

Charlie Hobson

Agriculture Protection Advisory Committee

May 14, 2015

Proposal B:

This Committee has been tasked with thinking critically on the issues of growth in Napa County, and with the protection of the agricultural base of the local economy.

The traditional and appropriate role of local government is to provide education and essential services to the community. Essential services include public safety, and local infrastructure in terms of roads, water, and wastewater management. Environmental stewardship is another responsibility of local government. This responsibility is accomplished through zoning and the public planning process.

It is within this context that I recommend Proposal B. Growth and its consequential impacts do not happen by accident. In order to deal with the growth that has already occurred and focus future growth only in areas that can sustain it, takes a more comprehensive approach than only considering parcel size. It takes evaluating the surrounding area for the ability to support the impacts of the proposed growth. I believe to deal directly with the issues of growth, the County needs to focus on a zoning approach rather than a parcel size approach.

It is entirely appropriate that the County look not only at proposed development in terms of groundwater sustainability, but also from an essential service perspective. I propose use of emergency response time as a metric for evaluating whether traffic impacts of a project constitute an adverse impact on the community. If the County is aware of areas that currently are not able to meet emergency response time targets, the County should not permit further growth in that area. I believe this should apply not just to wineries in the AP or AW areas, but to other types of development such as hotels, sub-developments, and other high impact projects.

Using a Net Cumulative Impact approach will allow the County to comprehensively evaluate a project's impacts not only on a parcel's ability to meet County criteria for percent coverage and allowable uses; but also for how many cars it puts on the roads and other impacts to the community. I believe that if fact-based metrics can be developed to address the impacts of growth, they will provide a clear and rationale basis for addressing the current state of affairs and the ability to allow for future smart growth.

Let us focus on the real problems confronting the County and not parcel size.

5/26/15 APAC

Gary Margadant

Wines & Vines dB Notes

Winery Dreamers

All Known Wineries in Napa/Sonoma, without a Tasting Room and less than 1000 gallons of production
Based on the Wines and Vines Website, available to members, 1199 Wineries in North Coast Region of California

Virtual and Bonded Wineries are listed. Virtual wineries purchase wine and attach their own label to the Bottle.

Napa Valley:

- 1) American Canyon -
 - 2 Bonded (none w/ acreage)
 - 4 virtual (none w/ acreage)
- 2) Angwin
 - 7 Bonded (Pulido Walker Cellars 6a)
 - 8 Virtual (Bella Vetta Vineyards 5a)
- 3) Calistoga
 - 15 Bonded (Pellet Estate/Krill Family Vineyards 4a)
 - 27 Virtual (Jack Brooks Vineyards 1a)
- 4) Napa
 - 57 Bonded (Spence Vineyards 3a)
 - 130 Virtual (Brookdale Vineyards 1a)
- 5) Oakville
 - 4 Bonded (Schlein Vineyard 5a)
 - 7 Virtual (Nemerever Vineyards 6a)
- 6) Pope Valley
 - 1 Bonded (Aetna Spring Cellars 8a)
 - 1 Virtual (James Creek 7a)
- 7) Rutherford
 - 3 Bonded (Athair Wines 0a)
 - 5 Virtual (Galleron Signature 8a)
- 8) St Helena
 - 12 Bonded (Parry Cellars 1a)
 - 60 Virtual (Peacock Family 6a)
- 9) Yountville
 - 1 Bonded (Perata Vineyards 45a)
 - 7 Virtual (Dillon Vineyards, 6a)
- 10) Napa County TOTALS
 - 102 Bonded (35 less than 10a) (33 none w/ acreage listed)
 - 249 Virtual (54 less than 10a) (134 none w/ acreage listed)

5/26/15 APAC

Lucia Perez

	2013	2014	2030
Total Acreage(Bearing)	43568	43591	51910
Total Grape Yield	174272	174364	207640
Total Gallons (160g/T)	27883520	27898240	33222400
Total Wine Grape Sourcing	37168732	37188354	44285459

Permitted Winery Capacity (gallons) Bellow is 2013

Total	126799292		
WDO-Exempt Cities	35060015		
WDO-Exempt Cities	10293530		
Total	45353545		14966670
Portion of Production is with Napa Fruit (Assume 33%)			
Post-WDO (75% Rule Applies)	13038048		
Expansion of pre-WDO (75% Rule Applies)	19121599		
Total	32159647		32159647

Total Gallons with 75% Napa	47126317		
Gallons Napa	35344738		

Napa

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