



City of Calistoga

Planning Commission

Agenda Item Summary

DATE	February 22, 2017
ITEM	Use Permit UP 2017-1
APPLICANT	AT&T Mobility c/o Bradley Head
PROPERTY ADDRESS	1435 N. Oak Street
ASSESSOR'S PARCEL NO.	011-140-007
GENERAL PLAN DESIGNATION	Public / Quasi-Public
ZONING DISTRICT	P Public / Quasi-Public
STAFF CONTACT	Erik V. Lundquist, Senior Planner
POTENTIAL CONFLICTS	None
RECOMMENDATION	Approve use permit with conditions
SUGGESTED MOTION	"I move that the Planning Commission adopt a resolution to allow the installation and operation of antennae and an unmanned wireless telecommunication facility at the Napa County Fairgrounds at 1435 N. Oak Street."

CITY OF CALISTOGA

STAFF REPORT

TO: CHAIR COATES AND MEMBERS OF THE PLANNING COMMISSION
FROM: ERIK V. LUNDQUIST, SENIOR PLANNER
MEETING DATE: FEBRUARY 22, 2017
SUBJECT: AT&T ANTENNAE AND WIRELESS TELECOMMUNICATION FACILITY UP 2017-1 – 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 AT&T Mobility is requesting a use permit to allow the installation and operation of an
7 unmanned wireless telecommunications facility at the Napa County Fairgrounds in order
8 to expand their wireless communications service area. The Fairgrounds includes
9 approximately 68 acres and is comprised of three parcels. The project area is located
10 toward the middle of a 32-acre parcel that is established with the Calistoga Speedway,
11 RV Park and golf course clubhouse.

12 The antennas would be located on a replacement 100-foot high light standard near the
13 speedway guardrail of turn number one. The equipment shelter and generator would be
14 about 20 feet south of the speedway east of the concession stand within a fenced off
15 area.

16 AT&T would locate three 72” type-3 antennas separated by 3’ above two smaller 27”
17 radio remote units on the light standard. Coaxial cable would run underground extending
18 from the light standard to a 16’ x 24’ leased area that would include an 11’-5” x 12’-0”
19 equipment shelter and generator on a cell block foundation surrounded by a chain link
20 fence.

21 **STAFF ANALYSIS**

22 **A. General Plan Consistency**

23 The land use designation of the subject property is P Public/Quasi Public. The proposed
24 facility will be designed and constructed in a manner consistent with adopted land use
25 policies by expanding public services to the community. In addition, the General Plan
26 relies on the Zoning Ordinance to determine the appropriate location and design of
27 telecommunication facilities through the use permit process; therefore, the proposed
28 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 The antennae and unmanned facility are sited in a location that does not impact the
37 historic, rural, small-town character of Calistoga. The proposed telecommunication use
38 and supporting improvements, with the recommended conditions of approval, therefore
39 comply with the intent of the P Public / Quasi Public zoning district.

40 **C. Traffic and Circulation**

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

47 **D. Noise and Air Quality**

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

51 There is a generator and battery back-up system, which will operate the facility during a
52 power outage. A condition of approval is recommended to limit generator noise levels.
53 Also, it is recommended that any diesel-fired generators be subject to permits from the
54 Bay Area Air Quality Management District.

55 **E. Radio Frequency Emissions**

56 Section 704 of Title 7 of the Federal Telecommunications Act of 1996 states that: "No
57 local government may regulate the placement, construction, and modification of
58 personal wireless service facilities on the basis of the environmental effects of radio
59 frequency emissions to the extent that such facilities comply with the Commission's
60 regulations concerning such emissions". In this case, the FCC is responsible for
61 regulating the frequency emissions of communications equipment, and the City of
62 Calistoga has no authority to do so.

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

68 Radio Frequency Emissions Compliance Report (Attachment 5) prepared for the project
69 concluded that the installation will be compliant with the Federal Radiofrequency
70 Radiation Exposure Limits.

71 **F. Aesthetics**

72 The light standard is visible from only a few surrounding locations, as it sits toward the
73 center of the Fairgrounds within the valley floor. The applicant has provided a visual
74 simulation to show the visibility of the tower from surrounding areas.

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

78 **G. Protected Trees**

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

88 **FINDINGS**

89 To reduce repetition, all of the appropriate findings are contained in the attached
90 resolution.

91 **PUBLIC COMMENTS**

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

93 **ENVIRONMENTAL REVIEW**

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

97 **RECOMMENDATION**

98 Adopt a resolution approving Use Permit UP 2017-1 with conditions.

ATTACHMENTS

1. Vicinity Map
2. Draft Resolution
3. Photographic Simulations revised January 20, 2017
4. Equipment Shed Material Photos
5. Radio Frequency Emissions Compliance Report dated January 10, 2017

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6. Arborist's Report dated October 29, 2013
7. Project Plans received January 31, 2017