Planning & Development Services Farming Programs

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)
     o 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
     o Regulatory Code amendment:
       ▪ Extended the fee waiver program for an additional 5 years
     o 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:
     o Pre-application with the Department of Environment Health and Agriculture, Weights and Measures
     o Building Permit Application with Planning & Development Services
     o 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)
     o New winery classification "Packing and Processing: Small Winery"
     o Revised existing regulations for "Packing and Processing: Wholesale Limited Winery"
     o 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
     o Permitting of wine production facility structures and uses
     o Importation of wine from outside sources
     o Tasting/retail sales area size and definition
     o Defining events
     o 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
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, agrotourism 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