

September 21, 2018

TO: NAPA COUNTY STRATEGIC PLANNING TASKFORCE

FROM: NAPA VISION 2050

Napa Vision 2050 submits the following discussion topics as its areas of recommendation for Napa County's strategic planning: [should we have something under Public Safety topic???)

I. Environmental Sustainability:

A. Impose immediate moratorium on development and the granting of new or modifications to old permits until the acceptable carrying capacity of the Napa Valley is determined. No new development or modification of existing development shall be approved until the County has done the following:

1. Establish air quality standards
2. Establish water quality and supply standards
3. Establish maximum size of traffic artery standards compatible with the Napa valley agricultural identity
4. Establish maximum traffic and congestion standards
5. Establish ambient noise levels standards
6. Establish natural environment / agricultural development ratio standards
7. Establish and quantify the maximum available land for agriculture and the available grape tonnage
8. Identify and protect areas of high aesthetic value
9. Strictly adhere to required CEQA Mandatory Findings
10. Expand impact area findings to include the entire Napa county

B. Implement meaningful regulation of Napa County's industries:

1. Establish independent audit mechanisms, review and monitoring of permits, including a minimum of 100 wineries annually and all mining operations
2. Require use permit violators (CEQA evaders) to operate within their use permits
3. Mandate annual use permit compliance affidavits under penalty of perjury by industry owners / CEOs
5. Establish grape sourcing regulations to:
  - A. Require evidence of grape sourcing to comply with use permits
  - B. If grape sources are leased, contracts must be of a minimum of 5 years
  - c) Any changes in grape sourcing shall require administrative use permit review only if below to be established quantity levels
  - d) Once the conditions in (1 / a-h) have been established, the County shall maintain an annual inventory of all available grapes

e) Such inventory shall be matched against all existing use permit wine production and new wine production shall be allocated accordingly

f) Wineries which produce less than 60% of their use permit wine for 3 years shall forfeit their excess unused allocations

g) The County shall maintain a comprehensive and public data bank to monitor grape sourcing and wine and extraction production

6. Step up permit review and implement revocation proceedings for noncompliance.

7. Existing wineries applying for increased production and visitation levels above 10% shall be conditioned to no ownership change for a period of 10 years, such permits to be granted only once every 3 years

B. Identify and quantify the crucial areas of the quality of life of the residents within the Napa valley environment and those crucial to visitor experience

C. Prohibit development in inaccessible and environmentally sensitive areas

1) Identify environmentally sensitive areas in which no new agricultural or other development may occur

2) Establish minimum 2-lane road standards before granting permits for new agricultural or other development

3) Prohibit new agricultural development in the absence of a 2-lane secondary access beyond one half of a mile.

## 6) WINERY VISITATIONS

a) Revisit the definition of agriculture in the WDO in relation to winery visitations

b) Establish a ratio between visitations and actual production

b) In the internet era, direct sales are no longer as hinged to visitations as before

c) Establish an auditing system as defined in (2 / d-e)

e) Establish visitor vehicle size standards according to road size and conditions

f) Tier visitation time and frequency with grape crushing operations

g) Limit winery visitations during low traffic hours between 10:00 am and 3:00 pm

## 7) DEMOGRAPHIC FACTORS (The proliferation of low paying jobs negatively impacts all aspects of the Napa valley environment)

a) Establish county wide income ratio targets between high, medium and low paying jobs for new development

## 8) DIVERSIFY ECONOMY

- a) Explore the promotion of industries other than agriculture offering higher paying jobs

Once all the above standards and policies have been established, all new agricultural development must comply with them. Until such time, no new development shall be approved.

## B) GOVERNMENT RELATIONS

- a) Implement policies for an open government
- b) Maximize easy access to information
- c) Maximize citizen input on development at public hearings
- d) Allocate time for public testimony in relation to applicant presentations
- e) Make all staff reports available to the public at least 10 days prior to public hearings
- f) Make hard copies of late submissions available to the public at hearings
- g) Require answers to questions by the public from Commissioners and Supervisors during public hearings
- h) Prohibit texting, other online activity or phone calls by Commissioners and Supervisors during public hearings
- i) Disclose communications by Commissioners and Supervisors during hearing breaks
- j) Facilitate easier and less expensive access to appeals to the BOS
- j) The County, not the appellant shall provide all prior hearings minutes during appeals to the BOS

B.. Adopt ordinance prohibiting deforestation with exceptions as provided in Measure C, leading to a forest safe wine certification;

C. Reprioritize land use in AWOS zones so that Open Space and Watershed are the highest and best use of the land, followed by Agriculture. With the results of no deforestation, high air quality, and reaching water balance while addressing fire safety.

D. Expand CAP to include industries or locations of polluters

E. Complete and implement an effective climate action plan.

F. Develop an ordinance addressing solar farming in Napa County.

## II. Public Safety

A. Increase sheriff patrolling -- speeding, drunk driving

B. Prioritize road repair to address repair of major thoroughfares, among them Silverado Trail, Imola Avenue

C. Protect wildlife and livestock during disasters by removing barriers to escape such as vineyard fencing

## II. Economic Vitality:

- A. Revisit the impact and effectiveness of Definition of agriculture and the WDO;
  - 1. Wineries are becoming restaurants. Tours & Tastings are providing Full Meal Service, Lunch & Dinners
  - 2. Excessive commercialization impacts the economic vitality of our cities.

III. Government effectiveness and clarity:

- A. Post and keep current the following on the county's website:

- 1. Supervisors' calendars;
- 2. Form 400's for all county employees required to file, including assuming and leaving office forms;
- 3. FPPC and other required campaign disclosure forms.

- B. Revise county policy manual to:

- 1. Prohibit texting and other online activity by supervisors/commissioners during board of supervisors'and other county public meetings;
- 2. Require disclosure upon resumption of board of supervisors meetings of communications with supervisors during breaks in those meetings;
- 3. Require sufficient paper copies of all late submissions of agenda-related documents for the public in attendance at any board of supervisors meeting;
- 4. Require sufficient time be provided to members of the public to address the board of supervisors meetings.
- 5. Implement policies for an open government
- 6. Maximize the public's easy access to information
- 7. Maximize citizen input on development at public hearings
- 8. Allocate time for public testimony in relation to permit applicant presentations
- 9. Make all staff reports available to the public at least 10 days prior to public hearings

- C. Adopt campaign finance reform ordinance to include, for example, limits on financial and in-kind contributions, increase public disclosure

- D. Implement requirement that PBES Zoning Administrator post agenda and documents (similar to BOS, PC and other County committees). Include pending projects on the county's website.

- E. Define in the county code the permitting terms "event" vs "special event" vs "public event" vs "private event"

- F. Require posting on the county's website of ongoing investigations of permit violations and the list of those investigations in queue.
  - G. Increase city/county cooperation by holding public quarterly joint meetings of all city councils and the county board of supervisors.
  - H. Position county should take as lead for countywide resources such as air quality, water availability and quality, climate action planning, carbon emissions and sequestration.
- IV. Implement the recommendations made by Agricultural Protection Advisory Commission (APAC) including those receiving more than  $\frac{2}{3}$  vote of the commission:
- A. Avoid the use of variances as a principal tool for achieving compliance with land use regulations
  - B. Develop guidelines and benchmarks for consideration of future winery use permits based on format of Proposal X. Parcel size, zoning, slope, etc.
  - C. Minimum % of grapes to be grown onsite. [NOTE: winery applications are being processed with ZERO grapes grown on site]
  - D. Implement an annual self- certification reporting process - certifying amount of wine produced, compliance with 75% rule, as applicable, and compliance with all conditions of use permit.
  - E. Prohibit Hold & Haul.
  - F. Limit the total development area for parcels up to 40 acres in AP and AW zones to more than 20% of a parcel.
  - G. Modify the County Code to include outdoor hospitality areas and type 3 caves use to determine the maximum square footage for accessory uses for new wineries and major modifications.
  - H. Share reporting methodology with cities in Napa County.

GEORGE'S COMMENTS:

DEFINE THE ACCEPTABLE CARRYING CAPACITY OF THE NAPA VALLEY AND IMPLEMENT POLICIES TO PRESERVE IT

A) RESIDENTS' QUALITY OF LIFE AND VISITOR EXPERIENCE

Identify and quantify the crucial areas of the quality of life of the residents within the Napa valley environment and those crucial to visitor experience

## 1) ENVIRONMENTAL FACTORS

- a) Establish air quality standards
- b) Establish water quality and supply standards
- c) Establish maximum size of traffic artery standards compatible with the Napa valley agricultural identity
- d) Establish maximum traffic and congestion standards
- e) Establish ambient noise levels standards
- f) Establish natural environment / agricultural development ratio standards
- g) Establish and quantify the maximum available land for agriculture and the available grape tonnage
- h) Identify and protect areas of high aesthetic value

## 2) CEQA SCOPE AND COMPLIANCE

- a) Strictly adhere to required CEQA Mandatory Findings
- b) Expand impact area findings to include the entire Napa county
- c) Penalize winery use permit violators (CEQA evaders) to a minimum 3 years operations within their use permits
- d) Establish independent audit mechanisms to a minimum of 100 wineries per annum
- e) Mandate annual sworn winery use permit compliance affidavits by winery owners / CEOs

## 3) GRAPE SOURCING

- a) Require evidence of grape sourcing to comply with use permits
- b) If grape sources are leased, contracts must be of a minimum of 5 years
- c) Any changes in grape sourcing shall require administrative use permit review only if below to be established quantity levels
- d) Once the conditions in (1 / a-h) have been established, the County shall maintain an annual inventory of all available grapes
- e) Such inventory shall be matched against all existing use permit wine production and new wine production shall be allocated accordingly
- f) Wineries which produce less than 60% of their use permit wine for 3 years shall forfeit their excess unused allocations
- g) The County shall maintain a comprehensive data bank to monitor grape sourcing and wine production

## 4) SMALL WINERY GOAL

- a) Existing wineries applying for increased production and visitation levels above 10% shall be conditioned to no ownership change for a period of 10 years.
- b) Such permits may be granted only once every 3 years

## 5) INACCESSIBLE AND ENVIRONMENTALLY SENSITIVE AREAS

- a) Identify environmentally sensitive areas in which no new agricultural development may occur
- b) Establish minimum 2-lane road standards before granting permits for new agricultural development
- c) Prohibit new agricultural development in the absence of a 2-lane secondary access beyond one half of a mile.

## 6) WINERY VISITATIONS

- a) Revisit the definition of agriculture in the WDO in relation to winery visitations
- b) Establish a ratio between visitations and actual production
- b) In the internet era, direct sales are no longer as hinged to visitations as before
- c) Establish an auditing system as defined in (2 / d-e)
- e) Establish visitor vehicle size standards according to road size and conditions
- f) Tier visitation time and frequency with grape crushing operations
- g) Limit winery visitations during low traffic hours between 10:00 am and 3:00 pm

## 7) DEMOGRAPHIC FACTORS (The proliferation of low paying jobs negatively impacts all aspects of the Napa valley environment)

- a) Establish county wide income ratio targets between high, medium and low paying jobs for new development

## 8) DIVERSIFY ECONOMY

- a) Explore the promotion of industries other than agriculture offering higher paying jobs

Once all the above standards and policies have been established, all new agricultural development must comply with them. Until such time, no new development shall be approved.

## B) GOVERNMENT RELATIONS

- a) Implement policies for an open government
- b) Maximize easy access to information
- c) Maximize citizen input on development at public hearings
- d) Allocate time for public testimony to 2/3 of applicant presentations
- e) Make all staff reports available to the public 10 days prior to public hearings
- f) Make hard copies of late submissions available to the public at hearings
- g) Require answers to questions by the public from Commissioners and Supervisors during public hearings

- h) Prohibit texting, other online activity or phone calls by Commissioners and Supervisors during public hearings
- i) Disclose communications by Commissioners and Supervisors during hearing breaks
- j) Facilitate easier and less expensive access to appeals to the BOS
- j) The County, not the appellant shall provide all prior hearings minutes during appeals to the BOS