

ATTACHMENT 1
FINDINGS - EXHIBIT A

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 November 5, 2015 for this project. Mitigation measures are proposed to address aesthetics and biological resources, 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. 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. The project meets the visual screening standard for wireless communications facilities 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.
- D. The applicant considered locating the proposed facility at an existing communication site in the Shandon area, but was unable to reach a lease agreement with the owner of the property. The applicant also considered locating the proposed facility on an existing monopine and pole mounted antennas on a hillside along Highway 46 East, and determined that they are not feasible alternatives to the proposed project since they do not meet the project's coverage objective and Verizon was not able to obtain lease agreements.
- E. 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; April 9, 2015), the maximum level of RF emissions from the proposed facility would be equivalent to 10 percent of the applicable public limit. The maximum calculated level at any residence on adjacent properties is 3.6 percent of the public exposure limit.
- F. 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.
- G. 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.