

Vision 2050 Strategic Planning Meeting
September 21, 2018

The aspirations of the group were: Economic Vitality; Government Effectiveness & Clarity; Public Safety; and, Environmental Sustainability.

Solutions included: Enforce rules about only selling food (sold at wineries) "at cost"; Campaign finance reform/limits; Identify environmental sensitive areas where no development occurs; Prohibit development that results in increased carbon pollution;

| Aspiration: Economic Vitality | | | |
|--|--|--|--|
| Specific Challenge or Problem | Evidence this Challenge or Problem Exists | | Impact of the Challenge or Problem on You? |
| Wineries becoming restaurants (tours/tastings providing full meal service lunch & dinner because definition of Agriculture in General Plan) | Brick & mortar restaurants failing | | Fewer restaurants for locals |
| Lack of diversity in business types (e.g. "one crop town") (meaning not just moving to different agricultural business but different business types altogether and higher wages) | Internet adverts show more wineries offering expanded food services/tastings | | Layoff of staff |
| Climate change | County Ag Report (on main crop) | | Fewer employers & less employment opportunities |
| | Winery Definition Ordinance | | Violation of Ag Preserve |
| | All are evidence of Challenges #1 & 2 | | Cities losing revenue |
| | | | Revenue shift to tourism (i.e. becoming more, not less, dependent on tourism) |
| Solution | | | |
| Actions to Solve | Who Needs to Be Involved | | Pros Cons |
| Not violate rules of the Ag Preserve | BOS | | General Plan satisfied Shift in business may be painful for wineries |
| Enforce rules about only selling food (sold at wineries) "at cost" | PBES | | Increase quality of life for locals & tourists/visitors Opposition from wineries |
| Task force to examine role of climate change on Napa's agriculture | Code Enforcement | | Concentrate & diversify commercial activities in cities |
| Coordination between cities & county | Industry organizations | | |

Red indicates top vote getter(s).

| Aspiration: Government Effectiveness & Clarity | | |
|--|--|--|
| Specific Challenge or Problem | Evidence this challenge or problem exists | Impact of the Challenge or Problem on You? |
| Lack of transparency | Not able to choose Commissioner: zoning administration access to info; not able to access Supervisor Cal/FPPC info | Public not informed |
| Lack of long term vision | Wine industry has more influence with BOS; Access to Board/\$\$\$/HPAC/campaign contribution. Planning Commissioner and BOS members signed false ballot argument | Decisions favor industry |
| Imbalance of political influence | Limit to 3 minutes | Lack of democracy |
| Not enough places for public input | Cell phones & computers in use during meetings | Decisions don't get appealed because of expense & time |
| Brown Act violations | Expense & difficulty of appeal | Public is forced to bring forward initiatives |
| Dept Head work at pleasure of the BOS | Public is forced to take action | Loss of MSRC - MSRD \$\$\$\$ to public (cost) |
| Expense & difficulty of appeals | 2016 watershed removed from ballot (technical flaw) while others allowed | |
| Lack of leadership & political will | | |

Red indicates top vote getter(s).

| Solution | | | |
|---|--------------------------|------------------------------------|---|
| Actions to Solve | Who Needs to Be Involved | Pros Cons | |
| Campaign finance reform/limits | Non profits | Increasing democracy | Campaign finance if not done right can backfire |
| BOS calendars online/dynamic | Taxpayers | Decrease tension | Resistance from those in power |
| Zoning Administration agenda info to public | Napa Vision 2050 | Better future for our future | May increase political cronyism |
| Stop using cell phones & computers in meetings (non business use) (no communication with anyone, expect present in group in public fashion) no more back room | Sierra Club | BOS may find other ways to operate | Technology |
| More options for public rebuttal best practices | Napa Housing Coalition | | |
| Dept Heads do not work at pleasure of BOS; another way of hiring/firing | Friends of the River | | |
| City/county collaboration | County staff | | |
| Provide transcripts of mtgs at no cost | Other counties | | |

Red indicates top vote getter(s).

| Aspiration: Public Safety | | |
|---|--|--|
| Specific Challenge or Problem | Evidence this Challenge or Problem Exists | Impact of the Challenge or Problem on You? |
| Inappropriate development in the unincorporated area/Ag watershed | Animals lost due to development | Frustration on sharing the roads |
| Insufficient law enforcement patrols | Vineyard workers trapped in disasters | Wildlife & livestock at risk from fire |
| Unsafe roadways | Bicyclists discouraged from riding which leads to congestion | Injury & loss of life |
| | Traffic doesn't move safely | |
| | Crossing over to avoid pot hole | |
| | Visitor & commuter traffic during commute | |
| | Crumbling roadway/lack of guardrail | |

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| Solution | | | |
|---|--------------------------|--|-----------------------------------|
| Actions to Solve | Who Needs to Be Involved | Pros Cons | |
| Focus triple bottom line (social & economic) | BOS | Safety | Possible immediate revenue impact |
| Moratorium on commercial development in the Ag watershed | Whole community | Healthy | Litigation |
| Identify environmental sensitive areas where no development occurs | State | Security | |
| Prohibit development that results in increased carbon pollution | | Long term economic & environmental health benefits | |
| Prohibit development in absence of secondary access roads | | | |
| Prioritize alternative transportation | | | |
| Improve safety of roadway | | | |
| Electronic surveillance | | | |
| | | | |

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| Aspiration: Environmental Sustainability | | |
|--|---|--|
| Specific Challenge or Problem | Evidence this Challenge or Problem Exists | Impact of the Challenge or Problem on You? |
| Overdevelopment of watershed | Wells going dry, sedimentation, pesticide leaching, cancer | Water quality/quantity, property value, physical health, |
| Lack of CEQA/code enforcement | Violations allow wineries to escape CEQA baseline, cumulative impacts not acknowledged by Planning Commission | Degradation of impacts not mitigated; impacts to neighbors |
| Deforestation (fires, development) understory, FLORA, FAUNA, Water | PG&E cutting Walt Ranch, mountain peak | Private property decisions impact larger community |
| Commercialization of Ag | Traffic, restaurants | Takes business from cities - negatively affect economic feasibility, traffic, fire danger, infrastructure, heavy environmental use on fragile ecosystems |
| Air quality | Lack of monitoring, burning of vines, declined air quality (?), lack of CAP | Health issues/climate change |

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| Solution | | | |
|--|--------------------------|---|---------|
| Actions to Solve | Who Needs to Be Involved | Pros Cons | |
| Limit development in watershed/limit winery visitation in hillsides/no more development on dead-end roads/no more road exceptions | County supervisors | Secure clean watershed/ protect-restore diverse | Nothing |
| Hire more enforcement | Planning Commission | Trust in government | Cost |
| Establish independent auditing systems | 2050 | Carbon | |
| Violations go back 3 years to approved permit | Sierra Club | City economics would | |
| Make oak plan mandatory real study of what is needed to protect forests - include native people (looser relationship between BOF and county) | Climate Action Now | Wineries would return to primary focus - Ag | |
| Amend General Plan | | Less asthma better | |
| Return to original WDO including definition of AG | | | |
| Limit commercial alternatives that compete with cities limit events/visitation | | | |
| Establish air quality standards | | | |

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September 21, 2018

TO: NAPA COUNTY STRATEGIC PLANNING TASKFORCE

FROM: NAPA VISION 2050

Napa Vision 2050 submits the following discussion topics as its areas of recommendation for Napa County's strategic planning: [should we have something under Public Safety topic???)

I. Environmental Sustainability:

A. Impose immediate moratorium on development and the granting of new or modifications to old permits until the acceptable carrying capacity of the Napa Valley is determined. No new development or modification of existing development shall be approved until the County has done the following:

1. Establish air quality standards
2. Establish water quality and supply standards
3. Establish maximum size of traffic artery standards compatible with the Napa valley agricultural identity
4. Establish maximum traffic and congestion standards
5. Establish ambient noise levels standards
6. Establish natural environment / agricultural development ratio standards
7. Establish and quantify the maximum available land for agriculture and the available grape tonnage
8. Identify and protect areas of high aesthetic value
9. Strictly adhere to required CEQA Mandatory Findings
10. Expand impact area findings to include the entire Napa county

B. Implement meaningful regulation of Napa County's industries:

1. Establish independent audit mechanisms, review and monitoring of permits, including a minimum of 100 wineries annually and all mining operations
2. Require use permit violators (CEQA evaders) to operate within their use permits
3. Mandate annual use permit compliance affidavits under penalty of perjury by industry owners / CEOs
5. Establish grape sourcing regulations to:
 - A. Require evidence of grape sourcing to comply with use permits
 - B. If grape sources are leased, contracts must be of a minimum of 5 years
 - c) Any changes in grape sourcing shall require administrative use permit review only if below to be established quantity levels
 - d) Once the conditions in (1 / a-h) have been established, the County shall maintain an annual inventory of all available grapes

e) Such inventory shall be matched against all existing use permit wine production and new wine production shall be allocated accordingly

f) Wineries which produce less than 60% of their use permit wine for 3 years shall forfeit their excess unused allocations

g) The County shall maintain a comprehensive and public data bank to monitor grape sourcing and wine and extraction production

6. Step up permit review and implement revocation proceedings for noncompliance.

7. Existing wineries applying for increased production and visitation levels above 10% shall be conditioned to no ownership change for a period of 10 years, such permits to be granted only once every 3 years

B. Identify and quantify the crucial areas of the quality of life of the residents within the Napa valley environment and those crucial to visitor experience

C. Prohibit development in inaccessible and environmentally sensitive areas

1) Identify environmentally sensitive areas in which no new agricultural or other development may occur

2) Establish minimum 2-lane road standards before granting permits for new agricultural or other development

3) Prohibit new agricultural development in the absence of a 2-lane secondary access beyond one half of a mile.

6) WINERY VISITATIONS

a) Revisit the definition of agriculture in the WDO in relation to winery visitations

b) Establish a ratio between visitations and actual production

b) In the internet era, direct sales are no longer as hinged to visitations as before

c) Establish an auditing system as defined in (2 / d-e)

e) Establish visitor vehicle size standards according to road size and conditions

f) Tier visitation time and frequency with grape crushing operations

g) Limit winery visitations during low traffic hours between 10:00 am and 3:00 pm

7) DEMOGRAPHIC FACTORS (The proliferation of low paying jobs negatively impacts all aspects of the Napa valley environment)

a) Establish county wide income ratio targets between high, medium and low paying jobs for new development

8) DIVERSIFY ECONOMY

- a) Explore the promotion of industries other than agriculture offering higher paying jobs

Once all the above standards and policies have been established, all new agricultural development must comply with them. Until such time, no new development shall be approved.

B) GOVERNMENT RELATIONS

- a) Implement policies for an open government
- b) Maximize easy access to information
- c) Maximize citizen input on development at public hearings
- d) Allocate time for public testimony in relation to applicant presentations
- e) Make all staff reports available to the public at least 10 days prior to public hearings
- f) Make hard copies of late submissions available to the public at hearings
- g) Require answers to questions by the public from Commissioners and Supervisors during public hearings
- h) Prohibit texting, other online activity or phone calls by Commissioners and Supervisors during public hearings
- i) Disclose communications by Commissioners and Supervisors during hearing breaks
- j) Facilitate easier and less expensive access to appeals to the BOS
- j) The County, not the appellant shall provide all prior hearings minutes during appeals to the BOS

- B.. Adopt ordinance prohibiting deforestation with exceptions as provided in Measure C, leading to a forest safe wine certification;
- C. Reprioritize land use in AWOS zones so that Open Space and Watershed are the highest and best use of the land, followed by Agriculture. With the results of no deforestation, high air quality, and reaching water balance while addressing fire safety.
- D. Expand CAP to include industries or locations of polluters
- E. Complete and implement an effective climate action plan.
- F. Develop an ordinance addressing solar farming in Napa County.

II. Public Safety

- A. Increase sheriff patrolling -- speeding, drunk driving
- B. Prioritize road repair to address repair of major thoroughfares, among them Silverado Trail, Imola Avenue
- C. Protect wildlife and livestock during disasters by removing barriers to escape such as vineyard fencing

II. Economic Vitality:

- A. Revisit the impact and effectiveness of Definition of agriculture and the WDO;
 - 1. Wineries are becoming restaurants. Tours & Tastings are providing Full Meal Service, Lunch & Dinners
 - 2. Excessive commercialization impacts the economic vitality of our cities.

III. Government effectiveness and clarity:

- A. Post and keep current the following on the county's website:

- 1. Supervisors' calendars;
- 2. Form 400's for all county employees required to file, including assuming and leaving office forms;
- 3. FPPC and other required campaign disclosure forms.

- B. Revise county policy manual to:

- 1. Prohibit texting and other online activity by supervisors/commissioners during board of supervisors'and other county public meetings;
- 2. Require disclosure upon resumption of board of supervisors meetings of communications with supervisors during breaks in those meetings;
- 3. Require sufficient paper copies of all late submissions of agenda-related documents for the public in attendance at any board of supervisors meeting;
- 4. Require sufficient time be provided to members of the public to address the board of supervisors meetings.
- 5. Implement policies for an open government
- 6. Maximize the public's easy access to information
- 7. Maximize citizen input on development at public hearings
- 8. Allocate time for public testimony in relation to permit applicant presentations
- 9. Make all staff reports available to the public at least 10 days prior to public hearings

- C. Adopt campaign finance reform ordinance to include, for example, limits on financial and in-kind contributions, increase public disclosure

- D. Implement requirement that PBES Zoning Administrator post agenda and documents (similar to BOS, PC and other County committees). Include pending projects on the county's website.

- E. Define in the county code the permitting terms "event" vs "special event" vs "public event" vs "private event"

- F. Require posting on the county's website of ongoing investigations of permit violations and the list of those investigations in queue.
 - G. Increase city/county cooperation by holding public quarterly joint meetings of all city councils and the county board of supervisors.
 - H. Position county should take as lead for countywide resources such as air quality, water availability and quality, climate action planning, carbon emissions and sequestration.
- IV. Implement the recommendations made by Agricultural Protection Advisory Commission (APAC) including those receiving more than $\frac{2}{3}$ vote of the commission:
- A. Avoid the use of variances as a principal tool for achieving compliance with land use regulations
 - B. Develop guidelines and benchmarks for consideration of future winery use permits based on format of Proposal X. Parcel size, zoning, slope, etc.
 - C. Minimum % of grapes to be grown onsite. [NOTE: winery applications are being processed with ZERO grapes grown on site]
 - D. Implement an annual self- certification reporting process - certifying amount of wine produced, compliance with 75% rule, as applicable, and compliance with all conditions of use permit.
 - E. Prohibit Hold & Haul.
 - F. Limit the total development area for parcels up to 40 acres in AP and AW zones to more than 20% of a parcel.
 - G. Modify the County Code to include outdoor hospitality areas and type 3 caves use to determine the maximum square footage for accessory uses for new wineries and major modifications.
 - H. Share reporting methodology with cities in Napa County.

GEORGE'S COMMENTS:

DEFINE THE ACCEPTABLE CARRYING CAPACITY OF THE NAPA VALLEY AND IMPLEMENT POLICIES TO PRESERVE IT

A) RESIDENTS' QUALITY OF LIFE AND VISITOR EXPERIENCE

Identify and quantify the crucial areas of the quality of life of the residents within the Napa valley environment and those crucial to visitor experience

1) ENVIRONMENTAL FACTORS

- a) Establish air quality standards
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- f) Establish natural environment / agricultural development ratio standards
- g) Establish and quantify the maximum available land for agriculture and the available grape tonnage
- h) Identify and protect areas of high aesthetic value

2) CEQA SCOPE AND COMPLIANCE

- a) Strictly adhere to required CEQA Mandatory Findings
- b) Expand impact area findings to include the entire Napa county
- c) Penalize winery use permit violators (CEQA evaders) to a minimum 3 years operations within their use permits
- d) Establish independent audit mechanisms to a minimum of 100 wineries per annum
- e) Mandate annual sworn winery use permit compliance affidavits by winery owners / CEOs

3) GRAPE SOURCING

- a) Require evidence of grape sourcing to comply with use permits
- b) If grape sources are leased, contracts must be of a minimum of 5 years
- c) Any changes in grape sourcing shall require administrative use permit review only if below to be established quantity levels
- d) Once the conditions in (1 / a-h) have been established, the County shall maintain an annual inventory of all available grapes
- e) Such inventory shall be matched against all existing use permit wine production and new wine production shall be allocated accordingly
- f) Wineries which produce less than 60% of their use permit wine for 3 years shall forfeit their excess unused allocations
- g) The County shall maintain a comprehensive data bank to monitor grape sourcing and wine production

4) SMALL WINERY GOAL

- a) Existing wineries applying for increased production and visitation levels above 10% shall be conditioned to no ownership change for a period of 10 years.
- b) Such permits may be granted only once every 3 years

5) INACCESSIBLE AND ENVIRONMENTALLY SENSITIVE AREAS

- a) Identify environmentally sensitive areas in which no new agricultural development may occur
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B) GOVERNMENT RELATIONS

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