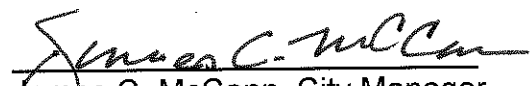


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Charlene Gallina, Planning and Building Director
DATE: April 20, 2010
SUBJECT: Review of the Napa County Winery Definition Ordinance Proposal

APPROVAL FOR FORWARDING:


 James C. McCann, City Manager

1
 2 **ISSUE:** Consideration of and authorization of the submittal of comments on the Napa
 3 County Winery Definition Ordinance Proposal.

4
 5 **RECOMMENDATION:** Review, discuss and authorize comment letter.

6
 7 **BACKGROUND:** Public concern was expressed at the April 6, 2010 Calistoga City
 8 Council meeting regarding pending amendments to the County's Winery Definition
 9 Ordinance (WDO). As a result of this comment, the City Council requested the City
 10 Manager to immediately forward a letter to the Napa County Board of Supervisors
 11 expressing our initial opposition and concerns on this issue, since this item will be
 12 before the County Planning Commission on April 21, 2010. In addition, City Manager
 13 informed the City Council that the Planning Director would be presenting this issue to
 14 the Planning Commission for review and recommendation to the City Council on April
 15 14, 2010 and then return to the Council on April 20, 2010 for final direction on a
 16 comment letter to the County.

17
 18 On April 8, 2010, the City Manager's letter was forwarded to the Board of Supervisors
 19 expressing the City's opposition to any changes to the Winery Definition Ordinance that
 20 would expand winery business activities in the County based on the following reasons:
 21 (Refer to Attachment 2)

- 22
 23 • The cities and the County have agreed through mutually supportative General Plans
 24 that development belongs in the cities and the primary purpose of the
 25 unincorporated area is for agriculture.

- 26 • Increased business activities in the unincorporated area may impact or compete with
- 27 businesses in the cities, specifically the lodging and restaurant industry.
- 28 • Increased business activities in the unincorporated area will create jobs and
- 29 increase pressure for housing, particularly affordable housing.
- 30 • Increased business activities in the County's Ag Preserve can have negative
- 31 impacts on the long term viability of agriculture.

32
33 It should be noted that this letter also requested that the Planning Commission and
34 Board of Supervisors delay any action on this proposal until such time as inclusive and
35 meaningful discussions with City representatives can occur on this topic.

36
37 **DISCUSSION:** On April 14, 2010, this item was presented to the Planning Commission
38 for their review and confirmation of staff's assessment of this proposal. A copy of the
39 Commission's staff report which includes a detailed assessment of this issue is provided
40 in Attachment 4.

41
42 After Commission discussion and public comment, the Commission endorsed staff's
43 assessment of this issue and has recommended to the City Council that another letter
44 be sent to the County that states strong opposition to any changes in the Winery
45 Definition Ordinance that would expand existing winery business activities based upon
46 the previously noted concerns presented in the City Manager's letter to the County.
47 Furthermore, the Commission recommended that the City's letter include a request that
48 the County strictly enforce, through their code enforcement program, regulations as they
49 exist under the 1990 Winery Definition Ordinance.

50
51 A copy of the Napa County Planning Commission Staff Report of April 21, 2010
52 identifying County staff's latest recommendation to the Commission on the Winery
53 Definition Ordinance proposal has been attached for Council review and discussion.
54 (Refer to Attachment 2) At this time, staff is requesting that the City Council discuss this
55 item and authorize staff to finalize and forward the attached letter to the County
56 Planning Commission their consideration. (Refer to Attachment 1)

57
58 **FISCAL IMPACT:** None.

59
60 **ATTACHMENTS:**

- 61 1. Draft Comment Letter
- 62 2. Napa County Planning Commission Staff Report of April 21, 2010
- 63 3. City Manager letter dated April 8, 2010
- 64 4. Public Comment

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- 65 a. Norma Tofanelli, dated April 14, 2010
- 66 5. Calistoga Planning Commission Staff Report of April 14, 2010 (Abbreviated)
- 67 a. Public Comments
- 68 b. Napa County Initial Study and Draft Negative Declaration for the 2009-2010
- 69 Winery-related Zoning Ordinance Amendments and Associated Interpretive
- 70 Guidance Resolution
- 71