



City of Calistoga
Planning Commission
Agenda Item Summary

DATE January 27, 2016

APPLICATION Use Permit Extension

APPLICANT Verizon Wireless

OWNER County of Napa

ITEM

Consideration of a one year time extension for approved use permit UP 2015-1, which allowed the installation and operation of an antennae and an unmanned wireless telecommunication facility at the Napa County Fairgrounds located at 1435 N. Oak Street.

RECOMMENDATION

Approve use permit extension

SUGGESTED MOTION

"I move that the Planning Commission approve a one year time extension for use permit UP 2015-1."

POTENTIAL CONFLICTS Commissioner Abernathy – proximity to residence

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIRMAN COATES AND MEMBERS OF THE PLANNING COMMISSION

FROM: ERIK V. LUNDQUIST, SENIOR PLANNER

MEETING DATE: JANUARY 27, 2016

SUBJECT: VERIZON USE PERMIT EXTENSION
1435 N. OAK STREET

1 REQUEST

2 Consideration of a one year time extension for approved use permit UP 2015-1, which
3 allowed the installation and operation of an antennae and an unmanned wireless
4 telecommunication facility at the Napa County Fairgrounds located at 1435 N. Oak
5 Street.

6 BACKGROUND AND DISCUSSION

7 On February 11, 2015, the Planning Commission adopted Resolution 2015-3 allowing
8 the installation and operation of an antennae and an unmanned wireless
9 telecommunication facility at the Napa County Fairgrounds. The project entails Verizon
10 removing an existing 100' light standard in front of the central or main grandstand at the
11 track and replacing it with a new 100' light standard next to the track entrance
12 approximately 400' northwest, near the speedway guardrail of turn number 4. The
13 proposed facility will consist of placing 12 panel antennas oriented in 3 sectors (4
14 antennas per sector) at the top of the light standard with the appurtenant remote radio
15 heads and surge protection. The new Speedway light fixture will be installed below the
16 antennas to provide unimpeded access to the fixture by Speedway maintenance, staff
17 and contractors. This set up is operationally the best for both parties and avoids
18 interference with one another's access and servicing needs.

19 Verizon Wireless's outdoor radio equipment cabinets and emergency power generator
20 will be mounted on concrete pads within a fenced 20' x 26'-1" area between the west
21 and main grandstands.

22 Since this approval, the applicant has been in lease negotiations with the County. As
23 such, more time is needed to finalize the lease terms, execute the lease and secure the
24 necessary permits to construct the telecommunication facility. As a result, staff
25 recommends that a one year time extension be granted in order to give the owner
26 additional time to execute the lease and secure the proper permits. The Calistoga
27 Municipal Code allows the granting of extensions for a period or periods of time not to
28 exceed one year after the initial one-year approval period.

29 **PUBLIC COMMENTS**

30 No public comments have been received.

31 **ENVIRONMENTAL REVIEW**

32 The proposed project is Categorically Exempt from the requirements of the California
33 Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or
34 Conversion of Small Structures) of the CEQA Guidelines.

35 **RECOMMENDATION**

36 Approve use permit extension

ATTACHMENTS

1. Location Map
2. Draft Use Permit Extension Resolution
3. Applicant's letter dated December 3, 2015
4. Resolution PC 2015-3
5. Planning Commission meeting minutes excerpt February 11, 2015
6. Project Plans