

**EXHIBIT A – REVISED FINDINGS
DRC2014-00004 Merrill**

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 December 30, 2015 for this project. Mitigation measures are proposed to address Air Quality, Biological Resources, and Waste Water and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project is a winery to process primarily on-site grapes with a small incidental tasting room 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 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 the winery and tasting room is similar to, and 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 South El Pomar Road, a designated collector road constructed to handle any additional traffic associated with this project.

Noise Modification

- G. Modification of the Land Use Ordinance Section 22.30.070.C.i.(3) to allow amplified music after 5 p.m. is justified because noise at the property line will not exceed 65dB and an acoustical analysis demonstrated that outdoor amplified music on the terrace after 5pm, will not exceed the County's 65dB noise requirement at property line (Sound Level Assessment, prepared by David Lord PhD, June 23, 2014).

Williamson Act

- H. The proposed project will re-affirm the approval for the conversion of two 2,700 square-foot buildings to agricultural processing uses, extend the time frame for previously approved agricultural processing uses, and allow a limited increase to the existing

special event program. The uses will be contained within the existing development envelope and will not result in the conversion of lands in production agriculture. The primary use on-site will be the processing of on and off-site grapes into wine.

Agricultural processing uses, including special events, are allowed as 'agricultural and compatible uses' by Table 2 of the San Luis Obispo County Rules of Procedure to Implement the Land Conservation Act of 1965. The project will not compromise the long term productive agricultural capability of the contracted land. The project will not impair current or foreseeable agricultural operations on the property. The project will not result in the significant removal of on-site or off-site agricultural uses. Therefore, the project complies with the intent of the Laird Bill, as the primary use is, and will remain, agriculture.