

Date: August 18, 2015

To: David Morrison for APAC members

From: John Dunbar

Re: APAC Matrix Recommendations

The following recommendations are offered for consideration by APAC regarding our efforts to establish guidelines for agricultural land development. Some of these conditions come out of previous committee deliberations, while others are new concepts.

1. No more than a cumulative total of 25% of parcels up to 40 acres in the AP or AW may be developed for winery, residential and/or other permitted uses.
 - a. Cumulative total development area for parcels larger than 40 acres would be capped at a fixed eight (8) acres maximum.
2. New wineries that qualify under Napa Green or LEED certification are eligible for up to 10% higher limits on use permits relating to wine production capacity, total land development area or accessory use activity.
3. Full-service kitchens would not be permitted as part of any new daily winery operations.
 - a. Limited non-commercial food service would be restricted to having a direct, educational and subordinate relationship to wine tasting (i.e. a single presentation of small bites).
 - b. Use of full-service kitchens would be restricted to special or temporary events as allowed by use permit (i.e. third party catering of special or temporary events).
4. Special and temporary events requiring ticket purchase and open to non-industry or non-wine club member guests are limited to no more than four (4) events per year.
 - a. Consecutive events during the same calendar week would not be permitted.
5. Winery tasting hours of operation would be limited to no later than 4:30 p.m. for all new wineries in the AP and AW.
6. Hold and haul of waste products would be prohibited on all parcels with new wineries.
7. Parcels 20 acres or smaller would fall under a "Small Winery Definition" with the following conditions:
 - a. Maximum production capacity of 30,000 gallons
 - b. Maximum hospitality area of 25% of winery development area
 - c. On-site food preparation is prohibited.
 - d. Sale of retail products is prohibited.
 - e. All other new restriction levels would apply to special and temporary events, wine tasting hours of operation and waste removal.
8. New permit restrictions would take effect for all winery development permits submitted on or after January 1, 2016.