

I feel strongly that it would benefit Napa County's planning process to clarify where we stand in relation to key metrics associated with Napa County's General Plan in order to better support the Commission's evaluation of winery project applications. The Commission has been assured that we are operating within the parameters of the County's General Plan, but we need to evaluate and review the analysis in light of changes that we have seen within permit applications in response to the increasingly competitive wine marketing environment. Without sufficient analysis, possibly confirming that we are operating within the parameter of the County's General Plan, we could be placing the County in a vulnerable position. This is not just about the winery permits we have in front of us, but ensuring that the Commission is performing the necessary diligence to make sure we have the resources to ensure that wineries can continue to be approved well into the future.

In light of this, I respectfully request that Director Morrison present a work plan that would include a timeline and deliverables relating to the delivery of the analysis requested at the Joint Meeting on May 20, 2014. I suggest that this plan be presented at the next scheduled Planning Commission meeting on August 6, 2014.

The requested analysis should include:

1. Permitted production capacity (in gallons) in relation to current wine grape production capacity, as reflected in the 2013 CDFA Grape Crush Report
2. Permitted and planned winery hospitality versus General Plan by permitted capacity and in total.
  - Future hospitality projections with a conservative assumption scaffolding up from 10 acres, with 100,000 gallons and up to 50,000 visitors
3. Cumulative Traffic and status of traffic study
4. Water and Wastewater in the context of the GRAC

I would also like to suggest, on a date certain, a discussion by Staff and the Planning Commission to advance a range of topics to include:

- Discussion of Planning Staff's interpretation of winery applications' hospitality to production ratio, specifically as it relates to the inclusion of unenclosed spaces, in order to inform a more consistent administrative standard.
- Definition of the appropriate metric by which to measure production versus hospitality as an ancillary use within the Winery Definition Ordinance (% Footprint v % Activity)
- Discussion with regard to the appropriateness of permitting the use of winery rooftops for hospitality purposes
- Definition of recommended policy with regard to the installation and display of public art in the Agricultural Preserve
- Assessment of the validity of Napa County's Stage 1 water analysis
- Consideration of the conditioning the inability of projects to truck water in after approval and subsequent failure

This is in no way meant to question the efforts to date of Planning Administration and the Commission. I have requested discussion as a Commission of many of these topics before, however it is very difficult to discuss policy as a Commission outside of the context of a permit application.

While the Planning Commission is not necessarily charged with creating policy, it is our responsibility to ensure that we have the necessary perspective and context to apply the requisite discretion to ensure the integrity of Napa County's planning processes. Because if all we are going to do is "implement existing regulations" than we just might as well go home as I think our very competent staff is more than capable of doing that on their own.