

**EXHIBIT A – FINDINGS**  
**DRC2013-00097 / VILLA SAN JULIETTE HOLDINGS, LLC**

*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 February 11, 2015 for this project. Mitigation measures are proposed to address air quality, biological resources, geology and soils, hazards/hazardous materials, noise, public services/utilities, transportation/circulation, water/hydrology, and land use, and are included as conditions of approval.

*Conditional Use Permit*

- B. The proposed project or use 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.
- 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 proposed winery expansion, B&B, limited food facility and increased special events program 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 proposed project is similar to what is on site, and as conditioned, 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 Cross Canyon Road, (a collector), a road constructed to handle any additional traffic associated with this project.

*Modifications*

- G. The modification of the setback requirement to allow a wine processing facility to be located 100 feet from the easterly property boundary instead of 200 feet per ordinance requirement is justified because the expansion of the winery will be adjacent to the existing winery processing structures where improvements (e.g. access and utilities) currently exist, an alternative location outside the setback could potentially result in environmental impacts including the loss of agricultural resources, and the property fronts Cross Canyon Road (a collector).

## ATTACHMENT 1

- H. The modification of the standard relating to amplified music to allow outdoor amplified music and special events beyond 5 p.m. to no later than 10 p.m. is justified because the applicant has demonstrated that the noise at these events, as conditioned, will not exceed 65dB at the property lines.
- I. A modification of Land Use Ordinance Section 22.30.020.D limiting the floor area of a limited food facility (restaurant) to 800 square feet to allow 1,200 square feet is allowed through Conditional Use Permit approval. Further, the increase in square footage is justified because no new construction will be required and all improvements will occur within the existing footprint of the residence. The restaurant will use the existing commercial kitchen and tasting room for dining purposes. The restaurant will be incidental to the primary use on site which is the wine processing facility.

### *Williamson Act / Contracted Land / Compatible Uses*

- J. The proposed limited food service facility (restaurant) will use the existing commercial kitchen that will also be used during special events as allowed per the previously approved land use permit. The dining area will use areas of the hospitality building previously approved for public use. The primary use on-site will be the processing of grapes grown on-site (140 acres of wine grapes) into wine within the 23,000 square feet wine processing facility. Therefore, the proposed restaurant will not displace or impair the existing agricultural operations on the site or in the area.
- K. The proposed bed and breakfast facility and limited food facility (restaurant) will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel because the project also includes the phased expansion of the existing winery processing facility to allow an additional production of up to 55,000 cases (80,000 cases per year). The proposed visitor-serving uses (tasting room and bed and breakfast facility) will remain incidental to the primary agricultural use of the site.
- L. The proposed bed and breakfast facility and limited food facility (restaurant) will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or on other contracted lands in agricultural preserves because the proposed use is compatible with the existing winery processing facility on site and those uses in the surrounding lands.
- M. The phased winery expansion is allowable because the uses will not result in the significant removal of adjacent contracted land from agriculture or open-space use.