

## **EXHIBIT A**

### **NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT CONSERVATION & DEVELOPMENT PLANNING COMMISSION**

#### **FINDINGS-VERIZON WIRELESS FACILITY/GREYSTONE SITE USE PERMIT (#P13-00078) APN 022-080-020**

#### **ENVIRONMENTAL**

1. This project is Categorically Exempt from CEQA under Section 15303 (d) of the CEQA Guidelines as a Class 3 Exemption, construction of new small structures or conversion of small structures. The proposed project would disturb a small amount of the surface of the site, Documentation submitted by the applicant indicates that, as proposed, the project would not result in significant biological or cultural resource impacts.

#### **USE PERMIT**

2. The Commission has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.

**Analysis:** Section 18.20.030 (K) of the County Code allows the Planning Commission to approve use permits for major telecommunication facilities in the AW zoning district that exceed the authority for staff approval of smaller facilities.

3. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.

**Analysis:** The use permit application has been filed and notice and public hearing requirements have been met pursuant to Sections 18.119.220 and 18.124.040 (B) of the Napa County Code.

4. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.

**Analysis:** Granting the Use Permit for the telecommunication facility as proposed and conditioned would not affect the health, safety or welfare of the County. Various County Departments have reviewed the project and commented regarding the necessity for building permits, fire protection and similar requirements. The project will be effectively unnoticeable from nearby major roads. The applicant will provide construction-period erosion control measures and, if required, long-term operational water quality standards. The project has been designed to limit significant impacts to biological and cultural resources. The project is also conditioned to conform with requirements and standards from other applicable Napa County Departments and agencies with authority over this project.

Therefore, as conditioned, the project would not adversely affect the public health, safety or welfare.

5. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

**Analysis:** The proposed Verizon facility will be consistent with Goal CC-1 of the Community Character Element of the General Plan, which mandates that the County should “preserve, improve and provide visual access to the beauty of Napa County,” since the project will be painted to blend in with the existing forest. The proposed facility would also be consistent with Policy CC-14 of the Community Character Element since it is designed to be effectively unnoticeable from nearby roadways as demonstrated by the photosimulations.

The project would also be consistent with the purposes of the County’s Telecommunication Ordinance (Section 18.119.05) by creating a new telecommunication facility that expands the County’s emergency response network (subsection B.5).

Therefore, the proposed project is consistent with applicable provisions of the Napa County General Plan and the Napa County Code.

### **VIEWSHED PROTECTION PROGRAM**

6. The proposed use is designed or is conditioned to be consistent with Chapter 18.108 of the Napa County Code.

**Analysis:** The access road serving the proposed use has been designed to minimize tree loss on the site by following a previous logging trail on the site. The project includes an erosion control plan to minimize the generation of polluted runoff. No creeks, streams or other bodies of water will be affected by the proposed project.

7. The proposed structure is greater than 25 vertical feet above a nearby minor ridgeline but measures have been included to reduce the visual impact of the proposed telecommunication tower.

**Analysis:** Although the cell tower would extend above the adjacent tree cover to provide adequate wireless communication coverage, the tower will be painted a dark green color to blend in with the adjacent forested hillside.

8. The proposed structure and access roadway has been designed and sited to minimize the visual impact on views from public roads.

**Analysis:** Based on photosimulations supplied by the project applicant, there would be limited views of the telecommunication tower from Highway 29 or Ehlers Lane. The access road would be hidden from view from nearby roads by the existing tree cover.

9. The proposed access road has been designed to minimize the amount of vegetation removal.

**Analysis:** The applicant has routed the access roadway to remain on the project site and avoid removing additional trees on an adjoining site.

10. The proposed structure has been sited and designed to minimize grading and alteration of the natural landform and topography.

**Analysis:** The proposed cell tower would disturb a small amount of the underlying parcel and the access roadway has been designed to partially follow the path of an older logging road to minimize loss of trees,

11. A forest management plan has been submitted as part of the application to enhance the existing tree cover on the site that will minimize views of the telecommunication facility and access road .

**Analysis:** Approval and implementation of the forest management plan would enhance the viability of existing trees so that views of the access road and lower portions of the proposed cell tower would be minimized.

12. The proposed structure and accessory road confirms to the Design Manual to reduce the visual impact on major and minor ridgelines as viewed from public roads. The site does not contain any unique topographic features.

**Analysis:** All efforts have been made to minimize the visual effects of the proposed cell tower, including painting the tower a dark green color to blend with the surrounding tree cover.