**PROPOSAL X:**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
|  | **AP** | | | **AW** | | | |
| 10 – 20 Acres | 20-40 Acres | 40+ Acres | 10-20 Acres | 20 – 40 Acres | 40-80 Acres | 80+ Acres |
| Review Authority |  |  |  |  |  |  |  |
| Production Capacity |  |  |  |  |  |  |  |
| Winery Development Maximum Area |  |  |  |  |  |  |  |
| Maximum Hospitality Area |  |  |  |  |  |  |  |
| Tasting Room Visitors |  |  |  |  |  |  |  |
| Food Service |  |  |  |  |  |  |  |
| Marketing Event Visitors |  |  |  |  |  |  |  |
| Hours of Operation |  |  |  |  |  |  |  |
| Temporary Events |  |  |  |  |  |  |  |
| Retail Products |  |  |  |  |  |  |  |
| Hold and Haul |  |  |  |  |  |  |  |

**DEFINITION OF AGRICULTURE:**

Agriculture is the raising of crops, trees, and livestock; the production and processing of agricultural products; farm management activities; farm worker housing; and related accessory uses.

Agricultural processing includes crushing; wastewater disposal; aging, processing; bottling, storage, and shipping of bulk wine; office and laboratories; retail sales of wine; marketing activities for the education and development of consumers and members of the wine trade regarding wine produced by the winery; and limited non-commercial food service.

Accessory uses must be related, subordinate and incidental to the main use. They must also be reasonably compatible with and cannot change the character of the primary agricultural uses.

Permitted Uses that are compatible with agriculture include dwellings and guest cottages; small care homes; minor communications facilities; kennels and veterinary offices; non-commercial energy systems; limited recreational uses; campgrounds and related lodging; sanitary landfills; levee repair and maintenance; and agricultural processing facilities (other than wineries).

Uses accessory to a winery include tours and tastings; retail sale of wine-related items; display of art or items of historical, ecological, or viticultural significance; child care centers; and temporary events.

**Proposal Z:**

1. Reporting must be submitted annually, by all wineries that have use permit approval within the unincorporated area;
2. The principal officer of each winery shall sign a document certifying the amount of wine produced, compliance with the 75% rule, as applicable, and compliance with all conditions of approval
3. Copies of ATTB and CDFA forms shall be provided to the County to verify the above information;
4. All data collected shall remain confidential to the extent allowed under the law;
5. Enforcement and compliance review fees shall be adopted to support the cost of the expanded compliance review;
6. Subject to applicable law, the County shall prepare a formula for calculating civil penalties associated with violating wineries;
7. A more in-depth compliance review will be held if the winery is exceeding their annual production limit, or is in violation of the 75% rule. In-depth compliance reviews will also be held to investigate complaints received from the public;
8. If it is determined that a violation has occurred, then the winery must immediately comply with the conditions of its use permit. An application to modify the use permit to correct the violation may not be submitted for one year;
9. Staff will provide an annual report to the Planning Commission regarding the number of wineries found to be in violation during the previous year, and a summary of production, crush, and 75% compliance aggregate data.