

## **Findings**

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:

### **FINDINGS FOR APPROVAL**

#### **1.0 CEQA Findings**

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to *Section 15061(b)3* of the CEQA Guidelines. The project proposal is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As the project is not granting any entitlements, merely incorporating the subject parcel into an Agricultural District, no further environmental analysis is necessary.

#### **2.0 General Plan Consistency Findings**

- 2.1 The land use amendment from Rural Residential (RR) to Rural Residential-Agricultural District overlay (RR-A) is consistent with Goal 8.1 because including it in the Agricultural District overlay facilitates long-term conservation and use of existing and potential agricultural lands within the County. If approved, the subject parcel would be consistent with the parcel size, density and land use requirements of the Rural Residential-Agricultural District (RR-A) General Plan land use designation.
- 2.2 The proposed General Plan amendment is consistent with the intent of Policies 2.2.5.2 (General Plan consistency), 2.2.5.10 (agricultural support services), 8.1.1.1 (Agricultural Districts), 8.1.1.2 (Agricultural District criteria), 8.1.1.3 (Agricultural District boundaries), 8.1.1.4 (Agriculture evaluation procedure), 8.1.1.6 (Williamson Act zoning), 8.1.1.7 (Agricultural District incorporation), and 8.1.3.5 (Agricultural Commission recommendation) as described in the General Plan section of this report as the subject parcel is currently in a Williamson Act contract, has choice soils, is zoned Exclusive Agricultural (AE), has over nine acres of wine grapes being managed for commercial production, and meets five of the six criteria in General Plan Policy 8.1.1.2; the sixth being approval by the Board of Supervisors. Further the Agricultural Commission found the parcel suitable for agricultural production, pursuant to General Plan Policy 8.1.1.7.

#### **3.0 Zoning Findings**

- 3.1 The project is proposing no change to the existing Exclusive Agricultural (AE) zoning. The subject parcel, however, has been developed according to all applicable development standards of the Exclusive Agricultural (AE) zone district, pursuant to Section 17.36.090 of the adopted County Zoning Ordinance. Further, any future development and/or use of the property, presumably as a winery, would be subject to the several provisions contained within Title 17, specifically those enumerated in 17.14.190.D.