

## **Implications of Winery Definition Ordinance**

The City of American Canyon jurisdiction does not have a Winery Ordinance, and the County Ordinance does not apply. The Winery Ordinance has governed new wineries in the County Ag Preserve since it was enacted in 1990. Our property is in the City, and zoned Light Industrial/Commercial Specialty Overlay. The significance of this fact to our property is as follows:

### Source of Grapes:

The County requires that 75% of the fruit processed at the winery be grown within Napa County. This does not apply, and a winery on our property could produce wine from grapes grown in Sonoma County or elsewhere, in addition to grapes grown in Napa County. **NAPA WINE FROM NON-NAPA GRAPES is possible.**

### Maximum Coverage:

The County limits the development area of wineries, including paved area and roads, to 25% of the parcel, or 15 acres, whichever is less. On our property winery improvements could cover greater area, or be more intensely/densely developed. **VERY LARGE WINERY CASE PRODUCTION IS ECONOMICAL.**

### Accessory Structures:

The County limits the square footage of non-production to 40% of the production area. This does not apply to our property. Tours, tasting, marketing, display, retail, gallery could be in any proportion to production. In fact winery could be a minor use with respect to other commercial uses, including on-premise alcohol, restaurant, wine sales, offices, lodging, spa, recreation, etc. **WINERY COULD BE AN ENHANCEMENT/AMENITY TO OTHER COMMERCIAL DEVELOPMENT.** This is true nowhere else in Napa County.

**WINE COMPANY CORPORATE OFFICES AND COMPLETE WINE BUSINESS COULD BE ON SITE WITH WINERY PRODUCTION.** This is not practical elsewhere in County. A wine company can be headquartered alongside its own wine production, marketing and planted vineyards, even lodging.

### Winery Signs:

Public signs to winery need not state "Tours and Tastings by Prior Appointment." WINERIES OPEN TO PUBLIC FOR WINE SALES, RESTAURANT, EVENTS, WEDDINGS, MEETINGS, LODGING are possible. This is extremely rare in Napa County, and there are too few venues for wine-related events so much of this business goes to Sonoma County.

### Parcel Size:

The County allows one winery per parcel, the parcel to be at least 10 acres. We have three parcels, two in excess of 10 acres and one 1.4 acres. MULTIPLE WINERIES ARE POSSIBLE.

### City Services:

The City of American Canyon supplies water, sewer and public safety to our property. CITY WATER CAN BE AUGMENTED BY WELL WATER, HOLDING PONDS.

### City Planning and Entitlements:

The City of American Canyon is the governing body to approve plans, use permits, planting on slopes--- NOT NAPA COUNTY PLANNING COMMISSION.