

Exhibit A

FINDINGS

2009-2010 Winery-related Zoning Ordinance Amendments and Associated Interpretive Guidance County-initiated Zoning Code Text Amendment № P10-00098-ORD

ENVIRONMENTAL DETERMINATION

The Board of Supervisors has received and reviewed the proposed Negative Declaration pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA and finds that:

1. Prior to taking action on the Draft Negative Declaration and the proposed project, the Board read and considered said Negative Declaration.
2. The Negative Declaration is based on independent judgment exercised by the Board.
3. The Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act.
4. Considering the record as whole, there is no substantial evidence that the project will have a significant effect on the environment.
5. The Secretary of the Board is the custodian of the records of the proceedings on which this decision is based. Records are located at the Napa County Conservation, Development, and Planning Department, 1195 Third Street, Room 210, Napa, California.

REZONING

The Board has reviewed the Zoning Code text amendment request in accordance with the requirements of Napa County Code Chapter 18.136 and finds that:

6. The proposed Zoning Code text amendment complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan. The zoning text changes proposed here would not alter fundamental principles of existing zoning provisions dating back to 1990;

they are likewise fully consistent with applicable General Plan policies, including **Policy AG/LU-3** which states (in relevant part);

"The County's planning concepts and zoning standards shall be designed to minimize conflicts arising from encroachment of urban uses into agricultural areas..."

and **Policy AG/LU-13**, which states;

*"The 1990 Winery Definition Ordinance recognized certain pre-existing wineries and winery uses as well as new wineries. For wineries approved after the effective date of that ordinance, agricultural processing includes tours and tastings by appointment only, retail sales of wine produced by or for the winery partially or totally from Napa County grapes, retail sale of wine-related items, activities for the education and development of consumers and members of the wine trade with respect to wine produced by or at the winery, and limited non-commercial food service. The later activity may include wine-food pairings. All tours and tastings, retail sales, marketing activities, and non-commercial food service must be accessory to the principal use of the facility as an agricultural processing facility. Nothing in this policy shall alter the definition of 'agriculture' set forth in **Policy AG/LU-2**."*

The Winery Definition Ordinance has been successful at limiting commercial uses in agricultural areas by ensuring that wineries remain focused on the business of producing wines, and by ensuring that tours and tastings and marketing of wine play an accessory role. The proposed ordinance would continue and reinforce the key wine production/ accessory use distinction while at the same time recognizing that the preservation of agricultural land requires a reliable market to justify the investment required to acquire, develop and maintain vineyards capable of producing high quality fruit.

The proposed resolution would also be consistent with the General Plan, and is intended to further **Policy AG/LU-107**, which states in part that the County "*shall provide a clear, consistent, timely, and predictable review process for all proposed projects, ensuring that all applicants are treated fairly, that staff's analysis is objective, and that decision-makers and interested members of the public receive information and notice as required by law.*"