STREET**

WHEREAS, on January 9, 2015, Peter Hilliard, on behalf of Verizon Wireless, submitted a request for a use permit in order to allow the installation and operation of antennae and an unmanned wireless telecommunication facility at the Napa County Fairgrounds located at 1435 N. Oak Street (APN 011-140-007 & -055); and

WHEREAS, the Planning Commission considered the request at a public hearing on February 11, 2015. Prior to taking action on the application, the Planning Commission received written and oral reports by the staff, and received public testimony; and

WHEREAS, this action has been reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt from the requirements of the CEQA pursuant to Section 15303 of the CEQA guidelines; and

WHEREAS, the Planning Commission pursuant to CMC Section 17.06.020(B)(2) has waived design review since compliance with the Zoning Ordinance is achieved through the use permit; and

WHEREAS, the Planning Commission pursuant to CMC Section 17.40.070 has made the following use permit findings for the project:

1. **Finding:** The proposed development, together with any provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan and other applicable provisions of the Zoning Code including the finding that the use as proposed is consistent with the historic, rural, small-town atmosphere of Calistoga.

Supporting Evidence: The General Plan land use designation of the subject property is P Public/Quasi Public. The proposed facility will be designed and constructed in a manner consistent with adopted land use policies. In addition, the General Plan relies on the Zoning Ordinance to determine the appropriate location and design of telecommunication facilities through the use permit process; therefore, the proposed project is consistent with the General Plan.

The subject property is within the P Public / Quasi Public Zoning District. The Planning Commission has determined that telecommunications facilities are permitted in the P zoning district with approval of a use permit. Through this use permit it is found that the antennae and unmanned facility are sited in a location that does not impact the historic, rural, small-town character of Calistoga.

2. **Finding:** The site is physically suitable for the type and density of development.
Supporting Evidence: The project area is heavily screened from view within the valley floor and the property's existing usage is appropriate for telecommunication uses.
3. **Finding:** The proposed development has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project will not result in detrimental or adverse impacts upon the public resources, wildlife or public health, safety and welfare.
Supporting Evidence: This project is exempt from CEQA under Section 15303.
4. **Finding:** Approval of the use permit application will not cause adverse impacts to maintaining an adequate supply of public water and an adequate capacity at the wastewater treatment facility.
Supporting Evidence: No water or wastewater is required to operate the facility.
5. **Finding:** Approval of the use permit application shall not cause the extension of service mains greater than 500 feet.
Supporting Evidence: This use permit would not cause the extension of service mains.
6. **Finding:** An allocation for water and/or wastewater service pursuant to Chapter 13.16 CMC (Resource Management System) shall be made prior to project approval. Said allocation shall be valid for one year and shall not be subject to renewal.
Supporting Evidence: No water or sewer service is required by this project.
7. **Finding:** The proposed development presents a scale and design which are in harmony with the historical and small-town character of Calistoga.
Supporting Evidence: The location of the antennae on the replacement light standard creates a site-specific camouflage technique that would be compatible with existing architectural lighting elements. The ground-mounted equipment is in a location that is screened from view with fencing and vegetation, away from public access.
8. **Finding:** The proposed development is consistent with and will enhance Calistoga's history of independent, unique, and single location businesses, thus contributing to the uniqueness of the town, which is necessary to maintain a viable visitor industry in Calistoga and to preserve its economy.
Supporting Evidence: The unmanned wireless telecommunication facility will provide an additional service to Calistoga's visitors. Increasing visitor services is important to maintain a viable visitor industry.
9. **Finding:** The proposed development complements and enhances the architectural integrity and eclectic combination of architectural styles of Calistoga.

Supporting Evidence: Minimal construction is planned. The site is already developed with several light standards, grandstands, structures and parking areas. This proposed use would not significantly change or alter the existing appearance of the area.

NOW, THEREFORE, BE IT RESOLVED by the City of Calistoga Planning Commission that based on the above findings the Planning Commission approves the proposed project, subject to the following conditions of approval.

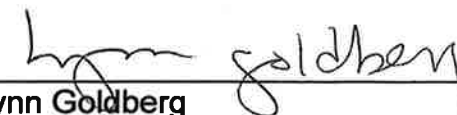
1. This permit authorizes antennae and an unmanned wireless telecommunication facility consistent with the plans received January 9, 2015 and consistent with all other City ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
2. This permit shall be null and void if not used within a year, or if the use is abandoned for a period of one hundred and eighty (180) days. Once the use is initiated, this permit shall be valid until it expires or is revoked pursuant to the terms of this permit and/or Chapter 17.40 of the Calistoga Municipal Code. Minor modifications which do not increase environmental impacts may be approved in writing by the Planning and Building Director.
3. This use permit does not abridge or supercede the regulatory powers or permit requirements of any federal, state or local agency, special district or department which may retain regulatory or advisory function as specified by statute or ordinance. The applicant shall obtain permits as may be required from each agency.
4. A building permit shall be obtained for all construction occurring on the site, not otherwise exempt by the California Building Code or any State or local amendment adopted thereto, and all fees associated with plan check and building inspections, and associated development impacts fees established by City Ordinance or Resolution shall be paid. The County of Napa may approve building permits for this project.
5. Prior to installation, a permit shall be obtained from the Bay Area Air Quality Management District, as necessary.
6. The owner or operator of this wireless telecommunication facility shall be responsible for the continuous upkeep and maintenance of the facility.
7. Each facility must comply with any and all applicable regulations and standards promulgated or imposed by any state or federal agency, including but not limited to, the Federal Communications Commission and Federal Aviation Administration.
8. Certification must be provided that the proposed facility will at all times comply with all applicable health requirements and standards pertaining to RF emissions.

9. The permit holder shall reasonably cooperate in providing siting and in sharing facilities for collocation with other telecommunication providers or public agencies at the site.
10. A cyclone fence with vinyl slats shall enclose the ground-mounted equipment. Barbed wire shall not be permitted and any further proposed method of security shall be reviewed and approved by the Planning and Building Director prior to its installation.
11. Signage installed as part of the facility shall be limited to signs required for identification and safety requirements.
12. Any obsolete or unused facilities must be removed by the permit holder and/or property owner upon termination of the use, or within 90 days of the termination.
13. Construction activity shall stay outside the drip line of any protected tree to the maximum extent feasible. Protective fencing shall be installed prior to any site alterations subject to the review and approval of the Public Works Department.
14. The noise level created by the permit holder for emergency power generation and other equipment shall not exceed 60 dBA at the nearest edge of the property line. In addition to this, if noise complaints are received by the Planning and Building Department, then the applicant shall be responsible for the cost of conducting a noise study by a mutually agreed upon third party and implementing mitigation measures.
15. Natural vegetation shall be maintained to the greatest degree possible to provide erosion control, dust suppression and concealment.
16. The permit holder shall be responsible for repair of any direct verifiable damage to public roadways resulting from construction or operation of this project.
17. All parking and access areas shall be continuously maintained in good repair throughout the life of the project.

ADOPTED on February 11, 2015, by the following vote of the Calistoga Planning Commission:

AYES: MANFREDI, COATES, COOPER, WILKES
NOES: NONE
ABSENT: BUSH
ABSTAIN: NONE


JEFF MANFREDI, CHAIRMAN

ATTEST: 
Lynn Goldberg
Secretary to the Planning Commission