

**EXHIBIT A – FINDINGS
DRC2015-00069 FERRARA**

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 March 24, 2016 for this project. Mitigation measures are proposed to address Biological Resources, Geology and Soils, and Transportation and are included as conditions of approval. Anyone interested in commenting or receiving a copy of the proposed Environmental Determination should submit a written statement. Comments will be accepted up until completion of the public hearing(s).

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because wineries and grape processing is an allowed use and as conditioned is consistent with all of the General Plan policies including the agricultural and open space policies and the Williamson Act contract.
- 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 a winery and tasting room 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 Templeton Road, a collector road constructed to a level able to handle any additional traffic associated with the project

Winery Adjustments

- G. A setback of 120 feet of the tasting room to the left property line during Phase 1 and Phase 2 is justified because the property fronts on Templeton Road a collector street. Upon completion of Phase 3, all structures will comply with the setback requirements to property lines and off-site residences.