



Sacramento County Recorder
Craig A. Kramer, Clerk/Recorder
BOOK **20120104** PAGE **0491**

Wednesday, JAN 04, 2012 10:36:43 AM
Ttl Pd \$0.00 Rcpt # 0007098794

JLM/15/1-23

TO: COUNTY RECORDER
MAIL CODE: 11-112

NO FEE RECORDING
GOVERNMENT CODE
SECTION 6103

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
08-2450, ATTENTION: Alyson Murphy

Phone: 874-8170

ORDINANCE NO. SZC-2011-0028

AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF SACRAMENTO COUNTY TO AMEND THE ZONING CODE OF SACRAMENTO
COUNTY PERTAINING TO AGRICULTURAL TOURISM

Item No. 8
Board of Supervisors 12/14/11

ORDINANCE NO. SZC-2011-0028

AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF SACRAMENTO COUNTY TO AMEND THE ZONING CODE OF SACRAMENTO
COUNTY PERTAINING TO AGRICULTURAL TOURISM

The Board of Supervisors of the County of Sacramento, State of California, ordains as follows:

SECTION 1: TITLE I, Chapter 25, Article 1, is hereby amended with the following definitions:

130-04.4. Agricultural Market

A market located within a permanent building, which sells shell eggs, locally grown crops, a limited amount of non-potentially hazardous prepackaged food, and agricultural and food preparation related items.

130-47.01.a. Community Event (Field Retail Stand, Farm Stand, Produce Stand and Agricultural Market)

A community event that is of a civic, political, public or educational nature, that is held on the premises of a field retail stand, farm stand, produce stand or agricultural market and that may include additional booths.

130-47.08. Community Stand

A retail stand operated by a nonprofit organization, which sells shell eggs, locally grown crops, a limited amount of non-potentially hazardous prepackaged food and food preparation related items.

130-52.2.a. Crops

Any whole edible portion of a plant in its raw and natural state and non-edible crops such as flowers.

130-69.3. Farm

A place where agricultural production is the primary use.

130-69.5. Farm Stand

A field retail stand that sells shell eggs, crops grown by the producer on premises controlled by the producer, a limited amount of non-potentially hazardous prepackaged food and food preparation related items.

130-69.6 Farm Stay Operation

A working farm on which bedrooms are made available for rent in a farm house or in a detached structure, and where lodging and overnight sleeping accommodations are provided for a stay of no more than 14 days, either with or without meals.

130-70.4. Field Retail Stand

A retail stand that sells only shell eggs, crops grown by the producer on premises controlled by the producer and food preparation related items.

130-105.3. Large Winery

A winery with more than 15,000 cases annual production.

130-107.2 Locally Grown Crops

Crops grown within the following Counties: Sacramento, Yolo, Solano, Contra Costa, San Joaquin, Amador, El Dorado, Placer, Sutter and Yuba.

130-126.7. Non-Locally Grown Crops

Crops grown outside of the ten counties defined in the Locally Grown Crops definition.

130-126.8. Non-Potentially Hazardous Food

A food that does not require time or temperature control to limit pathogenic micro-organism growth or toxin formation.

130-137.1 Prepackaged Food

Any properly labeled processed food, prepackaged to prevent any direct human contact with the food product upon distribution from the manufacturer, food facility or other approved source.

130-137.7. Produce Stand

A retail stand, located within a permanent building, which sells shell eggs, locally grown crops and food preparation related items.

130-170.7. Small Winery

A winery with up to 15,000 cases annual production, and a maximum size tasting room facility of 1,500 square feet.

130-181.5.a. Tasting Room

A room where the general public can sample wine and where wine and grape products produced on site are for sale. A tasting room may not be used as an office or for wine production.

130-198.9.a.b. Wine Case

Twelve (12) standard wine bottles (750 milliliters each).

130-198.9.b Winery

A bonded winery facility consisting of the building or buildings used to convert fruit juices into wine, and to age, bottle, store, distribute and sell. A winery shall include any or all of the following activities and facilities; crushing, fermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, tasting room, laboratory equipment, maintenance facilities, CDS:

conference room space, sales and administrative offices. A bonded winery is entitled to all privileges afforded to ABC Type02 winegrowers unless specifically restricted by this ordinance.

SECTION 2: TITLE II, Chapter 1, Article 1, Section 201-02 (Permitted Uses Within the Buildable Area of Residential-Open Space Lots) and Section 201-04 (Special Conditions) are hereby amended as follows:

Land Use Zone	AG-160	AG-80	AG-40	AG-20	UR	IR	AR-10	AR-5	AR-2	AR-1	RD-1	RD-2	RD-3
A.13 Farm Stay	X	X	X	X	X	X	46	46					
B.6 Field Retail Stand	43	43	43	43	43	43	43	43	43	13	13	13	
B.7 Farm Stand	43	43	43	43	43	43	43	43	43	13	13	13	13
B.7.2 Produce Stand	43	43	43	43	43	43	43	43	43				
B.7.3 Community Stand	45	45	45	45	45	45	45	45	45	45	45	45	45
B.7.4 Agricultural Market	43	43	43	43	43	43	43	43	43				
C.38 Small Wineries	X	X	X	X			X	X					
C.39 Large Wineries	12	12	12	12									

Land Use Zone	RD-4	RD-5	RD-6	RD-7	RD-10	RD-15/20	RD-25/30	RD-40	(MHP)	RM-2	RR	O
B.7 Farm Stand											13	13
B.7.2 Produce Stand											13	13
B.7.3 Community Stand	45	45	45	45	45	45	45	45	45	45	44	44

- (12) Permitted subject to the issuance of a conditional use permit by the appropriate authority.
- (13) Permitted subject to issuance of a conditional use permit by the Zoning Administrator...
- (43) Permitted if the development standards in TITLE III, Chapter 15, Article 1.5 are met.
- (44) Permitted subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be valid for up to three years.)
- (45) Permitted if under the supervision of a public agency or non-profit organization, subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be issued for up to three years.)
- (46) Permitted subject to the issuance of a use permit by the Zoning Administrator and the development standards in TITLE III, Chapter 15, Article 8.

SECTION 3: TITLE II, Chapter 25, Article 2, Section 225-11 (Permitted Uses Within the Buildable Area of Commercial Lots) and Section 225-14 (Special Conditions) are hereby amended as follows:

Land Use Zone	SC	LC	GC	AC	TC	CO
I.6 Certified Farmers Market or Community Stand	64	64	64	64	64	64

- (64) Permitted subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be valid for up to three years.)

SECTION 4: TITLE II, Chapter 30, Article 2, Section 230-11 (Permitted Uses Within the Buildable Area of Industrial Lots) and Section 230-13 (Special Conditions) are hereby amended as follows:

Zone	MP	M-1	M-2
K.21 Certified Farmers Market and Community Stand	30	30	30
K.30 Small Wineries		X	X
K.31 Large Wineries		31	31

(30) Permitted subject to the issuance of a temporary use permit by the Zoning Administrator. (There shall be no annual limit to the number of occurrences and the temporary use permit shall be valid for up three years.)

(31) Large wineries shall be allowed if the tasting facilities are limited to a maximum of 15% of the square footage of the indoor portion of the winery.

SECTION 5: TITLE III, Chapter 15, Article 1.5 is hereby replaced by a new Article 1.5

(Development Standards for Field Retail Stands, Farm Stands, Produce Stands, Community Stands and Agricultural Markets) as follows:

Section 315-03. Application

The provision of this Article shall apply to Field Retail Stands as defined in Section 130-70.4, Farm Stands as defined in Section 130-69.5, Produce Stands as defined in Section 130-137.7, Community Stands as defined in Section 130-47.08 and Agricultural Markets as defined in Section 130-04.4.

315-04. Purpose

The purpose of this article is to provide for sales locations (field retail stands, farm stands, produce stands, community stands and agricultural markets) where food products are grown and to set forth the permitting requirements and development standards to be applied to field retail stands, farm stands, produce stands, community stands and agricultural markets for the sale of crops.

315-05. Development Standards for Field Retail Stands

(1) Field Retail Stands shall be operated by the producer and on premises controlled by the producer.

- (2) Products sold shall be limited to shell eggs and crops that are grown by the producer; and agricultural and food preparation related items. Local crops not grown by the producer may be sold at events subject to a community event permit from the Environmental Management Department (EMD).
- (3) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the Field Retail Stand.
- (4) No activities related to the sale of products from Field Retail Stands shall take place on public property right-of-way.
- (5) There shall be no more than one (1) Field Retail Stand per parcel.
- (6) Field Retail Stands shall meet the setback standards of the zone in which they are located.
- (7) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet.
- (8) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (9) Signs shall be allowed provided that:
 - a. There is no more than one (1) sign at each entrance.
 - b. The sign is not over fifty (50) square feet in area.
 - c. The sign is not more than six (6) feet above road grade.
 - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
 - e. Illumination of the sign, if any, is indirect.
 - f. The sign is stationary.

315-06 . Development Standards for Farm Stands

- (1) Farm Stands shall be operated by the producer and on premises controlled by the producer.
- (2) Products sold shall be limited to shell eggs and crops that are grown by the producer, as regulated by State law; non-potentially hazardous prepackaged food products from an approved source that were grown or produced in close proximity to the Farm Stand; non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been grown or produced in close proximity to the Farm Stand; and agricultural and food preparation related items. Local crops not grown by the producer may be sold at events subject to a community event permit from the Environmental Management Department (EMD).
- (3) Non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been grown or

produced in close proximity to the Farm Stand shall be limited to a 50-square-foot storage and sales area.

- (4) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the Farm Stand.
- (5) No activities related to the sale of products from Farm Stands shall take place on public property right-of-way.
- (6) There shall be no more than one (1) Farm Stand per parcel.
- (7) Farm Stands shall meet the setback standards of the zone in which they are located.
- (8) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet.
- (9) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (10) Signs shall be allowed provided that:
 - a. There is no more than one (1) sign at each entrance.
 - b. The sign is not over fifty (50) square feet in area.
 - c. The sign is not more than six (6) feet above road grade.
 - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
 - e. Illumination of the sign, if any, is indirect.
 - f. The sign is stationary.

315-07 . Development Standards for Produce Stands

- (1) Produce Stands shall be operated by the property owner or lessee of the agricultural property.
- (2) Products sold shall be limited to shell eggs and crops that are locally grown; and agricultural and food preparation related items.
- (3) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the produce stand.
- (4) Produce Stands shall be located within fully enclosed structures with potable hot and cold running water, and shall have septic systems or be hooked up to the sewer system.
- (5) No activities related the sale of products from Produce Stands shall take place on public property right-of-way.
- (6) There shall be no more than one (1) Produce Stand per parcel.
- (7) Produce Stands shall meet the setback standards of the zone in which they are located.

- (8) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet, including storage area.
- (9) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (10) Signs shall be allowed provided that:
 - a. There is no more than one (1) sign at each entrance.
 - b. The sign is not over fifty (50) square feet in area.
 - c. The sign is not more than six (6) feet above road grade.
 - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
 - e. Illumination of the sign, if any, is indirect.
 - f. The sign is stationary.

315-08. Development Standards for Community Stands:

- (1) Community Stands shall be operated by nonprofit organizations.
- (2) Community Stands shall obtain a license from the State of California Department of Food and Agriculture (CDFA) and a permit from the Sacramento County Environmental Management Department (EMD) before operating.
- (3) Products sold shall be limited to shell eggs and crops that are locally grown; non-potentially hazardous prepackaged food products from an approved source that were locally grown or produced; non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced; and agricultural and food preparation related items.
- (4) Non-potentially hazardous prepackaged food products, including bottled water and soft drinks, from an approved source that have not been locally grown or produced shall be limited to a 50-square-foot storage and sales area.
- (5) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the farm stand.
- (6) No activities related to the sale of products from Community Stands shall take place on public property right-of-way.
- (7) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (8) Hours of operation, stand size (up to a maximum of 1,500 square feet of indoor sales area and 3,000 square feet of total enclosed area), setbacks, signs

and parking requirements shall be regulated by the temporary use permit for the Community Stand.

315-09. Development Standards for Agricultural Markets:

- (1) Agricultural Markets shall be operated by the property owner or lessee of the agricultural property.
- (2) Products sold shall be limited to shell eggs and crops that are locally grown; non-potentially hazardous prepackaged food products from an approved source that were grown or produced in close proximity to the agricultural market; non-potentially hazardous prepackaged food products from an approved source, including bottled water and soft drinks, that have not been grown or produced in close proximity to the agricultural market; and agricultural and food preparation related items.
- (3) Non- potentially hazardous prepackaged food products that have not been grown or produced in close proximity to the agricultural market shall be limited to 25% of the total storage and sales area of the Agricultural Market.
- (4) Agricultural and food preparation related items shall be limited to 25% of the total storage and sales area of the agricultural market.
- (5) Agricultural markets shall be located within fully enclosed structures with potable hot and cold running water, and shall have septic systems or be hooked up to the sewer system.
- (6) No activities related to the sale of products from Agricultural Markets shall take place on public property right-of-way.
- (7) There shall be no more than one (1) Agricultural Market per parcel.
- (8) Agricultural markets shall meet the setback standards of the zone in which they are located.
- (9) No building shall have more than 1,500 square feet of indoor sales area and shall have a total enclosed area of no more than 3,000 square feet, including storage area.
- (10) No part of this use, including merchandise and parking area, shall be located within the triangular visibility area described in Sections 12.12.010 or 12.12.020 of the Sacramento County Code.
- (11) Signs shall be allowed provided that:
 - a. There is no more than one (1) sign at each entrance.
 - b. The sign is not over fifty (50) square feet in area.
 - c. The sign is not more than six (6) feet above road grade.
 - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.
 - e. Illumination of the sign, if any, is indirect.
 - f. The sign is stationary.

315-09.1. Events at Field Retail Stands, Farm Stands, Produce Stands, and Agricultural

Events shall be allowed at Field Retail Stands, Farm Stands, Produce Stands, and Agricultural Markets pursuant to the chart below. Larger events may be allowed pursuant to the issuance of a use permit from the Zoning Administrator:

Total Parcel Size (Acres)	Maximum Number of Attendees (Peak)
1.0-2.5	50 people (1)(2)(3)
2.51- 5.0	100 people (1)(2)(3)
5.01-10.0	200 people (1)(2)(3)
10.01-20.0	300 people (1)(2)(3)
Over 20.0	350 people (1)(2)(3)

Notes:

1. Permitted as an accessory use; the primary use of the parcel must be agricultural.
2. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday and Holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
3. All events are subject to the Sacramento County noise ordinance.

315-09.2. Parking Requirements for Field Retail Stands, Farm Stands, Produce Stands, and Agricultural Markets

1. Field Retail Stands, Farm Stands, Produce Stands, and Agricultural Markets shall not be subject to the development standards for off-street parking outlined in the Zoning Code (Title III, Chapter 30).
2. The following ratio off-street parking shall be required:

Parking

Field Retail Stands/ Farm Stands/ Produce Stands/ Agricultural Markets	1 space/ 400 square feet of floor area (gross) dedicated to sales
--	--

3. All access roads must meet the standards of the Fire Marshal. All parking areas must have an active dust control program.
4. Parking lot lighting as defined in the zoning code will be required if the field retail stand, farm stand, produce stand, or agricultural market is open to the public after sunset.

315-09.3 Advisory For Other Permitting Requirements (Add to the new TITLE III, Chapter 15, Article 1.5 (Development Standards for Field Retail Stands, Farm Stands,

Produce Stands, and Agricultural Markets):

1. All waste, both solid and liquid, shall be managed in accordance with local, state, and federal rules, regulations, and ordinances pertaining to such waste.
2. Environmental Management Department approval/permit for a water system is required unless documentation that the regulations are not applicable is provided.
3. Environmental Management Department approval is required for farm stands, produce stands, community stands and agricultural markets (EMD regulations for agricultural markets are similar to those for convenience stores).
4. Environmental Management Department (EMD) approval/permit is required for events at field retail stands, farm stands, produce stands and agricultural markets. Community event permits from EMD that allow the sale of locally grown crops not grown on premises controlled by the producer at field retail stands and farms stands must adhere to the definition of community event in the California Retail Food Code 113755.
5. Mitigation Measure A: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Division of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Division of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

6. Mitigation Measure B: In order to mitigate impacts to potentially historic buildings (buildings 100 years old and older), perform one of the following:
 - i. Structures that have not been subject to a previous architectural evaluation and are at least 100 years or older and are subject to renovation shall have a historic architectural study performed by a qualified, professional architectural historian. A significance determination shall be prepared for review by the staff of the Community Planning and Development Department (CPDD). If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- ii. Property owners proposing to renovate an existing structure shall submit photographs of the structure to the Community Planning and Development Department (CPDD). CPDD staff shall determine whether a historical evaluation is warranted. If CPDD staff determines that an historic evaluation is warranted, the applicant shall have a historic architectural study performed by a qualified, professional architectural historian for review by CPDD staff. If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- iii. Comply with Mitigation Measure C and forego the need to submit photographs or an historical architectural evaluation.

7. Mitigation Measure C: Structures deemed to be significant historical architectural resources shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

	Sells Shell Eggs and Crops Grown on Premises controlled by Producer	Sells Locally Grown Crops not Grown on the Premises	Sells Non-Potentially Hazardous Pre-packaged Food	Sells Agricultural and Food Preparation Related Items	Holds Events	Maximum Size: 1,500 s.f. of indoor sales area and 3,000 s.f. of total enclosed area	Requires EMD Approval
Field Retail Stand	X	1		X	X	X	
Farm Stand	X	1	X	X	X	X	X
Produce Stand	X	X		X	X	X	X
Community Stand	X	X	X	X		X	X
Agricultural Market	X	X	X	X	X	X	X

1. Subject to a community event permit from EMD.

SECTION 6: TITLE III, Chapter 15, Article 7 (Development Standards for

Wineries) is hereby added as follows:

315-60. Application

The provisions of this article shall apply to Small Wineries and Large Wineries as defined by Section 130-170.7 and Section 130-105.3.

315-61. Purpose

The purpose of this article is to provide for the orderly development of wineries and associated activities within Agricultural and Industrial zones to promote economic development opportunities for the agricultural industry and to preserve agricultural lands within Sacramento County.

315-62. Development Standards for Small Wineries

- (1) The parcel shall be licensed by the State of California Department of Alcohol Beverage Control, license Type 02 "Winegrower."
- (2) If located in the AG or AR zones, the premises shall have a minimum size of three (3) acres.
- (3) If the winery is accessed only via a private road shared by others, a use permit from the Zoning Administrator shall be required, and the use permit shall require the applicant to pay their fair share of the road maintenance costs. The Director of the Community Planning and Development Department may waive the requirement for a use permit if written verification from all property owners along the private road is submitted.

- (4) If the winery is located in an AG (agricultural) or AR (agricultural residential) zone and it is located less than half a mile away from a RD (residential) zone, a use permit from the Zoning Administrator shall be required to exceed 2,500 cases annual production.
- (5) All waste, both solid and liquid, shall be managed, treated, stored, and/or disposed of in accordance with local, state and federal rules, regulations, and ordinances pertaining to such waste.
- (6) The primary focus of the tasting area shall be for the marketing and sale of wine and grape products produced on site. The sale of wine related merchandise and food shall be incidental to the tasting and limited to 15% of the square footage of the tasting area. Food facilities as defined in the California Retail Food Code, Section 113789, must meet all applicable codes. If no other beverage except bottles of wine and prepackaged non-potentially hazardous beverages is offered for sale for on-site consumption and no food except for crackers are served, the facility is not subject to the California Retail Food Code regulations. If other foods are sold, the facility shall be subject to the California Retail Food Code regulations and shall require permitting by the Environmental Management Department.
- (7) All buildings shall meet the general agricultural building standards of the zone in which they are located.

315-63. Allowed Uses for Small Wineries

- (1) Growing and harvesting grapes and other products suitable for wine processing and bottling of grapes and grape products produced on the premises.
- (2) Processing and bottling of grapes and grape products produced off the winery premises.
- (3) Sale of wine for consumption off premises whether grown or produced on premises or off.
- (4) Wine tasting involving serving wine to the public for the purpose of sampling the wine, subject to the following restrictions:
 - a. Wine tasting shall be limited to five (5) days per week unless a use permit is obtained from the Zoning Administrator.
 - b. Use of outdoor amplified sound shall be regulated per the Sacramento County noise ordinance.
 - c. Sanitary facilities and potable water shall be provided pursuant to applicable codes.
- (5) Events shall be allowed pursuant to the chart below. Larger events may be allowed pursuant to the issuance of a use permit from the Zoning Administrator:

Total Parcel Size (Acres)	Maximum Number of Attendees (Peak)
1.0-2.5	50 people (1)(2)(3)
2.51- 5.0	100 people (1)(2)(3)
5.01-10.0	200 people (1)(2)(3)
10.01-20.0	300 people (1)(2)(3)
Over 20.0	350 people (1)(2)(3)

Notes:

1. Permitted as an accessory use; the primary use of the parcel must be agricultural (if located in the AR or AG zones).
2. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday and Holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
3. All events are subject to the Sacramento County noise ordinance.

315-64. Development Standards for Large Wineries

Landowner shall comply with all the development standards of small wineries.

315-65. Allowed Uses for Large Wineries

- (1) Growing and harvesting grapes and other products suitable for wine processing and bottling of grapes and grape products produced on the premises.
- (2) Processing and bottling of grapes and grape product produced off the winery premises.
- (3) Sale of wine for consumption off premises whether grown or produced on premises or off.
- (4) Wine tasting involving serving wine to the public for the purpose of sampling the wine, subject to the following restrictions:
 - a. Use of outdoor amplified sound shall be regulated per the Sacramento County noise ordinance.
 - b. Sanitary facilities and potable water shall be provided pursuant to applicable codes.
- (5) Events
 - a. Events shall be allowed in the AG-20, AG-40, AG-80 and AG-160 zones subject to the winery's conditional use permit.
 - b. Events shall be allowed in the M-1 and M-2 zones pursuant to the chart below. Larger events may be allowed pursuant to the issuance of a use permit from the Zoning Administrator:

Total Parcel Size (Acres)	Maximum Number of Attendees (Peak)
1.0-2.5	50 people (1)(2)

2.51- 5.0	100 people (1)(2)
5.01-10.0	200 people (1)(2)
10.01-20.0	300 people (1)(2)
Over 20.0	350 people (1)(2)

Notes:

1. Outdoor activities are limited to Sunday through Thursday 8:00 a.m. to 7:00 p.m.; and Friday, Saturday and Holidays 8:00 a.m. to 11:00 p.m. Indoor activities are permitted without restrictions as to day and time.
2. All events are subject to the Sacramento County noise ordinance.

315-66. Parking Requirements for Wineries:

(1) Wineries shall not be subject to the development standards for off-street parking outlined in the Zoning Code (Title III, Chapter 30).

(2) The following ratios of off-street parking shall be required for all wineries:

Parking

Office area	4.5 spaces/ 1,000 square feet
Production and storage area	1 space/ 2,000 square feet (gross)
Tasting room facilities	1 space/300 square feet
Events	1 space for every 3 attendees

(3) All access roads must meet the standards of the Fire Marshal. All parking areas must have an active dust control program.

(4) Parking lot lighting as defined in the zoning code will be required if the tasting room is open to the public after sunset.

315-67. Signage for Wineries

Identification signs shall be allowed provided that:

- (1) There is no more than one (1) sign at each major entrance.
- (2) Signs are not over fifty (50) square feet in area.
- (3) Signs are limited to monument signs not exceeding six (6) feet above road grade, or signs attached flat against the main building, or signage applied to a conforming wall or fence (in such a case, area shall be computed by circumscribing the lettering and counting 100%).
- (4) Monument signs are set back at least sixteen (16) feet from the right-of-way of public streets unless a lesser setback is approved by the Planning Division.
- (5) Illumination of the sign, if any, shall be indirect.
- (6) Signs are stationary.

- (7) Signs exceeding the size and height limits are permitted subject to the issuance of a use permit by the Zoning Administrator.

315-68. Advisory for Other Permitting Requirements for Wineries

- (1) All waste, both solid and liquid, shall be managed in accordance with local, state, and federal rules, regulations, and ordinances pertaining to such waste.
- (2) Environment Management Department approval/permit for a water system is required unless documentation that the regulations are not applicable is provided.
- (3) Environmental Management Department approval/permit is required for events that involve food that is sold or given away to the public.
- (4) Approval from the Building Inspection Division and the Fire Marshal may be required prior to the use of existing building for events.
- (5) Mitigation Measure A: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Division of Environmental Review and Assessment shall be immediately notified at (916) 874-7914.

At that time, the Division of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

- (6) Mitigation Measure B: In order to mitigate impacts to potentially historic buildings (buildings 100 years old and older), perform one of the following:
 - i. Structures that have not been subject to a previous architectural evaluation and are at least 100 years or older and are subject to renovation shall have a historic architectural study performed by a qualified, professional architectural historian. A significance determination shall be prepared for review by the staff of the Community Planning and Development Department (CPDD). If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- ii. Property owners proposing to renovate an existing structure shall submit photographs of the structure to the Community Planning and Development Department (CPDD). CPDD staff shall determine whether a historical evaluation is warranted. If CPDD staff determines that an historic evaluation is warranted, the applicant shall have a historic architectural

study performed by a qualified, professional architectural historian for review by CPDD staff. If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- iii. Comply with Mitigation Measure C and forego the need to submit photographs or an historical architectural evaluation.

- (7) Mitigation Measure C: Structures deemed to be significant historical architectural resources shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

SECTION 7: TITLE III, Chapter 15, Article 8 (Development Standards for Farm Stay Operations), is hereby added as follows:

Development Standards for Farm Stay Operations

315-75. Application

The provision of this article shall apply to farm stay operations as defined in Section 130-69.6.

315-76. Purpose

The purpose of this article is to facilitate the operation of Farm Stays in Sacramento County, in order to expand the understanding of the role of agriculture in the County, provide farmers with an opportunity to diversify income potential, and boost tourism to the County.

315-77. Development Standards for Farm Stay Operations

- (1) No more than five (5) guest rooms shall be allowed.
- (2) Accommodations for no more than fifteen (15) total guests shall be allowed.
- (3) Food shall be served only to registered guests, and the price of meals shall be included in the price of the overnight accommodations.
- (4) Lodging and meals shall be incidental and not the primary function of the agricultural home stay establishment.
- (5) Identification signs shall be allowed provided that:
 - a. There is no more than one (1) sign at each entrance.
 - b. The sign is not over fifty (50) square feet in area.
 - c. The sign is not more than six (6) feet above road grade.
 - d. The sign is setback at least sixteen (16) feet from the street right-of-way unless a lesser setback is approved by the Planning Division.

- e. Illumination of the sign, if any, is indirect.
 - f. The sign is stationary.
- (6) Farm Stay operations that do not meet the development standards shall be permitted subject to the issuance of a conditional use permit from the Planning Commission.

315-78. Parking Requirements for Farm Stay Operations

- (1) Farm stay operations shall not be subject to the development standards for off-street parking outlined in the Zoning Code (Title III, Chapter 30).
- (2) Farm stay operations shall provide one parking space per bedroom.
- (3) All access roads must meet the standards of the Fire Marshal. All parking areas must have an active dust control program.

315-79. Advisory For Other Permitting Requirements for Farm Stay Operations

- (1) Environmental Management Department approval/permit is required unless documentation that the regulations are not applicable is provided.
- (2) Building permits from the Building Inspection Division may be required.
- (3) Mitigation Measure A: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the Division of Environmental Review and Assessment shall be immediately notified at (916) 874-7914. At that time, the Division of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.
- (4) Mitigation Measure B: In order to mitigate impacts to potentially historic buildings (buildings 100 years old and older), perform one of the following:
 - i. Structures that have not been subject to a previous architectural evaluation and are at least 100 years or older and are subject to renovation shall have a historic architectural study performed by a qualified, professional architectural historian. A significance determination shall be prepared for review by the staff of the Community Planning and Development Department (CPDD). If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- ii. Property owners proposing to renovate an existing structure shall submit photographs of the structure to the Community Planning and Development Department (CPDD). CPDD staff shall determine whether a historical evaluation is warranted. If CPDD staff determines that an historic evaluation is warranted, the applicant shall have a historic architectural study performed by a qualified, professional architectural historian for review by CPDD staff. If the structure is deemed a significant historic resource, the applicant shall comply with Mitigation Measure C.

OR,

- iii. Comply with Mitigation Measure C and forego the need to submit photographs or an historical architectural evaluation.

(5) Mitigation Measure C: Structures deemed to be significant historical architectural resources shall be preserved in situ with all proposed modifications carried out to *The Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.

SECTION 8: This ordinance shall take effect and be in full force on thirty (30) days from the date of its passage, and before expiration of fifteen (15) days from the date of its passage it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published within the County of Sacramento, State of California.

On a motion by Supervisor Nottoli, seconded by Supervisor Serna, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 14th day of December, 2011, by the following vote, to wit:

AYES: Supervisors, Nottoli, Peters, Serna, Yee, MacGlashan
NOES: Supervisors, None
ABSENT: Supervisors, None
ABSTAIN: Supervisors, None



Cyndee Lee

Roberta MacGlasha

CHAIRPERSON, Board of Supervisors
County of Sacramento, California

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairmen of the Board of Supervisors, County of Sacramento on

DEC 14 2011

By *Allyson Myz*
Deputy Clerk, Board of Supervisors

FILED

DEC 14 2011

BOARD OF SUPERVISORS
BY *Cyndee Lee*
CLERK OF THE BOARD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Sacramento }

On December 29, 2011 before me, Gloria V. Rodgers, Notary Public ,
Date Here Insert Name and Title of the Officer

personally appeared Cyndi Lee
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature Gloria V. Rodgers
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity (ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer - Title(s): _____
- Partner - Limited General
- Attorney in Fact
- Trustee
- Guardian

Other: _____

Signer is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer - Title(s): _____
- Partner - Limited General
- Attorney in Fact
- Trustee
- Guardian

Other: _____

Signer is Representing: _____

RIGHT TUMBRINT
OF SIGNER
Top of thumb here

RIGHT TUMBRINT
OF SIGNER
Top of thumb here