

Frost, Melissa

Subject: Revised 81815 APAC Proposal X HD.xlsx
Attachments: Revised 81815 APAC Proposal X HD.xlsx
Importance: High

From: Harvest Duhig [<mailto:harvest@duhigconinc.com>]
Sent: Tuesday, August 18, 2015 11:11 AM
To: david.morrison@countyofnapa.org
Cc: Melissa.Gray@countyofnapa.org; harvest@duhigconinc.com
Subject: FW: Revised 81815 APAC Proposal X HD.xlsx
Importance: High

Hello Mr. Morrison,

With the best intentions , and In an effort to clarify what current regulatory actions exist within Napa County regarding use permits, and CEQA, I have revised Ms. Benvenuto's Proposal X, to reflect the headway gained by the actions of the APAC committee.

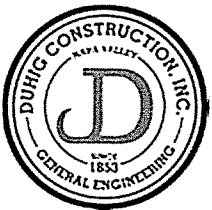
As discussed by several committee members, during the last meeting, I cleared all the cells, and left only what currently exists as stated above.

As we look into the eye of the storm (the final APAC meeting) I am optimistic that this revised Proposal X can be the new base for conversations to move forward.

Please Circulate to all committee members and use as you see fit.

Best,
Harvest

Harvest Duhig
Duhig Construction Inc.



From: Harvest Duhig [<mailto:harvestvino@gmail.com>]
Sent: Tuesday, August 18, 2015 10:18 AM
To: harvest@duhigconinc.com
Cc: harvestvino@gmail.com
Subject: Revised 81815 APAC Proposal X HD.xlsx

NAPA COUNTY "PROPOSAL X"

Revised 8/18/15

Item	Current Napa County Regulation	Proposed for AP (Ag Preserve)			Proposed for AW (Ag Watershed)			
		10-20 Acres	20-40 Acres	40+ Acres	10-20 Acres	20-40 Acres	40-80 Acres	80+ Acres
Review Authority	The Planning Commission is the reviewing authority for all discretionary winery use permit approvals.	Planning Commission	Planning Commission	Planning Commission	Planning Commission	Planning Commission	Planning Commission	Planning Commission
Production Capacity	No preexisting limitation under the Code. Production is determined per use permit.							
Estate Grape Requirement	No preexisting requirement under the Code.							
Max Area of Winery Development	The maximum coverage of new or expanded wineries shall be 25% of the existing parcel or 15 acres, whichever is less. "Coverage" is defined as the aggregate paved or impervious ground surface areas of the production facility, storage areas (except caves), offices, laboratories, kitchens, tasting rooms, paved areas and access roads to public or private roads or rights-of-way and aboveground sewage disposal systems.							
Max Hospitality Area	The maximum square footage of structures used for accessory uses that are related to a winery shall not exceed 40% of the area of the production facility. "Production facility" is defined as crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, but shall not include wastewater treatment or disposal areas which cannot be used for ag purposes. The code does not count caves as Winery Area and excludes caves in this calculation.							

Tasting Room Visitors	No preexisting limitation under the Code. Visitation is determined per use permit.							
Food Service	No preexisting limitation under the Code. Food service is determined per use permit.							
Marketing Event Visitors	No preexisting limitation under the Code. Marketing Events are determined per use permit.							
Hours of Operation	No preexisting limitation under the Code. Hours of Operation are determined per use permit and the Noise Ordinance.							
Variances	No preexisting limitation under the Code regarding level of variance applicant may seek as to road setback.							
Temporary Events	Temporary events are provided by the County on an individual basis; they are not subject to an applicant's winery use permit.	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit
Retail Products	Currently, the only limitations under the Code regarding retail sales is that such items must be "wine-related products."	"Wine-related products"	"Wine-related products"	"Wine-related products"	"Wine-related products"	"Wine-related products"	"Wine-related products"	"Wine-related products"
Hold and Haul	No preexisting limitation under the Code.							

Frost, Melissa

Subject: FW: Last APAC Meeting

From: Morrison, David
Sent: Thursday, August 20, 2015 12:46 PM
To: Frost, Melissa
Subject: FW: Last APAC Meeting

Please forward to the Committee. Thanks.

From: Eve Kahn [<mailto:evkah@sbcglobal.net>]
Sent: Thursday, August 20, 2015 11:30 AM
To: Morrison, David; Frost, Melissa; Ted Hall
Subject: Last APAC Meeting

I want to use our last three APAC hours to focus on policies and direction that will further the goal of protecting agriculture. In this spirit please rescind my proposal to correct the definition of Agriculture briefly discussed at the August 10th APAC meeting.

It is clear in the General Plan and WDO that accessory uses must be clearly incidental, related and subordinate to the main use. These words are also included in the consolidated definition and should permeate the discussions and proposals moving forward to the Planning Commission and Board of Supervisors.

I offer for consideration a proposal that would have been discussed as part of Proposal X:

Maximum Hospitality Area: Direct staff to recommend modifications to County Code section 12421 to include outdoor visitation and type 3 caves in the calculation for accessory use.

This is intended as a direction to staff to modify existing code without specifically setting limits from APAC.

Thanks and regards, Eve

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