

# Attachment 1

## EXHIBIT A – FINDINGS

### Minor Use Permit DRC2014-00108 (City of Arroyo Grande / Verizon Wireless)

#### *Environmental Determination*

- A. This project qualifies for a Class 3 Categorical Exemption (ED15-033) pursuant to State CEQA guidelines Section 15303 because the project is minor in nature, involves little site disturbance, will not require the removal of any native vegetation, and will visually blend with the existing utility infrastructure on the project site.

#### *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 22 of the County Code. The project complies with the visual screening standards for wireless communications facilities because it would be integrated into the design of an existing water tank and would not be discernible to the public as a telecommunications 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 installation and operation of the unmanned wireless communications facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns. According to the RF report for this project (Hammett & Edison, Inc.; March 10, 2015), the maximum RF emissions from the proposed facility would be equivalent to 15 percent of the applicable public exposure limit at ground level, and 11 percent of the exposure limit at the second-floor elevation of the nearest residence (located at least 100 feet away from the project site). The report concludes that the facility would operate within the FCC standard for RF emissions, and recommends the posting of explanatory signs is recommended to establish compliance with occupational exposure limitations.
- 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 communications facility has been designed to be visually compatible with the surrounding area and would not be discernible to the public as a wireless communications facility, therefore not altering the visual character of the neighborhood or conflicting 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 existing roads providing access to the project, either existing or to be improved with the project because is located on Stagecoach Road, a collector constructed to a level able to handle any additional traffic associated with the project. Once constructed, the proposed project would be anticipated to result in approximately one vehicle trip every four to eight weeks for routine maintenance. This small amount of additional traffic would have a negligible effect on existing levels of service for County and State roadways and intersections.