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Agenda Date: 2/7/2018

Agenda Placement: 8B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** Graham Hannaford, Planner II - (707)299-1361  
**SUBJECT:** Verizon Napa Valley Country Club Site

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### **RECOMMENDATION**

#### **Napa Valley Country Club/Verizon Napa Valley Country Club Site/Use Permit P17-00385-UP**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption pursuant to Section 15303 (d) of the California Environmental Quality Act (CEQA), Class 3, which exempts construction of new small structures or conversion of small structures. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval to: (1) construct a 70-foot tall telecommunication facility designed to look like a pine tree (commonly referred to as a "monopine"); (2) install up to 12 antennas with associated equipment; (3) place the facility and associated equipment within a 15'X 30' subleased area of a 3,600 square foot leased area on the eastern side of the parcel; (4) construct a 198 square foot concrete pad to hold the backup diesel generator and other equipment; (5) construct one 16 square foot equipment shelter immediately and two 16 square foot equipment shelters at some point in the future; (6) install emergency notification signs on the site; and (7) improvements to the existing access road. The facility would be located on the eastern side of an approximately 96.61 acre parcel on the southern side of Hagen Road, on the grounds of the Napa Valley Country Club, within the Agricultural Watershed (AW) zoning district, at 3385 Hagen Road, Napa, CA 94558; Assessor's Parcel 052-130-041.

**Staff Recommendation:** Find the project Categorically Exempt and approve the Use Permit based on the attached findings and subject to recommended conditions.

**Staff Contact:** Graham Hannaford, Planner II, 707-299-1361, [graham.hannaford@countyofnapa.org](mailto:graham.hannaford@countyofnapa.org).

**Applicant Contact:** Jason Osborne, Anthem Telecom, 707-559-2121, [Jason@beacondev.net](mailto:Jason@beacondev.net).

## **EXECUTIVE SUMMARY**

### **Project Actions:**

That the Planning Commission:

1. Find the project Categorically Exempt based on Finding 1 in Attachment A; and
2. Approve Use Permit P17-00385 based on Findings 1-4 in Attachment A and subject to the Conditions of Approval in Attachment B.

### **Discussion:**

The applicant is proposing to construct a new unmanned telecommunication "monopine" facility for Verizon on a previously cleared hilltop with existing solar power facilities. The 96.64-acre site is the Napa Valley Country Club and is developed with an 18-hole golf course, the clubhouse/restaurant, tennis courts, and other equipment buildings. The nearest residence is approximately 1,100 feet west of the proposed location of the facility. The proposed Verizon telecommunication facility would be located in the eastern portion of the parcel, at the top of the hill that occupies the center and eastern portions of the property. Proposed improvements would include a 70-foot-tall monopine facility, ground mounted equipment, an on-site emergency backup generator, two proposed and two future equipment cabinets measuring approximately 10 square feet in total area, and a chain link fence surrounding the 3,600 square foot lease area. Site access would be gained via an existing unpaved road that branches off the paved access road from Hagen Road. Although the project is not co-located with other providers at this time, it could accommodate other carriers, depending on the number of additional antennas proposed.

The project site is hilly and rises in elevation approximately 125 feet from the northern portion of the parcel, where access is taken from Hagen Road, to the high point of the hill, the proposed project site, which is approximately 300 feet in elevation. Blue line streams run along the northern and eastern borders of the parcel. The applicant notes that no existing telecommunication facilities would provide coverage to the target area. The proposed project is consistent with the intent of the General Plan and Napa County Code to make all telecommunication facilities "effectively unnoticeable" from adjacent roads and public gathering places. The project is also consistent with applicable sections of the County Conservation Regulations. This is discussed further below.

## **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

## **ENVIRONMENTAL IMPACT**

This project is Categorically 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.

## **BACKGROUND AND DISCUSSION**

**Owner:** Napa Valley Country Club

**Applicant:** Jason Osborne - Anthem Telecom; (707) 559-2121; [Jason@beacondev.net](mailto:Jason@beacondev.net).

**General Plan Land Use Designation:** Agriculture, Watershed, and Open Space (AWOS)

**Zoning:** Agricultural Watershed (AW)

**Date Filed:** November 9, 2017

**Date Deemed Complete:** December 8, 2017

**Number of Employees:** None, periodic visits by maintenance staff

**Lease Equipment Area:** Occupy a 450 square feet subleased area of 3,600 square feet leased area

**Site Access:** From Hagen Road, unpaved private roads lead to project site

**Emergency Power Supply:** On-site generator (24 hour + power supply)

**Adjacent Zoning/Land Use:**

North: RC (Rural Community)- 7 parcels with single family residences (ranging from 1.1 acres to 1.23 acres)

South: AW- Single family residence (21.25-acre parcel)

East: AW- Single family residence and vineyard (24.23-acre parcel)

West: AW- 5 parcels with single family residences (ranging from 1 acre to 1.41 acres); Single family residence and vineyard (32.57-acre parcel)

**Discussion Points:**

1) Visual Impacts: The Napa County Code requires telecommunication facilities to be sited and designed so as to blend in with the surrounding environment to be “effectively unnoticeable”. Photosimulations supplied by the applicant (see Attachment D) shows that the proposed monopine facility would blend in with existing vegetation and be effectively unnoticeable from Hagen Road. The monopine design is the least visually intrusive design possible that can still achieve the project’s coverage goal, and therefore meets the County’s aesthetic standard.

2) Conservation Regulations/Creek Protection: The proposed project would not include construction or operational activities within creek setback areas. The proposed project site is approximately 900 feet from the nearest blue line stream. Therefore, the project is consistent with the County's Conservation Regulations and requirements.

3) Potential Alternative Sites: The applicant submitted information to the County regarding other potential locations and configurations as alternatives to the current request (Attachment D). There are no existing facilities in a four (4) mile radius that would allow for the coverage goal of this project.

4) Environmental Analysis: Staff is recommending adoption of a Class 3 Categorical Exemption to address CEQA requirements, which is intended to cover small scale structures where no adverse impacts could occur. In this instance, the project site lies within a previously disturbed area with no nearby inhabited dwellings. Documentation has been submitted with the application stating that no significant adverse impacts would result to biological or archeological/cultural resources on or adjacent to the project site. The recommended Conditions of Approval contain a provision to preserve undocumented archeological or cultural resources should they be discovered during project construction.

**Consistency with County Standards**

General Plan Compliance

The proposed project is in compliance with Economic Development Policy E-16, which encourages the expansion of energy and telecommunication services consistent with County Code Chapter 18.119 to all areas of the County where the services are required. Additionally, The project 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 proposed monopine facility is the least visually impactful design possible. This project is also consistent with Policy CC-14 of the Community Character Element as it is designed to be effectively unnoticeable from nearby roadways as demonstrated by the photosimulations provided by the applicant.

#### AW Zoning District Compliance

The proposed project is consistent with the AW zoning district regulations (18.20.030) which conditionally permits major telecommunication facilities that do not meet one or more of the performance standards established in Section 18.119.200. In this instance, the proposed height of 70 feet exceeds the maximum height of a telecommunication facility that could be administratively approved, which is 35 feet. The proposed application also proposes to install underground wires, which helps mask the tower and lowers fire risk. All other provisions of the AW district are met, including setbacks.

#### Conservation Regulations Compliance

Chapter 18.108 of the Napa County Code establishes provisions for protection of watercourses, hillside areas, riparian habitat and other natural resources. The proposed AT&T telecommunication facility is setback approximately 900 feet from the nearest blue line stream, well beyond the 40 foot requirement set forth in the Conservation Regulations. Additionally, the project site has a slope less than 30%.

### **SUPPORTING DOCUMENTS**

- A . Recommended Findings
- B . Recommended Conditions of Approval
- C . Recommended CEQA Determination
- D . Application Material
- E . Graphics

Napa County Planning Commission: Approve

Reviewed By: Vincent Smith