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**David Morrison**  
Director

## MEMORANDUM

To: Planning Commission

From: Graham Hannaford

Date: February 7, 2018

Re: CEQA Determination  
Verizon Napa Valley Country Club  
Telecommunication Facility  
Use Permit #P17-00385  
3385 Hagen Road, Napa APN:052-130-041

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 Napa Valley Country Club Telecommunications Facility Use Permit (File No. P17-00385).

The proposed project involves construction of an approximately 70-foot tall monopine telecommunication facility, ground mounted equipment, an onsite emergency backup generator, one proposed and two future equipment cabinets measuring approximately 16 square feet in total area, improvements to an existing private road, and a chain link fence on property located on the south side of Hagen Road. The monopine facility would be located on a hill within a 3,600 square foot lease area. The proposed monopine facility would be set back from Hagen Road approximately 1,350 feet and screened by intervening trees, other vegetation, and the topography of the site. The Verizon facility would be built as a monopine tower to minimize the visual impact of the facility. There would also be a small amount of ground-mounted equipment under the proposed tower that would be screened by the vegetation and topography of the area.

No exemptions from County telecommunication standards have been requested. The site is zoned Agricultural Watershed (AW) and major telecom facilities are a conditionally permitted use. The site has is mostly flat except for the hill the facility is proposed to be built on. The parcel rises in elevation from 125 feet at the northern property line to approximately 300 feet at the proposed project site. The site is located approximately 900 feet west of an unnamed creek.

Similar to all other previous telecom Use Permit applications, this project qualifies 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) exemption 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 enhance Verizon's wireless communication coverage in the

mid-County area since there are no other facilities available in the vicinity. There are no environmental sensitivities, scenic resources, hazardous waste sites, nor historic resources identified on the site, and no, cumulative impact associated with the location of this telecommunication tower. Therefore, this exemption is appropriate and this proposal meets the requirements for this Categorical Exemption as discussed above.