

EXHIBIT A - FINDINGS

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT PLANNING COMMISSION HEARING – MARCH 19, 2014

AT&T WIRELESS FACILITY/BIG RANCH ROAD SITE USE PERMIT (#P12-00419) APN 038-190-008

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; however, the site has been previously disturbed for a vineyard and vineyard access road. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

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 18.16.030 (I) of the County Code allows the Planning Commission to approve use permits for major telecommunication facilities in the AP zoning district that exceed the authority for administrative approval of a site plan for 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. The hearing notice and intent to adopt a Categorical Exemption were posted and published on March 8, 2014, and copies were forwarded to appropriate persons on the mailing list. The public comment period ran from March 8, 2014 to March 18, 2014.

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 Divisions/Departments have reviewed the earlier approved project and commented regarding the necessity for building permits, fire protection and similar requirements. The project will be effectively unnoticeable from nearby major roads since it will be camouflaged as a water tank. 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 Divisions/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 AT&T facility will be consistent with Economic Development Policy E-16 which supports expansion of telecommunication services. Furthermore, this project is 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 camouflage as a water tank to blend in with the natural environment of the surrounding area. 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 photo simulations.

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.