**MEMORANDUM**

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| To: Planning Commission From: Jerry Haag, Staff Planning Consultant |

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| Date: October 30, 2015 Re: CEQA Determination  Verizon Wireless Dwyer Site  Use Permit #P15-00159  1327 Dwyer Road; APN -27-500-002 |

Pursuant to Section 303 of Napa County’s Local Procedures for Implementing the California Quality Act (CEQA), the Planning Department has prepared this environmental evaluation for the proposed Verizon Wireless Dwyer Site Use Permit (File No. P15-00159).

The proposed project involves construction of an approximately 65-foot tall cell tower on property located on the west side of State Highway 29 and south of Dwyer Road in the Oakville Community. The tower would be located on the edge of a vineyard on an approximately 24’ x 24’ (576 square foot) lease area. The proposed tower would be set back from State Highway 29 approximately 500 feet and would be built as a faux water tower. There would also be a small amount of ground-mounted equipment that would be screened with a wooden fence.

The site is zoned AP and major telecom facilities are a conditionally permitted use. The site is flat and contains no major trees. A small annual water course/irrigation ditch is located approximately 35-40 feet west of the western and northern edges of the site. Although the proposed cellular facility would be located outside the creek setback area, as required by County Conservation Regulations, the applicant originally proposed to undertake trenching for electrical power and telecommunications between the propose site and an existing power pole located east of the site. The applicant notes that trenching was proposed to be consistent with the County’s Telecommunication Ordinance, which discourages long runs of overhead wires. Portions of the proposed trenching would have been located within a creek setback area east of the site. Subsequently, the applicant revised the project to provide the required connection between the tower and the power pole with overhead wires. The length of the connection would be approximately 220 feet.

The overhead wire portion of the proposal would require the Commission to approve an exemption to Section 18.119.200.A (15) and (16) as part of the Use Permit. These provisions require undergrounding of utility lines.

Similar to all other previous telecom Use Permit applications, this project would qualify as a Categorical Exemption pursuant to Section 15303 (d) of the California Environmental Quality Act, Class 3, which exempts the construction of new small structures or conversion of small structures. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Under Section 15300.2 of the California Environmental Quality Act, a Class 3 (Section 15303) cannot be used if environmental sensitivities exist at the site or if there will be cumulative impacts. The proposed project is aimed to improve and enhanced Verizon's wireless communication coverage in the general area since there are no other facilities available. There are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site, as well as, cumulative impact associated with the location of this telecommunication tower. Therefore, this exemption is appropriate and this proposal meets the Categorical Exemption as discussed above.