

Frost, Melissa

Subject: FW: Napa County Farm Bureau information requests for APAC

From: Norma Tofanelli [<mailto:keepnvap@sonic.net>]
Sent: Monday, July 20, 2015 9:31 PM
To: Ted Hall
Cc: Morrison, David; Sandy Elles
Subject: Napa County Farm Bureau information requests for APAC

Napa County Farm Bureau requests the following data be provided by staff to APAC:

- 1) # of commercial kitchens approved and where
- 2) # of dinners/guests approved and where
- 3) # of persons approved to attend the 22,398 marketing events already approved (per *staff report 7/13*)

We recognize it may take staff some time to put together the above data. However, we believe this information is critical to the discussion as it moves forward to the Planning Commission and Board of Supervisors in the months ahead.

- 4) 1990 WDO FEIR mitigations (*tool for APAC as suggested by Supervisor Diane Dillon*)

Napa County Farm Bureau has previously requested that this data be provided to APAC. Our most recent request at the ending Public Comments was omitted from the minutes for 6/22. We agree with Supervisor Dillon that the mitigations are an important tool for this discussion and should have been provided at the start of the meetings.

- 5) Review of several winery application staff reports reveals a wide array of terms used to describe marketing activities. Definitions of these terms, as staff uses them, is critical to APAC understanding of current marketing levels. (*The Planning Commission has also previously requested clarification of these terms, some of which appear interchangeable.*)

Define:

- tasting
- events
- marketing event sec. 18.08.370
- food and wine pairing
- promotional dinner
- private dinner
- private promotional tasting and meals
- tasting with dinner 18.08.620
- other social events
- other major events accompanied with food and wine

Some permits include "food and wine pairings" or "food pairing as part of wine tastings and tours" - how do these differ?

How does a "food and wine pairing" differ from a "private promotional tasting and meal" or "tasting with dinner"?

We appreciate your facilitating the provision of this additional information.

thank you,

Cio Perez

Napa County Farm Bureau Land Use Chair and APAC Representative

PS: Due to temporary email difficulties, I am sending from a different address. If there any questions, please call or reply to cio@venika.com

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Frost, Melissa

Subject: FW: Comments for APAC on Proposal X and Z

From: Walt Brooks [<mailto:brooksvineyard@sbcglobal.net>]

Sent: Wednesday, July 22, 2015 7:54 PM

To: Ted Hall; Morrison, David

Cc: Frost, Melissa

Subject: Comments for APAC on Proposal X and Z

Dear Chairman Hall and Director Morrison,

Below are my initial comments on the two Proposals I expect to be discussed at the APAC meeting on July 27th. In general I am in favor of the two proposals as they stand now with some changes suggested below. If you have any questions please feel free to contact me. I hope to attend the meeting to comment in person as well.

I know this is a complex and difficult process and appreciate the work you are doing to help preserve our

beautiful Napa County for my grandchildren and all those who live and visit here.

Thank You,

Bernadette Brooks

Proposal X - Winery Limitations:

- I think the upper limits that state "Per Use Permit" should have a maximum (e.g. Production Capacity for 40+ acres in the AP should have an upper limit of 150 - 200 K and in the AW 75-100 K)
- In order to encourage development in the AP and not in the AW the proposal should
 1. require more estate grapes in the AW perhaps 15-20%
 2. prohibit custom crush facilities/services at any AW size
 3. keep the allowances less than AP for marketing and events
 4. reduce hours in AW to daytime/6 PM only, even for events (less driving on dark roads late in the day)
 5. Reduce percent marketing space allowed along with visitor and event allowances in AW vs AP (if AW has 1/2 the visitors of AP then should need less marketing space)
- Allow events in the AP to 9PM on weekends (Fri & Sat) only (encourages visitors to support our restaurants rather than eat at wineries mid-week)
- Allowances should be either minimum required like, 15% estate grapes, or maximum allowed, like 100 tasting room visitors per week but may be increased or decreased respectively depending on the parcel. The allowances give the requestor an idea if they even meet criteria for approval but their site and its specifics may not allow all as stated. Their business or architectural plan requirements are not a consideration!

Proposal Z- Compliance:

- Needs more in-depth compliance reviews
 1. audit whenever a request for modifications/extensions submitted to Planning
 2. random audits should be about double of current rate , should be 10% per year
 3. re-review of violators and 1 yr after any new permit approvals

- Need to educate (perhaps fine?) caterers, event planners and others involved in violations
- Need better way to cross-check/verify visitor and events compliance ; perhaps review event calendars on winery and vintner websites, local wedding notices etc.
- Need to include number of visitors and events permitted in the winery database and make the data available to the public
- Need to have Health Dept. checks of kitchens vs permitted cross-check and communicate violations

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