

EXHIBIT A

FINDINGS

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT CONSERVATION & DEVELOPMENT PLANNING COMMISSION

**CCBJ PROPERTIES, LLC - USE PERMIT # P10-00119-UP
400-412 CIRCLE DRIVE and 40 SKY OAKS DRIVE
ANGWIN, CA
APNS 024-153-029 and 024-161-001**

Environmental Determination:

The Conservation, Development, and Planning Commission (Commission) has received and reviewed the proposed Categorical Exemption, Class 1 / Class 2 pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA and makes the following findings:

1. That the Planning Commission has read and considered the Categorical Exemption prior to taking action on said Categorical Exemption and the proposed project.
2. That the Categorical Exemption is based on independent judgment by the Planning Commission.
3. That the Categorical Exemption is in accordance with the requirements of the California Environmental Quality Act.
4. That there is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment.
5. That the Secretary of the Planning Commission is the custodian of the records of the proceedings on which this decision is based. The records are located at the Napa County Conservation, Development & Planning Department, 1195 Third Street, Room 210, Napa, California.
6. That considering the record as whole there is no evidence that the proposed project will have a potential adverse effect on wildlife resources or habitat upon which the wildlife depends.

Use Permit Required Findings:

7. **The Commission has the power to issue a use permit under the zoning regulations in effect as applied to the property;**

Analysis: The project is consistent with CN (Commercial Neighborhood) zoning district regulations. A church, storage and retail business uses (as defined in Napa County Code § 18.32.030) are permitted with an approved use permit.

8. The procedural requirements for a use permit set forth in Chapter 18.124 of the Napa County Code (Use Permits) have been met;

Analysis: The use permit application has been filed and notice and public hearing requirements have been met. The hearing notice was posted on November 5, 2010 and copies were forwarded to property owners within 300 feet of the subject parcel. The project is Categorically Exempt from CEQA review and no comment period was required.

9. The grant of the use permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa;

Analysis: Granting a use permit for the church, storage and retail uses as proposed and conditioned will not affect the health, safety or welfare of the County. Various County departments have reviewed the project and commented regarding water, waste water disposal, access, building permits, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health and safety.

10. Compliance with the General Plan

Analysis: This proposal is consistent with the General Plan. The subject parcel is located on land designated for Non-agricultural Uses in the Angwin Area on the County's adopted General Plan Land Use Map. This project is comprised of uses in an existing, former commercial center and garage structures built in 1949 with other compliant accessory uses as outlined in and limited by the approved project scope (see Attachment B, Conditions of Approval). These uses fall within those defined in the CN (Commercial Neighborhood) zoning district consistent with uses in the Section 18.32.030, Angwin - Urban Residential area and the following General Plan policies:

General Plan Agricultural Preservation and Land Use **Goal AG/LU-55:**

The County shall ensure that special features in each geographic area shown in this General Plan shall be retained on enhanced and shall consider these features in its review of any proposed development project;

General Plan Agricultural Preservation and Land Use **Goal AG/LU-56:**

The policies set forth for each geographical area are extensions or refinements of County-wide policy. The role of these policies is to identify more specific land uses and local conditions within general parameters established by the County-wide goals and policies;

General Plan Agricultural Preservation and Land Use **Goal AG/LU-57:**

The County shall seek to maintain Angwin's rural setting and character while providing opportunities for limited commercial services focused on the Angwin community; and

General Plan Agricultural Preservation and Land Use **Goal AG/LU-64:**

To maintain the rural atmosphere of the Angwin community, the County will not promote policies that encourages land uses that are incompatible with or out of character with the area, recognizing that a large part of the community's character is derived from its wooded setting.

Due to the limited availability of commercial space within the Angwin Urban Residential area, approval of a comprehensive use permit for allowed uses within an existing commercial center promotes efficient, timely use of existing facilities on the project site and recognizes existing site improvements that maintain and enhance the site's wooded setting.

- 11. The proposed uses would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Napa County Code § 13.15.070 or § 13.15.080.**

Analysis: The subject properties have existing water service connections to the Howell Mountain Mutual Water Company.