

COMPARISON CHART OF OTHER COUNTIES

County	Alameda	El Dorado	Marin	Napa	Sacramento
Minimum Parcel Size	Every use in A District shall be on a building site not less than 100 acres	PA - 10, 20, 40, 80, 160 (lot size based on commodity type, soil type, surrounding uses, and other appropriate factors) LA - 10, 20, 40, 80, 160 (lot size based on commodity type, soil type, surrounding uses, and other appropriate factors) AG - 40, 80, 160 (based on use designation and other appropriate factors) RL - 10, 20, 40, 80, 160 (lot sized based on constraints of site, surrounding use, and other applicable factors)	A-2: 2 acres A: 3 acres to 60 acres C-APZ: 60 acres	AP - 40 acres AW - 160 acres	AG-20: 20 acres AG-40: 40 acres AG-80: 80 acres AG-160: 160 acres
Permitting Requirements					
Winery	Permitted; winery or olive mill related uses w/use permit	Permitted; permitted w/use permit		small winery permitted; permitted w/use permit	large wineries/breweries w/ use permit; small wineries/specialty craft breweries permitted
Food Service/ Farm-to-table Farm to table, which is also known as 'farm to food' and 'farm to school', is a local movement that encourages the behavior of providing food from local farms to nearby organizations.		Snack foods during wine tasting allowed; dining facilities w/ use permit; tasting facilities include catered food, food prepared on premises, and winemaker dinners (not considered part of dining facility) Commercial kitchen > 20 acre parcels		Commercial kitchen w/use permit Food and wine pairing allowed No menu options, no meal service such that the winery functions as a café or restaurant	
Farm Dinners		Dining facilities w/ use permit			
Farm stay A form of agricultural tourism where a farmer or rancher hosts guests or tourists at his/her working farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching.		Permitted			Permitted
Bed and Breakfast	Permitted (South Livermore Valley Area Plan, limited to existing homes)	Permitted w/use permit	Permitted (3 or less guest rooms); w/use permit for (4-5 guest rooms)		Permitted w/use permit
Farm Tours		Permitted, limited to daylight hours (Ranch Marketing Activities and Accessory Uses)		Winery tours w/use permit	permitted in AG districts

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County	San Joaquin	San Luis Obispo	Solano	Sonoma	Yolo
Minimum Parcel Size	AG-20: 20 acres AG-40: 40 acres AG-80: 80 acres AG-160: 160 acres AL-5: 5 acres AL-10: 10 acres AU-20: 20 acres AU-40: 40 acres AU-80: 80 acres AU-160: 160 acres ARM: 20 acres ARM-40: 40 acres ARM-80: 80 acres ARM-160: 160 acres	<u>Existing AG Land Use</u> - irrigated row crops: 40 acres - irrigated pasture: 40 acres (80 acres if ag capability w/ Ag Preserve Rules and Ag and OS Element) <u>Undeveloped Aq Land</u> Class I or II - 20 acres (irrigated) Class III or IV - 40 acres irrigated (80 acres if ag capability w/Ag Preserve Rules and Ag and OS Element) VI, VII, VIII - 320 acres (irrigated and non-irrigated) Rural Lands: 20 - 320 acres (20, 40, 80, 160, 320) depending on site features Rural Residential: 5 - 20 acres (5, 10, 20) depending on site features	A-20, A-40, A-60, A-80 - Not specified AL-80: 80 acres AL-160: 160 acres A-SV w/ water and sewer: 20 acres, w/water or sewer: 20 acres, w/o water or sewer: 20 acres ATC w/water and sewer: 2,000 sq. ft., w/ water or sewer: 2.5 acres, w/o water or sewer: 5 acres	AS - w/public sewer & public water: 8, 000 sq. ft. public water only: 1 acre none: 1.5 acres AR - 1.5 acres, 1 acre w/public water DA - 10 acres LEA - 1.5 acres LIA - 20 acres RRD - 20 acres	AN: 40 acres -160 (depending of if irrigated and cultivated) AX: 160 acres for dryland farming, 320 acres for rangeland AC- 1 acre AI - 5 acre
Permitting Requirements					
Winery	large and medium w/use permit; boutique and small w/site approval	Permitted w/use permit;	small winery: permitted; medium winery: w/ administrative permit; large: w/use permit	tasting room w/ use permit	Site plan review; w/ use permit
Food Service/ Farm-to-table Farm to table, which is also known as 'farm to food' and 'farm to school', is a local movement that encourages the behavior of providing food from local farms to nearby organizations.	Commercial kitchen allowed for events and shall not be used as a restaurant		Commercial kitchen w/ use permit		Restaurant allowed in Agricultural Commercial Zone
Farm Dinners					Allowed, site plan review
Farm stay A form of agricultural tourism where a farmer or rancher hosts guests or tourists at his/her working farm or ranch to familiarize the visitors with the daily activities associated with farming or ranching.			Permitted	Permitted w/ zoning permit	Allowed, site plan review
Bed and Breakfast	Permitted with site approval	Permitted as incidental use to visitor-serving facility; permitted w/use permit	Permitted; permitted w/use permit	Permitted w/ zoning permit; w/us permit (not more than 5 guest rooms)	small: site plan review; large: use permit
Farm Tours		Winery tours w/ Minor Use Permit	Agricultural education/demonstration farms permitted		site plan review