

April 21, 2010

Heather Phillips, Chair of the Commission  
Napa County Conservation, Development & Planning Commission  
Office of the Clerk of the Planning Commission  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Proposed Amendments to the Napa County Winery Definition Ordinance  
Agenda Item #9A

Dear Chair Phillips and Members of the Commission:

We would like to thank the County of Napa for the opportunity to review and comment on the draft Winery-related Zoning Ordinance Amendments, Associated Interpretive Guidance Resolution, and Draft Negative Declaration in order to submit written comments during their public hearing process.

On April 8, 2010, the City of Calistoga initial concerns on the County of Napa's Winery Definition Ordinance proposal was forwarded to you expressing opposition 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 also requested 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.

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 City of Calistoga is opposed to any changes in the Winery Definition Ordinance that would expand existing winery business activities based upon the previously noted concerns presented in our City Manager's letter dated April 8, 2010 to the County. Given this opposition, the City requests that the County strictly enforce, through your code enforcement program, regulations as they exist under the 1990 Winery Definition Ordinance.

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 Board of Supervisors  
Nancy Watt, County Executive Officer  
Hillary Gitelman, Director  
Christopher Cahill, Planner  
Chris Canning, Calistoga Chamber of Commerce  
James C. McCann, City Manager  
Charlene Gallina, Planning & Building Director