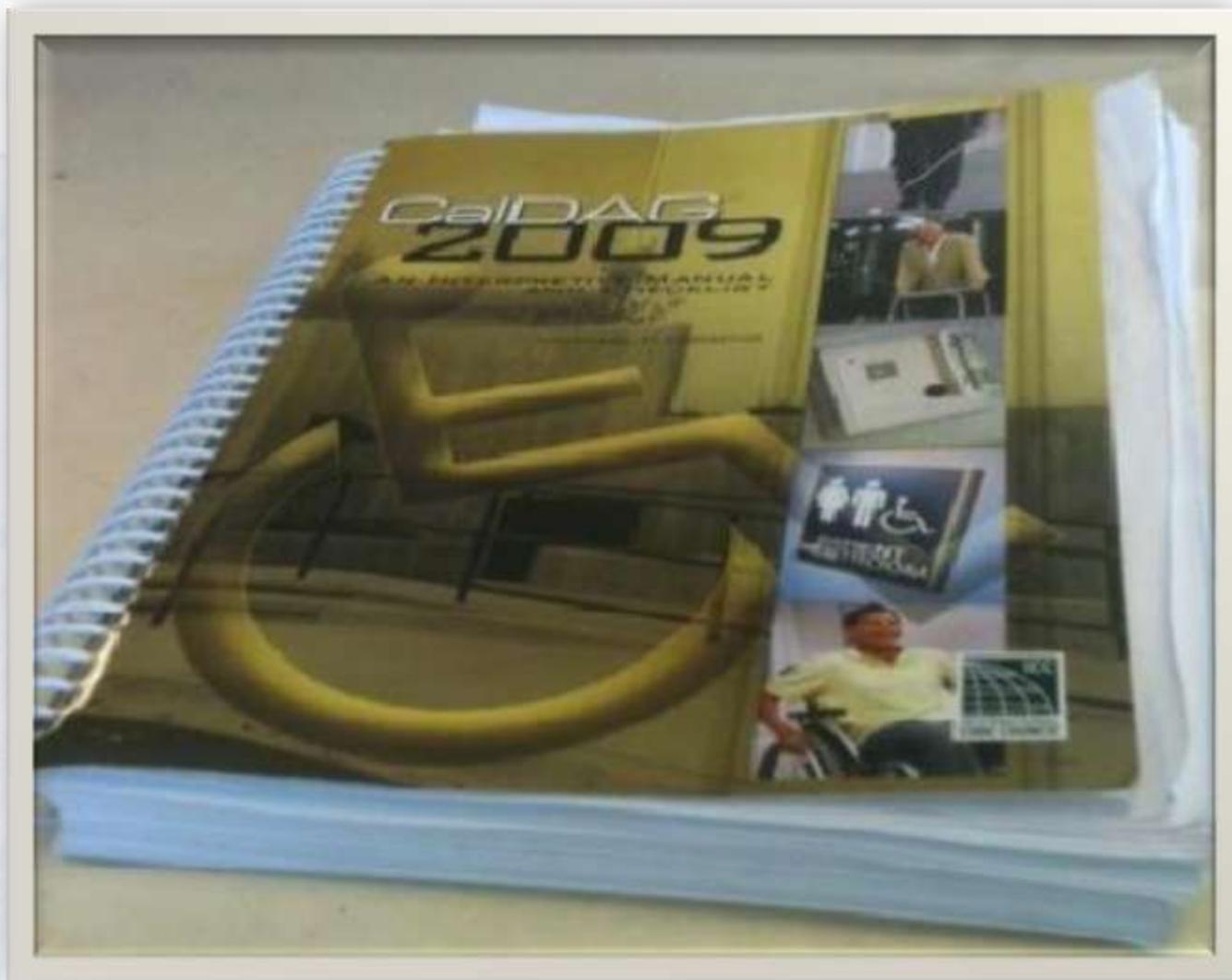


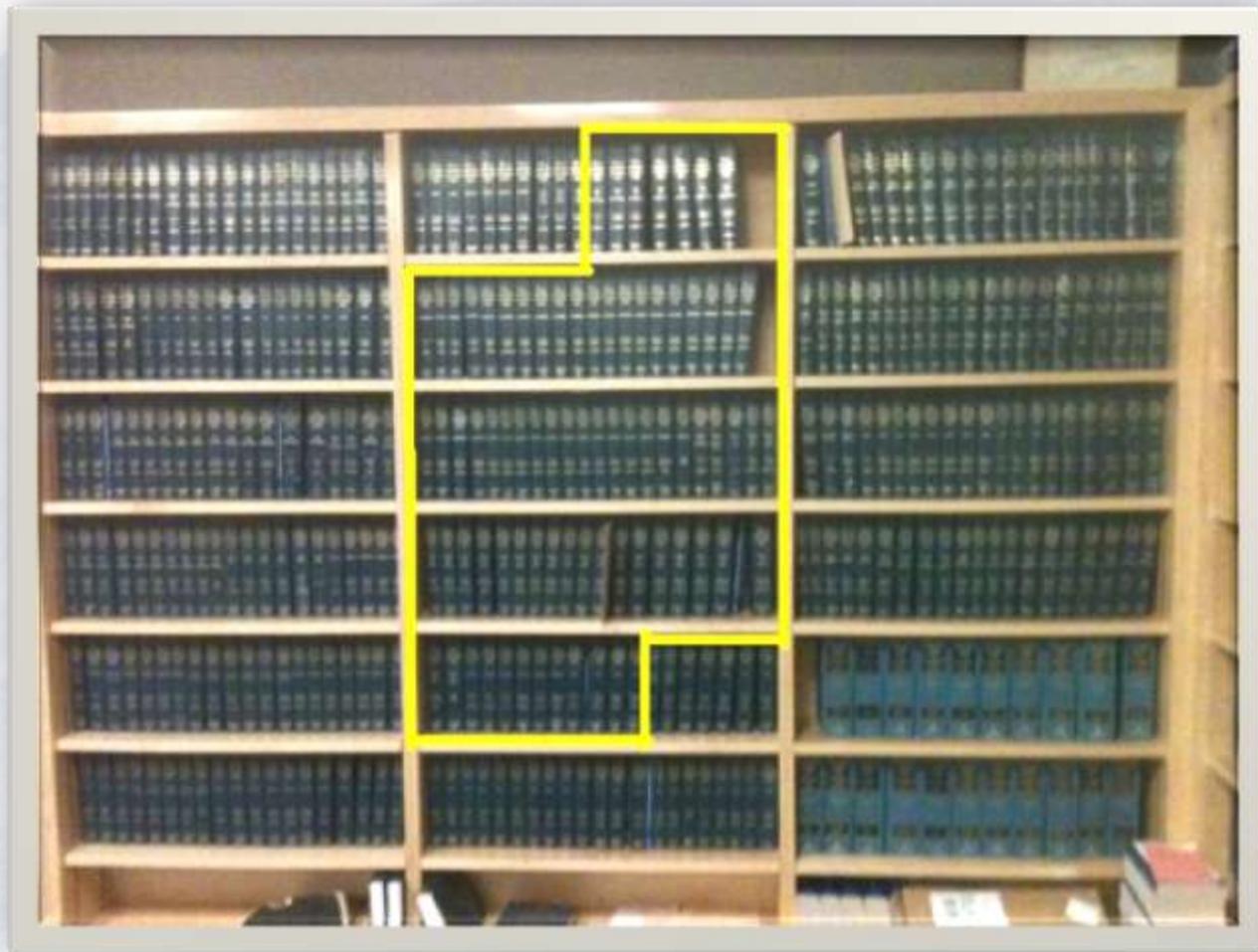


# **Agritourism Workshop**

**Rio Vista, February 2, 2011**



**ADA /Title 24 – Disabilities Accessibility Interpretive Manual & Checklist**



**California Government Codes – Planning, Zoning, Building, Environment Health**

# Permitting Process for Agritourism Projects

- **Planning Dept** for allowable land uses
- **Environmental Health Dept** for food preparation, sales and other health regulations
- **Building Dept** for building codes, safety and ADA/Handicap Access
- **Public Works Dept** for ingress/egress/parking from public roads to agritourism business
- **Local Fire Dept** for Fire Code & Fire Safety

- Have a clear and precise outline and plan for the propose agritourism business when you discuss your project with the regulatory agencies.
- Need to be consistent to be able to piece together all the various requirements from the different agencies

- **Solano County** - 4 of 5 major regulatory agencies are under one department.
- **Solano County Environmental Management:**
  - Planning Services Division
  - Building Inspection Division
  - Environmental Health Division
  - Public Works Division

- **Pre-submittal Meeting** with Planning, Building, Environmental Health and Public Works representatives. This process allows the applicant to present the project to all the various departments at the same time and receive feedback on various requirements and resolve conflicting and inconsistent issues.

# Solano County General Plan Update

- New Solano County General Plan Adopted in 2008
- One of the major elements of the new General Plan was the preservation of the County's agricultural resources and providing opportunities for "value added" agricultural activities and "agritourism" to enhance agricultural economic viability.



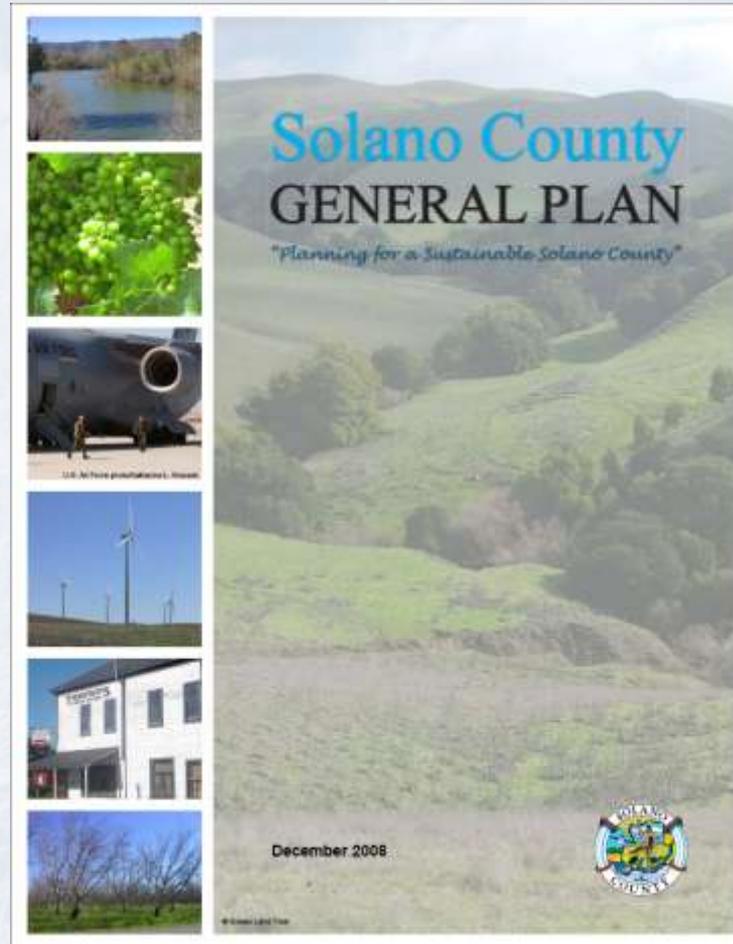
# Suisun Valley Strategic Plan

*Board of Supervisors Public Hearing*

*February 1, 2011*

# General Plan Foundation

- Implementation program in General Plan
- One of 10 Agricultural Regions
- Based on General Plan goals and policies
- Strategic plan process initiated in January 2009



# Suisun Valley Strategic Plan

## Suisun Valley, Calif

- 9,000 acres
- 6 Miles Long & 2 Miles Wide
- \$25+ Million Ag Sales
  - Wines & Grapes
  - Fruits
  - Vegetables
  - Other Field & Row Crops

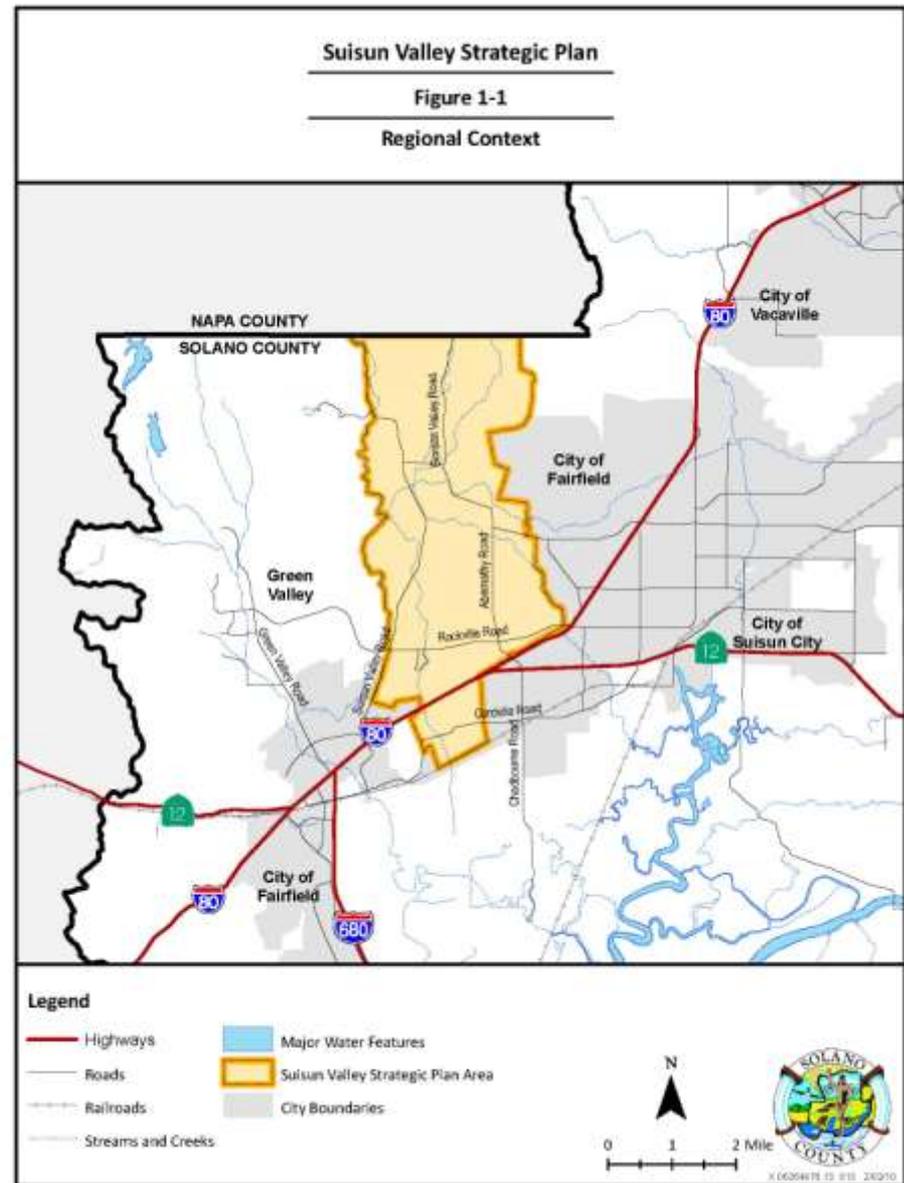
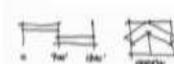
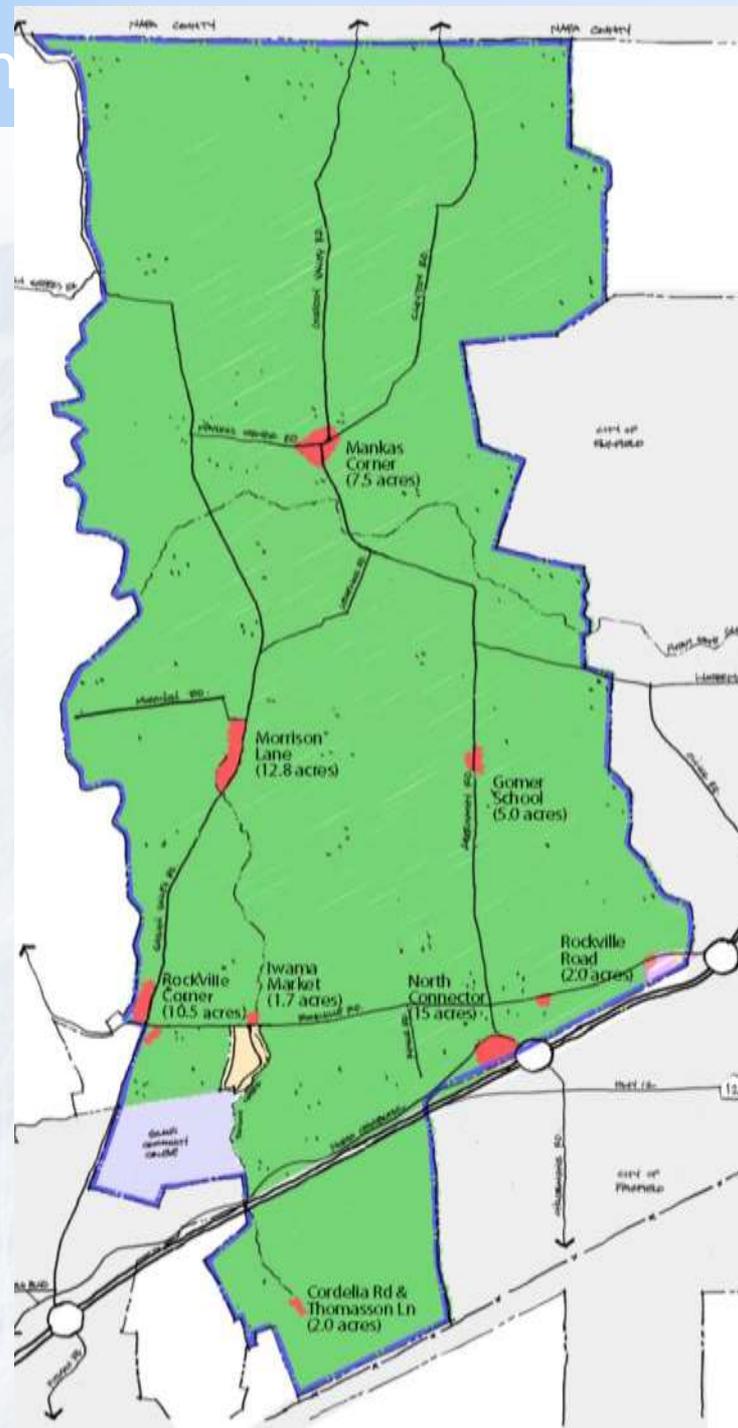


Figure 2-2

## Neighborhood Agricultural/ Tourist Centers

### Land Use Designations

- Agriculture
- Traditional Community - Residential
- Neighborhood Commercial
- Service Commercial
- Public/Quasi-Public
- Neighborhood Agricultural/Tourist Center



- 9000 acres of Prime Agricultural Land
- 75 acres for ATCs
  - Mankas Corner ATC
  - Gomer School ATC
  - Iwama Market ATC
  - Rockville Road ATC
  - Cordelia/Thompson Lane ATC
  - Rockville Corner ATC
  - Morrison Lane ATC
  - North Connector ATC-NC

# Design Guidelines

- Design review approval required as part of building permit prior to any construction, demolition, or change of occupancy type
  - ▢ Zoning Administrator review if use allowed by-right or subject to Administrative Permit
  - ▢ Planning Commission review if use subject to Conditional Use Permit
- Zoning Administrator or Planning Commission to use Design Guidelines as manual for Architectural Review



# Zoning Updates

- **Modified definitions**
  - **Agricultural processing facilities**
    - Include accessory uses, including retail sales and tours
  - **Wineries**
    - Small – Less than 20,000 gpy (match existing)
    - Medium – 20 to 100,000 gpy (wastewater cutoff)
    - Large – More than 100,000 gpy
- **New definitions**
  - **Agriculture-related products**
    - Items sold to promote agriculture (food or supplies)
  - **Agritourism**
    - Services, guides, education to encourage visitors to a working farm
  - **Bed and breakfasts**
    - Lodging which provides breakfast only
  - **Hotels**
    - Guest rooms and other facilities for guests



# Zoning Updates

- **New definitions**

- **Local products store**
  - Sells products which promote agriculture/tourism
- **Nonagriculture-related products**
  - Could include clothing, crafts, and collectables
- **Marketing event**
  - Part of normal operation of processing/winery
- **Resort**
  - Hotel with visitor services (recreation, conference centers)
- **Special event**
  - Not marketing event, events “for hire” (weddings, receptions, meetings)
- **Tasting facility**
  - Place to taste and sell agricultural products



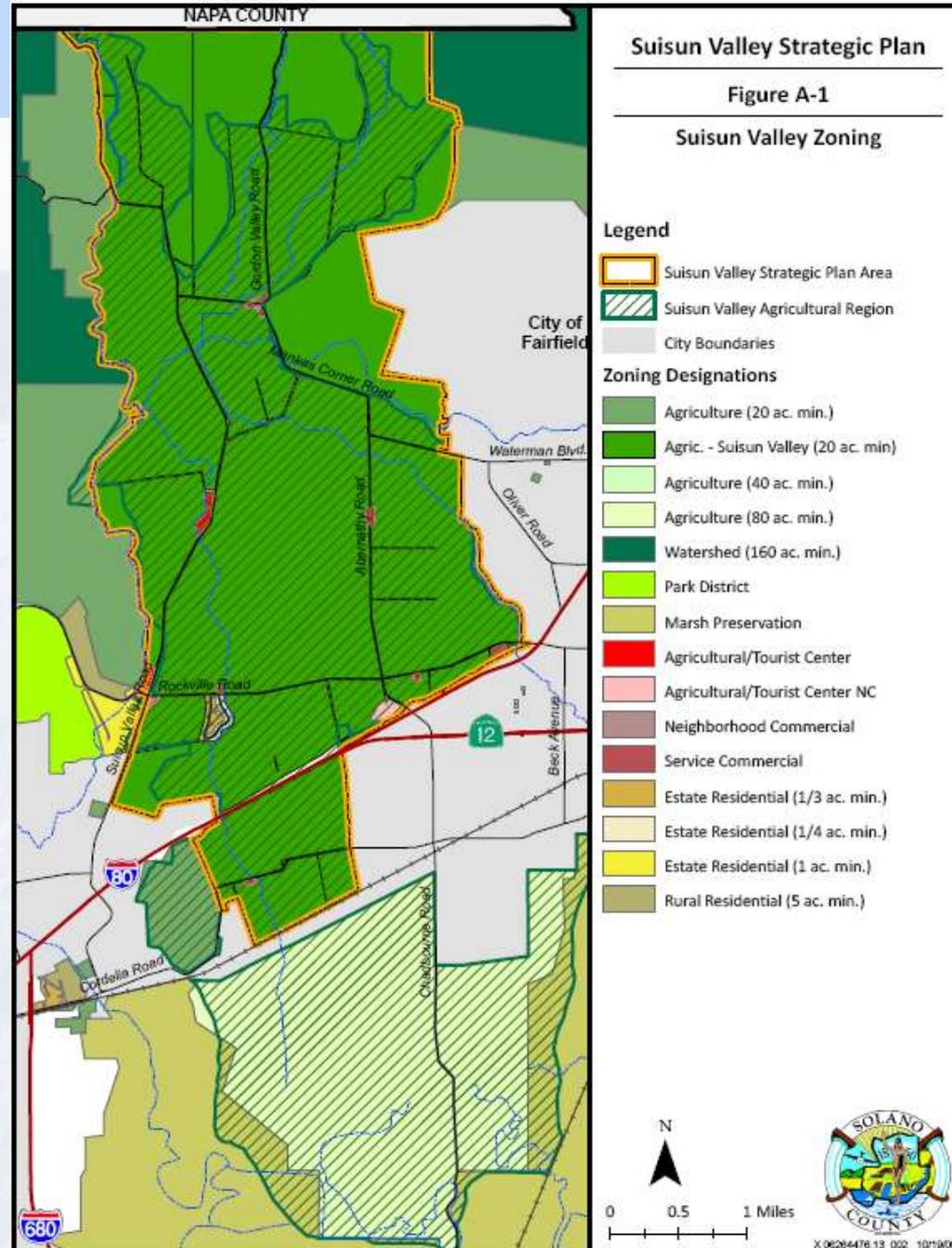
# First Steps (after plan adoption)

- Zoning and Design Guidelines
  - ▣ County rezones per map and regulation updates
  - ▣ Applicants encouraged to read guidelines and submit project applications



# Zoning Map Changes

- Current “A” zoning within plan area to A-SV-20
- ATC
  - Mankas Corner
  - Gomer School
  - Iwama Market
  - Rockville Road
  - Cordelia Rd/Thomasson Lane
  - Rockville Corner
  - Morrison Lane
- ATC-NC
  - North Connector



# Agriculture – Suisun Valley

- “A” zone uses applicable except where specifically defined or modified
- Wineries:
  - Up to six special events
  - Unlimited marketing events
  - Tasting facilities 1,000-2,000 sf
  - “On-site” sourcing 25% or more
- “By right” uses (incidental to agriculture)
  - Bakeries, cafés, and restaurants (<1,000 sf)
  - Marketing events
  - Bed and breakfasts
  - Tasting facilities



# Agriculture – Suisun Valley District (A-SV-20)

- Administrative permits:
  - ❑ New process – staff-approved permits
  - ❑ Roadside stands (1,000 - 2,500 sf)
  - ❑ Art galleries
  - ❑ Bakeries, cafés, and restaurants (>1,000 sf)
- Conditional use permits:
  - ❑ Roadside stands (>2,500 sf)
  - ❑ Resorts
  - ❑ Special events



# Agricultural Tourist Center Districts (ATC, ATC-NC)

- Uses not incidental to agriculture
- No sourcing requirements
- Dwelling units allowed incidental to business
- Uses allowed in ATC-NC, not ATC
  - farm supplies and farm equipment sales, agricultural trucking services and facilities, custom farm services, and farm equipment fabrication and repair
- Uses allowed in ATC, not ATC-NC
  - accessory buildings and uses, home occupations, rural residential enterprises, manufactured home storage, temporary single family dwellings, guest houses, and private stables



# Suisun Valley Strategic Plan & Implementation Zoning Codes

**[www.solanocounty.com](http://www.solanocounty.com)**

- **Resource Management Page**
- **Planning Page**
- **Suisun Valley Strategic Plan Page**
- **Email: [jalouie@solanocounty.com](mailto:jalouie@solanocounty.com)**