

# **PROPOSAL L:**

## **PRINCIPLES & ASSUMPTIONS**

- Guiding Principles:
  - The Ag Preserve and Watershed are protected to serve the highest and best use of the land which is farming
  - Wineries should be placed in the Preserve in order to process, sell and showcase the grapes grown on the winery parcel

## **RATIONALE**

- Placing Wineries in the Ag Preserver has Negative Impacts
  - Displace vineyard and /or local ecosystem required for sustainable grape growing
  - Creates impermeable surfaces that limit water recharge & increase erosion
  - Increase demand for water
  - Create increases in traffic, noise ....

### ***Therefore***

Winery projects that are primarily sourcing fruit from non-estate vineyards should be located in industrial areas, municipalities, the airport area and existing custom crush facilities.

## **GUIDELINES**

- Permitted Gallons
  - Distinguish between Max. Permitted Gallons and Current Active Permit
  - Maximum Permitted Gallons should include existing and proposed acres to be planted
    - Not overall parcel size or theoretical maximum acres plantable
  - Active permit should be issued based on current planted and yielding acres
    - Can be increased to the approved upper limit but only when the approved acreage has been planted and is yielding
    - Reduced if permanent acreage is permanently removed
- Permitted Visitation
  - Should be based on Current Active Permit not the Permit Maximum
    - Should be scaled to the gallons produced and NOT the approved upper limit of the winery production
  - Should be appropriate for road access and impact on adjoining properties
  - Wineries self report active acreage/County reviews every three years

## **SUGGESTED GUIDELINES**

- Permitted Gallons
  - Percent of estate fruit
    - Preserve – 33%
    - Watershed – 50%
- Minimum Acreage
  - 10 acre parcel/5 acres planted

- Visitation
  - Special Events limited to wineries on parcels larger than 20 acres
  - Special Events evaluated based on Access and local impact
  - Limited to .1 person per year per gallon produced
  - Daylight hours only events in the Ag Watershed
- Winery Type/Business Model
  - NO custom crush facilities in the Ag Watershed
  - Winery proposed capacity is consistent with the Gallons permitted (no 100,000 gallon wineries on 20 acre parcels)

## PERMITTED GALLONS AND VISITATION MATRIX

Parcel acres	Acres planted	Estate tons	Preserve Permit gal.	Watershed Permit gal.	Visit per yr. Pres./water
10	5	25	12,000	8,000	1200/800
20	15	75	35,000	25,000	3500/2500
40	35	175	85,000	55,000	8500/5500
80	70	350	170,000	110,000	17K/10K
120	100	500	240,000	160,000	24K/16K

Example of near maximum permit for 5 representative parcel sizes

\*5 acre minimum planted acreage for a winery on any size parcel