

**EXHIBIT A – FINDINGS  
DRC2014-00100 / WISE & VERIZON WIRELESS**

**Environmental Determination**

- A. The Environmental Coordinator, after completion of the initial study, finds there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 2100 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 10, 2015 for this project. Mitigation measures are proposed to address aesthetics and are included as conditions of approval.

**Conditional 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 22 of the County Code. The project meets the visual screening standard for wireless communications facilities since it incorporates a stealth design that blends with the rural landscape of the project site and its surroundings and therefore will not be discernible to the public as a wireless communications facility. Locating the facility outside of the 30-foot setback required in Section 22.10.140 would place the facility in the most practical and unobtrusive location possible on the site because the mono-eucalyptus would be located in a hedgerow of existing trees (near the property line) that are of similar height, scale and color. The mono-eucalyptus would therefore blend with the existing hedgerow and would not be discernible to the public as a wireless communications facility.
- 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. According to the RF report for this project (Hammett & Edison, Inc.; February 23, 2015), the maximum level of RF emissions from the proposed facility for a person anywhere at ground level would be equivalent to 0.70 percent of the applicable public exposure limit. The maximum calculated level at the second-floor elevation of any nearby building is 1.10 percent of the public exposure limit. The report concludes that the facility would operate within the FCC standards for RF emissions.
- 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 project has been designed to blend with the existing rural visual setting and vegetative patterns.
- 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 South Halcyon Road, a local road constructed to a level able to handle any additional traffic associated with the project.