

**EXHIBIT A – FINDINGS**  
**Minor Use Permit DRC2014-00145 (3090 Anderson LLC)**

*Environmental Determination*

- A. The Environmental Coordinator finds that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Mitigated Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted on September 13, 2001.

*Minor Use Permit*

- B. The proposed project is an expansion of an existing wine production facility to add a barrel and case storage building which 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 winery expansion to add a barrel and case storage building 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 winery storage building is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Anderson Road and Highway 46 West, local and arterial roads respectively, that are constructed to a level able to handle any additional traffic associated with the project.

*Winery Adjustments*

- G. A setback of 70 feet from the northern property line is justified because the proposed building would be located on previously disturbed areas of the property and also would reduce grading impacts associated with alternate placement on steeper slopes. Implementation of the reduced setback would not result in any significant impacts. In addition, the property fronts on Highway 46 West an arterial road and there is no structural development on the parcel to the north of this site.