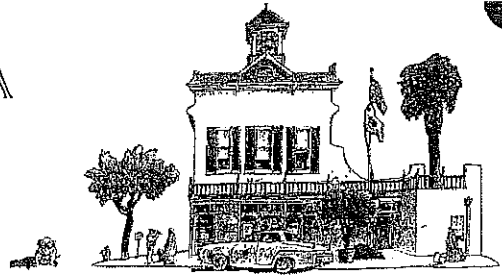


CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515
707.942.2800



April 8, 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: Proposed Amendments to the Napa County Winery Definition Ordinance

Dear Honorable Chair and Board of Supervisors:

Public concern was expressed at the April 6, 2010 Calistoga City Council meeting regarding pending amendments to the County's Winery Definition Ordinance (WDO), including the following changes:

1. Development of a draft ordinance implementing consensus-based clarification to the definition of "marketing of wine" and to other sections of Napa County code permitting retail sales of wine-related items and food-wine pairings;
2. Development of a draft resolution articulating Planning Commission policies related to business events and other matters; and
3. Development of a draft ordinance permitting tours and tastings without appointment.

Charlene Gallina, Calistoga's Planning & Building Director is in receipt of the County's draft Winery-related Zoning Ordinance Amendments, Associated Interpretive Guidance Resolution, and Draft Negative Declaration and will present a recommendation to our Planning Commission on April 14, 2010 and subsequently to the Calistoga City Council on April 20, 2010 for direction on a comment letter for transmittal to the Napa County Planning Commission and Board of Supervisors.

In the meantime, the City Council has directed me to forward our initial concerns associated with the proposed changes to the County's Winery Definition Ordinance.

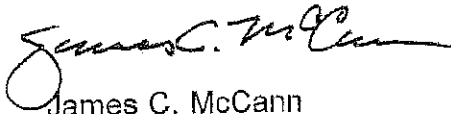
At this time, the City of Calistoga is opposed to any changes to the Winery Definition Ordinance that would expand winery business activities for the following reasons:

- The cities and the County have agreed through mutually supportive General Plans that development belongs in the cities and the primary purpose of the unincorporated area is for agriculture.
- Increased business activities in the unincorporated area may impact or compete with businesses in the cities, specifically the lodging and restaurant industry.
- Increased business activities in the unincorporated area will create jobs and increase pressure for housing, particularly affordable housing.
- Increased business activities in the County's Ag Preserve can have negative impacts on the long term viability of agriculture.

Given our concerns and those raised by other Napa Valley communities, we request that the Planning Commission and Board of Supervisors delay any action on this proposal until such time as inclusive and meaningful discussions with City representatives can occur on this topic.

Please do not hesitate to contact me at (707) 942-2805 if you have any questions about our correspondence. Thank you very much.

Sincerely,



James C. McCann
City Manager

cc: County Planning Commission
Nancy Watt, County Executive Officer
Hillary Gitelman, Director
Christopher Cahill, Planner
City Council
Planning Commission
Chris Canning, Calistoga Chamber of Commerce
Charlene Gallina, Planning & Building Director