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Recommended Findings

**PLANNING COMMISSION – SEPTEMBER 21, 2016
RECOMMENDED FINDINGS**

**VERIZON WIRELESS FACILITY/RAGATZ LANE SITE
USE PERMIT (#P16-00193)
APN 036-120-001**

ENVIRONMENTAL DETERMINATION

The Planning Commission (Commission) has received and reviewed the proposal pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA, and finds that:

1. This project is Categorical Exempt from CEQA under Section 15303 (d) of the CEQA Guidelines as a Class 3 Exemption, construction of new small structures or conversion of small structures. The proposed project would disturb a small amount of the surface of the site. Documentation submitted by the applicant indicates that, as proposed, the project would not result in significant biological, hydrologic or cultural resource impacts.

USE PERMIT

The Commission has reviewed the Use Permit request in accordance with the requirements of Napa County Code §18.124.070 and makes the following findings. That:

2. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to the property.

Analysis: Section 18.16.030 (I) of the County Code allows the Planning Commission to approve use permits for major telecommunication facilities in the AP (Agricultural Preserve) zoning district that exceed the authority for staff approval of smaller facilities.

3. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met. The hearing notice and intent to adopt a Categorical Exemption was posted on September 10, 2016. Copies of the notice were forwarded to property owners within 1000 feet of the Property.

Analysis: The use permit application has been filed and notice and public hearing requirements have been met pursuant to Sections 18.119.220 and 18.124.040 (B) of the Napa County Code.

4. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

Analysis: Granting the Use Permit for the telecommunication facility as proposed and conditioned would not affect the health, safety or welfare of the County. Various County Departments have reviewed the project and commented regarding the necessity for building permits, fire protection and similar requirements. The proposed cell tower will be camouflaged as a water tower and will be effectively unnoticeable from nearby major roads or other public gathering places. The applicant will provide construction-phase erosion control measures and, if required, long-term operational water quality standards. The project is also conditioned to conform with requirements and standards from other applicable Napa County Departments and agencies with authority over this project.

Therefore, as conditioned, the project would not adversely affect the public health, safety or welfare.

5. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: The proposed Verizon facility will be consistent with Goal CC-1 of the Community Character Element of the General Plan, which mandates that the County should “preserve, improve and provide visual access to the beauty of Napa County,” since proposed facility will be designed as a water tank to blend in with existing agricultural operations on adjacent properties. The proposed facility would also be consistent with Policy CC-14 of the Community Character Element since it is designed to be effectively unnoticeable from nearby roadways as demonstrated by the photosimulations.

The project would also be consistent with the purposes of the County’s Telecommunication Ordinance (Section 18.119.05) by creating a new telecommunication facility that expands the County’s emergency response network (subsection B.5).

Therefore, the proposed project is consistent with applicable provisions of the Napa County General Plan and the Napa County Code.