

# Navigating and Negotiating Permits and Regulations

**El Dorado County Agricultural  
Ordinances:**

**Influencing the Future of Agritourism**

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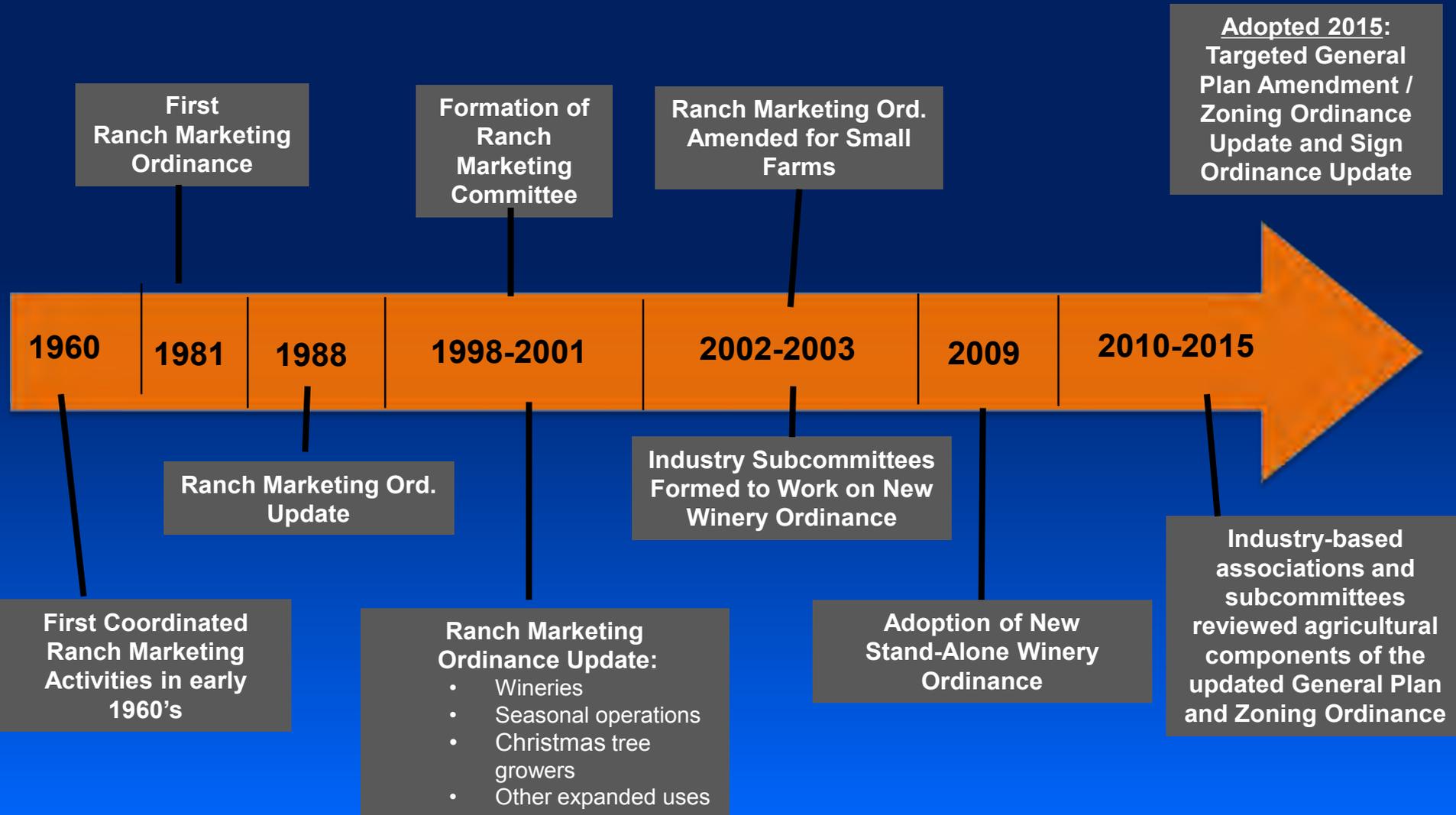


# Presentation Overview:



- ❑ 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



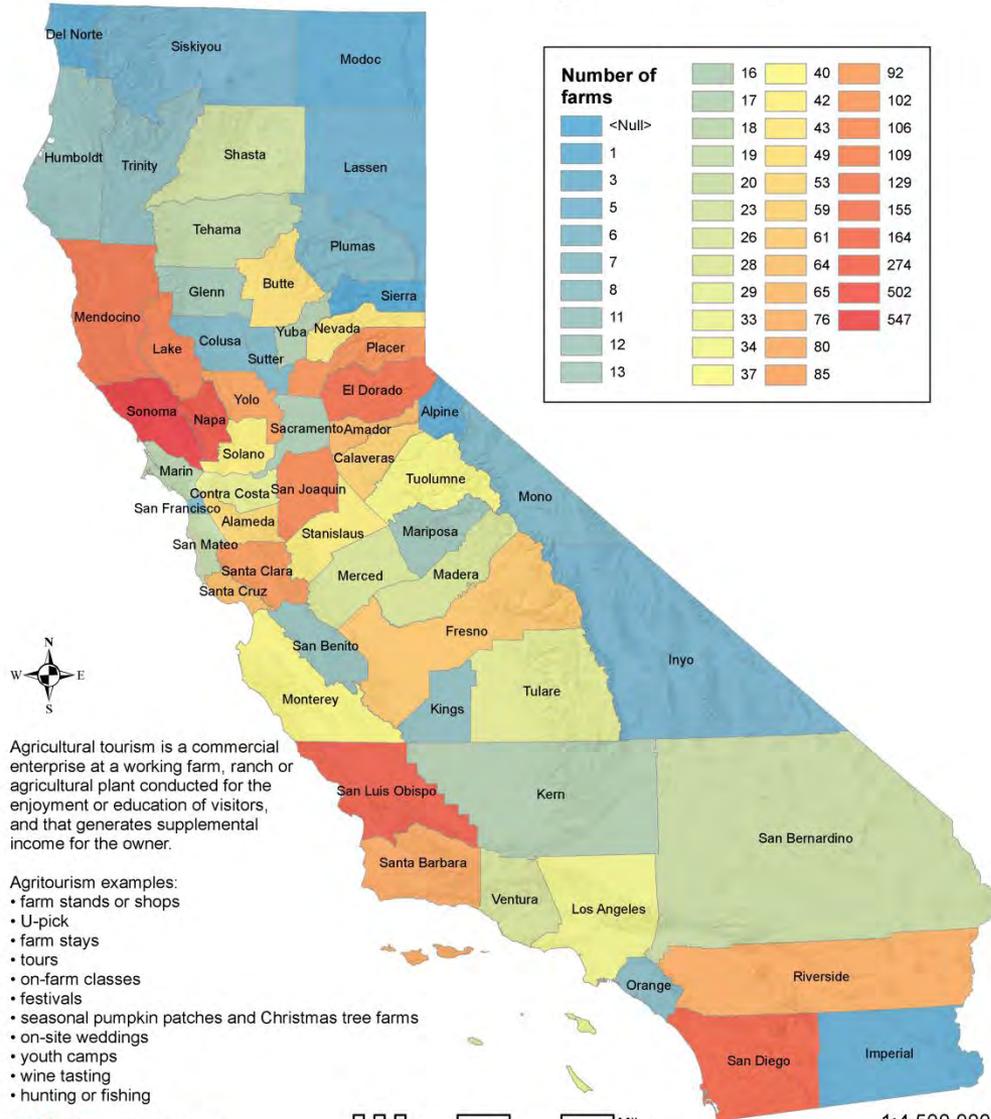
# Edio Delfino: Agritourism Pioneer



## 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

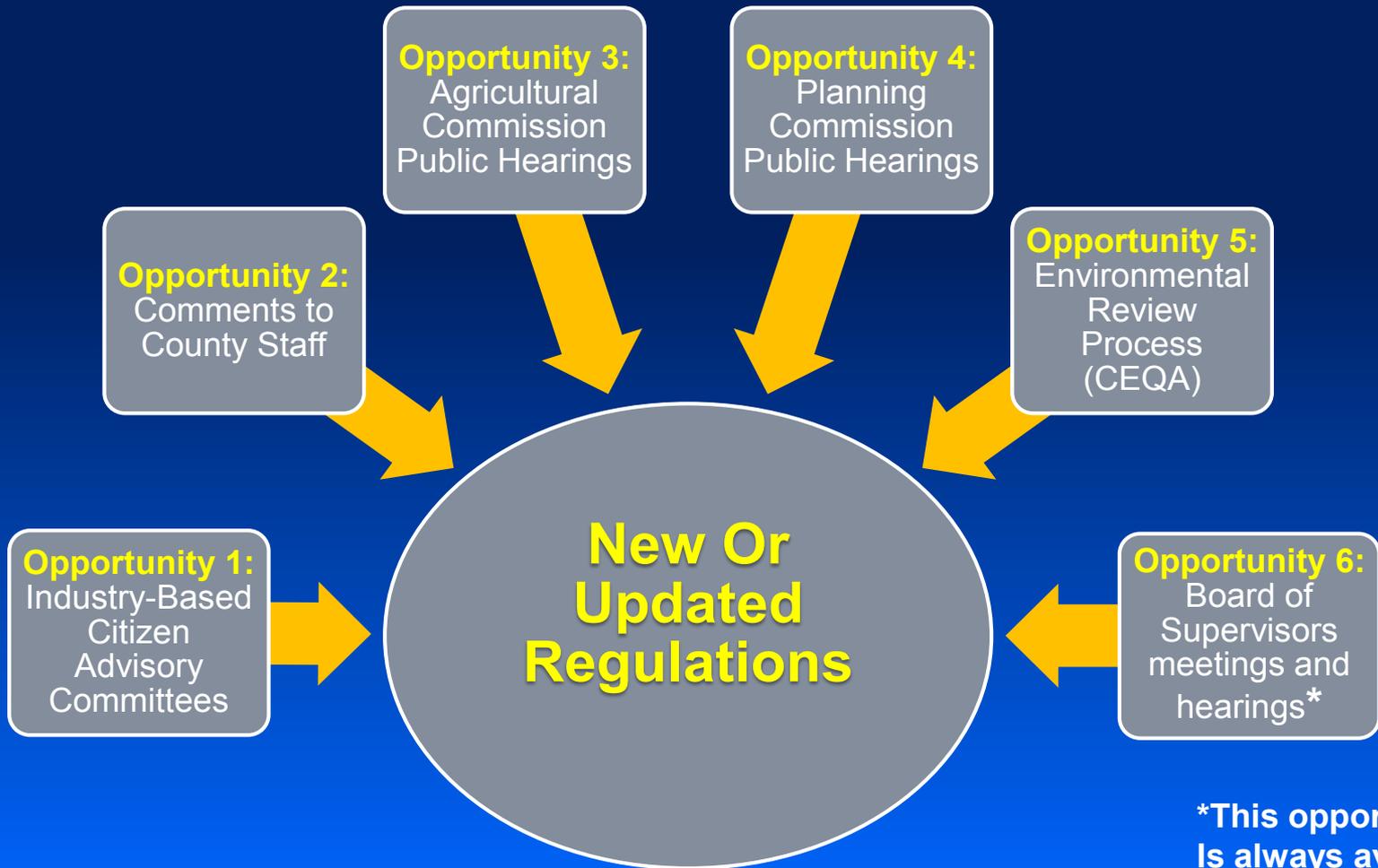
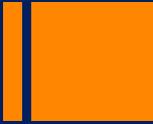
# The Process of Changing Local Laws (Cont):



# Who Are Stakeholders?

- Stakeholder: “A person, group or organization that has interest or concern in an organization.” ([www.businessdictionary.com](http://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](http://www.yourdictionary.com))

# Stakeholder Opportunities To Shape New Regulations



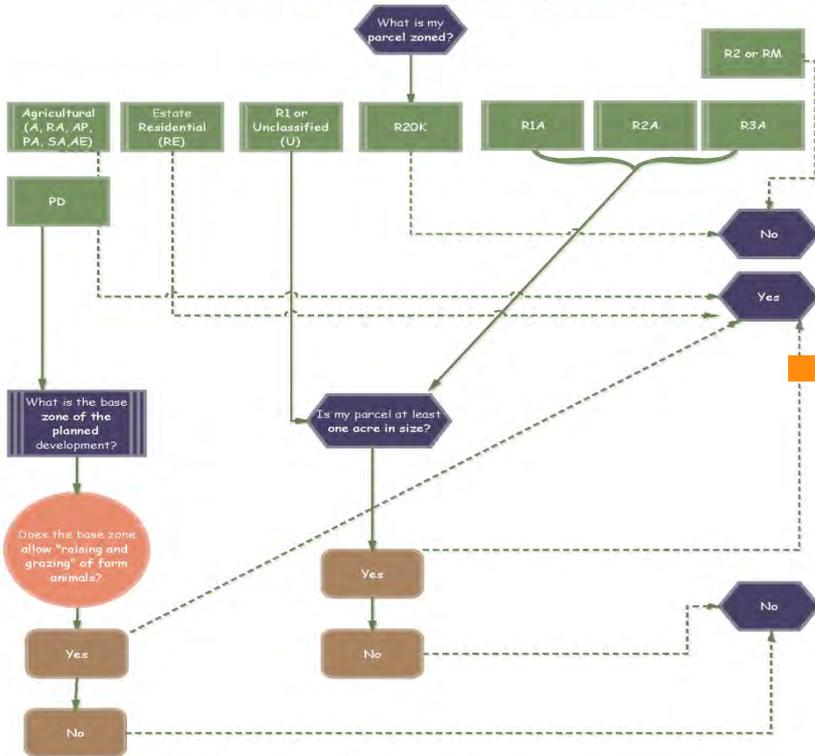
**\*This opportunity  
Is always available!**

# 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 130.04.100 (Planned Development), 130.06 (General Provisions), 130.06.050 (Definitions), 130.06.070 (Districts), 130.14.070 (Stables), Chapter 130.26 (Unclassified [U] Zone Districts), Chapter 130.28 (Residential Districts), Chapter 130.30 (Residential Agricultural Districts), Chapter 130.36 (Agricultural Districts), Chapter 130.50 (Planned Development Districts), Chapter 130.62 (Tahoe Agricultural Districts), Chapter 130.70 - Article III (RE-10 Zone District), Chapter 130.56 (Tahoe 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/Temporary use permit required (17.52.060) 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):  
<http://www.edcgov.us/Government/LongRangePlanning/LandUse/SupportingDocuments/ZOUDec2015/Title-130-Article-2-Dec-2015.aspx>
- El Dorado County Farm Bureau:  
<http://www.edcfb.com/>



Questions?

Thank You!