



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 9/7/2016

Agenda Placement: 8A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** John McDowell for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** David Morrison, Director, Planning, Building & Environmental Servi - (707) 253-4805

**SUBJECT:** Ordinance Amending Napa County Code Section 18.08.040 Regarding the Definition of Agriculture

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### **RECOMMENDATION**

#### **DEFINITION OF AGRICULTURE ZONING ORDINANCE TEXT AMENDMENT - COUNTY OF NAPA**

**CEQA Status:** The proposed amendment is consistent with the 2008 General Plan as adopted by Napa County, and is consistent with the Environmental Impact Report (EIR) as certified by Napa County for the General Plan. Therefore, pursuant to 14 California Code of Regulations (State California Environmental Quality Act (CEQA) Guidelines), Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), no additional environmental review is required and CEQA is not applicable.

**Request:** Recommend adoption of a County sponsored ordinance to conform the definition of agriculture in the Napa County Code with the definition of agriculture adopted in the 2008 Napa County General Plan.

**Title of Ordinance:** An Ordinance of the Board of Supervisors of Napa County, State of California, Amending Section 18.08.040 of Chapter 18.08 of Title 18 of the Napa County Code Regarding the Definition of Agriculture.

**Staff Recommendation:** Drop item from agenda to be heard at future noticed date.

**Staff Contact:** David Morrison, Director, at (707-253-4805 or [david.morrison@countyofnapa.org](mailto:david.morrison@countyofnapa.org))

### **TO BE DROPPED FROM THE AGENDA FOR RE-NOTICING**

### **EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission:

1. Drop the item from the agenda for re-noticing at a future date.

**Discussion:** The purpose and intent of the proposed ordinance is to conform the definition of agriculture in the County Code with the definition adopted in the 2008 General Plan. Specifically, the ordinance would include three additional categories within the definition of agriculture: (1) production and processing of agricultural products; (2) marketing, sales, and other accessory uses that are related, incidental, and subordinate to the main agricultural use; and (3) farmworker housing. The General Plan recognized that these uses are important to the historic and ongoing relationship between tourism, the making and marketing of wine, and the value of Napa County agriculture; support the County's goal of providing affordable housing; and are essential to preserve the future economic viability of agriculture.

Staff is requesting that the item be dropped from the agenda in order to address comments received from interested parties and to incorporate technical updates to additional sections of County Code effected by the proposed changes. The proposed ordinance would change the order of use categories enumerated in the definition of agriculture, and as a result, cross references in several other sections of the Code must be updated and included in the public hearing notice.

It is anticipated that the item will be re-noticed for either the September 21, 2016 or October 5, 2016 regular Planning Commission meetings.

#### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

#### **ENVIRONMENTAL IMPACT**

#### **BACKGROUND AND DISCUSSION**

#### **SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell