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NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Hillary Gitelman, Director, 253-4805
SUBJECT: Weddings at Wineries

RECOMMENDATION

Discussion and possible action to direct staff to prepare an ordinance recognizing weddings as "activities for the education and development of consumers" per General Plan Policy 3.11, Processing of Agricultural Products, and allowing weddings at wineries when a use permit is obtained. (Supervisor Luce)

EXECUTIVE SUMMARY

Supervisor Luce has requested that staff of the Conservation, Development, and Planning Department prepare a draft ordinance regarding weddings at wineries and undertake related meetings with interested stakeholders. Because this task was not included in Department's work program for Fiscal Year 2004-2005, the Director of Conservation, Development, and Planning is seeking direction from the full Board prior to undertaking this work effort. Use of staff time on this request and similar requests will make it more difficult for the Department to complete its adopted work program.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Supervisor Luce has requested that staff of the Conservation, Development, and Planning Department prepare a draft ordinance regarding weddings at wineries and undertake related meetings with interested stakeholders. As currently envisioned, the draft ordinance would require winery owners desiring to hold weddings at their facility to seek approval of a use permit modification. The use permit modification would specify the number and size of weddings that would be permitted at the winery, as well as the permitted hours and days of the week in which they could occur. Use permit conditions would be crafted to take into account site-specific conditions, including but not limited to: septic systems, water availability, traffic and access, parking, and the potential for neighbor disturbances. Applications for use permit modifications to allow weddings at wineries would be considered for approval or disapproval by the Planning Commission, whose decision could be appealed to the Board of Supervisors.

The Conservation, Development, and Planning Department's adopted work program for FY2004-2005 includes approximately 0.5 FTE to address special projects requested by the Planning Commission or the Board of Supervisors (e.g. projects involving helicopters, balloons, B&Bs, etc.). This allocation of resources does not permit department staff to undertake an unlimited number of such projects without affecting other portions of the work program.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Policy Issue

Reviewed By: Michael Stoltz