

**ATTACHMENT 1  
EXHIBIT A / FINDINGS  
DRC2014-00037 / TURLEY**

*CEQA Exemption*

- A. The project qualifies for a Categorical Exemption (Class I and Class 4) pursuant to CEQA Guidelines Section 15301(d) and 15304(a)(e) because the project is a conversion of an existing structures, permitting of existing structures, and will result in minor site improvements. No public tasting, no special events and no industry-wide events are proposed. Therefore, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment.

*Conditional Use Permit*

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the winery, 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 winery without public tasting or events 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 a small production winery using existing structures and does not include public tasting or events. Therefore as conditioned, the winery will not conflict with the surrounding lands and uses.
- F. The proposed winery will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project because the project does not include public tasting special events, or industry-wide events and is located on Ridge Road, which is a road constructed to handle any additional traffic associated with this project.