

EXHIBIT A

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

FINDINGS – CLIFF LEDE VINEYARDS USE PERMIT MODIFICATION (#P11-00438-MOD) APN: #031-220-023

ENVIRONMENTAL:

The Conservation, Development, and Planning Commission (Commission) has reviewed this 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. The proposed project is Categorically Exempt pursuant to Section 15301, Class 1, of the State CEQA Guidelines, which exempts minor alterations to existing structures. The project consists of converting an existing 1,102 sq. ft. storage area to a tasting room and requires minor interior alterations.

USE PERMIT MODIFICATION:

The Commission has reviewed the use permit modification request in accordance with the requirements of the Napa County Code §18.124.070 and makes the following findings:

2. 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 AP (Agricultural Preserve) zoning district regulations. A winery (as defined in Napa County Code §18.08.640) and uses in connection with a winery (see Napa County Code § 18.16.030) are permitted in an AP - zoned district subject to use permit approval. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code), as applicable.

3. The procedural requirements for a use permit set forth in Chapter 18.124 of the Napa County Code have been met.

Analysis: The use permit modification application has been filed and noticing and public hearing requirements have been met. The hearing notice was posted on March 10, 2012, and copies of the notice were forwarded to property owners within 300 feet of the Property.

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

Analysis: Various County departments have reviewed the project and commented regarding water, waste water disposal, access, and fire protection. Conditions are recommended which will incorporate these comments into the project to assure the ongoing protection of public health and safety.

5. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan.

Analysis: The Winery Definition Ordinance (WDO) was established to protect agriculture and open space and to regulate winery development and expansion in a manner that avoids potential negative environmental effects. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990) and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code), as applicable.

General Plan Agricultural Preservation and Land Use Goal AG/LU - 1 guides the County to, “preserve existing agricultural land uses and plan for agriculture and related activities as the primary land uses in Napa County.” **General Plan Agricultural Preservation and Land Use Goal AG/LU - 3** states the County should, “support the economic viability of agriculture, including grape growing, winemaking, other types of agriculture, and supporting industries to ensure the preservation of agricultural lands.” Approval of this project furthers both of these key goals.

The subject parcel is located on land designated Agricultural Watershed and Open Space (AWOS) on the County’s adopted **General Plan Land Use Map**. This project is comprised of an agricultural processing facility (winery), along with wine storage, marketing, and other WDO - compliant accessory uses as outlined in and limited by the approved project scope (see attachment B, Condition of Approval No. 1 et seq.) These uses fall within the County’s definition of agriculture and thereby preserve the use of agriculturally designated land for current and future agricultural purposes. As approved here, the use of the property for the “fermenting and processing of grape juice into wine” (NCC §18.08.640) and for uses accessory thereto supports the economic viability of agriculture within the county consistent with **General Plan Agricultural Preservation and Land Use Policy AG/LU - 4** (“The County will reserve agricultural lands for agricultural use including lands used for grazing and watershed/ open space...”) and **General Plan Economic Development Policy E - 1** (The County’s economic development will focus on ensuring the continued viability of agriculture...).

The General Plan includes two complimentary policies requiring that new wineries, “...be designed to convey their permanence and attractiveness.” (**General Plan Agricultural Preservation and Land Use Policy AG/LU - 10** and **General Plan Community Character Policy CC - 2**). The proposed revisions to the exterior of the existing building mimic the architectural style and cladding of older stone winery buildings located throughout the County and will be fully in keeping with the permanence and attractiveness of older long standing structures.

As analyzed at item No.14, below, the winery will not interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater level. The project is consistent with **General Plan Conservation Policies CON - 53 and CON - 55**, which require that applicants for discretionary land use approvals prove the availability of adequate water supplies which can be appropriated without significant negative impacts on shared groundwater resources.

Napa County’s adopted General Plan reinforces the County’s long standing commitment to agricultural preservation, urban centered growth, and resource conservation. On balance,

this project is consistent with the General Plan's overall policy framework and with the Plan's specific goals and policies.

6. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin.

Analysis: Water is provided by the Town of Yountville. The winery has reduced water use by approximately 50% since about 2008 and has indicated that no additional water use is included as part of this proposal because of past and anticipated water conservation measures.