

EXHIBIT A

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT CONSERVATION & DEVELOPMENT PLANNING COMMISSION

FINDINGS-VERIZON WIRELESS FACILITY/ANDERSON ROAD USE PERMIT (#P11-00125) APN 046-400-047

ENVIRONMENTAL

1. This project is Categorical 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 add relatively small antennas

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 primary use on the project site is a large PG&E transmission tower. Other telecommunication carriers have located facilities on this tower and the addition of new facilities would be "effectively unnoticeable" as required by the Napa County Code. Since the site is located within an AC: Airport Compatibility overlay area, the project was referred to the Napa County Airport Land Use Commission (ALUC) for a determination that proposed improvements are consistent with the Napa County Airport Land Use Compatibility Plan. A preliminary consistency determination was made by the ALUC on June 15, 2011. The project is also conditioned to confirm 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 would add new telecommunication facilities to an existing infrastructure facility, rather than adding a new stand-alone facility that could limit visual access from an adjacent highway. 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 (see Exhibit E).

The project would also be consistent with the purposes of the County’s Telecommunication Ordinance (Section 18.119.05), by protecting the visual character of the County through co-locating with an existing PG&E tower (subsection B.1) and 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.