**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 |