

DEC 18 2019

Agenda Item # 7A

Changes to draft ordinance

18.124.130(D)(2)

To all owners of real property, including businesses, corporations or other public or private entities, as shown on the latest equalized assessment roll within one thousand feet of the real property that is the subject of the proposed zoning change project. In lieu of utilizing the assessment roll, the records of the county assessor or tax collector which contain more recent information than the assessment roll may be used; and

18.126.065

A winery operating under a use permit, or other entitlement consistent with this Title, may make the following additions, modifications, or changes to winery structures or operations through issuance of an administrative permit under this chapter, provided: (1) the additions, modifications, or changes are not otherwise subject to a discretionary permit under this Title; (2) the landowner complies with all other requirements of the County Code; (3) the landowner obtains any and all permits required by state law or the County Code, including without limitation, any building permits, environmental health permits, or storm water discharge permits; ~~and (4) the property is not located on a site that is included on any list of hazardous waste sites compiled pursuant to Government Code section 65962.5; and (5) the proposed additions, modifications, or changes are not located within areas containing designated, precisely mapped resources of critical concern:~~

environmentally sensitive areas

Q. Designation of the location of on-site wine consumption, consistent with Section 23358 of the Business and Professions Code, within the existing winery footprint development area, provided the location is not within 500 feet from the nearest off-site residence and there is no increase in visitation or marketing;

S. Additions of landscaping or modifications to existing landscaping, consistent with Chapter 18.118 of this code and provided there is no increase in groundwater use;

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Geoff Ellsworth
gellsworth@cityof
sthelema
Item 7.A Long

FOR Napa County Planning Commission WED DEC 18 2019

I am aware the County of Napa is interested in moving forward with a Small Winery Ordinance to streamline processing of small winery approvals.

Also on recent radar is the issue of increased tourism at vineyards/farms without wineries/processing facilities. (**Save Family Farms issue**).

Both of these are issues the County Administration needs to fully engage on with the **municipalities** here (St. Helena, Napa, Yountville, Calistoga, American Canyon) who are impacted by these decisions.

80% of the people in Napa County live in our municipalities and have the right to have their elected representatives involved in these decisions.

Approval of wineries and other commercial activity of any size within the Napa County Ag Preserve creates cumulative impacts related to our collective water, housing, traffic, roads, emergency services, employee pool, environmental resources, and climate concerns. These impacts do not contain themselves to one jurisdiction or another.

All of these issues impact our municipalities, again where 80% of the people in Napa County live.

Property investment as well as the health and safety of residents in our municipalities is also affected by what occurs in the Napa County jurisdiction that surrounds us. As elected officials of these municipalities, and in order to truly represent the people we are elected to represent, the municipalities in Napa County need to be fully involved in decisions that occur on these matters.

There is a unique interplay existing in Napa County between **Municipalities (towns)** and **the County Administration** due to the Agricultural Preserve (one of very few Agricultural Preserves in the United States) created in 1972.

One of the tenets of that accord was that most commercial use and housing would be restricted to the municipal areas, while agricultural

growing and processing would occur on the Agriculturally zoned lands in the County.

The Napa County Agricultural Preserve is/was an agreement between the Counties and the Municipalities and necessitates that our Municipalities be involved in this conversation in a comprehensive manner for proper balance to be maintained and citizens/residents of this County to be fairly served by their local governments.

In recent years a roundtable approach with the County and Municipalities on important issues such as cannabis and climate change have been initiated.

The discussion of streamlining small winery approvals as well as vineyard/farm visitation and water distribution also need this round table approach to be properly analyzed and with all perspectives represented.

Our local LAFCO may also be a helpful tool in facilitating these discussions.

END