

**EXHIBIT A – FINDINGS
DRC2015-00038 / Cass Winery**

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 28, 2016 for this project. Mitigation measures are proposed to address air quality, geology and soils, hazards/hazardous materials, public services/utilities, transportation/circulation, water and land use and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use 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 proposed winery expansion, B&B, limited food facility and increased special events program 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 proposed project is similar to what is on site, and as conditioned, 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 Linne Road (an arterial), a road constructed to handle any additional traffic associated with this project.

Modifications

- G. A modification of Land Use Ordinance Section 22.30.020.D limiting the floor area of a limited food facility (restaurant) to 800 square feet to allow 1,760 square feet is allowed through Conditional Use Permit approval. Further, the increase in square footage is justified because no new construction will be required and all improvements will occur within the existing footprint of the tasting room, outdoor veranda, and commercial kitchen. The restaurant will be incidental to the primary use on site which is the wine processing facility and vineyard.

ATTACHMENT 1

- H. A modification of Land Use Ordinance Section 22.30.260.A.1.a.1 requiring a B&B inn to be located within 100 of an existing visitor serving use (winery) is allowed because the proposed B&B would not be located on Class I, II, or III soils and because it has been sited to minimize impacts to the existing oak trees and locating the B&B closer to the winery buildings would increase its visibility from Linne Road. The proposed B&B inn would be located within 144 feet of the proposed barrel storage room and the use (parking) areas of the B&B and winery would be located within 100 feet of each other and would be connected by landscape features including pathways and arbors.

Williamson Act / Contracted Land / Compatible Uses

- I. The proposed limited food service facility (restaurant) will use the existing commercial kitchen that will also be used during special events as allowed per the previously approved land use permit. The dining area will use areas of the tasting room previously approved for public use. The primary use on-site will be the processing of grapes grown on-site (143 acres of wine grapes) into wine within the 8,000 square foot wine processing facility. Therefore, the proposed restaurant will not displace or impair the existing agricultural operations on the site or in the area.
- J. The proposed limited food facility (restaurant) and B&B inn will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel because the proposed restaurant would be established within the footprint of the existing tasting room, the proposed B&B inn would remove less than one percent of the total planted vines, and the project would increase annual wine production from 5,000 to 20,000 cases.
- K. The proposed visitor-serving uses (tasting room and bed and breakfast facility) will remain incidental to the primary agricultural use of the site.
- L. The proposed bed and breakfast facility and limited food facility (restaurant) will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or on other contracted lands in agricultural preserves because the proposed use is compatible with the existing winery processing facility on site and those uses in the surrounding lands.
- M. The proposed winery expansion is allowable because the uses will not result in the significant removal of adjacent contracted land from agriculture or open-space use.