

## **ATTACHMENT D**

### **U.P. 25-05; Cottonwood Vet Clinic**

#### **FINDINGS**

##### **CEQA**

###### **Finding #1**

Pursuant to Review of Exemption – Section 15061 (b)(3) – The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

##### **PROJECT**

###### **Finding #2**

The location, size, design and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental to uses, buildings or structure within the neighborhood and/or area including the availability of civic facilities and utilities. The project is not adding any structure to and therefore the project will maintain harmony in scale, bulk, coverage, and density with the surrounding area. The project will not be harmful upon the desirable neighborhood character; to the generation of traffic, and the capacity and physical character of surrounding streets or to any other relevant impact of the proposed use.

###### **Finding #3**

The proposed use permit is to establish a veterinary clinic at 19530 Adams Road, Cottonwood. At the intersection of Adams Road and Pecan Lane. The project area consists of residential and agricultural districts. The impacts as described in this report, as well as described in Tehama County Zoning Code Section 17.70.040, and the location of the proposed use, are consistent with the Tehama County General Plan.

###### **Finding #4**

The proposed use at its proposed location will provide a service that will contribute to the general well-being of the surrounding neighborhood or community by providing veterinary services. The project site has housed a cattle and horse operation for the last eleven (11) years.