

Agritourism Update – BO17-01

Board of Supervisors

PLN17-0037; ORD17-2; EIS17-0009



Background

- **February 17, 2017 Board directed staff to return to Board of Supervisors within 120 days with a report on Agritourism**
- **Presentation Outline**
 - **Defining the Issue**
 - **Other Counties' Process**
 - **What's Been Done/Next Steps**

What is Agritourism?

- **Agritourism:**
 - **Broad range of activities, events and land uses**
 - Farm tours, holiday festivals, school field trips, weddings, fruit picking, farm classes, culinary events, farm stays, hay rides, petting zoos, pumpkin patch
 - **No Current Definition**



Current Processes

1. Use Permit

- Social Event Facility/Venue
- One-Time: Approval Runs with Land
- Fee ~ \$6,000
- 6 to 8 month process



2. Outdoor Event Permit

- 4 Events/Year
- Fee ~ \$250
- 60-day process



3. Field Retail and Farm Stands

- 'By-Right' or ADP
- Fee ~ \$141
- 30-day process



Agricultural Advisory Commission

Issues

- Ag Community Wants Flexibility for Marketing Events
- Clearer Definitions & Assurances
- Use Permit process



AAC Draft Ordinance

- Marketing Definitions and Events as Accessory Use
- Comments (Public Health & Safety & Social Event Facility)

Acres	Max Number of Attendees [1][2]
3.0 – 5.0	50 People
5.01 – 10.0	100 People
10.01 – 20.0	200 People
Over 20.0	300 People

[1] Permitted as an accessory use on agriculturally zoned land; the primary use of the parcel must be agricultural

[2] Outdoor activities are limited to Sunday through Thursday 8:00 am to 7:00 pm and Friday, Saturday, and holidays 8:00 am to 9:00 pm. Indoor activities are permitted without any time restrictions

Yolo County

Yolo County					
Agricultural Commercial Land Uses	Ag Intensive	Ag Extensive	Ag Commercial	Ag Industrial	Ag Residential
Special Event Facilities, over 40 acres, 8 events per year, less than 150 attendees	A	A	NP	A	NP
Special Event Facilities, small	ADP	ADP	A	A	minor UP
Special Event Facilities, large	minor UP	minor UP	ADP	ADP	Major UP
Farm stays, farm dinners	A	A	ADP	NP	minor UP
Other agri-tourism uses	ADP/minor UP	ADP/minor UP	ADP	NP	ADP/minor UP

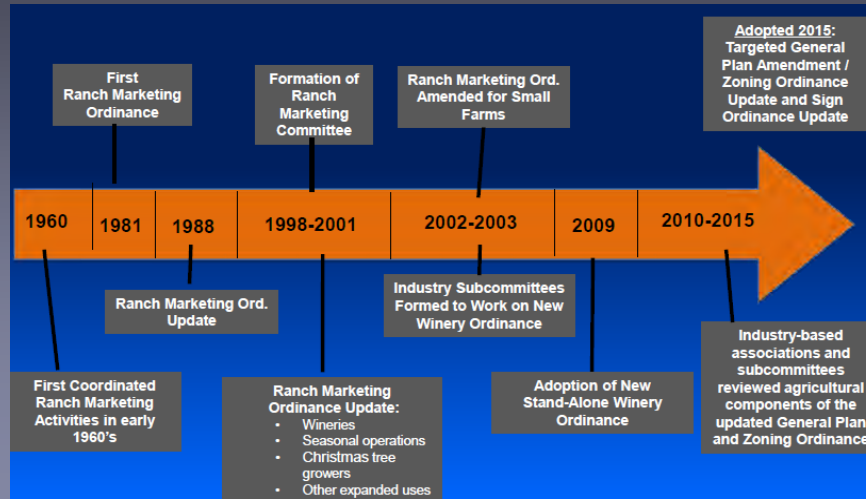
Small vs. Large Events

- Acreage (40 acres)
- Construction of New Structures
- Number of Events (8/year, 1/month)
- Attendees (150 people)
- Vehicle Trips (100 trips)

Standard Requirements

- Permitted Structures (Occupancy)
- Noise (10 p.m.)
- Onsite Parking (ADA)
- Public Road (Fire approval private)
- Infrastructure (Restrooms)
- Neighborhood Compatibility

El Dorado County



El Dorado County		
Ranch Marketing Uses for Crop Production	Limited Agricultural (10+ acres)	Planned Agricultural (10+ acres)
Bake Shop	CUP	A
Marketing/promotional Events	minor UP	A
Special Events	CUP	A/minor UP/CUP/Temp. UP

Ranch Marketing

- Acreage (10 acres)
- Harvest Season
- Number of Events (24/year)
- Attendees (250 people)
- Duration (48 hours)
- Site Restored to Pre-event Conditions
- Uses Requiring ADP
- Uses Requiring Use Permit

Placer County

Placer County		
Agricultural Event Center	Residential (RA, RF)	Agricultural (AE, F)
Small Agricultural Event Center	CUP	CUP
Intermediate Agricultural Event Center	CUP	CUP
Large Agricultural Event Center	CUP	CUP

County-Wide Agritourism Common Themes

- **Task Force/Advisory Group**
- **Tiered Permitting**
 - **Min. Parcel Size**
 - **Max. Number of Events**
 - **Standard Hours of Operation**
 - **Max. Structure Sizes**
 - **Primary Use of Property**
 - **Harvest Season**
- **EIR**

What's Been Done

- Circulated AAC Draft Ordinance
 - Received Department comments
- Researched other jurisdictions
 - Tiered permitting processes similar to existing structure
- Met with Members of the AAC
 - Work toward clearer definitions
 - Focus on Agricultural related activities
 - Define uses that have been allowed as accessory over the years
 - Similar to Wineries Ordinance

Recommendation

- **Discuss AAC Proposal & Options**
- **BOS Direction to Staff**
 1. **Status Quo – Existing Tiered Permitting**
 2. **Analyze Broader Range of Allowed Activities**
 - Refine Tiered Events Performance Metrics
 - Provide Clarification and Definitions
 3. **County-Wide Ordinance**
- **Close or Extend BO17-01**