

FINDINGS

Special Use Permit Revision S08-0012-R/Rancho Olivo Vineyards Planning Commission/January 22, 2015

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines. As conditioned, the project is consistent with the residential development standards of the RE-5 and RE-10 Zone Districts for the existing structures which required only ministerial permits. The use as a winery was previously approved and the expansion of uses has been found to be consistent with the Winery Ordinance and County Code and therefore complies with these exemptions.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Community Development Agency-Planning Division at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 In compliance with Policies 8.1.4.1, 8.2.2.2, 2.2.5.10, 2.2.5.21 concerning compatibility with adjacent residential uses, the project has been conditioned that events with amplified music shall be held indoors and outdoor events have acoustic music only. All events will take place at least 200 feet from the nearest property line. An acoustical analysis was performed that concluded all uses will be in compliance with General Plan noise levels. All potential impacts to adjacent residential uses are consistent with applicable General Plan policies.

3.0 ZONING FINDINGS

- 3.1 The project, as proposed and conditioned, complies with Sections 130.22.500 and 130.14.200 of the Zoning Ordinance that regulate special use permits and design standards for winery facilities, respectively, as described in the Analysis section of the staff report.
- 3.2 Pursuant to County Code Section 130.22.250, implementation of the project must occur within 24 months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.

3.3 Pursuant to County Code Section 130.22.540, the approving authority may approve or conditionally approve a special use permit if the proposed use would not be detrimental to the public health, safety and welfare or injurious to the neighborhood and the proposed use is specifically permitted by special use permit pursuant to this Title. As discussed in the staff report, the project, as conditioned, conforms to these provisions.

4.0 ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT

4.1 The issuance of the permit is consistent with the General Plan and Zoning Ordinance, as discussed under Sections 2.0 and 3.0.

4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

4.3 The proposed winery expansions are specifically permitted by special use permit under Section 130.14.200 and are subject to the development standards within 130.14.200. The project and associated materials have been reviewed in accordance with these regulations.