

ATTACHMENT 1

EXHIBIT A – FINDINGS
DRC2014-00120 / Blacks Hatchery & Turkey Farms Inc., & Verizon Wireless

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because the location and construction of the wireless facility will result in minimal site disturbance, will not require the removal of any native vegetation or impact sensitive environmental resources, and will visually blend with the existing chimneys on top of the existing hotel.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code, including screening standards of the communications facilities ordinance (23.08.284) as the proposed antennas would be within a faux chimney and blend with the existing chimneys on the rooftop of the hotel.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the wireless communication facility will blend with the existing chimneys on the hotel, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Moonstone Beach Road, a local road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archeological Sensitive Area

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the proposed project involves little to no site disturbance and will occur entirely within the parking lot that supports the visitor-serving accommodation on site. It is not anticipated

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that undergrounding utilities in the parking lot and installation of the ground mounted equipment will adversely affect archaeological or paleontological resources.

- I. The site design and development cannot be feasibly changed to avoid intrusion into or disturbance of archaeological resources. Construction will use appropriate methods to protect the integrity of the site.