

Exhibit A

FINDINGS

Domaine Carneros Use Permit Application № P13-00258 1240 Duhig Road, Napa, CA 94558 Assessor's Parcel №. 047-070-007

ENVIRONMENTAL DETERMINATION

1. The Planning Commission has reviewed and considered the Addendum and finds this project consistent with the Negative Declaration approved with Project P10-00384 on March 7, 2012 pursuant to the provisions of the California Environmental Quality Act (CEQA) and of Napa County's Local Procedures for Implementing CEQA as further described in the attached Addendum.

USE PERMIT

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

2. The Commission has the power to issue a use permit under the zoning regulations in effect as applied to the Property. The project is consistent with AW (Agricultural Watershed) 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 § 18.20.030) are permitted in an AW-zoned district subject to use permit approval. The project complies with the requirements of the Winery Definition Ordinance (Ord. No. 947, 1990, *as amended*) 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. The use permit application has been filed and noticing and public hearing requirements have been met. The hearing notice and notice of availability of the proposed Negative Declaration was posted on January 27, 2012 through February 8, 2012 and copies of the notice were forwarded to property owners within 300 feet of the Property. The Addendum was noticed and available for public review from January 3, 2014 through January 15, 2014 and copies of the notice were forwarded to property owners within 300 feet of the Property.
4. The grant of a use permit, as conditioned, will not adversely affect the public health, safety, or welfare of the County of Napa. Various County departments have reviewed the project and commented regarding water, 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.

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), the 2009-2010 Winery Definition Ordinance Update (Ord. No. 1340, 2010), and the remainder of the Napa County Zoning Ordinance (Title 18, Napa County Code), all 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 both Agricultural Watershed and Open Space(AWOS) and Agricultural Resource (AR) on the County’s adopted General Plan Land Use Map. This project is comprised of an increase in visitation and marketing to an agricultural processing facility (winery), along with other WDO-compliant accessory uses as outlined in and limited by the approved project scope (see Exhibit C, Condition of Approval № 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...”).

As analyzed at item **№ 10**, 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.

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. Minimum thresholds for water use have been established by the Department of Public Works using reports by the United States Geological Survey (USGS). These reports are the result of water resources investigations performed by the USGS in cooperation with the Napa County Flood Control and Water Conservation District. Reflecting the fact that the requested use permit largely memorializes existing uses, water use will remain constant on all properties and in all cases, and will likewise remain below “fair share” volumes.

Based on the submitted phase one water availability analysis, the 138.46 acre parcel has a water availability calculation of 138 acre feet per year (af/yr). Existing water usage on the parcel is approximately 32.5 af/yr, including 0.50 af/yr for the residential use, 9.29 af/yr for the winery, 9.29 for the landscaping, and 20.2 af/yr for the established vineyards. This application proposes no additional water use; however, if additional water use is utilized, the parcel is well below, by 105 acre feet the parcel threshold. The project 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 County is not aware of, nor has it received any reports of, groundwater shortages near the project area. The project will not result in any new or additional water use and 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.