

Item	Current Napa County Regulation	Proposed for AP (Ag Preserve)			Proposed for AW (Ag Watershed)		
		10-20 Acres	20-40 Acres	40+ Acres	20-40 Acres	40-80 Acres	80+ Acres
<b>Review Authority</b>	The Planning Commission is the reviewing authority for all discretionary winery use permit approvals.	Zoning Administrator	Planning Commission	Planning Commission	Zoning Administrator	Planning Commission	Planning Commission
<b>Production Capacity</b>	No preexisting limitation under the Code. Production is determined per use permit.	20,000 gallons	50,000 gallons	Per Use Permit	20,000 gallons	40,000 gallons	Per Use Permit
<b>Estate Grape Requirement</b>	No preexisting requirement under the Code.	15% of total production	15% of total production	Per Use Permit	10% of total production	10% of total production	Per Use Permit
<b>Max Area of Winery Development</b>	The maximum coverage of new or expanded wineries shall be <b>25% of the existing parcel or 15 acres, whichever is less.</b> "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.	25% of total parcel	20% of total parcel	15% of total parcel	20% of total parcel	15% of total parcel	10% of total parcel
<b>Max Hospitality Area</b>	The maximum square footage of structures used for accessory uses that are related to a winery shall not exceed <b>40% of the area</b> 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.	30% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves	30% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves	40% of Winery Development Area, including outdoor visitation, and Type 3 caves
<b>Tasting Room Visitors</b>	No preexisting limitation under the Code. Visitation is determined per use permit.	100/week	150/week	Per Use Permit	50/week	75/week	Per Use Permit
<b>Food Service</b>	No preexisting limitation under the Code. Food service is determined per use permit.	No food prep or kitchen	Food prep area, no kitchen	Per Use Permit	No food prep or kitchen	Food prep area, no kitchen	Per Use Permit
<b>Marketing Event Visitors</b>	No preexisting limitation under the Code. Marketing Events are determined per use permit.	250/year	550/year	Per Use Permit	200/year	400/year	Per Use Permit
<b>Hours of Operation</b>	No preexisting limitation under the Code. Hours of Operation are determined per use permit and the Noise Ordinance.	Tasting: 7 pm Events: 9 pm	Tasting: 7 pm Events: 9 pm	Per Use Permit	Tasting: 6 pm Events: 9 pm	Tasting: 6 pm Events: 9 pm	Per Use Permit
<b>Variances</b>	No preexisting limitation under the Code regarding level of variance applicant may seek as to road setback.	No more than 25% for public road setbacks	No more than 15% for public road setbacks	Maximum 0%	No more than 25% for public road setbacks	No more than 15% for public road setbacks	Maximum 0%
<b>Temporary Events</b>	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
<b>Retail Products</b>	Currently, the only limitations under the Code regarding retail sales is that such items must be "wine-related products."	No retail	Wine-related products	Wine-related products	No retail	Wine-related products	Wine-related products
<b>Hold and Haul</b>	No preexisting limitation under the Code.	Limit 3 years	Limit 2 years	Limit 1 year	Limit 3 years	Limit 2 years	Limit 1 year