

**EXHIBIT A – FINDINGS  
DRC2015-00145 STOLLER**

***Environmental Determination***

- A. Consider and rely on the Negative Declaration (ED01-350) that was previously adopted on June 6, 2003 in accordance with the applicable provisions of the California Environmental Quality Act. The previously adopted 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 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 Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted.

***Minor 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 existing wine production facility with a tasting room and the proposed project improvements 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 existing winery and proposed improvements 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 is located on Highway 46, an arterial road constructed to handle any additional traffic associated with this project.

***Modifications***

- G. A modification of Land Use Ordinance Section 22.30.070.D.2.d(1) requiring a 100 foot setback to allow the proposed covered deck to be located 41 feet from the east property line and the proposed canopy structure to be located 82 feet from the east property line can be justified because the requirements may be modified through a Minor Use Permit and the property fronts Highway 46, which is designated as an arterial street. A location on an arterial street is one of the findings that can justify this medication.