

REVISED PROPOSAL X:

At the June 22, 2015, meeting of the APAC, the Committee directed staff to revise Proposal X to include a column to allow for wineries on 10 acres parcels in the AW (Agricultural Watershed) Zone. The revised table is provided below:

	AP			AW			
	10 – 20 Acres	20-40 Acres	40+ Acres	10-20 Acres	20 – 40 Acres	40-80 Acres	80+ Acres
Review Authority	Zoning Administrator	Planning Commission	Planning Commission	Zoning Administrator	Zoning Administrator	Planning Commission	Planning Commission
Production Capacity	20,000 gallons	50,000 gallons	Per Use Permit	20,000 gallons	20,000 gallons	40,000 gallons	Per Use Permit
Estate Grape Requirement	15% of total production	15% of total production	Per Use Permit	10% of total production	10% of total production	10% of total production	Per Use Permit
Maximum Area of Winery Development	25% of total parcel	20% of total parcel	15% of total parcel	25% of total parcel	20% of total parcel	15% of total parcel	10% of total parcel
Maximum Hospitality Area	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	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
Tasting Room Visitors	100/week	150/week	Per Use Permit	40/week	50/week	75/week	Per Use Permit
Food Service	No food prep or kitchen	Food preparation area, no kitchen	Per Use Permit	No food prep or kitchen	No food prep or kitchen	Food preparation area, no kitchen	Per Use Permit
Marketing Event Visitors	250/year	550/year	Per Use Permit	200/year	250/year	400/year	Per Use Permit
Hours of Operation	Tasting: 7:00 pm Events: 9:00 pm	Tasting: 7:00 pm Events: 9:00 pm	Per Use Permit	Tasting: 6:00 pm Events: 9:00 pm	Tasting: 6:00 pm Events: 9:00 pm	Tasting: 6:00 pm Events: 9:00 pm	Per Use Permit
Variances	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 25% for public road setbacks	No more than 15% for public road setbacks	Maximum 0%
Temporary Events	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit	Per Use Permit
Retail Products	No retail	Wine-related products	Wine-related products	No retail	No retail	Wine-related products	Wine-related products
Hold and Haul	Limit 3 years	Limit 2 years	Limit 1 year	Limit 3 years	Limit 3 years	Limit 2 years	Limit 1 year