

## 7.27.15 NCFB Recommendations on APAC Framework X

	<b>10-20 acres</b>	<b>AP 20-40 acres</b>	<b>AP 40+ acres</b>	<b>AW 10-40 acres</b>	<b>AW 40-80 acres</b>	<b>80+ acres</b>
<b>Review authority</b>	<i>Planning Commission</i>	Planning Commission	Planning Commission	<i>Planning Commission</i>	Planning Commission	Planning Commission
<b>Production capacity*</b>	<i>7,500 gallons; increases 750 gallons per each acre over 10</i>	<i>15,000 gallons; increases 750 gallons per each acre over 20</i>	<i>30,000 gallons; increases 750 gallons per each acre over 40</i>	<i>7,500 gallons; increases 750 gallons per each acre over 10</i>	<i>30,000 gallons; increases 750 gallons per each acre over 40</i>	<i>60,000 gallons; increases 750 gallons per each acre over 80</i>
<b>Estate Grape Requirement</b>	75%	75%	50%	75%	50%	50%
<b>Max. area of winery &amp; residential development</b>	<i>10% of total parcel</i>	<i>10% of total parcel</i>	<i>10% of total parcel (max 5 acres)</i>	<i>10% of total parcel</i>	<i>10% of total parcel (max 5 acres)</i>	<i>10% of total parcel (max 5 acres)</i>
<b>Max. hospitality area as percent of winery development area</b>	<i>10% of winery development area, including outdoor visitation, and Type 3 caves</i>	<i>10% of winery development area, including outdoor visitation, and Type 3 caves</i>	<i>10% of winery development area, including outdoor visitation, and Type 3 caves</i>	<i>10% of winery development area, including outdoor visitation, and Type 3 caves</i>	<i>10% of winery development area, including outdoor visitation, and Type 3 caves</i>	<i>10% of winery development area, including outdoor visitation, and Type 3 caves</i>
<b>Tasting room visitors (visitation based on gallons produced, not permitted)</b>	<i>100 visitors per yr. per 1,000 gals produced</i>	<i>100 visitors per yr. per 1,000 gals produced</i>	<i>110 visitors per yr. per 1,000 gals produced</i>	<i>75 visitors per yr. per 1,000 gals produced</i>	<i>75 visitors per yr. per 1,000 gals produced</i>	<i>100 visitors per yr. per 1,000 gals produced</i>

	10-20 acres	AP 20-40 acres	AP 40+ acres	AW 10-40 acres	AW 40-80 acres	80+ acres
<b>Food service</b>	No food prep or kitchen	<i>No food prep or kitchen</i>	<i>Food prep area, no kitchen</i>	No food prep or kitchen	<i>No food prep or kitchen</i>	<i>Food prep area, no kitchen</i>
Marketing event visitors ( <b>visitation based on gallons produced, not permitted</b> )	<i>cap x1 per month</i>  <i>13 visitors per yr. per 1,000 gals produced</i> <i>98 - 195</i>	<i>cap x1 per month</i>  <i>13 visitors per yr. per 1,000 gals produced</i> <i>195 - 390</i>	<i>cap x1 per month</i>  <i>13 visitors per yr. per 1,000 gals produced</i> <i>390 – max 500</i>	<i>cap x1 per month</i>  <i>5 visitors per yr. per 1,000 gals produced</i> <i>38 - 200</i>	<i>cap x 1 per month</i>  <i>5 visitors per yr. per 1,000 gals produced</i> <i>200 - 400</i>	<i>cap x1 per month</i>  <i>5 visitors per yr. per 1,000 gals produced</i> <i>400 – max 500</i>
<b>Hours of operation</b>	<i>Tasting: 5:00 pm; Events: 9:00 pm</i>	<i>Tasting: 5:00 pm; Events: 9:00 pm</i>	<i>Tasting: 5:00 pm; Events: 9:00 pm</i>	<i>Tasting: 5:00 pm; Events: 9:00 pm</i>	<i>Tasting: 5:00 pm; Events: 9:00 pm</i>	<i>Tasting: 5:00 pm; Events: 9:00 pm</i>
<b>Variances (County <u>must</u> make all seven findings)</b>	<i>As per the APAC motion passed 7.27.15</i>	<i>As per the APAC motion passed 7.27.15</i>	<i>As per the APAC motion passed 7.27.15</i>	<i>As per the APAC motion passed 7.27.15</i>	<i>As per the APAC motion passed 7.27.15</i>	<i>As per the APAC motion passed 7.27.15</i>
<b>Temporary events (to be considered separately from winery use permit)**</b>	<i>Per use permit</i>	<i>Per use permit</i>	<i>Per use permit</i>	<i>Per use permit</i>	<i>Per use permit</i>	<i>Per use permit</i>
<b>Retail products (non-wine)</b>	No retail	Wine-related products	Wine-related products	No retail	Wine-related products	Wine-related products
<b>Hold &amp; haul***</b>	<i>No hold &amp; haul</i>	<i>No hold &amp; haul</i>	<i>No hold &amp; haul</i>	<i>No hold &amp; haul</i>	<i>No hold &amp; haul</i>	<i>No hold &amp; haul</i>

\* If water becomes insufficient for the permitted production capacity, the winery’s permitted capacity shall be reduced to an appropriate level.

\*\* More discussion of Temporary Events is needed to understand the best manner to limit the total number of events at wineries.

\*\*\* If the sewage/processed waste system is diminished for any reason the winery permitted production capacity shall be reduced to an appropriate level.

**Additional area of consideration:**

Restrict major and minor use permit modifications to happen only once every 5 years.