



FARM BUREAU PRESENTATION

Planning & Development Services Farming Programs

1. Farm Employee Housing
2. Tiered Winery Ordinance
3. Agricultural Promotion Ordinance
4. Temporary Agriculture Community Events
5. Purchase of Agricultural Conservation Easements (PACE) Program

1. Farm Employee Housing

- County Zoning Ordinance, Regulatory Code, and General Plan updated and approved by the Board of Supervisors on August 5, 2009 (Item #7)
 - Zoning Ordinance amendments:
 - Reclassified Farm Employee Housing as an agricultural use, redefined Farm Employee and Agriculture, added a definition of Commercial Agriculture
 - Allows Farm Employee Housing in these 8 zones “by right” in accordance with the California Employee Housing Act, all other zones require Administrative Permit
 - Regulatory Code amendment:
 - Extended the fee waiver program for an additional 5 years
 - General Plan amendments:
 - Rename and revise Regional Land Use Element Policy 3.85 (Farmworker Housing Density Bonus Program) to ensure consistency with the California Employee Housing Act
- The current process to apply for Farm Employee Housing includes 3 steps:
 - Pre-application with the Department of Environment Health and Agriculture, Weights and Measures
 - Building Permit Application with Planning & Development Services
 - Permit to operate Farm Employee Housing from the State of California

2. Tiered Winery Ordinance

- County Zoning Ordinance and General Plan updated and approved by the Board of Supervisors on August 4, 2010 (Item #1)
 - New winery classification “Packing and Processing: Small Winery”
 - Revised existing regulations for “Packing and Processing: Wholesale Limited Winery”
 - Allow the “Packing and Processing: Boutique Winery” Use Type by right
- County Zoning Ordinance updated and approved by the Board of Supervisors on April 27, 2016 (Item #1) to clarify the intent and resolve discrepancies in the Ordinance
 - Permitting of wine production facility structures and uses
 - Importation of wine from outside sources
 - Tasting/retail sales area size and definition
 - Defining events
 - Adding an allowance for fruit grown on a noncontiguous property to be considered in the percentage of fruit grown “on the premises” when it is owned or leased by the winery owner



FARM BUREAU PRESENTATION

3. Agricultural Promotion Ordinance

- County Zoning Ordinance and General Plan updated and approved by the Board of Supervisors on March 15, 2017 (Item #3)
 - Add and clarify agricultural use definitions
 - Included agricultural homestays, agritourism activities, agricultural stores, micro-breweries/micro-distilleries, fisherman’s markets, and packing/processing
 - Supplement agricultural opportunities to include new agritourism accessory uses
 - Allow wineries in the S92 Use Regulations
 - Revise the animal use regulations to simplify the Ordinance

4. Temporary Agriculture Community Events

- On November 14, 2018 the Board of Supervisors directed staff to establish short- and long-term options to allow agricultural community events during agritourism activities
- Update will define Agritourism Community Events & Set Criteria
 - Allow for a maximum of two goods vendors or 51% agriculture related products
- Update will eliminate Zoning Verification Permit requirement for Small Agriculture Stores
- Agritourism activities include:
 - U-Pick operations
 - On-site tours
 - On-site agricultural instruction or demonstrations
 - Lectures or classes about agriculture related topics
 - Participation in agricultural operations on the premises
- Food services are allowed on agricultural lands with four general options:
 - Landowners can partner with a non-profit for a Community Event Permit through the Department of Environmental Health
 - Build an agricultural stand for roadside agriculture sales
 - Build a small agriculture store for temporary or permanent agricultural and food sales
 - Landowners can partner with a mobile food truck.
- Temporary events are not currently permitted on agricultural lands including weddings, circuses, concerts, parties or carnivals. The ordinance update will now allow temporary agritourism community events under the following conditions:
 - Must be zoned for agriculture
 - Must be a commercial agriculture operation
 - 50% suitable for agriculture & 25% active agriculture
 - Must hold agritourism activities
 - Temporary Agritourism Community Event

5. Purchase of Agricultural Conservation Easements (PACE) Program

- Originated as a way to compensate property owners that were affected by down-zoning during the General Plan Update
- To date 30 properties totaling 2,334 acres have been preserved at a cost of \$6M to the County
- Update will implement CAP Measure T-1.2 with updated eligibility and ranking criteria
 - Annual acquisition goal increases from 230 to 443 acres to “extinguish” 18 DUs per year