

**FINDINGS - EXHIBIT A
DRC2014-00101 SPEERS**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on September 25, 2015 for this project. Mitigation measures are proposed to address aesthetics and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

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. The project is consistent with Conservation and Open Space Element policies VR 9.3 and 9.4 since it incorporates a stealth design that blends with the rural, agricultural landscape of the project site and its surroundings and therefore will not be discernible to the public as a wireless communications facility.
- 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 & Edison; February 17, 2015), the maximum level of RF emissions from the proposed facility would be equivalent to 3.9 percent of the applicable public limit. The maximum calculated level at any residence on adjacent properties is 1.9 percent of the public exposure limit.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development. As a stealth design integrated into existing natural site features, the facility would not be noticeable to the public as a wireless communications facility and would therefore not alter the visual character of the neighborhood.
- 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 a road 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 six to eight weeks for routine maintenance. This small amount of additional traffic would have a negligible effect on existing levels of service for County roadways and intersections.