

# Attachment 1: Findings

## **EXHIBIT A – FINDINGS BIDDLE RANCH VINEYARDS, LLC MINOR USE PERMIT DRC2013-00068**

### **Environmental Determination**

- A. The Environmental Coordinator, after completion of the initial study, finds that 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 Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on June 19, 2014 for this project. Mitigation measures are proposed to address aesthetics, agricultural resources, public services/utilities, and water/hydrology.

### **Minor Use Permit**

- B. The proposed project, a winery facility with tasting room, 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 including the Agricultural and Open Space policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. 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 winery and tasting room 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.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the agricultural wine processing facility with a tasting room is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed winery and tasting room will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project is located on Biddle Ranch Road, a road constructed to handle any additional traffic associated with this project.
- G. The applicant requests a waiver of the minimum 200 foot setback to property line requirement to allow 161 feet (eastern side setback). As allowed by Section 22.30.070D.2.d.1, this setback reduction is justified because it is necessary to minimize impacts on Class 1 soils and the removal of grape vines.