

SUPPLEMENTAL RECOMMENDATIONS

*Submitted by Peter McCrea on behalf
Of the Napa Valley Vintners*

Over many decades Napa County has thoughtfully created and enacted comprehensive policies and regulations to protect our natural resources and ensure a sustainable future.

At a special meeting on March 10, 2015, the Napa County Board of Supervisors and Planning Commission voted to establish a group to review certain aspects of one important part of those regulations, the growth of wineries and vineyard. This work has now been completed, and the results will be forwarded to the Board of Supervisors.

It was recognized at the time of APAC's formation that while the winery development was an important factor in the of growth in Napa County, that it was not the only factor, and that many other issues needed simultaneous review by the Board. In and of themselves the APAC recommendations will not provide any significant change in the growth issues facing the County. Therefore, we strongly recommend that the elected and appointed officials of the County, and their staffs also implement the following actions:

1. Implement the land use policies identified in the Napa County General Plan update
2. Enforce all current regulations fairly and consistently
3. Deny any unrealistic use permit applications and modifications that are dependent on the excessive use of variances
4. Consistently follow existing procedures
5. Discontinue creative efforts to justify projects on non-conforming parcels; and,
6. Be consistent in the interpretation, application and enforcement of all use permits.

Finally, APAC encourages and supports the County to complete each of the other items it identified at the special March 10 meeting:

1. Complete the County Climate Action Plan
2. Revise the Circulation Element of the General Plan
3. Hold a summit of County and city officials to discuss joint efforts to address regional land use and transportation issues