



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 8/18/2010
Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Hillary Gitelman, Director - 253-4805
SUBJECT: Winery Work Plan

RECOMMENDATION

WINERY STUDY SESSION

Request: Discussion and possible action concerning the Commission's request that Staff schedule a study session(s) regarding winery impacts and winery development standards.

Staff Recommendation: Review proposed work plan and schedule of meetings/topics; provide direction or make adjustments as desired.

Staff Contact: John McDowell, 299-1354 or john.mcdowell@countyofnapa.org or Hillary Gitelman, 253-4805 or hillary.gitelman@countyofnapa.org

EXECUTIVE SUMMARY

On July 7, 2010, the Planning Commission discussed winery-related issues, including the capacity for winery development in the County, and the Commission's consideration of cumulative effects related to wineries. At the close of the discussion, the Commission requested that staff prepare a work plan or schedule for a study session or sessions regarding these topics. The Commission had previously requested additional discussion about design guidelines, and had heard testimony about making winery conditions of approval easier to monitor and enforce.

Since all of these topics are somewhat related, Planning staff has prepared a proposed work plan for the Commission's review that addresses them all. If adopted, the work plan would initiate a series of study sessions by the Commission over the next several months. Each study session would focus on a winery-related issues such as design review, standard conditions of approval, projected winery development, and winery development standards. The work plan includes an unspecified October date for a joint session with the Board of Supervisors.

That meeting would likely occur on October 12th or 19th. Staff is seeking Commission direction and/or concurrence on the suggested approach and schedule. A final version of the work plan will be issued after Commission direction is provided.

The Commission is encouraged to take testimony from any interested members of the public.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

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

See attached memo.

SUPPORTING DOCUMENTS

A . Winery Work Plan

Napa County Planning Commission: Approve

Reviewed By: John McDowell