7.27.15 NCFB Recommendations on APAC Framework X

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

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

* 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.