

**EXHIBIT A – REVISED FINDINGS
DRC2009-00109 / BROHAUGH**

CEQA Exemption

- 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 Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 24, 2011 for this project. Mitigation measures are proposed to address Agricultural Resources, Air Quality, and Transportation/ Circulation and are included as conditions of approval.

Minor Use Permit

- B. Substantial site work could not be completed as set forth in Land Use Ordinance Section 22.64.080 because of circumstances beyond the control of the applicant. Specifically, the applicant was not able to begin the project due to a lack of financing as a result of the recession that started shortly after the project was approved.
- C. The original findings justifying the first two time extensions can still be made.
- D. There have been no changes to provisions of the Land Use Element or Land Use Ordinance applicable to the project since the approval of the land use permit.
- E. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Coastal Zone Land Use Ordinance apply to the project.
- F. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project. The proposed winery is located within the Paso Robles Groundwater Basin Emergency Ordinance area (Ordinance 3246). The project has been determined to be consistent with the requirements of Ordinance 3246 and any potential impacts to the groundwater basin will be mitigated because it has been conditioned to offset water demand associated with the proposed project by a ratio of at least 1:1.
~~The project is located within the Paso Robles Groundwater Basin and is located in the Urgency Ordinance area. However, per Section 5.A.4 of the Ordinance, the project would not be required to offset water demand because the land use permit application was accepted as complete prior to the effective date of the Ordinance. In addition, per Section 5.A.5 of the Ordinance, any construction permit necessary to implement this land use permit (approved prior to the effective date of the Ordinance) would not be subject to the Ordinance.~~
- G. The original findings for approval of the Minor Use Permit (DRC2009-00109) can still be made and the original conditions of approval are still adequate to ensure the project's consistency with the General Plan and applicable zoning and building ordinances as shown in the attached May 6, 2011 staff report.