

Navigating Permits and Regulations for Agritourism

El Dorado County Case Study: *Designing Regulations to Promote Agritourism*

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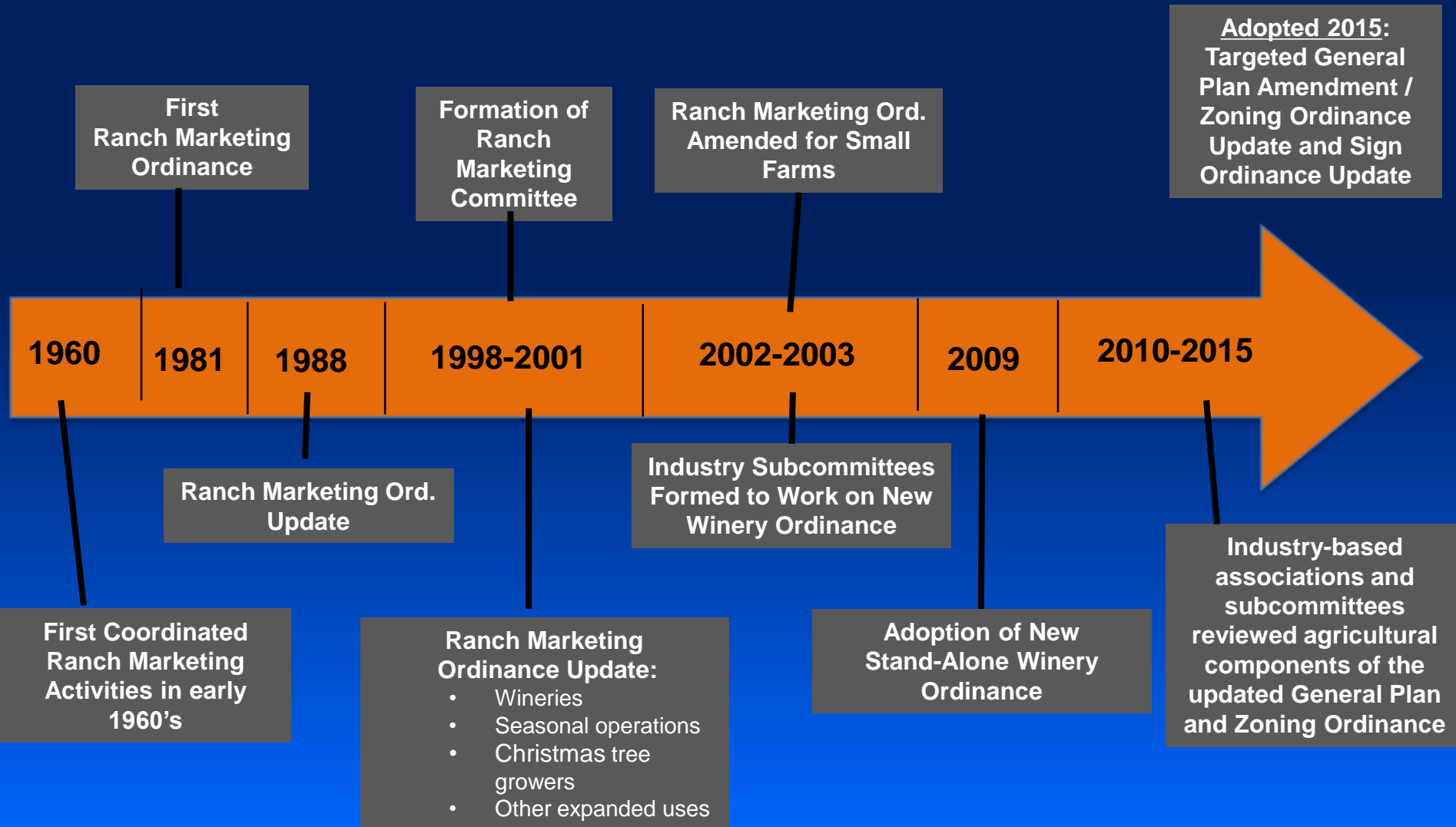


Presentation Overview:



- ❑ History of Agritourism in El Dorado County
- ❑ Stakeholder Opportunities To Shape New Regulations
- ❑ The Result of the Process:
 - ✓ El Dorado County Regulations Designed to Promote Agritourism

El Dorado County Agritourism - A Brief History



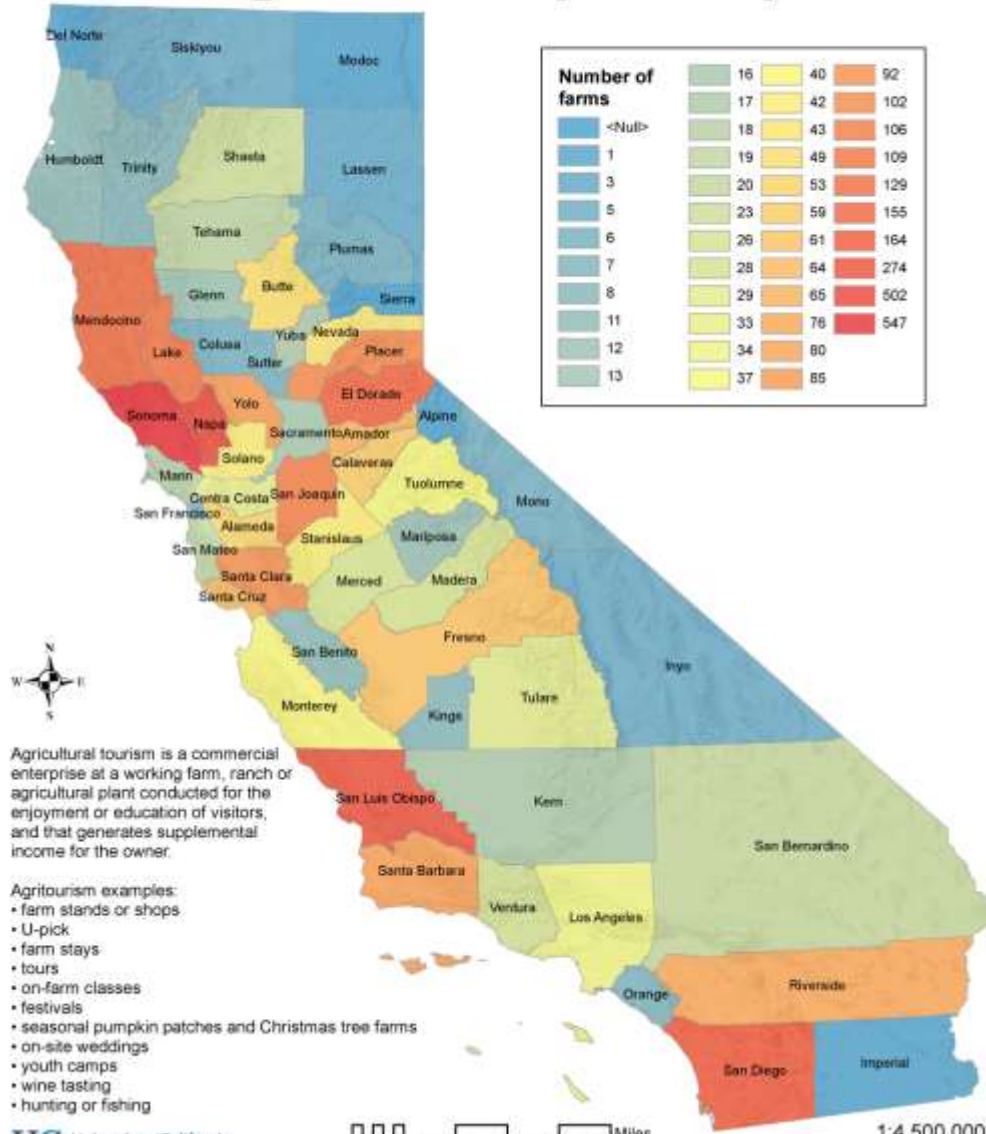
Edio Delfino: Agritourism Pioneer



El Dorado County Agritourism in 2015:

- Approximately 200 Winery and Agritourism Operations and still Increasing

California Agritourism and Winery Operations by County



Agricultural tourism is a commercial enterprise at a working farm, ranch or agricultural plant conducted for the enjoyment or education of visitors, and that generates supplemental income for the owner.

- Agritourism examples:**
- farm stands or shops
 - U-pick
 - farm stays
 - tours
 - on-farm classes
 - festivals
 - seasonal pumpkin patches and Christmas tree farms
 - on-site weddings
 - youth camps
 - wine tasting
 - hunting or fishing

The Process of Changing Local Laws:

Example: Recent El Dorado County Ranch Marketing Ordinance Amendments*



*2002-2003 El Dorado County Ranch Marketing Ordinance Amendments for small farms

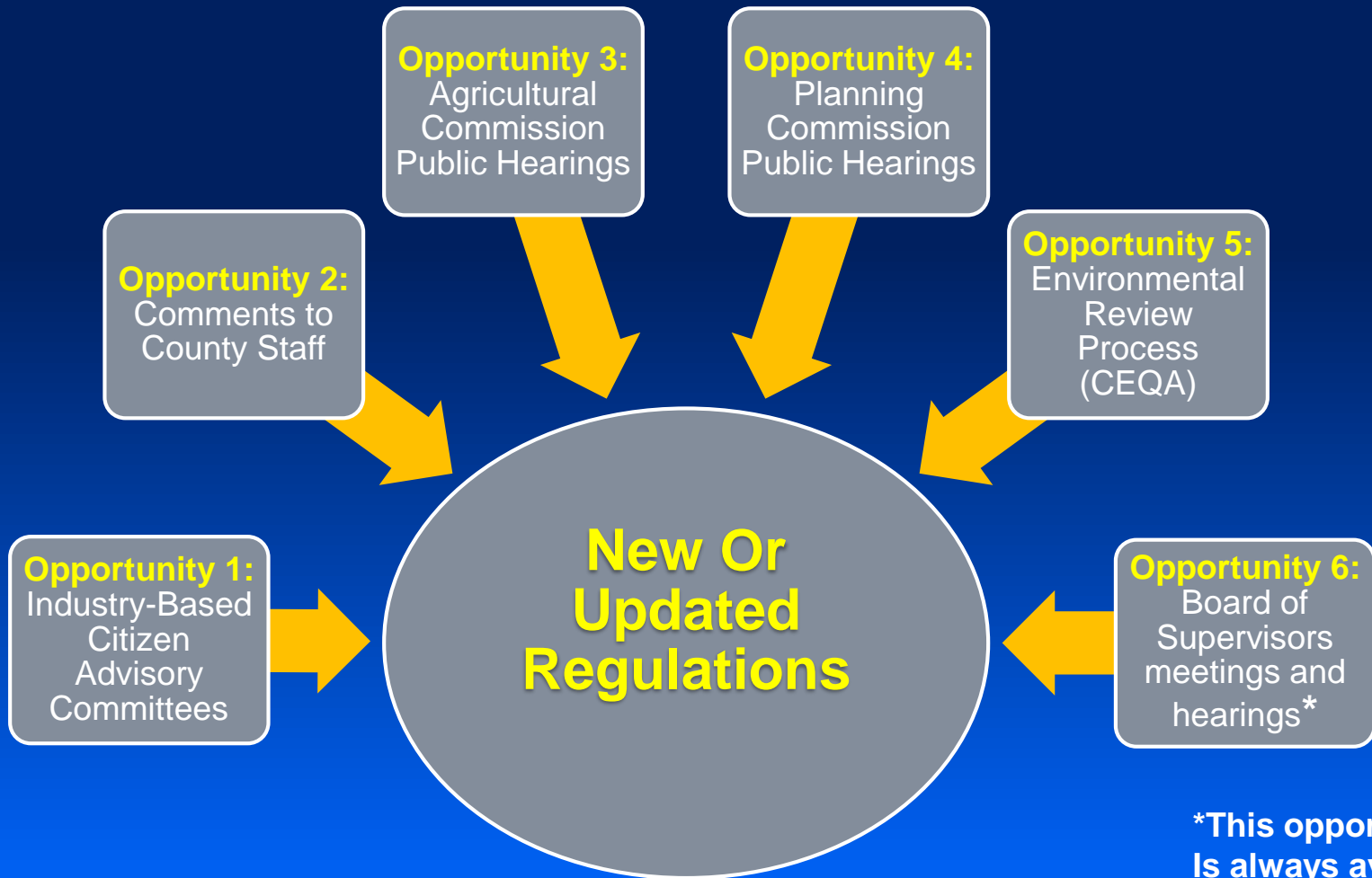
The Process of Changing Local Laws (Cont):



Who Are Stakeholders?

- Stakeholder: “A person, group or organization that has interest or concern in an organization.” (www.businessdictionary.com)
- Stakeholder: “A person who has an interest in or investment in something and who is impacted by and cares about how it turns out.” (www.yourdictionary.com)

Stakeholder Opportunities To Shape New Regulations



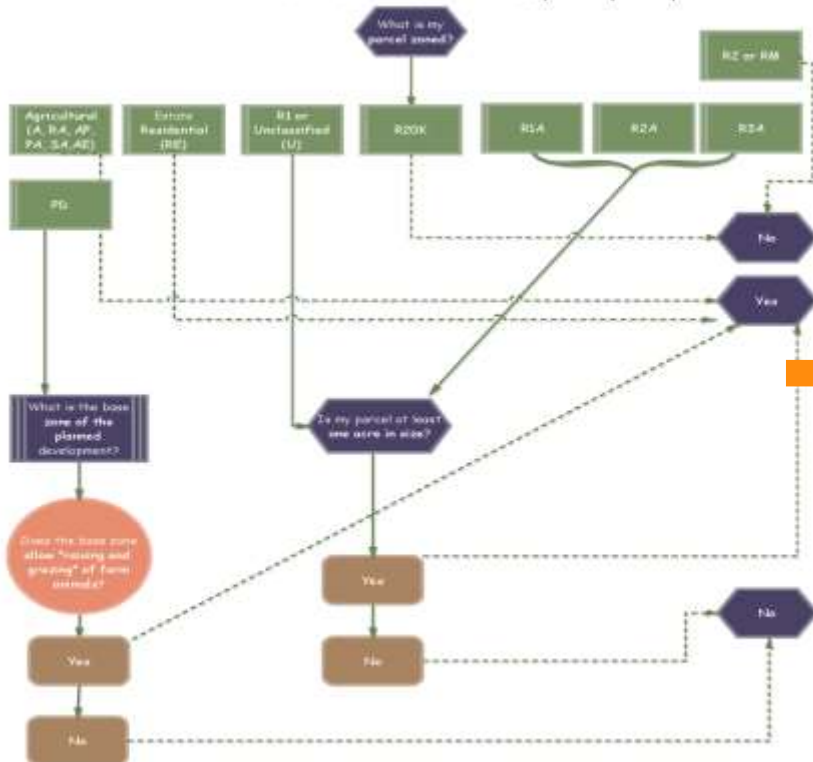
***This opportunity
Is always available!**

Stakeholder Opportunities To Shape New Regulations: The Results of Stakeholder Input

Complex Pre-2015 Regulations: Animal Raising and Keeping

2015 Zoning Ordinance Update:

Can I Raise Farm Animals on My Property?



Information Referenced in This Diagram (General Summary Only):

Zoning Ordinance Sections 130.01-100 (Planned Development), 131.01 (General Provisions), 130.06-100 (Definitions), 130.06-070 (Districts), 130.14-070 (Tables), Chapter 130.28 (Unclassified (U) Zone Districts), Chapter 130.26 (Residential Districts), Chapter 130.30 (Residential Agricultural Districts), Chapter 130.36 (Agricultural Districts), Chapter 130.30 (Planned Development Districts), Chapter 130.62 (Table Agricultural Districts), Chapter 130.70- Article III (RE-10 Zone District), Chapter 130.56 (Table Residential Districts).

Planning (Development Services) Director Zoning Interpretations, as needed for clarity.

Table 17.40.080.1 Animal Raising & Keeping matrix

	R1: Single-unit Residential R20K: Single-unit Residential R1A: One-acre Residential R2A: Two-acre Residential R3A: Three-acre Residential RE: Residential Estates (-5 or -10)	P A MUP CUP T ---	Permissible (allowed) use (Article 4) Administrative permit required (17.52.010) Minor use permit required (17.52.020) Conditional use permit required/ (17.52.060) Temporary use permit required Use not allowed in zone					
TYPE	RM	R1	R20K	R1A	R2A	R3A	RE	Reference
Apiaries, Commercial	---	---	---	---	P	P	P	17.40.080.C.1
Small Animals	---	P	P	P	P	P	P	17.40.080.C.2
Medium Animals	---	---	A	P	P	P	P	17.40.080.C.3
Large Animals	---	---	---	A	P	P	P	17.40.080.C.4

All Information required for a decision is now located in single table, with code references to specific development standards.

The Result: Regulations To Promote Agritourism

El Dorado County Ranch Marketing Ordinance

- Many uses / activities allowed by right based on parcel zoning, verified crop production, minimum parcel size and other criteria:
 - ✓ Agricultural homestays
 - ✓ Guest ranches
 - ✓ Bake shops, food stands and food preparation
 - ✓ Art/merchandise and handicraft sales
 - ✓ Marketing and promotional events
 - ✓ Petting zoos
 - ✓ Agricultural museums

The Result: Regulations To Promote Agritourism



El Dorado County Winery Ordinance

- Many uses / activities allowed by right based on parcel zoning, verified crop production and minimum parcel size:
 - ✓ Wineries
 - ✓ Tasting facilities
 - ✓ Marketing/promotional events
 - ✓ Wholesale/retail sales
 - ✓ Picnic areas
 - ✓ Other special events
 - ✓ Art/merchandise sales

The Result: Regulations To Promote Agritourism

2015 Targeted General Plan Amendment/Zoning Ordinance Update

- The update simplified many complex regulations
- The update allowed greater opportunities for new and expanded uses on agricultural-zoned lands including:
 - ✓ Expansion of General Plan Agricultural Districts (**more parcels with right-to-farm protections**)
 - ✓ Agricultural homestays (**expanded**)
 - ✓ Agricultural and timber resource lodging (**new in 2015**)
 - ✓ Guest ranches on grazing land (**new in 2015**)
 - ✓ Additional Updates to the Winery and Ranch Marketing Ordinances

The Result: Regulations To Promote Agritourism

2015 Sign Ordinance Update

- Significantly updated and streamlined countywide sign regulations.
- New and expanded opportunities for agricultural promotion



- ✓ Off-site commercial directional signs allowed by right



- ✓ Customized Community Sign Programs for Industry Associations

Resources

- El Dorado County Department of Agriculture, Weights and Measures: <http://www.edcgov.us/Ag/>
- El Dorado County Zoning Ordinance - Article 2 (Zones, Allowed Uses and Zoning Standards):
https://www.edcgov.us/Government/planning/Pages/zoning_ordinance.aspx
- El Dorado County Farm Bureau:
<http://www.edcfb.com/>



Thank You!

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