

6. **Winery Development Area.** (see a below - for existing winery facilities)
Will the project involve construction of additional facilities beyond the winery development area? Yes
7. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
a. square feet/acres: 82,879 SF/1.9 acres
b. percent of total parcel: 16.1%
8. **Production Facility.** (see c below – include the square footage of all floors for each structure)
a. square feet: 31,748 SF
9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
a. square feet: 9,792 SF
b. percent of production facility: 30.8%

Marketing Definition: (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development but shall not include cultural and social events unrelated to such education and development.

Coverage and Use Definitions: (paraphrased from County Code)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	15,105 SF
Outside work areas	11,698 SF + 1,993 SF (crushing) = 13,691 SF
Tank areas	3,400 SF
Storage areas (excluding caves)	0 SF
All paved areas:	
Parking areas	7,124 SF + 1,738 SF (employee) = 8,862 SF
Loading areas	1,943 SF
Walkways	14,816 SF
Access driveways to the public or private road	21,189 SF
Above-ground wastewater and run-off treatment systems: N/A	
Wastewater pond or SDDS	3,873 SF (Engineered Wetland)
Spray disposal field	
Parcel size: <u>11.82</u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>1.9</u> acres	<u>16.1%</u>

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	1,993 SF
Fermenting	3,400 SF (covered) + 4,987 SF (enclosed) + 15,734 SF (caves) = 24,121 SF
Bottling	460 SF
Bulk & bottle storage	1,585 SF + 1,775 SF (caves) = 3,360 SF
Shipping	
Receiving	
Laboratory	392 SF
Equipment storage & maintenance facilities (excludes fire protection facilities)	979 SF
Employee-designated restrooms	443 SF
Total square footage of production facility: <u>31,748 SF</u>	

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	4,002 SF
Lobbies/waiting rooms	0 SF
Conference/meeting rooms	544 SF
Non-production access hallways	380 SF
Kitchens	866 SF
Tasting rooms (private & public areas)	2,784 SF
Retail space areas	203 SF
Libraries	450 SF
Visitor restrooms	533 SF
Art display areas	30 SF
Any other areas within the winery structure not directly related to production	0 SF
Total square footage of accessory use space: <u>9,792 SF</u>	
Percent of accessory use to production use: <u>30.8%</u>	