

Attachment 1

EXHIBIT A – FINDINGS Minor Use Permit DRC2015-00028 (T-Mobile / TCSD)

Environmental Determination

- A. This project qualifies for a Class 3 Categorical Exemption (ED15-107) 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 adjacent mature trees.

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.
- 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 project 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 and Edison, Inc.; September 17, 2015) the maximum cumulative RF emissions from the proposed and existing facilities would be approximately 4.8% of the FCC standard. The maximum calculated cumulative level at the second-floor elevation of any nearby building is 4.4 percent of the public exposure limit. The report concludes that the facility would operate within the FCC standard for RF emissions, and recommends that maintenance personnel notify the appropriate carrier prior to working in front of the antennas and that RF warning signs are posted at the base of the facility.
- 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 proposed modification to an existing cell site is similar to, 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 Lincoln Avenue, a local road constructed to a level able to handle any additional traffic associated with the project.