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Recommended Findings

**ATTACHMENT A - RECOMMENDED FINDINGS
PLANNING COMMISSION HEARING – FEBRUARY 7, 2018
VERIZON NAPA VALLEY COUNTRY CLUB TELECOMMUNICATIONS FACILITY
USE PERMIT P17-00385
3385 HAGEN ROAD, NAPA
ASSESSOR'S PARCEL NO. 052-130-041**

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 the attached CEQA memo dated February 7, 2018, 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 occur in a previously disturbed small surface area. 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 the Napa County Code Section 18.124.070 and makes the following findings:

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

Analysis: Section 18.20.030(k) of the County Code allows the Planning Commission to approve use permits for major telecommunication facilities in the AW (Agricultural Watershed) zoning district that exceed the authority for staff approval of smaller facilities.

2. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

Analysis: The application for a Use Permit has been appropriately filed, and notice and public hearing requirements have been met. On January 26, 2018, notice of a public hearing and intent to adopt a Categorical Exemption was published in the Napa Valley Register, posted with the Napa County Clerk, and mailed via first class mail to owners of property within 1,000 feet of the subject parcel, and mailed via first class mail or electronic mail to the applicant, property owner, and other interested parties who had previously requested such notice.

3. 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 telecommunications facility as proposed and conditioned will not affect the health, safety or welfare of the County. Various County

divisions and departments have reviewed the project regarding the necessity for building permits, fire protection, and similar requirements. The proposed cell tower has been designed to have the smallest visual impact possible from Hagen Road. 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.

4. 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: Compliance with the Zoning Ordinance

The proposed use is consistent with the regulations of the AW District in which the property is located. Major Telecommunication Facilities are conditionally permitted uses in the AW District (Napa County Code Section 18.20.030(K)). The proposed project is also substantially in conformance with the County's Telecommunication Ordinance (Chapter 18.119) by creating a new telecommunications facility that expands the County's emergency response network.

Analysis: Consistency with the General Plan

The proposed telecommunications facility is 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." The proposal is for a 70-foot tall monopine, which is consistent with the existing vegetation on site, preserving the natural character of the surrounding area to the best possible degree. 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 is also consistent with General Plan Conservation Policy CON-53 and CON-55, which require that applicants, who are seeking discretionary land use approvals, prove that adequate water supplies are available to serve the proposed use without causing significant negative impacts to shared groundwater resources. The project as proposed has no employees and no uses which require water, therefore it will have no impact on the groundwater sources of the area.