

**REVISED PROPOSAL X: Proposal X-2**

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
<u>See Footnote 1 Below</u> <sup>1</sup>							
Review Authority	Zoning Administrator Planning Commission	Planning Commission	Planning Commission	Zoning Administrator Planning Commission	Zoning Administrator Planning Commission	Planning Commission	Planning Commission
Production Capacity	20,000 gallons	50,000 gallons	Per Use Permit	20,000 gallons	320,000 gallons	540,000 gallons	Per Use Permit
Estate Grape Requirement	15% of total production	15% of total production	Per Use Permit	150% of total production	150% of total production	150% 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 including outdoor visitation, lawn areas, compacted crushed aggregate, and Type 2 & 3 caves	30% of Winery Development Area, including outdoor visitation, and Type-3 caves provided that there is no net loss of planted vineyards	40% of Winery Development Area, including outdoor visitation, and Type-3 caves provided that there is no net loss of planted vineyards	40% of Winery Development Area, including outdoor visitation, and Type-3 caves provided that there is no net loss of planted vineyards	30% of Winery Development Area, including outdoor visitation, and Type-3 caves provided that there is no net loss of planted vineyards	30% of Winery Development Area, including outdoor visitation, and Type-3 caves provided that there is no net loss of planted vineyards	40% of Winery Development Area, including outdoor visitation, and Type-3 caves provided that there is no net loss of planted vineyards	40% of Winery Development Area, including outdoor visitation, and Type-3 caves provided that there is no net loss of planted vineyards
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

<sup>1</sup> This Matrix is intended to serve as a Guideline. As such, each of the categories set out above shall apply prospectively but only if: (A) At the time of the submission of a use permit modification application the applicant is (1) not in breach of any of the provisions of its existing Use Permit, if any, and (B) the breach thereof is not a material breach. For purposes of this Proposal X-2, a material provision of a use permit is one that is described in each of the above sections. For purposes of this Proposal X-2, a material breach (es) is a breach of any of the material provisions of the applicant's use permit which breach or breaches existed at any time during any of the sixty (60) months (or longer) preceding the applicant's use permit modification and remained uncured as of the date of the applicant's submission of its use permit modification. In the event that there is an uncured material breach of the applicant's material terms of its use permit, the PC shall apply the provisions of this Proposal X-2 retroactively to such application.

Hours of Operation	Tasting: 7:00 pm Events: 9:00 pm	Tasting: 7:00 pm Events: 9:00 pm	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	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% <u>but subject to the provisions of Government Code Section 65906 pertaining to variances</u>
Temporary Events	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	No retail	No retail	Wine-related products	Wine-related products
Hold and Haul	Limit 3 years	Limit 2 years	Limit 3 years	Limit 3 years	Limit 2 years	Limit 1 year