

ATTACHMENT 1  
**EXHIBIT A – FINDINGS**  
**BRECON ESTATES DRC2014-00081**

*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 April 7, 2016 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, noise, transportation, wastewater and water/drainage are included as conditions of approval.

*Minor Use Permit*

- B. The proposed project is an amendment to an existing winery operations that includes construction of a new visitor parking area, pedestrian bridge, new primary access from Jensen Road, and a request for 6 special events with up to 80 people. The project includes the use of an adjacent parcel (APN 039-011-026) under same ownership) for overflow parking for up to 45 spaces during industry events and modification of noise ordinance standards to allow amplified music past 5 PM (to 10 PM). The proposed parking lot and site reconfiguration is consistent with the San Luis Obispo County General Plan because there is no change to the allowed, existing use (wine production facility with a tasting room) and as conditioned, is consistent with all of the General Plan policies including the agricultural and open space policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code because:
1. Outdoor amplified sound will be limited to 85dBA so noise levels at property boundary will not exceed County noise standards;
  2. Pre-construction surveys and monitoring will be required if construction occurs during wet and avian nesting season in order to avoid impacts to biological resources;
  3. Tree removal is limited to minimum necessary to meet traffic sightline standards and any removed trees or impacted trees will be replaced accordingly.
- 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 do 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 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's new primary access on Jensen Road is located 150 feet from Vineyard Drive, a collector road constructed to handle any additional traffic associated with this project. The existing Vineyard Drive access will remain as one-way entry and secondary access during events.