

April 21, 2010

Diane Dillon, Chair of the Board
Napa County Board of Supervisors
Napa County Administration Building
1195 Third Street, Suite 310
Napa, CA 94559

Re: Vacation Rental Proposal

Dear Honorable Chair and Board of Supervisors:

On April 8, 2010, the City of Calistoga forward to the Board of Supervisors initial concerns on any change in County regulations which would increase the ability to establish vacation rentals in the unincorporated area. Specifically, we noted in our letter that:

- The cities and the County have agreed through mutually supportative General Plans that development belongs in the cities and the primary purpose of the unincorporated area is for agriculture.
- Vacation rentals of residences are in direct competition with the lodging industry critical to the economic wellbeing of the Napa Valley cities.
- Conversion of residences to lodging facilities will result in a loss of permanent housing in the County.
- Conversion of residences to lodging facilities will create service jobs and create the need for housing, particularly affordable housing.
- Conversion of residences to lodging facilities will have an overall impact on existing infrastructure systems such as streets, water, sewer and/or septic systems thereby create the need for infrastructure expansion to accommodate increased service demands.

In addition, we requested that you delay action on this issue until such time as discussions with City representatives can occur on this topic.

On April 20, 2010, the Calistoga City Council completed our review of this proposal which included a recommendation from our Planning Commission and public comment from our community. As a result, the City Council concluded that the Board of Supervisors move forward in enforcing regulations which prohibit illegal vacation rentals and delay any action to expand the ability to establish vacation rentals in the unincorporated areas until such time inclusive and meaningful discussion with Napa Valley city representatives can occur.

Once again, thank you for the opportunity to participate in the review of this proposal. Please do not hesitate to contact Charlene Gallina, Calistoga's Planning & Building Director at 942-2827 if you have any questions about our correspondence.

Sincerely,

Jack Gingles
Mayor

cc: Napa County Planning Commission
Nancy Watt, County Executive Officer
Hillary Gitelman, Director
Chris Canning, Calistoga Chamber of Commerce
James C. McCann, City Manager
Charlene Gallina, Planning & Building Director