



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

MEMORANDUM

To: Napa County Planning Commission	From: Hillary Gitelman John McDowell
Date: August 13, 2010 (For Discussion August 18, 2010)	Re: Draft Work Plan & Schedule for Planning Commission Study Sessions

On July 7, 2010, the Planning Commission requested more discussion of cumulative impacts and other winery-related issues, and staff agreed to prepare a work plan for the Commission’s review and discussion laying out a schedule of Commission study sessions over the next few months. This suggested work plan responds to the Commission’s request, and also acknowledges a number of other, ongoing planning efforts that the Commission is involved in. (Commission meeting dates for these study sessions have been spaced out to allow the regular business of the commission to continue unaffected.) We look forward to the Commission’s review and comments.

<u>Date</u>	<u>Study Session Topic/Content</u>	<u>Expected Outcomes</u>
August 18 2010	Work Plan and Schedule	<ul style="list-style-type: none"> Finalized Schedule of Meetings & Topics
September 15 2010	Developing design guidelines & a design review process for use permits outside the Airport Industrial Area (AIA) <ul style="list-style-type: none"> Review sample guidelines from other jurisdictions Discuss the level of detail desired and the applicability of guidelines (if adopted) Review summary of design review process options selected for further study (Options 3 and 4 from July 7, 2010). Discuss schedule and next steps 	<ul style="list-style-type: none"> Commission direction regarding the nature of design guidelines, the desired design review process, and next steps.
October __ 2010	Joint Meeting with the Board of Supervisors <ul style="list-style-type: none"> Guest presentation on the wine industry & winery development trends Commission & Board discussion 	<ul style="list-style-type: none"> Board direction regarding design review and other winery-related planning issues.

<u>Date</u>	<u>Study Session Topic/Content</u>	<u>Expected Outcomes</u>
October 20 2010	Winery Use Permit Standard Conditions <ul style="list-style-type: none"> • Review use permit standard conditions for consistency with WDO (as revised) • Consider ways to increase monitoring/enforcement feasibility • Consider changes to reflect current practices and Commission priorities (e.g. greenhouse gas emission reduction) • Discuss outreach to obtain stakeholder input about desired changes 	<ul style="list-style-type: none"> • List of suggested changes for review with stakeholders • Plan/schedule for stakeholder input and implementation of desired changes to the standard conditions
November 17 2010	Review of Cumulative Winery Development Projections <ul style="list-style-type: none"> • Review winery projections for 2030 used in the General Plan EIR under “business as usual” scenario • Review winery development trends since the projections were developed • Review recent economic forecasts relative to winery development in the future • Review the relationship between growth projections and total “build out” • Review the relationship between total winery production and vineyard acres • Discuss the need for revised projections and alternatives to “business as usual.” 	<ul style="list-style-type: none"> • New/expanded work plan to update projections as needed, assess alternatives to “business as usual,” and implement “small winery” changes per General Plan Action Item AG/LU-16.1.
December 15 2010	Winery Use Permit Standard Conditions <ul style="list-style-type: none"> • Review and adopt changes that are reflective of stakeholder input 	<ul style="list-style-type: none"> • Adopted list of standard conditions (modified) for winery use permits