


PLANNING DEPARTMENT COUNTY OF TEHAMA

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JOHN STOUFER
Interim Director of Planning

March 23, 2011

TO: Honorable Board of Supervisors
Tehama County Elected Officials & Department Heads
Bill Goodwin, Chief Administrator
Arthur Wylene, Assistant County Counsel
Adam Wyman, CalFire
Greg Gutierrez, CalFire
Rick Gurrola, Ag Commissioner
Rick Buchner, Director Agricultural Extension
Project Development Review Committee
Planning Commissioners
Vicky Dawley, Tehama County RCD
Other Interested Parties

FROM: John Stoufer, Interim Director of Planning 

RE: Draft Changes to Tehama County Zoning Code
Amending applicable sections of Title 17 relating to lands designated
Valley Floor Agricultural and Upland Agricultural within the 2009-2029
Tehama County General Plan.

Attached please find a draft copy of proposed amendments to Title 17, the Tehama County Zoning Code, applicable to Agricultural Zoning, potential regulations for "Agritourism" and "Wayfinding" signage, and additional definitions relating to these uses.

The Tehama County Planning Commission has approved a "Resolution of Intention" to consider repealing and amending applicable sections of Title 17 of the Tehama County Code to implement various agricultural related Policies and Implementation Measures identified in the 2009-2029 General Plan.

The Planning Department is seeking input from elected officials, agencies and citizens on the proposed amendments. The amendments will be reviewed and discussed at Planning Commission Workshops over the next 2-3 months. Below is a schedule, time, and location for these workshops. We welcome your attendance at the workshops, or you may submit written comments for consideration by the Planning Commission, prior to the Commission making a recommendation on the amendments to the Board of Supervisors for adoption.

Planning Commission Workshop is held in the Courthouse Annex, 444 Oak Street, Room E, Red Bluff, CA 96080 at 9:00 a.m. on the following dates:

April 14, 2011

May 12, 2011

June 9, 2011

July 14, 2011

If you have any questions or concerns, please don't hesitate to contact my office at (530) 527-2200.

TEHAMA COUNTY
ZONING CODE 2011



AGRICULTURAL UPDATE

7.2 OVERVIEW

AGRICULTURE

Agriculture has long been the backbone of Tehama County's economy. The favorable growing season, arid climate, fertile soils, and abundance of water contribute to making Tehama County an agricultural cornucopia in the northern Sacramento Valley. The areas that surround the Sacramento River are prime agricultural lands for irrigated crops. The foothills provide valuable grazing land and land for the production of dry-land hay and grain. The mountains provide timber and rangeland forage for summer grazing. All of these factors have contributed to shape the agricultural evolution of the County.

Historical Agriculture

Tehama County is rich with agricultural history. Since the early settlement of the County with the Mexican Land Grants, agriculture has intensified with the development of new technologies, fertilization, and irrigation systems. Tehama County was home to what was once one of the world's largest vineyards, the Vina Ranch, owned by Leland Stanford. The County also had one of the world's largest planned agricultural communities, the Maywood Colonies near Corning.

Agriculture, both historically and currently, is the County's highest income-producing industry, making it vital within the County. Agriculture provides Tehama County with its rural character, many of its open space resources, and a lifestyle that is highly-valued by its residents. This lifestyle is easily affected by urban growth and changes in the environment. Several resource groups and County agencies focus on educating the public about the value of agriculture to the quality of life in Tehama County.

Farm Acreage

Total acreage in farms steadily increased between the 1880's and the mid 1970's. During that time, total acreage peaked at nearly 1.3 million acres. From 1970 to the late 1980's, total acreage exhibited a slight decline. Between 1987 and 2002, it was reported by the National Agricultural Statistics Service (NASS) that total acreage had dropped from 1,104,584 acres to 862,440 acres.

Cropland

Land that has been used for producing crops has fluctuated much over the years. Data indicates that, at its peak in 1950, over 280,000 acres in Tehama County was designated as cropland (NASS). Many lands were farmed without irrigation, producing dry-land grain hay and other crops. This trend has slowly decreased over the years, with a low in the 1990's around 120,000 acres. In 2002, total cropland was estimated at approximately 141,000 acres. More information on the specifics of cropland within Tehama County can be found in Chapter 8-E (Agricultural Resources) of the Tehama County Background Report.

Orchard Production

Orchard production within the County was reported for the first time by the NASS in 1930. Between 1930 and the mid-1960s, orchard production remained relatively stagnant (between 10,000 and 15,000 acres), until it jumped to over 20,000 acres in the late 1960s. Since that time, orchard production has experienced a steady increase to 45,236 acres in 2002 (NASS). The increase in

orchard acreages can be attributed to a combination of advances in irrigation technologies, the availability of irrigation water, and the availability of processing facilities within the area.

Tehama County orchards are made up of primarily walnuts, almonds, prunes, and olives. Walnuts are the most widely-planted crop in the County, with acreages currently estimated at 14,057. Walnut acreage is primarily focused along the Highway 99 Corridor between Red Bluff and Vina. Dried plums are the second most widely-planted crop in the County, with 2003 estimates at approximately 8,848 acres. However, overproduction has recently led to the USDA's voluntary tree removal within the County. Almond planting has also steadily increased in the County over the last 30 years, with recent estimates reported at 7,268 acres. Olives have also remained a very stable orchard crop within Tehama County, with recent counts totaling 5,560 acres, primarily around the Corning area.

Livestock Production

Tehama County serves as grazing ground for many Northern California and Southern Oregon cattlemen. Both historically and today, cattle are wintered in the lower foothills of the County and summered in the mountain meadows, although it should be noted that some livestock producers keep cattle on irrigated pasture on the valley floor during the summer months.

Cattle are the primary livestock within the County, with recent estimates at approximately 68,000 head. Sheep are the second-highest livestock commodity within the County, estimated at approximately 5,800 head. Hogs are the third-highest livestock commodity, estimated at approximately 1,000 head. It should be noted that chickens and turkeys have been large commodities within the County in the past, but over the years, these populations have dramatically declined from nearly 135,000 chickens in 1939 to the point where population estimates are not calculated by the local Ag Commissioner's office due to today's low number of poultry in the County.

Soil resources

Farmland Classifications and Rating System

Two classification programs are generally used to determine a soil's potential agricultural productivity. The USDA Soil and Conservation Service (USDA-SCS) Soil Capability Classification System takes into consideration soil limitations, the risk of damage when the soils are used, and the way in which soils respond to treatment. The Farmland Mapping and Monitoring Program (FMMP) administered by the California Department of Conservation, maps out agricultural areas based on soil quality and land use. Each rating system provides unique definitions for describing and determining important and productive farmland. In addition, various other descriptions and definitions are often utilized to describe soil productivity potential and appeal. While numerous definitions and rating indexes exist, the Tehama County General Plan recognizes the Farmland Mapping and Monitoring Program developed by the California Department of Conservation as the soil capability classification system utilized by Tehama County. These programs are described below.

Soil Capability Classification System

The Soil Capability Classification System designed by the USDA takes into consideration soil limitations, the risk of damage when the soils are used, and the way in which soils respond to treatment. Capability classes range from Class I soils, which have few limitations for agriculture, to Class VIII soils, which are deemed unsuitable for agriculture. Generally, as the ratings of the capability classification system increase, the yields and profits are more difficult to obtain. A general

description of soil classification, as defined by the National Resource Conservation Service (NRCS), is provided in **Table 7-1**.

TABLE 7-1
SOIL CAPABILITY CLASSIFICATION

CLASS	DEFINITION
I	Soils have few limitations that restrict their use.
II	Soils have moderate limitations that reduce the choice of plants, or that require special conservation practices.
III	Soils have severe limitations that reduce the choice of plants, require conservation practices, or both.
IV	Soils have very severe limitations that reduce the choice of plants, require very careful management, or both.
V	Soils are not likely to erode but have other limitations; impractical to remove that limits their use largely to pasture or range, woodland, or wildlife habitat.
VI	Soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, or range, woodland, or wildlife habitat.
VII	Soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife habitat.
VIII	Soils and landforms have limitation that preclude their use for commercial plant production and restrict their use to recreation, wildlife habitat, or water supply, or to aesthetic purposes.

Source: USDA Soil Conservation Service.

Farmland Mapping and Monitoring Program

The Farmland Mitigation Monitoring Program (FMMP) was established in 1982 to continue the important Farmland mapping efforts begun in 1975 by the USDA-SCS. The intent of the USDA-SCS was to produce agricultural resource maps based on soil quality and land use across the nation. As part of the nationwide agricultural land use mapping effort, the USDA-SCS developed a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classified land's suitability for agricultural production; suitability included both the physical and chemical characteristics of soils and the actual land use. Important Farmland Maps are derived from the USDA-SCS soil survey maps using the LIM criteria.

Since 1980, the State of California has assisted the USDA-SCS with completing its mapping in the state. The FMMP was created within the California Department of Conservation (DOC) to carry on the mapping activity on a continuing basis, and with a greater level of detail. The DOC applied a greater level of detail by modifying the LIM criteria for use in California. The LIM criteria in California utilize the SCS and Storie Index Rating Systems, but also consider physical conditions such as a dependable water supply for agricultural production, soil temperature range, depth to the ground water table, flooding potential, rock fragment content, and rooting depth.

Important Farmland Maps for California are compiled using the modified LIM criteria (as described below) and current land use information. The minimum mapping unit is 10 acres unless otherwise specified. Units of land smaller than 10 acres are incorporated into the surrounding classification. The Important Farmland Maps identify five agriculture-related categories: prime farmland, farmland of statewide importance, unique farmland, farmland of local importance, and grazing land. Each is summarized below, based on *A Guide to the Farmland Mapping and Monitoring Program (1994)*, prepared by the Department of Conservation. The FMMP data is updated and released every two years. The most current information available from the FMMP is from 2004. This information is presented below. Farmland data for 2006 is currently being gathered and is not yet available. Descriptions and information on each farmland classification are presented below. As defined in Public Resources Code Section 21060.1 and State CEQA Guidelines Appendix G, "agricultural land" that is of concern under environmental review includes designated Prime Farmland, Unique Farmland and Farmland of Statewide Importance. Class I and II soils in the USDA-SDS are considered to be generally equal to Prime Farmland in the FMMP.

Prime Farmland

Prime Farmland is land that has the best combination of physical and chemical characteristics for the production of crops. It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops when treated and managed, including water management, according to current farming methods. Prime Farmland must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Farmland of Statewide Importance

Farmland of Statewide Importance is land other than Prime Farmland that has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Unique Farmland

Unique Farmland is land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance, that has been used for the production of specific high economic value crops at some time during the two update cycles prior to the mapping date. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality and/or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers. It does not include publicly owned lands for which there is an adopted policy preventing agricultural use.

Farmland of Local Importance

As defined by the state, Farmland of Local Importance is either currently producing crops, has the capability of production, or is used for the production of confined livestock. Farmland of Local Importance is land other than Prime Farmland, Farmland of Statewide Importance or Unique Farmland. This land may be important to the local economy due to its productivity or value. It does

not include publicly owned lands for which there is an adopted policy preventing agricultural use. In a few counties the local advisory committee has elected to additionally define areas of Local Potential (LP) farmland. This land includes soils that qualify for Prime Farmland or Farmland of Statewide Importance, but generally are not cultivated or irrigated. However, the Board of Supervisors in each County within the state has the authority to adopt or recommend changes to the category of Farmland of Local Importance.

In Tehama County, Farmland of Local Importance includes areas of soils that meet all the characteristics of Prime Farmland or of additional Farmland of Statewide Importance with the exception of irrigation. These farmlands include dry-land grains, hay-lands, and dry-land pasture.

Urban and Built-up Land

Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

Other Land

Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

Water

Perennial water bodies with an extent of at least 40 acres.

Tehama County Soil Characteristics

Soil types and their characteristics in Tehama County are controlled in part by location, i.e., valley or hillside. The principal soil series in Tehama County is the Tehama Series. Soils of this series have formed on the nearly level to gently sloping, deep alluvium of the Valley. The soils are well drained to somewhat poorly drained loams, silt loams, and clay loams on flood plains, alluvial fans and terraces. These soils are among the most agriculturally productive in the County. Along the alluvial plains of the Sacramento River and its tributaries, and generally between State Highway 99 and Interstate Highway 5 between Red Bluff and the southern County boundary, these soils are considered Class I-III soils in the USDA-SDS, and Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance in the FMMP.

Soils present on the ridge systems to either side of the Valley have formed from a wide range of parent materials under varying conditions of slope steepness and stability, slope aspect, time, and annual rainfall. Therefore, the properties of these soils, including their hazards, are more variable than those formed on the more uniformly flat Valley floor (stable geomorphic surface), with its more homogeneous parent materials (alluvium). Soils in the foothills and ranges of Tehama County on the eastern and western sides of the valley are considered Class IV and below soils in the USDA-SDS and mostly Grazing Land in the FMMP.

Upland Agriculture (UA):

Definition and Purpose. The *Upland Agriculture* land use designation is used to preserve lands capable of supporting grazing activities; provide for areas of intensive and extensive agriculturally-compatible uses; identify and conserve areas of important open space, recreation, scenic, and natural value; and to accommodate the use of land for compatible non-agricultural uses to include commercial recreation, hunting and fishing, resource protection and management and habitat management.

On the western side of I-5, the line which separates the Upland Agriculture land use from the Valley Floor Agriculture land use is located approximately 8-9 miles west of the freeway. The line generally utilizes major roadways to form its boundary. The line extends in a generally southward direction from the County line along Luce-Griswald and Bowman Roads until it reaches the intersection of Bowman Road/SR-36, at which point it moves east along SR-36 approximately 4 miles. It extends southward to the intersection of Red Bank Road/Lowery Road and then in an eastward direction toward I-5 along Red Bank Road for approximately 3 miles. At that point, the line extends southward past Rancho Tehama and then westward to encompass the community of Flourney. The line eventually runs south to the southern edge of the County along Black Butte Road.

On the eastern side of I-5, the line which separates the Upland Agriculture land use from the Valley Floor Agriculture land use generally follows a boundary located west of the Sacramento River, tracing the perimeter of the government-owned lands north and west of Red Bluff. South of SR-36, the line generally follows the boundary between the County's irrigable and non-irrigable lands. The line deviates from its normal course in order to encompass two easterly "fingers", which are significant pockets of existing agricultural lands and/or soils. The first of these "fingers" extends outward in an eastern direction in the Los Molinos area and the second extends outward in an eastward direction south of the Los Molinos area. In the southern portion of the County, the line extends eastward along Lassen Road and follows Meridian Road south to the County's southern boundary.

General Uses. The primary use of land in this designation is for the grazing of livestock. Secondary uses include: tree, row, and field crops; farming; animal husbandry; dairies; nurseries and greenhouses; commercial recreation, including hunting and fishing; mineral exploration; and residential uses supporting agricultural and commercial recreation operations.

Minimum Parcel Size. Williamson Act Contracted and Non-Contract Lands: 160 gross acres.

Maximum Dwelling Density. One dwelling unit per legal parcel. County review and approval is required for more than one dwelling or structure per legally created parcel.

Valley Floor Agriculture (VFA):

Definition and Purpose. The Valley Floor Agriculture classification is intended to be applied to lands which are suited for, and are appropriately retained for, the production of orchard and field crops. The classification includes lands with present or future potential for significant agricultural production, availability of water, and on which contiguous or intermixed smaller parcels having non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to agricultural production.

General Uses. The primary use of land in this designation is for grazing; production of tree, row and field crops; animal husbandry; dairies; nurseries and greenhouses and uses integrally related to the processing and sales of agricultural products. Secondary uses include: mineral exploration; processing and development of natural resources; residential uses accessory to and supporting an agricultural use; conservation; and outdoor recreation uses.

Minimum Parcel Size.

Williamson Act Contracted Lands:	40 gross acres.
Non-Contract Lands:	20 gross acres.

Maximum Dwelling Density. One dwelling per legal parcel. County review and approval is required for more than one dwelling or structure per legally created parcel.

Valley Floor Agriculture – El Camino (VFA -EC):

Definition and Purpose. The *Valley Floor Agriculture – El Camino* classification is intended to be applied only to lands located within the El Camino Irrigation District area as of the original date of adoption of this section as shown within the *VFA – EC* land use designation on the Land Use Map.

Lands shown with the *Valley Floor Agriculture – El Camino* land use classification are suited for, and are appropriately retained for, rural residential living opportunities; the small-scale production of orchard and field crops and the limited keeping of animals. The classification includes lands with present or future potential for small-farm and hobby-farm agricultural production, the limited keeping and grazing of animals, and agricultural supporting land uses. Permitted non-agricultural uses, to the greatest extent possible, should be limited to rural residential dwellings, agriculture supporting land uses and land uses that will not impact agricultural and rural living uses within in the El Camino and surrounding areas.

General Uses. The primary use of land in this designation is for limited grazing; small-scale production of tree, row and field crops; small-scale animal husbandry; dairies; nurseries and greenhouses and uses integrally related to the processing and sales of agricultural products. Secondary uses include: mineral exploration; processing and development of natural resources; rural residential uses; conservation; and outdoor recreation uses.

Minimum Parcel Size.

Williamson Act Contracted Lands:

As per contract minimum.

Non-Contract Lands:

5 gross acres.

Notes:

- 1) Property located within the VFA – EC land use designation may not utilize cluster development provisions or density-averaging techniques that result in any parcel of land being less than five (5) gross acres in size.
- 2) The County's subdivision regulations shall require each subdivider of land located within VFA – EC land use designation to provide infrastructure for supplying irrigation water to the highest point on each of the parcels resulting from the subdivision (and any remainder parcel, to the extent authorized by law), at the subdivider's own cost and expense.

Maximum Dwelling Density. One primary dwelling unit per pre-existing legal parcel. County review and approval is required for more than one dwelling or structure per legally created parcel.

Valley Floor Agriculture – Capay (VFA – Capay):

Definition and Purpose. The Valley Floor Agriculture – Capay classification is intended to be applied to lands which are suited for, and is appropriately retained for, the production of orchard and field crops. The classification includes land with present or future potential for significant agricultural production, availability of water, and on which contiguous or intermixed smaller parcels having non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to agricultural production.

General Uses. The primary use of land in this designation is for grazing; production of tree, row and field crops; animal husbandry; dairies; nurseries and greenhouses and uses integrally related to the processing and sales of agricultural products. Secondary uses include: mineral exploration; processing and development of natural resources; residential uses accessory to and supporting an agricultural use; conservation; and outdoor recreation uses.

Minimum Parcel Size.

Williamson Act Contracted Lands:	40 gross acres.
Non-Contract Lands:	40 gross acres.

Maximum Dwelling Density. One primary dwelling unit per pre-existing legal parcel. County review and approval is required for more than one dwelling or structure per legally created parcel.

Policy LU-1.1

The County shall encourage future residential development to be located adjacent to existing communities and established residential areas or within areas for which Specific or Master Plans have been prepared. Small, isolated housing tracts in outlying areas shall be discouraged as they disrupt surrounding rural and productive agricultural lands, forests, and ranches and are difficult to provide with services.

Implementation Measure LU-1.3b

Consider amending existing zoning and land development regulations to establish guidelines and standards for the use of conservation/cluster subdivisions for lands designated with a residential land use designation (with the exception of lands located within the Valley Floor Agricultural – El Camino Land Use Designation).

Implementation Measure LU-1.3c

Consider amending existing zoning and subdivision regulations to allow for a reduction of minimum lot sizes when cluster subdivisions are used to minimize impacts on adjacent agricultural uses and/or sensitive environmental areas, and where environmental conditions allow (with the exception of lands located within the Valley Floor Agricultural – El Camino Land Use Designation).

Policy LU-1.4

The County shall ensure that zoning and subdivision regulations protect agricultural lands, open space, and natural resources which include: grazing, timber, and wildlife lands, by not allowing land divisions intended for residential use to be developed in areas which are not specifically designated as residential in the General Plan, or for which appropriate long-term planning has not been completed as outlined within the General Plan.

Implementation Measure LU-1.4a

Update the Zoning Code to ensure that areas designated for agricultural uses are limited to those uses directly related to agricultural production or support of agriculture. See AG-1.3a and AG-1.3b for additional information.

Policy LU-2.1

The County shall develop a land use database that can be utilized as a resource to aid decision-making regarding agricultural land conservation and preservation.

Implementation Measure LU-2.1a

Utilizing the criteria included below, the County shall create mapping which identifies the locations of lands meeting these criteria for the purpose of conserving and preserving agricultural lands:

- Lands capable of supporting grazing, such as
 - Existing grazing lands for this purpose, or
 - Grazing lands under Williamson Act Contract.
- Lands capable of supporting crop production, such as
 - Lands classified by the Department of Conservation Important Farmlands Study maps as P, S, U, L, and LP; or
 - Lands classified by the Department of Conservation Service Capability Classification System as having Class I or II soils; or
 - Croplands under Williamson Act contract.
- These lands shall be more precisely located on zoning map and other purposes using other existing available maps.

Implementation Measure LU-2.1b

Divisions of agricultural lands shall comply with criteria established in the Zoning Code and parcel sizes as expressed in Section 2.7, *Land Use Designations*, of this General Plan.

Implementation Measure LU-2.1c

All lands classified as Agricultural lands (Valley Floor Agriculture [including Valley Floor Agriculture – El Camino and Valley Floor Agriculture – Capay], Upland Agriculture, Timber) shall be considered eligible to be placed within the Agricultural Preserve or Timber Preserve programs, and shall be eligible to enter into a contract, as provided by the Williamson Act (also known as the California Land Conservation Act of 1965), upon compliance with the minimum parcel sizes, as expressed in Section 2.7, *Land Use Designations*, of this General Plan.

Policy LU-2.2

The County shall protect and conserve existing prime agricultural and sensitive natural resource lands from residential development.

Implementation Measure LU-2.2a

Require the establishment of a minimum 300-foot agricultural buffer setback between any new residential land divisions (subdivision, parcel map, parcel map waiver, or an action creating a new lot or lots) and “classified” agricultural lands, or pre-existing agricultural processing facilities, and agricultural-related industrial lands upon adoption of an implantation program, as outlined in LU-2.2b below.

Policy CI-5.3

The rural service center of Proberta and Gerber shall accommodate growth consistent with their agricultural support function and in a manner that preserves the agricultural value of lands surrounding these communities.

Policy SI-5.3

The rural service centers of Vina and Richfield shall accommodate growth consistent with their agricultural support function and in a manner that preserves the agricultural resource value of lands surrounding these communities.

Policy EI-5.3

The development pattern shall recognize ranching and related agricultural operations, as well as the timber, habitat, and scenic values the planning area affords.

Policy EI-5.5

The development pattern within the East County Planning Area shall recognize and support new and emerging agricultural practices within the Planning Area, such as vineyards and organic farming.

Policy WI-5.2

The development pattern shall recognize existing ranching operations and grazing activities which dominate the land use activity of this planning area.

Policy OS-8.3

The County shall explore the need for the creation of special mining zones.

Policy OS-9.3

The County shall seek inter-jurisdictional cooperation and coordination on natural resources practices and recreation plans with an emphasis on economic impacts.

Implementation Measure OS-9.3a

Actively pursue opportunities to market and capitalize on the County's abundant natural resources to enhance economic development activities throughout the County.

Policy OS-9.4

The County shall actively promote outdoor recreation opportunities such as agri-tourism, nature-tourism, and environmental learning tourism.

Policy OS-12.1

The County shall recognize the need to protect and conserve areas where soils have high resource values, especially in terms of potential agricultural productivity.

Policy OS-12.3

The County shall continue to encourage sound soil management, erosion prevention and control programs and projects, including the use of windbreaks, minimum tillage practices, grazing management, and riparian area rehabilitation.

Policy AG-1.2

The County shall establish criteria for demonstrating appropriateness of conversion of agricultural

land to other uses.

Implementation Measure AG-1.2a

Designated agricultural lands may be subdivided into separate parcels to create one site for a life estate home site provided conditions delineated in the Zoning Code are met.

Implementation Measure AG-1.2b

Beside the principal uses of agricultural lands, lands so classified may be used for residential purposes accessory to the principal use. Such accessory uses shall be limited to “family member” housing and agricultural labor housing subject to the requirements in the Zoning Code.

Implementation Measure AG-1.2c

The following criteria is to be applied during review of proposals for General Plan amendments to change Valley Floor Agriculture and Upland Agriculture land use designations and/or rezone of a UA or EA district outside of areas for which a Specific Plan or Master Plan has been prepared and approved:

1) Soil:

Is the soil suitable for agriculture according to the soil capability?

In general, unique or higher quality soil as identified on the Important Farmland Map of the State Mapping and Monitoring Program shall be deemed suitable for agriculture, unless verifiable evidence is provided identifying a diminished soil capability.

2) Parcel Size:

Is the present parcel a sufficient size for economic agricultural use? (In general, conforming to the minimum parcel size for the respective zoning classification.)

3) Use:

Is the land presently used, has it been recently used or could it be used, for agriculture?

4) Compatibility:

Will a nonagricultural use create conflicts as to compatibility with adjacent or nearby agricultural uses?

5) Consistency:

Is the proposal consistent with the goals and policies of the Tehama County General Plan?

For each criterion which raises a concern, the Board of Supervisors shall make (a) finding(s) that the value of the project provides an overall benefit to the County that outweighs the issue(s) identified outside of areas designated as Special Planning under this General Plan for which a Specific Plan and/or Development Agreement has been prepared and approved.

Implementation Measure AG-1.2d

Continue to support the principles of the Tehama County “Agricultural Uses Disclosure” Ordinance.

Implementation Measure AG-1.2e

Allow lands designated for a non-agricultural land use by the General Plan, to continue the agricultural use of the property.

Implementation Measure AG-1.2f

Promote the protection of agricultural resources by encouraging new development to protect one acre of existing farmland of equal or higher quality for each acre of Prime Farmland, Unique Farmland or Farmland of Statewide Importance that would be converted to non-agricultural uses. This protection may consist of the establishment of farmland conservation easement, farmland deed restriction, or other appropriate farmland conversion in perpetuity, but may also be utilized for compatible wildlife conservation efforts. The farmland to be preserved shall be located within Tehama County and must have adequate water supply to support agricultural use. As part of the consideration of land areas proposed to be protected, the County shall consider the benefits of preserving farmlands in proximity to other protected lands.

Policy AG-1.3

The County shall encourage the diversification and development of all Agricultural enterprises including Natural Agricultural practices and Agricultural Tourism activities.

Implementation Measure AG-1.3b

Lands classified as Valley Floor Agriculture or Upland Agriculture may be used for treatment of non-hazardous contaminated soils through enhancement (blending, aeration, cultivation, fertilization, composting, emulsification, etc.) and bio-remediation upon the approval of a Use Permit in each individual case. "Non-hazardous contaminated soils" means those soils contaminated at levels beneath the hazardous threshold established in the California Health and Safety Code, Title 22, Section 25117 and sections 66261.10 thru 66261.33. (Board Resolution 144-1992).

Implementation Measure AG-1.3c

Support the creation of new markets for traditional and higher value crops and commodities

Implementation Measure AG-1.3d

Maintain sites for agricultural industry to meet the demand of agricultural product suppliers, laboratory research, field research, seed research and development, food processing and other agricultural-related activities.

Implementation Measure AG-1.3e

Encourage and support new and emerging agricultural uses and practices within the County, such as vineyards and organic farming.

Implementation Measure AG-1.3f

Continue to encourage and support the ranching of alternative and historically-significant types of livestock, to include goats and sheep.

Chapter 17.10

UA UPLAND AGRICULTURAL DISTRICT

Sections:

17.10.010	Purpose.
17.10.020	Uses permitted.
17.10.030	Uses requiring use permits.
17.10.040	Yards.
17.10.050	Lots.
17.10.060	Building height.
17.10.070	Parking.

17.10.010 Purpose.

A. The purpose of the UA, Upland Agricultural district classification is to implement the Upland Agricultural lands designation of the Land Use element of the county general plan by recognizing lands capable of supporting grazing activities; provide for areas of intensive and extensive agriculturally-compatible uses; identify and conserve areas of important open space, recreation, scenic, and natural value; and to accommodate the use of land for compatible non-agricultural uses to include commercial recreation, hunting and fishing, resource protection and management and habitat management.

B. The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all UA districts.

17.10.020 Uses permitted. Uses permitted in a UA district shall be as follows:

A. The primary use of lands in this district is for the grazing of livestock.

B. Secondary uses for lands in this district include tree, row, and field crops; farming; animal husbandry; nurseries and greenhouses for the propagation of plants, and semi-heavy agricultural uses as defined by Section 17.04.130 where use does not require a use permit pursuant to Section 17.10.030;

C. In addition to the principal and secondary uses specified in Subsections A & B of this section, lands in this district may be used for residential uses supporting agricultural and commercial recreation operations;

D. Employee and farmworker housing pursuant to Section 17.08.012;

E. Additional housing may be permitted through the use permit process pursuant to Section 17.10.030 and Chapter 17.70 (Use Permits) or pursuant to Section 17.08.050 "Granny Housing";

F. Low intensity commercial recreation, defined as uses which will not interfere with principal uses of lands for agricultural purposes and do not require the construction of substantial improvements, such as lodging facilities. Examples of low intensity recreation uses include hunting, fishing, target shooting, riding, hiking and boating;

G. Mineral exploration purposes which will not permanently interfere with the principal uses of the lands for agricultural purposes on parcels 40 acres or greater.

H. Home occupations as defined in Section ~~17.04.XXX~~;

I. Outdoor recreation uses such as Agritourism, Agri-nature Tourism, and environmental learning tourism meeting the standards and requirements of Section 17.81 Administrative Permit-Tourism Uses;

J. Wayfinding signs meeting the requirements of Section 17.82 Wayfinding Signs.

K. Agricultural homestays in accordance with standards established by Section 17.81 Administrative Permit-Tourism Uses and in conjunction with the primary agriculture production use of the property;

L. Horseback riding as an agritourism use.

17.10.030 Uses requiring use permits. Uses requiring use permits in a UA district shall be as follows:

- A. Heavy agricultural uses as defined by Section 17.04.060;
- B. Dairies and commercial cattle and hog feed lots;
- C. Youth ranches, educational or religious institutions, or similar uses;
- D. Additional farm labor housing;
- E. Additional caretaker housing;
- F. Employee and farmworker housing exceeding the limits set pursuant to Section 17.08.012;
- G. Soil amendment projects for the treatment of "non-hazardous petroleum contaminated soils" as defined by the California Health and Safety Code, Title 22, Section 25117 and Sections 66261.10 through 66261.33;
- H. Commercial shooting ranges as defined in Section 17.04.045;
- I. Outdoor recreation uses requiring ancillary structures (sleeping, eating, sanitary) and facilities and intended as Agritourism, Agri-nature Tourism, Geotourism, Glamping and environmental learning tourism exceeding the standards and requirements of Section 17.81 Administrative Permit-Tourism Uses;
- J. Collaborative sales of agricultural products in accordance with state and federal standards;
- K. Collaborative Agri-Nature Tourism Events;
- L. Commercial and industrial uses of primary and essential service to the agricultural use of the surrounding area, including, but not limited to, the sale of fertilizers and insecticides; the sale and repair of farm equipment and machinery, and the limited manufacture of agricultural equipment and machinery;
- M. Mining and the processing and development of natural resources.

17.10.040 Yards. Yard requirements in a UA district shall be as follows:

- A. Minimum front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater;
- B. Minimum side yards, ten feet; six feet on non-conforming parcels of 10 acres or less.
- C. Minimum rear yards, twenty feet.

17.10.050 Lots. Minimum lot area in a UA district shall be one hundred sixty acres.

17.10.060 Building height. Maximum building height in a UA district shall be:

- A. Two and one-half stories, but not to exceed thirty-five feet for residential buildings.
- B. Grain silos and other agricultural product storage and processing structures are limited to sixty feet.
- C. Non-commercial wind generators are limited to eighty feet. Proposed non-commercial wind generators exceeding eighty feet may be allowed upon securing a use permit.

17.10.070 Parking. Minimum automobile parking in a UA district shall be one space for each dwelling unit, and spaces for all vehicles clear of public streets and roads for other permitted uses.

Chapter 17.11

VFA VALLEY FLOOR AGRICULTURAL DISTRICT

Sections:

- 17.11.010 Purpose.
- 17.11.020 Uses permitted.
- 17.11.030 Uses requiring use permits.
- 17.11.040 Yards.
- 17.11.050 Lots.
- 17.11.060 Building height.
- 17.11.070 Parking.

17.11.010 Purpose.

A. The purpose of the VFA, Valley Floor Agricultural district classification is to implement the Valley Floor Agricultural lands designation of the Land Use element of the county general plan by recognizing lands which are suited for, and are appropriately retained for, the production of orchard and field crops. The classification includes lands with present or future potential for significant agricultural production, availability of water, and on which contiguous or intermixed smaller parcels having non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to agricultural production.

B. The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all VFA districts.

17.11.020 Uses permitted. Uses permitted in a VFA district shall be as follows:

A. The primary for lands in this district include production of tree, row and field crops, nurseries and greenhouses, uses integrally related to the production of agricultural products, conservation, and outdoor recreation uses;

B. Secondary uses permitted in a VFA district shall be for grazing, animal husbandry and semi-heavy agricultural uses as defined by Section 17.04.130 where use does not require a use permit pursuant to Section 17.11.030;

C. In addition to the principal and secondary uses specified in Subsections A & B of this section, lands in this district may be used for residential purposes accessory to the primary or secondary uses;

D. Employee and farmworker housing pursuant to Section 17.08.012;

E. Additional housing may be permitted through the Use Permit process pursuant to Section 17.11.030 and Chapter 17.70 (Use Permits) or pursuant to Section 17.08.050 "Granny Housing";

F. Home occupations as defined in Section 17.04.XXX;

G. Mineral exploration purposes which will not permanently interfere with the principal uses of the lands for agricultural purposes on parcels 40 acres or greater.

H. Outdoor recreation uses such as Agritourism, Agri-nature Tourism, and environmental learning tourism meeting the standards and requirements of Section 17.81 Administrative Permit-Tourism Uses;

I. Wayfinding signs meeting the requirements of Section 17.82 Wayfinding Signs.

J. Agricultural homestays in accordance with standards established by Section 17.81 Administrative Permit- Tourism Uses and in conjunction with the primary agriculture production use of the property;

K. Horseback riding as an agritourism use.

17.11.030 Uses requiring use permits. Uses requiring use permits in a VFA district shall be as follows:

- A. Heavy agricultural uses as defined by Section 17.04.060;
- B. Dairies and commercial cattle and hog feed lots;
- C. Youth ranches, educational or religious institutions, or similar uses;
- D. Additional farm labor housing;
- E. Additional caretaker housing;
- F. Employee and farmworker housing exceeding the limits set pursuant to Section 17.08.012;
- G. Soil amendment projects for the treatment of "non-hazardous petroleum contaminated soils" as defined by the California Health and Safety Code, Title 22, Section 25117 and Sections 66261.10 through 66261.33;
- H. Commercial shooting ranges as defined in Section 17.04.045;
- I. Outdoor recreation uses requiring ancillary structures (sleeping, eating, sanitary) and facilities and intended as Agritourism, Agri-nature Tourism, Geotourism, Glamping and environmental learning tourism exceeding the standards and requirements of Section 17.81 Administrative Permit-Tourism Uses;
- K. Collaborative sales of agricultural products in accordance with state and federal standards;
- L. Collaborative Agri-Nature Tourism Events;
- M. Commercial and industrial uses of primary and essential service to the agricultural use of the surrounding area, including, but not limited to, the sale of fertilizers and insecticides; the sale and repair of farm equipment and machinery, and the limited manufacture of agricultural equipment and machinery;
- N. Mining and the processing and development of natural resources.

17.11.040 Yards. Yard requirements in a VFA district shall be as follows:

- A. Minimum front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater;
- B. Minimum rear yards, twenty feet;
- C. Minimum side yards, ten feet; six feet on non-conforming parcels of 10 acres or less.

17.11.050 Lots. Minimum lot area in a VFA district shall be as follows:

- A. Williamson Act Contracted Lands: 40 gross acres.
- B. Non-Contract Lands: 20 gross acres.

17.11.060 Building height. Maximum building height in a VFA district shall be:

- A. Two and one-half stories, but not to exceed thirty-five feet for residential buildings.
- B. Grain silos and other agricultural product storage and processing structures are limited to sixty feet.
- C. Non-commercial wind generators are limited to eighty feet. Proposed non-commercial wind generators exceeding eighty feet may be allowed upon securing a use permit.

17.11.070 Parking. Minimum vehicle parking in a VFA district shall be one space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the parcel and clear of public streets and roads for other uses.

Chapter 17.12

VFA-CAPAY VALLEY FLOOR AGRICULTURAL – CAPAY DISTRICT

Sections:

- 17.12.010 Purpose.
- 17.12.020 Uses permitted.
- 17.12.030 Uses requiring use permits.
- 17.12.040 Yards.
- 17.12.050 Lots.
- 17.12.060 Building height.
- 17.12.070 Parking.

17.12.010 Purpose.

A. The purpose of the VFA-CAPAY, Valley Floor Agricultural Capay district classification is to implement the Valley Floor Agricultural Capay designation of the Land Use element of the county general plan to lands located within the Capay area by recognizing lands which are suited for, and is appropriately retained for, the production of orchard and field crops. The classification includes lands with present or future potential for significant agricultural production, availability of water, and on which contiguous or intermixed smaller parcels having non-compatible uses could jeopardize the agricultural use of agricultural lands. Permitted non-agricultural uses, to the greatest extent possible, should not occur on lands that might otherwise be devoted to agricultural production.

B. The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all VFA-CAPAY districts.

17.12.020 Uses permitted. Uses permitted in a VFA-CAPAY district shall be as follows:

A. The primary for lands in this district include production of tree, row and field crops, nurseries and greenhouses, uses integrally related to the production of agricultural products, conservation, and outdoor recreation uses;

B. Secondary uses permitted in a VFA-CAPAY district shall be for grazing, animal husbandry and semi-heavy agricultural uses as defined by Section 17.04.130 where use does not require a use permit pursuant to Section 17.12.030;

C. In addition to the principal and secondary uses specified in Subsections A & B of this section, lands in this district may be used for residential purposes accessory to the primary or secondary uses;

D. Additional housing may be permitted through the Use Permit process pursuant to Section 17.12.030 and Chapter 17.70 (Use Permits) or pursuant to Section 17.08.050 "Granny Housing";

E. Home occupations as defined in Section 17.04.XXX;

F. Outdoor recreation uses such as Agritourism, Agri-nature Tourism, and environmental learning tourism meeting the standards and requirements of Section 17.81 Administrative Permit-Tourism Uses;

G. Wayfinding signs meeting the requirements of Section 17.82 Wayfinding Signs.

H. Agricultural homestays in accordance with standards established by Section 17.81 Administrative Permit- Tourism Uses and in conjunction with the primary agriculture production use of the property;

I. Horseback riding as an agritourism use.

17.12.030 Uses requiring use permits. Uses requiring use permits in a VFA-CAPAY district shall be as follows:

A. Heavy agricultural uses as defined by Section 17.04.060;

B. Youth ranches, educational or religious institutions or similar uses;

C. Additional caretaker housing;

- D Employee and farmworker housing exceeding the limits set pursuant to Section 17.08.012;
- E. Soil Amendment projects for the treatment of "non-hazardous petroleum contaminated soils" as defined by the California Health and Safety Code, Title 22, Section 25117 and Sections 66261.10 through 66261.33;
- F. Commercial shooting ranges as defined in Section 17.04.045;
- G. Dairies and commercial cattle and hog feed lots;
- H. Commercial and industrial uses of primary and essential service to the agricultural use of the surrounding area, including, but not limited to, the sale of fertilizers and insecticides; the sale and repair of farm equipment and machinery, and the limited manufacture of agricultural equipment and machinery;
- I. Outdoor recreation uses requiring ancillary structures (sleeping, eating, sanitary) and facilities and intended as Agritourism, Agri-nature Tourism, Geotourism, Glamping and environmental learning tourism exceeding the standards and requirements of Section 17.81 Administrative Permit-Tourism Uses;
- J. Collaborative sales of agricultural products in accordance with state and federal standards;
- K. Collaborative Agri-Nature Tourism Events;
- L. Mining and the processing and development of natural resources.

17.12.040 Yards. Yard requirements in a VFA-CAPAY district shall be as follows:

- A. Minimum front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater;
- B. Minimum rear yards, twenty feet;
- C. Minimum side yards, ten feet; six feet on non-conforming parcels of 10 acres or less.

17.12.050 Lots. Minimum lot area in a VFA-CAPAY district shall be as follows:

- A. Williamson Act Contracted Lands: 40 gross acres.
- B. Non-Contract Lands: 40 gross acres.

17.12.060 Building height. Maximum building height in a VFA-CAPAY district shall be:

- A. Two and one-half stories, but not to exceed thirty-five feet for residential buildings.
- B. Grain silos and other agricultural product storage and processing structures are limited to sixty feet.
- C. Non-commercial wind generators are limited to eighty feet. Proposed non-commercial wind generators exceeding eighty feet may be allowed upon securing a use permit.

17.12.070 Parking. Minimum vehicle parking in a VFA-CAPAY district shall be one space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the parcel and clear of public streets and roads for other uses.

Chapter 17.13

VFA-EC VALLEY FLOOR AGRICULTURAL – EL CAMINO DISTRICT

Sections:

- 17.13.010 Purpose.
- 17.13.020 Uses permitted.
- 17.13.030 Uses requiring use permits.
- 17.13.040 Yards.
- 17.13.050 Lots.
- 17.13.060 Building height.
- 17.13.070 Parking.

17.13.010 Purpose.

- A. The purpose of the VFA-EC, Valley Floor Agricultural El Camino district classification is to implement the Valley Floor Agricultural El Camino designation of the Land Use element of the county general plan within the El Camino Irrigation District by recognizing lands which are suited for, and are appropriately retained for, rural residential living opportunities; the small-scale production of orchard and field crops and the limited keeping of animals. The classification includes lands with present or future potential for small-farm and hobby-farm agricultural production, the limited keeping and grazing of animals, and agricultural supporting land uses. Permitted non-agricultural uses, to the greatest extent possible, should be limited to rural residential dwellings, agriculture supporting land uses and land uses that will not impact agricultural and rural living uses within in the El Camino and surrounding areas.
- B. The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all VFA-EC districts.

17.13.020 Uses permitted. Uses permitted in a VFA-EC district shall be as follows:

- A. The primary uses for lands in this district include production of tree, row and field crops, nurseries and greenhouses, uses integrally related to the production of agricultural products, conservation, and outdoor recreation uses;
- B. Secondary uses permitted in a VFA-EC district shall be for grazing, animal husbandry and light agricultural uses as defined by Section 17.04.070 where use does not require a use permit pursuant to Section 17.13.030;
- C. Semi-heavy agricultural uses as defined in Section 17.04.130 on parcels 20 acres or larger.
- D. Poultry and rabbit farming; provided, that such operations for commercial purposes shall be confined within enclosed structures;
- E. Sale of agricultural products produced on the premises and sign of not more than four square feet advertising such sales.
- F. In addition to the principal and secondary uses specified in Subsections A & B of this section, lands in this district may be used for residential purposes accessory to the primary or secondary uses;
- G. Additional housing may be permitted through the Use Permit process pursuant to Section 17.13.030 and Chapter 17.70 (Use Permits) or pursuant to Section 17.08.050(A);
- H. Home occupations as defined in Section **17.04.XXX**.
- I. Outdoor recreation uses such as Agritourism, Agri-nature Tourism, and environmental learning tourism meeting the standards and requirements of Section 17.81 Administrative Permit- Tourism Uses;
- J. Wayfinding signs meeting the requirements of Section 17.82 Wayfinding Signs.
- K. Agricultural homestays in accordance with standards established by Section 17.81 Administrative Permit- Tourism Uses and in conjunction with the primary agriculture production use of the property;
- L. Horseback riding as an agritourism use.

17.13.030 Uses requiring use permits. Uses requiring use permits in a VFA-EC district shall be as follows:

- A. Heavy agricultural uses as defined by Section 17.04.060;
- B. Youth ranches, educational or religious institutions or similar uses;
- C. Additional caretaker housing;
- D. Employee and farmworker housing exceeding the limits set pursuant to Section 17.08.012;
- E. Soil Amendment projects for the treatment of "non-hazardous petroleum contaminated soils" as defined by the California Health and Safety Code, Title 22, Section 25117 and Sections 66261.10 through 66261.33;
- F. Commercial shooting ranges as defined in Section 17.04.045;
- G. Dairies and commercial cattle and hog feed lots;
- H. Commercial and industrial uses of primary and essential service to the agricultural use of the surrounding area, including, but not limited to, the sale of fertilizers and insecticides; the sale and repair of farm equipment and machinery, and the limited manufacture of agricultural equipment and machinery;
- I. Outdoor recreation uses requiring ancillary structures (sleeping, eating, sanitary) and facilities and intended as Agritourism, Agri-nature Tourism, Geotourism, Glamping and environmental learning tourism exceeding the standards and requirements of Section 17.81 Administrative Permit-Tourism Uses;
- J. Collaborative sales of agricultural products in accordance with state and federal standards;
- K. Collaborative Agri-Nature Tourism Events;
- L. Mining and the processing and development of natural resources.
- M. On parcels with gross acreage of less than 20 acres within the VFA-EC district the following uses are permitted upon securing a use permit:
 - 1. Veterinary hospitals, commercial kennels, riding stables, nurseries and retail sales of products;
 - 2. The keeping of more livestock than otherwise permitted herein.

17.13.040 Special yards and distances between buildings. Special yards and distanced between buildings in a VFA-EC district shall be as follows: barns, stables, chicken houses, similar accessory buildings shall not be less than fifty feet from the front building line, nor less than ten feet from any side property line nor less than forty feet from any building.

17.13.050 Yards. Yard requirements in a VFA-EC district shall be as follows:

- A. Minimum front yard, fifty feet from the centerline of roadway or twenty feet from the property line, whichever is greater;
- B. Minimum rear yards, twenty feet;
- C. Minimum side yards, ten feet; six feet on parcels of 10 acres or less.

17.13.060 Lots. Minimum lot area in a VFA-EC district shall be as follows:

- A. Williamson Act Contracted Lands: 40 gross acres.
- B. Non-Contract Lands: 5 gross acres.

Note: Property located within the VFA-EC land use designation may not utilize cluster development provisions or density-averaging techniques that result in any parcel of land being less than five (5) gross acres in size.

17.13.070 Building height. Maximum building height in a VFA-EC district shall be:

- A. Two and one-half stories, but not to exceed thirty-five feet for residential buildings.
- B. Grain silos and other agricultural product storage and processing structures are limited to sixty feet.
- C. Non-commercial wind generators are limited to eighty feet. Proposed non-commercial wind generators exceeding eighty feet may be allowed upon securing a use permit.

17.13.080 Parking. Minimum vehicle parking in a VFA-EC district shall be one space for each dwelling unit, and spaces for all vehicle parking, loading and unloading on the parcel and clear of public streets and roads for other uses.

ADMINISTRATIVE PERMIT-TOURISM USES

Sections:

17.81.010 - Generally.

17.81.020 - Administrative Permit Uses.

17.81.030 - Administrative Permit Special Development and Performance Standards.

17.81.040 - Administrative Permit Application Requirements.

17.81.050 - Form of application and Fee.

17.81.060 - Public hearing not required.

17.81.070 - Findings of approval.

17.81.080 - Administrative use permit revisions.

17.81.090 - Time limits.

17.81.100 - Extension of time limits.

17.81.010 - Generally.

The purpose of the Administrative Permit – Tourism Uses Chapter is to actively promote outdoor recreation opportunities such as agritourism, nature-tourism, and environmental learning tourism and other similar uses that encourage and support agricultural in Tehama County. This Chapter is to implement the 2009-2029 Tehama County General Plan Policy OS-9.4.

Applicants may apply for an administrative permit for agritourism, nature-tourism, geotourism, glamping and environmental learning tourism and other similar uses that encourage and support agricultural in Tehama County if it is consistent with the administrative permit application requirements and administrative permit criteria. This chapter is considered to be consistent with the goals and policies of the Open Space and Conservation Element and the Agriculture and Timber Element of the 2009-2029 Tehama County General Plan.

The purpose of the administrative use permit is to allow the proper integration of uses into the community, only if such uses are designed or arranged on the site in accordance with established development standards of this title and policies of the General Plan.

Administrative use permits may be issued, as provided in this Chapter, for any of the uses or purposes for which such permits are required or permitted by the terms of this Title, upon conditions designated by the Director of Planning.

The Director of Planning may approve, deny, or conditionally approve an application for an administrative use permit.

The Director of Planning may impose such conditions as deemed necessary to secure compliance with the requirements of this Title, the General Plan or other regulations, and may impose such requirements and conditions with respect to location, construction, maintenance, operation, site planning, traffic control, and time limits for the administrative use permit, as are deemed necessary, for the protection of the property owners and the public interest, and may require tangible guarantees or evidence that such conditions are being, or will be, complied with.

B. The specific regulations set out in this chapter and the general regulations set forth in Chapter 17.08 shall apply in all UA, VFA, VFA-CAPAY and VFA-EC districts.

17.81.020 - Administrative Permit Uses.

Administrative Use Permit uses are as follows:

A. Limited agritourism and agri-nature tourism, geotourism and glamping uses and activities pursuant to the definitions as stated in Chapter 17.90 and in accordance with the development standards established by this Section shall be permitted when conducted in compliance with all of the following:

i. A daily use or activity is limited to no more than an average of 15 persons per day with a maximum of less than 106 in any given week (not counting employees). If averages are used, they must be on a per week basis.

B. Larger and more frequent agritourism and agri-nature tourism, geotourism and glamping uses and activities pursuant to the definitions, and including but not limited to Collaborative Agri-Nature Tourism Events, petting zoos of resident animals, and hunting dog trials when no fire arms are discharged. All of the uses shall be conducted in compliance with all of the following:

i. A daily use or activity is limited to no more than an average of 35 persons per day with a maximum of 250 in any given week (not counting employees). If averages are used, they must be on a per week basis.

ii. The use or activity is conducted in accordance with the development standards established by this Chapter.

iii. Submittal of an agritourism facility compliance form to the Tehama County Planning Department is required annually for reporting of agritourism activities and events. The report shall include information on the number of participants, days of activity, and hours of operation. Agricultural activities associated with a 4-H and/or FFA project or projects shall not be subject to an administrative use permit.

17.81.030 - Administrative permit Special Development and Performance Standards.

A. Prior to issuance of an administrative use permit, the use or activity is subject to submittal of proposed use or activity and site plans for review by County departments and State agencies as to compliance with applicable laws, policies, codes and regulations. Said County department review may determine that proposed activity or use is required to obtain a conditional use permit as defined below in this section.

B. Special Development and Performance Standards for Agritourism and Agri-Nature Tourism Uses and Activities in the UA, VFA, VFA-CAPAY and VFA-EC Zoning Districts:

1. Agri-Nature, Geotourism, glamping and environmental learning tourism and other similar uses or activities are subject to the same development standards as agritourism uses or activities.

2. An agritourism use or activity is subject to all of the following road access and maintenance requirements, if the use or activity generates more than 7.5 Average Daily Trips (ADTs):

a. Any agritourism use or activity which is established shall have access from a road or roads which have adequate capacity for existing traffic and the traffic proposed by the agritourism activity or use as defined by the Tehama County Land Development and Engineering Standards. Any and

all road improvements (public and private) must be made only as allowed by the provisions of a recorded access easement. If the agritourism activity is on a non-standard county maintained road, then an agritourism activity may only occur if the non-standard county maintained road is improved by the project proponent to provide adequate capacity as described above.

b. Any agritourism use or activity which is established shall have access from roads which are maintained. If primary access is not from a county maintained road or a State Highway, then the proponent of the agritourism use or activity shall participate in any existing active road maintenance organization for all privately maintained access road(s). If no road maintenance organization exists, then the proponent of the agritourism use or activity shall record a road maintenance agreement which provides for maintenance of drainage and erosion control devices, fuel modification, and upkeep of road surfaces from at least the proponent's property to the nearest County maintained road or State highway. The road maintenance agreement provisions shall be developed by the project proponent and shall:

- i. Be in effect for the life of the project unless said maintenance is taken over by the County, a special district, other governmental entity, or a recorded private road maintenance association.
- ii. Provide for annual maintenance and the immediate correction of emergency and hazard situations.

3. Any exterior activities for agritourism uses and activities shall not commence prior to seven o'clock (7:00) a.m. and shall cease by ten o'clock (10:00) p.m. The Director of Planning can consider amendments to these hours of operation on a case by case basis through the Administrative Use Permit process for specific agritourism uses which are time sensitive, such as but not limited to bird-watching, when the Director of Planning can make the finding that the amended hours will not have adverse impacts. The Director of Planning may apply such conditions as are necessary in order to make this finding.

4. If the agritourism use or activity is immediately adjacent to a commercial poultry operation, there shall be no exterior lights for the agritourism use or activity (except as minimally necessary for public safety) and there shall be no organized agritourism activities after sunset. This requirement may be waived if the agritourism proponent obtains a signed waiver from the adjacent commercial poultry producer. This standard shall not apply if the agritourism operation is established before a poultry operation is established on the adjacent property.

5. The agritourism uses and activities shall not require more than 1 (one) employee per acre up to a maximum of the equivalent of 5 (five) full-time employees on-site at any one time. The number of employees will be in full FTE increments, with 1 (one) FTE allowed per acre allowed for agritourism development as defined in Chapter 17.90. This limit does not include family members or employees solely of the agricultural operation. The Director of Planning can consider amendments to the number of employees at an operation on a case by case basis through the Administrative Use Permit process for specific agritourism uses which may require more employees, when the Director of Planning can make the finding that the increased number of employees will not have adverse impacts. The Director of Planning may apply such conditions as are necessary in order to make this finding.

6. The owner, lessee, designated agent or a designated family member of the agritourism enterprise shall be present throughout the duration of the agritourism use or event.

7. Petting zoos of resident animals shall have a minimum of 1/3 mile buffer from adjacent properties.

8. Activities shall be limited to the on-site agritourism parcel or parcels. Parcel boundaries and no trespassing signs shall be clearly posted. The owner of an agritourism business shall be responsible for the actions, impacts and damages of his or her guests, pursuant to California Civil Code Section 1714.

9. The primary use of the parcel on which the agritourism use or activity is located shall be for commercial agricultural production. Pursuant to Section 52262 of the California Food and Agricultural Code, this shall mean a place of agricultural production which has annual sales of agricultural products of one thousand dollars (\$1,000) or more. Agritourism is permitted as a secondary use to the primary commercial agricultural production use. The amount of land permitted for permanent physical improvement (infrastructure and structural improvements) related to agritourism is limited to no more than 10% of a parcel's acreage or 5 acres of total land area, whichever is the lesser amount, to comply with this primary use standard. Developed infrastructure and structural improvements do not include unpaved riding or hiking trails. If there are multiple parcels involved in the agritourism use and development, the maximum amount of agritourism development shall be calculated based upon the parcel on which the improved facilities are located, using the % calculation, and there shall be no more than 5 acres cumulative agritourism development allowed on all of the parcels combined.

10. Daily or ongoing agritourism uses or activities shall have adequate provisions for sewage disposal (permanent or temporary) as determined by the Tehama County Department of Environmental Health.

11. The agritourism use or activity shall have adequate provisions for public water as determined by the Tehama County Department of Environmental Health.

12. The agritourism use or activity shall have adequate access and on-site parking.

13. Any new exterior lighting installed related to an agritourism use or activity shall be designed to illuminate the immediate vicinity and shall not be visible off site.

14. An agricultural homestay is subject to all of the following requirements:

a. The parcel on which an agricultural homestay is proposed shall be at least twenty (20) acres in size or greater;

b. The agricultural homestay is located in a residence occupied by the property owner, an accessory dwelling or other existing dwelling; The agricultural homestay is located on property occupied by the property owner, as evidenced by a homeowners' exemption carried on the latest equalized assessor rolls, accessory dwelling or other existing dwelling. Failure to maintain the homeowners' exemption shall be grounds for prohibition of further occupancy as an agricultural homestay;

c. The agricultural homestay has not more than five (5) guest rooms and accommodates not more than ten (10) adult guests; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

d. The agricultural homestay serves meals only to its registered guests and serves meals at any time, and with respect to which the price of meals is included in the price of the overnight transient occupancy accommodation;

e. Lodging and meals are incidental and not the primary function of the agricultural homestay establishment;

f. The agricultural homestay establishment is located on, and is a part of, a farm, as defined in Section 52262 of the California Food and Agricultural Code, that produces agricultural products as its primary business [pursuant to the referenced section of code, this shall mean a place of

agricultural production which has annual sales (income) of agricultural products of one thousand dollars (\$1,000) or more];

g. The primary purpose of the homestay establishment is the guest's education and active participation in the on-site agricultural activities;

h. Any activities or events that involve more than ten (10) adult guests at an agricultural homestay are prohibited; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

i. A Bed and Breakfast / Transient Rental Permit pursuant to Section 17.08.010(J) of the Tehama County Code shall be obtained prior to establishing an agricultural homestay, including a valid Transient Occupancy Tax Certificate.

15. A glamping operation is subject to all of the following requirements:

a. The parcel on which glamping is proposed shall be at least twenty (20) acres in size or greater;

b. The glamping operation is located on property occupied by the property owner, as evidenced by a homeowners' exemption carried on the latest equalized assessor rolls, accessory dwelling or other existing dwelling. Failure to maintain the homeowners' exemption shall be grounds for prohibition of further occupancy as a glamping operation;

c. The glamping operation has not more than five (5) guest units and accommodates not more than ten (10) adult guests; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

d. The glamping operation serves meals only to its registered guests and serves meals at any time, and with respect to which the price of meals is included in the price of the overnight transient occupancy accommodation;

e. The glamping establishment is located on, and is a part of, a farm, as defined in Section 52262 of the California Food and Agricultural Code, that produces agricultural products as its primary business [pursuant to the referenced section of code, this shall mean a place of agricultural production which has annual sales (income) of agricultural products of one thousand dollars (\$1,000) or more];

f. Any activities or events that involve more than ten (10) adult guests at a glamping establishment are prohibited; children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons;

g. The glamping operation conforms to all building codes, fire codes and American Disabilities Act requirements.

h. A Bed and Breakfast / Transient Rental Permit pursuant to Section 17.08.010(J) of the Tehama County Code shall be obtained prior to establishing a glamping operation, including a valid Transient Occupancy Tax Certificate.

C. Agricultural advisory committee. As part of the review of an application for rezoning to place property into or remove property from the UA, VFA, VFA-CAPAY and the VFA-EC Zoning districts, the Director of Planning shall refer the application to the agricultural advisory committee. The committee shall review each action described above and may, if necessary, inspect the property in question to determine if the property is bona fide agricultural land appropriate for the Agriculture UA, VFA, VFA-CAPAY and the VFA-EC Zoning districts and if such action is consistent with the general plan. The committee shall forward their recommendation for action on the rezoning application to the planning commission.

17.81.050 - Form of application and Fee.

Application for an administrative use permit shall be made in writing by the owners of the property or by a lessee, purchaser in escrow or optionee with the consent of the owners, on a form prescribed by the county. The application shall be accompanied by a fee, as set by the board of supervisors, and plans showing the details of the proposed use.

17.81.060 - Public hearing not required.

A. A public hearing shall not be required on any application for an administrative use permit prior to action being taken by the Director of Planning to approve, deny, or conditionally approve the application.

B. The Director of Planning's action to approve an administrative use permit shall be noticed in a newspaper of general circulation within the county at least once prior to the end of the appeal period, and posted in not less than 3 public places within 24 hours after determination is made, and shall remain posted during the length of the appeal period. The planning department shall maintain a list of sites where notice in neighborhoods or communities will be posted.

17.81.070 - Findings of approval.

In evaluating a proposed project, the Director of Planning prior to approving an administrative use permit, must find that all the following findings can be made:

A. That the proposed use is consistent with the policies and development standards of the general plan, the zoning ordinance, other county codes, any applicable area plan, and any other applicable code and regulations;

B. That there is no substantial evidence that the project as approved will have a significant adverse effect on the environment, and will not be detrimental to the public health, safety and welfare.

C. The Director of Planning shall impose any conditions and/or requirements necessary to guarantee compliance with the findings in this Section.

17.81.080 - Administrative use permit revisions.

The Director of Planning may approve one or more revisions to an approved administrative use permit provided such revision does not result in a cumulative expansion of more than ten percent (10%) of the original site or use area or such revision, other than expansion, and such revision is consistent with all applicable General Plan policies, County Code standards and other applicable codes and regulations. Notice of an approved administrative use permit revision shall be the same as specified by Section 17.81.060.B of this Title.

17.81.090 - Time limits.

An approved administrative use permit shall be null and void if the project is not completed within three (3) years from the date of approval thereof, unless the Director of Planning finds and stipulates in his original approval that a different time limit is necessary and not detrimental to the public health, safety and welfare, or, unless an extension of time has been approved. Notwithstanding anything to the contrary contained in this Title, and notwithstanding the length of time for which permits may be issued pursuant to this Title, nothing contained herein shall in any way affect the length of time for which permits are issued pursuant to the County Building and Construction Code (Title 15).

17.81.100 - Extension of time limits.

The Director of Planning may approve one extension of time on an approved administrative use permit approved pursuant to this Title, for up to eighteen (18) additional months after notice is given in the same manner as the original approval, if it finds that such extension is necessary and not detrimental to the public health, safety and welfare.

Tehama County General Provisions

17.08.010 - Additional uses permitted.

The following accessory uses, in addition to those hereinafter mentioned, shall be permitted:

~~A. The renting of rooms and/or the providing of table board for not more than four paying guests in a dwelling.~~

PROPOSED NEW SECTION:

17.08.010 J. *Bed and breakfast, homestay and residential transient rentals.*

J. Bed and breakfast, homestay and residential transient rentals.

Bed and breakfast and transient rental establishments shall be considered a permitted home occupation enterprise in all zones allowing dwelling units by right, except in UA, VFA, VFA-CAPAY, VFA-EC and NR. These provisions shall also be applicable in planning areas with adopted area plans unless otherwise specifically regulated or prohibited. An agricultural homestay is a permitted use in the UA, VFA, VFA-CAPAY, VFA-EC and NR zoning districts, subject to compliance with development standards established by the zone. Bed and breakfast establishments are defined as a single family structure in which there is a full time, permanent resident family, and a limited number of guest bedrooms. Meals prepared each day in a kitchen appropriately permitted by the Tehama County Department of Environmental Health. Residential transient establishments are defined as a single family structure which is available for rental to a family or a group on a transient basis. These structures are also defined as single family dwelling units wherein title is held by a deed which describes only that property on which the structure is located or the single family dwelling unit together with any common areas. Notwithstanding other code provisions, a duplex shall be considered a single family dwelling for purpose of this chapter. Agricultural homestays are defined in Chapter 17.90 and are located in the residence of the property owner or accessory dwelling or other existing dwelling. Bed and breakfasts, agricultural homestays, and residential transient rentals shall meet the following requirements:

1. No more than three (3) bedrooms are available for occupancy by transients for residential transient rentals. No more than five (5) bedrooms are available for occupancy by transients for bed and breakfast establishments and agricultural homestays.

2. The structure and facilities used shall be approved for such use by the Tehama County Department of Environmental Health and shall at a minimum comply with the following standards:

a. The residence shall be serviced by an approved community sewage disposal system, or have an individual system satisfying current code requirements.

b. Water supply shall be by an approved community system, or from an individual well having quality and quantity satisfying current code requirements.

3. The structure and facilities used shall be approved by all fire protection agencies necessary to comply with applicable provisions of the Public Resources Code.

4. A sign of not more than four (4) square feet shall be posted and clearly visible from the nearest road. The sign shall require the street address and may contain the name of the owner or the establishment. Large signs shall require planning commission approval.

5. At a minimum, an 8 1/2 x 11 inch written notice must be placed in each rental unit, which contains the following information:

a. Instructions in case of fire or other emergency, including the name and phone number of the property owner or rental manager.

b. Quiet hours are between 10:00 p.m. and 8:00 a.m., and shall be strictly enforced.

c. Water and energy conservation measures.

d. Proper use of wood burning stoves and fireplaces.

e. Parking and snow removal requirements if necessary. No parking on roadway is permitted during snow removal periods declared by the Public Works Director.

f. An identification of the character or area in which the unit is located (i.e. rural, agricultural, residential).

g. A statement relative to respect for adjacent property owner's rights and trespassing concerns.

h. Proper trash disposal, and bear preventive/control measures if applicable.

6. Non-owner-occupied Transient Rentals must place a minimum 5 x 7 inch weather-proof NOTICE that is easily and conspicuously visible at or near the main entrance to the Transient Rental which contains the name and phone number of the property owner or rental manager. Property owner or rental manager must be available by phone in case of an emergency.

7. At the time the permit is approved, the structure must be found in conformance with current building code requirements by the chief building inspector relative to the basic health, safety and welfare of the occupants.

8. The following on-site parking standards shall apply:

a. Bed and breakfast and agricultural homestay establishments shall have two (2) parking spaces for the residence plus at least one (1) space for each bedroom available for rent.

b. Residential transient rental establishments shall have one (1) parking space for each bedroom to be rented.

c. Parking provided shall be maintained so that it is accessible, usable, and utilized at all times during the year, when it is occupied.

9. The applicant shall apply to the Tehama County Planning Department for site plan review and approval. The planning department shall forward the application to the Tehama County Department of Building and Safety, Tehama County Department of Environmental Health, and Tehama County Co-operative Fire Protection Services Agency for review.

10. Following approval by all appropriate agencies, a valid transient occupancy registration certificate shall be issued by the Tehama County.

11. These establishments are specifically excluded from the definition of "hotel" as described in this Title.

Chapter 17.90

GLOSSARY OF TERMS AND DEFINITIONS

Sections:

- 17.90.010 - Generally.
- 17.90.020 - Accessory building.
- 17.90.030 - Accessory use.
- 17.90.040 - Agency.
- 17.90.050 - *Agriculture:*
- 17.90.060 - Agricultural family member housing.
- 17.90.070 - *Agricultural homestay:*
- 17.90.080 - *Animal Husbandry:*
- 17.90.090 - Agricultural laborer housing.
- 17.90.100 - *Agricultural activity or operation:*
- 17.90.110 - Agricultural operation, fulltime.
- 17.90.120 - *Agricultural product sales:*
- 17.90.130 - *Agritourism use:*
- 17.90.140 - *Agri-nature tourism use:*
- 17.90.150 - *Appurtenant Use or Structure.*
- 17.90.160 - Alley.
- 17.90.170 - Apartment house.
- 17.90.180 - Basement.
- 17.90.190 - Board.
- 17.90.200 - Boardinghouse.
- 17.90.210 - Building coverage.
- 17.90.220 - Building department, electrical department or plumbing department.
- 17.90.230 - Building height.
- 17.90.240 - Building line.
- 17.90.250 - Building site.
- 17.90.260 - *Camping, Temporary.*
- 17.90.270 - *Collaborative AgriNature Tourism Events:*
- 17.90.280 - Commercial kennel.
- 17.90.290 - *Commercial purposes.*
- 17.90.300 - Commercial shooting range.
- 17.90.310 - Community wastewater treatment system.
- 17.90.320 - Community water system.
- 17.90.330 - County.
- 17.90.340 - County boundary.
- 17.90.350 - Dog fanciers kennel.
- 17.90.360 - Dwelling group.
- 17.90.370 - Dwelling, multiplefamily.
- 17.90.380 - Dwelling, one-family.
- 17.90.390 - Dwelling, two-family.
- 17.90.400 - Dwelling unit.
- 17.90.420 - Emergency shelter.
- 17.90.430 - Engineer.
- 17.90.440 - Family.

17.90.450 - Fruit, vegetable, packing and processing plant.
17.90.460 - Garage, commercial.
17.90.470 - Garage, parking.
17.90.480 - Garage, private.
17.90.490 - *Geotourism:*
17.90.500 - *Glamping:*
17.90.510 - Guest cottage.
17.90.520 - *Guest ranch or dude ranch.*
17.90.530 - Heavy agricultural.
17.90.540 - Helicopter port.
17.90.550 - Home occupation.
17.90.560 - Hospital.
17.90.570 - Hotel.
17.90.580 - Intermediate care facility/developmentally disabled habilitative.
17.90.590 - Intermediate care facility/developmentally disabled-nursing.
17.90.600 - Junkyard.
17.90.610 - Kennel.
17.90.620 - Law.
17.90.630 - Light agriculture.
17.90.640 - Lodginghouse.
17.90.650 - Lot.
17.90.660 - Lot, corner.
17.90.670 - Lot width.
17.90.680 - May.
17.90.690 - Mobile home.
17.90.700 - Mobile home park.
17.90.710 - Must and shall.
17.90.720 - Nonconforming building.
17.90.730 - Nonconforming use.
17.90.740 - Outdoor advertising sign.
17.90.750 - Outdoor advertising structure.
17.90.760 - Outdoor festivals.
17.90.770 - Owner.
17.90.780 - Parking lot.
17.90.790 - Parking space.
17.90.800 - Person.
17.90.810 - Planning Commission.
17.90.820 - Poster.
17.90.830 - Pound.
17.90.840 - Preceding and following.
17.90.850 - Private road.
17.90.860 - Property.
17.90.870 - Public dancehall.
17.90.880 - Public road.
17.90.890 - Real property.
17.90.900 - *Recreation, commercial.*
17.90.910 - *Recreation, non-commercial:*

17.90.920 - Recreational vehicle.
17.90.930 - Recreational vehicle park.
17.90.940 - Road.
17.90.950 - Rodeo.
17.90.960 - Semi-heavy agriculture.
17.90.970 - Service station.
17.90.980 - Setback line.
17.90.990 - Servant's quarters.
17.90.1000 - Sidewalk.
17.90.1010 - Slope, average.
17.90.1020 - Soil engineer.
17.90.1030 - Stable, commercial.
17.90.1040 - Stable, private.
17.90.1050 - State.
17.90.1060 - Stockyard, feedlot and sales yard.
17.90.1070 - Story.
17.90.1080 - Street.
17.90.1090 - Structural alterations.
17.90.1100 - Supportive housing.
17.90.1110 - Surveyor.
17.90.1120 - Tenant and occupant.
17.90.1130 - Tourist court.
17.90.1140 - Trailer coach.
17.90.1150 - Transient lodging.
17.90.1160 - Transitional housing.
17.90.1170 - Travel trailer.
17.90.1180 - Vehicle.
17.90.1190 - Veterinarian.
17.90.1200 - Working dog.
17.90.1210 - Working dog license.
17.90.1220 - Yard, front.
17.90.1230 - Yard, rear.
17.90.1240 - Yards.
17.90.1250 - Yard, side.

17.90.010 - Generally.

The words and phrases set out in the zoning title shall be construed as defined in this section unless from the context a different meaning is intended or unless a different meaning is specifically defined and, more particularly, directed to the use of such words and phrases.

17.90.020 - Accessory building.

"Accessory building" shall mean a detached subordinate building, the use of which is incidental to that of the main building on the same lot or to the use of land.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.030 - Accessory use.

"Accessory use" shall mean a use or building incidental or subordinate to the principal use or building located upon the same lot.
(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.040 - Agency.

"Agency" shall mean an office or commercial establishment in which goods, material or equipment is received for servicing, treatment or processing elsewhere.
(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.050 - Agriculture:

Animal husbandry and the production of crops.

17.90.060 - Agricultural family member housing.

"Agricultural family member housing" shall mean housing occupied by a family or families engaged in agriculture.
(Ord. 1267 §1(B), 1984: Ord. 1255 §2(part), 1984)

17.90.070 - Agricultural homestay:

"Agricultural homestay use" means a business that provides overnight transient occupancy accommodations in five or fewer guest rooms with not more than ten (10) adult guests; (children accompanied by a guardian do not count as adult guests, but the total number of guests must not exceed fifteen (15) persons); and serves meals at any time to only registered guests, who actively participate in the guest's education and the on-site agricultural activities. Agricultural homestays are located in the residence of the property owner or accessory dwelling or other existing dwelling.

17.90.080 - Animal Husbandry:

The breeding and raising of any and all livestock and other animals.

17.90.090 - Agricultural laborer housing.

"Agricultural laborer housing" shall mean housing occupied by persons engaged in agriculture other than a family or families engaged in agriculture.
(Ord. 1267 §1(C), 1984: Ord. 1255 §2 (part), 1984)

17.90.100 - Agricultural activity or operation:

"Agricultural activity or operation" shall mean any activity or operation which has to do with agriculture and shall include, but not be limited to, the cultivation and tillage of the soil; dairying; the production, irrigation, frost protection, cultivation, growing, harvesting and processing of any agricultural commodity, including viticulture, horticulture, timber or apiculture; the raising of livestock, fur-bearing animals, fish or poultry; and any commercial agricultural practices performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

17.90.110 - Agricultural operation, fulltime.

"Fulltime agricultural operation" shall mean a distinct economic unit with its own functional, accounting, and taxpaying identity which can be established by agricultural management plans, income tax returns, assessor's records, loan statements from banks, and other similar documents and records, which operation is conducted by individuals, families, firms or corporations who consider and can demonstrate that agriculture is their principal occupation.
(Ord. 1267 §1(D), 1984: Ord. 1255 §2(part), 1984)

17.90.120 - Agricultural product sales:

“Agricultural product sales use” means the sale of food or fiber commodities of any kind directly associated with the agricultural operation on-site. Agricultural product sales include:

- A. On-farm sales of products grown, raised or manufactured on-site;
- B. Road-side stands displaying products grown, raised or manufactured on-site, available for purchase;
- C. U-pick operations where the public is invited to select or harvest products grown on-site.

17.90.130 - Agritourism use:

“Agritourism” means an enterprise located at a working farm (as defined by Section 52262 of the California Food and Agricultural Code), ranch, or other agricultural operation or agricultural plant/facility, which is conducted for the enjoyment and education of visitors, guests or clients, and that generates income for the owner/operator. Agritourism is the act of visiting a working farm/ranch or any agricultural, horticultural or agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that also adds to the economic viability of the agricultural operation. Agriculture must be the primary use of the land, pursuant to the standards and criteria established by Section 17.81 Administrative Permit- Tourism Uses.

Examples of limited agritourism uses and activities allowed as permitted uses include but are not limited to an agricultural homestay, star-gazing, educational and interpretive seminars, clinics, tours, horseback riding (which may include trail riding instruction necessary for the safety of guests, if pertinent to agritourism use), and youth exchange programs when related to an on-site agricultural operation and in accordance with agricultural homestay requirements and photography. Examples of larger and more frequent agritourism uses permitted through an administrative use permit include, but are not limited to petting zoos, and hunting dog trials in which no firearms are discharged.

Arena events such as roping competitions, horse shows, rodeos and similar commercial-for-fee sporting events are specifically excluded from the allowed uses and activities in the definition of agritourism. Weddings and concerts are specifically excluded from the allowed uses and activities in the definition of agritourism. A RV park and camping are specifically excluded from the allowed uses and facilities in the definition of agritourism.

17.90.140 - Agri-nature tourism use:

“Agri-nature tourism use” means visitor-oriented destinations and experiences, which are centered on an agricultural and/or natural theme. The act of visiting a working farm (as defined by Section 52262 of the California Food and Agricultural Code), ranch, or any agricultural, horticultural, or agribusiness operation, for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation and/or activities and experiences taking place in natural areas that also adds to the economic viability of the agricultural operation. Agriculture must be the primary use of the land, pursuant to the standards and criteria established by Section 17.81 Administrative Permit- Tourism Uses.

Examples of limited agri-nature tourism uses and activities allowed as permitted uses include but are not limited to educational and interpretive seminars, clinics, walks, cross country skiing, picnics, gold panning, hiking, tours, working dog trials, horseback riding, wagon rides when confined to the agritourism parcel, wildlife viewing, and photography. Examples of larger and more frequent agri-nature tourism uses permitted through an administrative use permit include, but are not limited to petting zoos, and hunting dog trials, in which no firearms are discharged.

17.90.150 - Appurtenant Use or Structure.

"Appurtenant Use or Structure" shall mean a use of land or structure subordinate to the primary use or structure of the land and customarily incidental to the primary use or structure occurring on that land.

17.90.160 - Alley.

"Alley" shall mean a public or permanent private way or lane less than forty feet in width which affords a secondary means of access to abutting property.

(Ord. 1267 §1(A), 1984; Ord. 1255 §2(part), 1984)

17.90.170 - Apartment house.

"Apartment house" shall mean any building or portion thereof which is designed and built for occupancy by three or more families.

(Ord. 1267 §1(E), 1984; Ord. 1255 §2(part), 1984)

17.90.180 - Basement.

"Basement" shall mean a space partly or wholly underground and having more than one-half its height, measured from its floor to its finished ceiling, below the average adjoining grade. If the finished floor level directly above a basement is more than six feet above grade, at any point, such basement shall be considered a story.

(Ord. 1267 §1(F), 1984; Ord. 1255 §2(part), 1984)

17.90.190 - Board.

"Board" shall mean the board of supervisors of the County of Tehama, State of California.

(Ord. 1267 §1(G), 1984; Ord. 1255 §2(part), 1984)

17.90.200 - Boardinghouse.

"Boardinghouse" shall mean a building, or portion thereof, other than a hotel, where regular meals for five or more persons are provided for compensation or profit.

(Ord. 1267 §1(H), 1984; Ord. 1255 §2 (part), 1984)

17.90.210 - Building coverage.

"Building coverage" shall mean the land area covered by all buildings on a lot, including all projections except eaves.

(Ord. 1267 §1(I), 1984; Ord. 1255 §2(part), 1984)

17.90.220 - Building department, electrical department or plumbing department.

"Building department, electrical department or plumbing department" shall mean the department of building and safety.

(Ord. 1267 §1(J), 1984; Ord. 1255 §2(part), 1984)

17.90.230 - Building height.

"Building height" shall mean the vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge or parapet wall.

(Ord. 1267 §1(K), 1984; Ord. 1255 §2(part), 1984)

17.90.240 - Building line.

"Building line" shall mean a line established by this or other code to govern the placement of buildings with respect to streets and alleys.

(Ord. 1267 §1(L), 1984; Ord. 1255 §2(part), 1984)

17.90.250 - Building site.

"Building site" shall mean the land area occupied by or capable of being covered by all structures permissible under this Code.

(Ord. 1267 §1(M), 1984; Ord. 1255 §2(part), 1984)

17.90.260 - *Camping, Temporary.*

"Camping, Temporary" shall mean occupying or maintaining for occupancy any place for temporary living, sleeping, or other human occupancy purpose, when not in an appropriately licensed or authorized area for campgrounds or recreational parks or facilities, or zoned for camping activities, for no longer than 14 cumulative nights in any 90 day period. If such occupancy is for more than 14 cumulative nights in any 90 day period, it shall be considered a residential occupancy or residential use. Temporary camping shall not be for commercial purposes. Temporary camping does not include the parking or storage of an unoccupied and otherwise unused recreational vehicle, travel trailer, trailer coach, tent trailer, or any other similar vehicle which is established and used in accordance with all provisions of Tehama County Building and Safety Code.

17.90.270 - *Collaborative AgriNature Tourism Events:*

"Collaborative AgriNature Tourism Events" means the temporary use of multiple agricultural properties and/or facilities, for which a fee may or may not be charged, where there is a gathering of people in multiple locations to tour agricultural sites, experience agriculture in hands on workshops, and develop a respect for the natural resources of Tehama County. These events may not exceed three (3) consecutive days per event. Event participation is determined by the total number of participants divided by the number of locations participating in the event; larger events require an Administrative Use Permit. Permits may be required, such as but not limited to Public Assemblage Permit and Food Facilities Handlers Permit.

17.90.280 - Commercial kennel.

"Commercial kennel" shall mean a kennel where dogs are kept for purposes of breeding, training or boarding.

(Ord. 1474 §1, 1990; Ord. 1267 §1(O), 1984; Ord. 1265 §1(part), 1984)

17.90.290 - *Commercial purposes.*

"Commercial purposes" shall mean an activity or operation that is primarily conducted for commercial use or sale of an agricultural product or commodity on the activity or operation site with financial gain as the primary aim.

17.90.300 - Commercial shooting range.

"Commercial shooting range" shall mean any shooting range, target range, clay pigeon course, sporting clay course, live game course, silhouette course or similar shooting course in which firearms defined as hand guns, rifles or shotguns are discharged and the participants of such courses or ranges pay to the owner and/or operator of the course any form of remuneration which entitles participants use of the course or range.

(Ord. 1591 §1(part), 1993)

17.90.310 - Community wastewater treatment system.

"Community wastewater treatment system" shall mean a sewage effluent collection network, treatment and disposal facilities, provided within a prescribed service boundary, which results in the primary, secondary or tertiary treatment of such effluent.

(Ord. 1267 §1(P), 1984; Ord. 1255 §2(part), 1984)

17.90.320 - Community water system.

"Community water system" shall mean a water storage and distribution network for the provision of potable water to the public for human consumption, within a prescribed service boundary, operated and maintained by a public agency or private company approved by the board of supervisors. The system must comply with the provisions of the California Safe Drinking Water Act and all applicable laws and standards relating to domestic water supply.

(Ord. 1267 §1(Q), 1984; Ord. 1255 §2 (part), 1984)

17.90.330 - County.

"County" shall mean the County of Tehama, State of California.

(Ord. 1267 §1(R), 1984; Ord. 1255 §2(part), 1984)

17.90.340 - County boundary.

"County boundary" shall mean the boundary of the County of Tehama, State of California, and/or the boundary of any incorporated municipality within said county.

(Ord. 1267 §1(S), 1984; Ord. 1255 §2 (part), 1984)

17.90.350 - Dog fanciers kennel.

"Dog fanciers kennel" shall mean where dogs are kept for reason other than for breeding and training or working livestock and poultry.

(Ord. 1267 §1(V), 1984; Ord. 1255 §2(part), 1984)

17.90.360 - Dwelling group.

"Dwelling group" shall mean two or more detached one-family or two-family dwellings, other than a commercial tourist or motor court, located upon a building site, together with all open spaces as required by this chapter.

(Ord. 1267 §1(W), 1984; Ord. 1255 §2 (part), 1984)

17.90.370 - Dwelling, multiplefamily.

"Multiplefamily dwelling" shall mean a building designed and/or used to house three or more families, living independently of each other, including all necessary employees of each such family.

(Ord. 1267 §1(X), 1984; Ord. 1255 §2(part), 1984)

17.90.380 - Dwelling, one-family.

"One-family dwelling" shall mean a building containing but one kitchen designed and/or used to house not more than one family, but including all necessary employees of such family. "One-family dwelling" shall also mean a mobile home or manufactured home meeting all of the following criteria:

- A. Mobile home to be manufactured within ten years of date of permit application.
- B. The unit is to be placed on a perimeter type permanent foundation. Perimeter is to be of concrete, masonry or other Uniform Building Code approved materials.
- C. Roof. Roofing shall be composite shingle, wood shake, terra cotta tile or other Uniform

Building Code approved material, except metal.

D. Siding material to be of plywood, wood, stucco, or other Uniform Building Code approved material.

(Ord. 1446 §2, 1989)

17.90.390 - Dwelling, two-family.

"Two-family dwelling" shall mean a building containing not more than two kitchens designed and/or used to house not more than two families, living independently of each other, including all necessary employees of each such family.

(Ord. 1267 §1(Z), 1984; Ord. 1255 §2(part), 1984)

17.90.400 - Dwelling unit.

"Dwelling unit" shall mean one or more habitable rooms which are occupied or which are intended or designed to be occupied on a fulltime basis with facilities for living, sleeping, cooking and eating.

(Ord. 1267 §1(AA), 1984; Ord. 1255 §2(part), 1984)

17.90.410 – Ecotourism.

"Ecotourism use" means travel to fragile, pristine, and usually protected areas that strives to be low impact and (often) small scale. Ecotourism development helps educate the traveler; provides funds for conservation; directly benefits the economic development and political empowerment of local communities; and fosters respect for different cultures and for environmental justice and human rights. Ecotourism appeals to ecologically and socially conscious individuals. Generally speaking, ecotourism focuses on volunteering, personal growth and learning new or adaptive ways to live on the planet. Responsible ecotourism includes programs that minimize the negative aspects of conventional tourism on the environment and enhance the cultural integrity of local people.

17.90.420 - Emergency shelter.

"Emergency shelter" shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and in which no individual or household is denied emergency shelter because of an inability to pay.

(Ord. No. 1951, § 21, 10-19-2010)

17.90.430 - Engineer.

"Engineer" shall mean a civil engineer competent to practice civil engineering as defined in Section 6731 and registered under the provisions of the Business and Professions Code of the State of California, retained by the subdivider, owner, developer or contractor to provide civil engineering services.

(Ord. 1267 §1(AD), 1984; Ord. 1255 §2(part), 1984)

17.90.440 - Family.

"Family" shall mean any of the following:

- A. An individual;
- B. Two or more persons related by blood, marriage, or adoption living together as a single housekeeping unit in a dwelling unit;
- C. A group of not more than five persons, excluding servants, who are not related by blood, marriage, or adoption, living together in a single housekeeping unit in a dwelling unit; or
- D. The occupants of a state authorized, certified, or licensed family care home, foster home, or group home serving on a twenty-four-hour-a-day basis six or fewer mentally disordered or

otherwise handicapped persons or dependent or neglected children.

E. The residents and operators of an "intermediate care facility/developmentally disabled habilitative" which serves six or fewer persons, or an "intermediate care facility/developmentally disabled—nursing" which serves six or fewer persons, or a "congregate living health facility," or a "residential facility" that serves six or fewer persons, all as defined in division 2 (commencing with Section 1200) of the Health and Safety Code.

(Ord. 1267 §1(AF), 1984; Ord. 1255 §2 (part), 1984)

(Ord. No. 1951, § 40, 10-19-2010)

17.90.450 - Fruit, vegetable, packing and processing plant.

"Fruit, vegetable, packing and processing plant" shall mean a structure used as a commercial operation for the processing, drying, cooking, packing, canning, storage and distribution of fruit, nut and vegetable products.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.460 - Garage, commercial.

"Commercial garage" shall mean a building, other than a private garage, used for the parking, repair, or servicing of motor vehicles.

(Ord. 1267 §1(AJ), 1984; Ord. 1255 §2(part), 1984)

17.90.470 - Garage, parking.

"Parking garage" shall mean a public garage designed and/or used on a commercial basis for the storage only of vehicles.

(Ord. 1267 §1(AK), 1984; Ord. 1255 §2(part), 1984)

17.90.480 - Garage, private.

"Private garage" shall mean an accessory building or portion of a building, designed and/or used only for the shelter or storage of vehicles by the occupants of the dwelling, including covered parking space or carport.

(Ord. 1267 §1(AL), 1984; Ord. 1255 §2 (part), 1984)

17.90.490 - *Geotourism:*

"Geotourism use" means tourism that sustains the geographical character of a place – its environment, heritage, aesthetics, culture, and the well-being of its residents. Geotourism is not just about where places are, but what places are. Geotourism celebrates what makes one place different from the next. That includes not only flora and fauna, which is the realm of ecotourism, but also historic structures and archaeological sites, scenic landscapes, traditional architecture, and locally grown music, cuisine, crafts, dances, and other arts. Geotourism is environmentally responsible, committed to conserving resources and maintaining biodiversity; it is culturally responsible, committed to respecting local sensibilities and building on local heritage.

17.90.500 - *Glamping:*

"Glamping" means a transient occupancy facility, regulated by uniform building code and uniform fire code, where guests occupy detached permanent upscale tent units or similar units but which are not conventional hotel, motel or cabin facilities and are not an agricultural homestay or camping as defined within County Code. Payment for accommodations specifically includes overnight lodging and meals, and transient occupancy tax.

17.90.510 - Guest cottage.

"Guest cottage" shall mean an accessory, detached dwelling without any kitchen facilities designed for and used to house transient visitors and nonpaying guests of the occupants of the main dwelling.

(Ord. 1267 §1(AM), 1984: Ord. 1255 §2(part), 1984)

17.90.520 - Guest ranch or dude ranch.

"Guest ranch or dude ranch use" means a transient occupancy facility where guests occupy detached cabin units, bunk units or other similar type units but which are not conventional hotel or motel facilities and are not an agricultural homestay or glamping as defined within County Code. Payment for accommodations at a guest ranch or dude ranch specifically includes entertainment or participation in activities at the ranch, as well as the overnight lodging and meals.

17.90.530 - Heavy agricultural.

"Heavy agricultural" shall mean commercial slaughterhouses.

(Ord. 1683 §2(part), 1997)

17.90.540 - Helicopter port.

"Helicopter port" shall mean land improved and intended to be used for the landing and taking off of helicopters or vertical flying aircrafts.

(Ord. 1267 §1(AO), 1984: Ord. 1255 §2(part), 1984)

17.90.550 - Home occupation.

"Home occupation" shall mean any use customarily carried on within a dwelling by the inhabitants thereof which use is incidental to the residential use of the dwelling, and which use:

A. Is confined within the dwelling and occupies not more than twenty-five percent of the floor space thereof;

B. Involves no sales of merchandise other than that produced on the premises or merchandise directly related to and incidental to the services offered;

C. Is carried on by the members of the family occupying the dwelling, with no other person employed;

D. Produces no evidence of its existence beyond the premises, except signs of not more than one square foot, such as noise, smoke, odors, vibration, etc.

(Ord. 1267 §1(AQ), 1984: Ord. 1255 §2(part), 1984)

17.90.560 - Hospital.

"Hospital" shall mean the Tehama County General Hospital and shall include the hospital building, grounds and auxiliary buildings.

(Ord. 1267 §1 (AR), 1984: Ord. 1255 §2 (part), 1984)

17.90.570 - Hotel.

"Hotel" shall mean any building or portions thereof containing six or more guestrooms used or intended or designed to be used, let or hired out to be occupied or which are occupied by six or more guests, whether the compensation for hire is paid directly or indirectly in money, goods, wares, merchandise, labor or otherwise and include hotels, lodginghouses and roominghouses, dormitories, turkish baths, bachelor hotels, studio hotels, public and private clubs, and any such building of any nature whatsoever occupied, designed or intended to be so occupied, except jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes, and similar buildings where human beings are housed or detained under legal restraint.

(Ord. 1267 §1(AS), 1984: Ord. 1255 §2(part), 1984)

17.90.580 - Intermediate care facility/developmentally disabled habilitative.

"Intermediate care facility/developmentally disabled habilitative" means a facility with a capacity of four to fifteen beds that provides twenty-four-hour personal care, habilitation, developmental, and supportive health services to fifteen or fewer persons with developmental disabilities who have intermittent recurring needs for nursing services, but have been certified by a physician and surgeon as not requiring availability of continuous skilled nursing care.

(Ord. No. 1951, § 38, 10-19-2010)

17.90.590 - Intermediate care facility/developmentally disabled-nursing.

"Intermediate care facility/developmentally disabled-nursing" means a facility with a capacity of four to fifteen beds that provides twenty-four-hour personal care, developmental services, and nursing supervision for persons with developmental disabilities who have intermittent recurring needs for skilled nursing care but have been certified by a physician and surgeon as not requiring continuous skilled nursing care. The facility shall serve medically fragile persons with developmental disabilities or who demonstrate significant developmental delay that may lead to a developmental disability if not treated.

(Ord. No. 1951, § 39, 10-19-2010)

17.90.600 - Junkyard.

"Junkyard" shall mean an area of four hundred square feet or more on which imported waste, junk or salvaged items such as lumber, vehicles, machinery and mechanical equipment, and other such materials are disassembled, handled, baled, packed, processed or stored, but not including farm materials, machinery or equipment stored on operating farm properties.

(Ord. 1267 §1(AT), 1984: Ord. 1255 §2(part), 1984)

17.90.610 - Kennel.

"Kennel" shall mean any lot, building, structure, enclosure or premises where one or more dogs are kept or maintained for commercial or noncommercial purposes.

(Ord. 1267 §1(AU), 1984: Ord. 1255 §2(part), 1984)

17.90.620 - Law.

"Law" shall mean applicable federal law, the Constitution and statutes of the state, the ordinances of the county, and, when appropriate, any and all rules and regulations which may be promulgated thereunder.

(Ord. 1267 §1(AV), 1984)

17.90.630 - Light agriculture.

"Light agriculture" shall mean:

A. Farms devoted to the hatching, raising, butchering or marketing on a small scale of chickens, turkeys or other fowl or poultry and eggs, rabbits, fish, frogs, mink, chinchilla or other small animal farms of a similar nature; provided, that not more than one hundred turkeys per acre, in addition to brooding stock, shall be kept, fed, or maintained on a parcel of less than five acres;

B. Nurseries, greenhouses, orchards, aviaries, apiaries, or the raising of field crops, trees and tree crops, berry or bush crops, *vineyards, row crops, U-Pick operations* or vegetable, flower or herb gardening on a commercial scale;

C. The grazing of cattle, horses, sheep, goats, hogs or other farm stock or animals on a commercial scale, including the supplementary feeding thereof; on parcels of less than twenty acres, not more than two such animals per acre shall be kept or maintained; for the grazing of

sheep or goats the permissible number of animals per acre may be multiplied by three; in no event shall there be any limit of the permissible number of sheep which may be grazed per acre where such grazing operation is conducted on fields for the purpose of cleaning up unharvested crops and, further, where such grazing operation is not conducted for more than four weeks in a six months' period; ~~the provisions of this subsection do not apply where any such animals are kept or maintained solely for the domestic use of the owner or occupant of a parcel of land and, further, such provisions shall apply only to mature breeding stock, maintenance stock and similar farm stock, but shall apply to the offspring thereof where such offspring are being kept, fed and maintained solely for sale, marketing or slaughtering at the earliest practical age or time, nor shall it apply to 4-H, Future Farmers or similar projects~~ *nor shall it limit the numbers of animals kept for agricultural activities associated with 4-H and/or FFA or similar projects;*

D. In all cases the permissible number of animals per acre shall be computed upon the basis of the nearest equivalent ratio;

E. Farms or establishments for the selective or experimental breeding of cattle, horses, sheep, goats, hogs and other farm stock or animals and the raising and/or training of such animals and stock under the same conditions and provisions as set forth in subsection C of this section;

F. Community auction and sale yard;

G. A temporary or permanent stand for the display and sale of the products of any permitted use, produced upon the premises upon which such stand is located or upon lands owned or leased by the occupant of such premises.

H. Accessory buildings and accessory uses, such as, barns, private stables, farm equipment shelters, and other out buildings;

(Ord. 1683 §2(part), 1997; Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.640 - Lodginghouse.

"Lodginghouse" shall mean either a building, or portion thereof, other than a hotel, providing rooms or sleeping accommodations for five or more persons for compensation, including roominghouse, or an emergency shelter.

(Ord. 1267 §1 (AW), 1984; Ord. 1255 §2 (part), 1984)

(Ord. No. 1951, §§ 22, 23, 10-19-2010)

17.90.650 - Lot.

"Lot" shall mean a parcel of land, on record in the county under one ownership used or capable of being used under the regulations of this Code, and including both the building site and all required yards and other open spaces as defined in this chapter, and having a frontage of not less than forty feet on a street.

(Ord. 1267 §1(A), 1984; Ord. 1255 §2(part), 1984)

17.90.660 - Lot, corner.

"Corner lot" shall mean a lot located at the junction of two or more intersecting streets, with a boundary line thereof bordering on each of such streets. The shortest such street frontage shall constitute the front of the lot.

(Ord. 1267 §1(AY), 1984; Ord. 1255 §2(part), 1984)

17.90.670 - Lot width.

"Lot width" shall mean the distance between side lot lines measured at the front yard building line.

(Ord. 1267 §1(AZ), 1984; Ord. 1255 §2 (part), 1984)

17.90.680 - May.

"May" shall mean permissive.

(Ord. 1267 §1(BA), 1984)

17.90.690 - Mobile home.

"Mobile home" shall mean a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or forty body feet or more in length, or, when erected on-site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein.

(Ord. 1683 §2(part), 1997)

17.90.700 - Mobile home park.

"Mobile home park" is any area or tract of land where two or more mobile home lots are rented or leased, held out for rent or lease, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes used for human habitation. The rental paid for a manufactured home or mobile home shall be deemed to include rental for the lot it occupies. Note exceptions in Section 18214 (b) and (c) of CA H & S Code.

(Ord. 1683 §2(part), 1997)

17.90.710 - Must and shall.

"Must" and "shall" are each mandatory.

(Ord. 1267 §1(BC), 1984)

17.90.720 - Nonconforming building.

"Nonconforming building" shall mean a building or structure or portion thereof which was designed, erected or structurally altered for a use which does not conform to the use regulations of the district in which it is located and which lawfully existed prior to the effective date of such use regulations.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.730 - Nonconforming use.

"Nonconforming use" shall mean a use which lawfully occupied a building or structure or was conducted upon open land prior to the effective date of the use regulations in the district in which it is located and with which regulations it shall not comply.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.740 - Outdoor advertising sign.

"Outdoor advertising sign" shall mean any card, cloth paper, metal, painted glass, wooden, plaster, stone or other sign of any kind or character whatsoever placed for outdoor advertising purpose on the ground or on any tree, wall, bush, rock, post, fence, building, structure or thing whatsoever. The term "placed" as used in this definition of "outdoor advertising sign" and "outdoor advertising structure" shall include erecting, constructing, posting, painting, printing, tacking, mailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.750 - Outdoor advertising structure.

"Outdoor advertising structure" shall mean any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary.
(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.760 - Outdoor festivals.

"Outdoor festivals" shall mean any outdoor gathering of individuals for the purpose of participation in "rock concerts," dances and similar musical and/or theatrical type performances which are of a periodic nature and to which the public is admitted with or without payment of admission charges.
(Ord. 1267 §1(BF), 1984: Ord. 1255 §2(part), 1984)

17.90.770 - Owner.

"Owner" applied to a building or land, shall include any part owner, joint owner, tenant in common, joint tenant, tenant by the entirety, of the whole or a part of such building or land; any person who owns, controls, harbors or maintains any object.
(Ord. 1267 §1(BG), 1984: Ord. 1255 §2 (part), 1984)

17.90.780 - Parking lot.

"Parking lot" shall mean an area of land, a yard or other open space on a lot used for or designated for use by standing motor vehicles.
(Ord. 1267 §1(BH), 1984: Ord. 1255 §2(part), 1984)

17.90.790 - Parking space.

"Parking space" shall mean land or space privately owned, covered or uncovered, laid out for, surfaced, and used or designated to be used by a standing motor vehicle, which space shall not be located in any front yard or side yard adjacent to a street.
(Ord. 1267 §1(BI), 1984: Ord. 1255 §2(part), 1984)

17.90.800 - Person.

"Person" shall include the singular and plural and shall mean and shall include any person, firm, corporation, association, club, partnership, society or any other form of association or organization.
(Ord. 1267 §1(BL), 1984: Ord. 1255 §2(part), 1984)

17.90.810 - Planning Commission.

"Planning Commission" shall mean the planning commission of the County of Tehama, State of California.
(Ord. 1267 §1(BN), 1984: Ord. 1255 §2 (part), 1984)

17.90.820 - Poster.

"Poster" shall mean any written, painted, or printed matter of any kind or form or reproduction thereof which contains a message or information of any kind which is attached to any fence, post, pole, tree, bridge or any other structure.
(Ord. 1267 §1(BO), 1984: Ord. 1255 §2(part), 1984)

17.90.830 - Pound.

"Pound" shall mean an enclosure, pen or other structure used by the county for the confinement of animals.
(Ord. 1267 §1(BP), 1984: Ord. 1255 §2(part), 1984)

17.90.840 - Preceding and following.

"Preceding" and "following" shall mean next before and next after, respectively.
(Ord. 1267 §1(BQ), 1984)

17.90.850 - Private road.

"Private road" shall mean a way for vehicular traffic, however designated, which is not designed or intended to be accepted by the county and for which any offer or dedication or other offer for acceptance by the county shall be rejected until such time as specified conditions for future acceptance have been fully complied with.

(Ord. 1267 §1(BR), 1984: Ord. 1255 §2(part), 1984)

17.90.860 - Property.

"Property" shall include real and personal property.

(Ord. 1267 §1(BS), 1984)

(Ord. 1267 §1(BT), 1984: Ord. 1255 §2(part), 1984)

17.90.870 - Public dancehall.

"Public dancehall" shall mean any building, room, platform, tent, or place where any dance is held to which the general public is invited and an admission fee or donation is charged or requested.

(Ord. 1267 §1(BU), 1984: Ord. 1255 §2(part), 1984)

17.90.880 - Public road.

"Public road" shall mean the public highways, streets, roads, ways and places as the same now or may hereafter exist within the county, including state highways and/or freeways now or hereafter established within said county.

(Ord. 1267 §1(BV), 1984: Ord. 1255 §2 (part), 1984)

17.90.890 - Real property.

"Real property" shall mean lands, tenements and hereditaments.

(Ord. 1267 §1(BW), 1984: Ord. 1267 §1(BW), 1984)

17.90.900 - *Recreation, commercial.*

"Recreation, commercial" shall mean commercial recreational activities such as campgrounds, hunting preserves, shooting ranges, boat docks, recreational vehicle parks, ski resort and similar tourist recreation facilities excluding race tracks, off-road vehicle raceways, and similar vehicular uses.

17.90.910 - *Recreation, non-commercial:*

"Recreation, non-commercial" shall mean all recreation activities which are conducted on lands regulated by this title for which no charge is required, including temporary camping as defined herein.

17.90.920 - Recreational vehicle.

"Recreational vehicle" shall mean either of the following:

A. A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, which meets all of the following criteria:

1. It contains less than three hundred twenty square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.

2. It contains four hundred square feet or less of gross area measured at maximum horizontal projections.

3. It is built on a single chassis.

4. It is either self-propelled, truck mounted, or permanently towable on the highways without a permit.

B. A park trailer designed for human habitation for recreational or seasonal use only, which meets all of the following criteria:

1. It contains four hundred square feet or less of gross floor area measured at the maximum horizontal projections. However, it may not exceed twelve feet in width or forty feet in length in the traveling mode.

2. It is built on a single chassis.

3. It may only be transported upon the public highways with a permit.

(Ord. 1683 §2(part), 1997)

17.90.930 - Recreational vehicle park.

"Recreational vehicle park" is any area or tract of land, or a separate designated section within a mobile home park, where two or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles or tents. Note exceptions in Section 18215 (b) of CA H & S Code.

(Ord. 1683 §2(part), 1997)

17.90.940 - Road.

"Road" shall mean a way for vehicular traffic, whether designated as a street, highway, thoroughfare, road, avenue, boulevard, land, place, court, circle, drive or way which has been dedicated for public use and accepted by the county, or has been laid out and constructed as a county road by the county, or has been made a public road pursuant to law. It shall include public roads constructed by federal and state agencies, but not private roads or private alleys.

(Ord. 1267 §1(BX), 1984; Ord. 1255 §2(part), 1984)

17.90.950 - Rodeo.

"Rodeo" shall mean a public event or competition of the skills of cowboys or cowgirls, including but not limited to such events as: bareback riding, saddle bronc riding, bull riding, calf roping, steer wrestling, team roping, steer roping and barrel racing. Also included are rodeos known as charreadas.

(Ord. 1627 §1, 1994)

17.90.960 - Semi-heavy agriculture.

"Semi-heavy agriculture" shall mean:

- A. Any use defined under light agricultural without limitation as to number of animals;
- B. Feed yards, commercial riding academies;
- C. Hog ranches;
- D. Menageries, animal hospitals, commercial dog kennels as defined in Section 7.04.050, and dairies;
- E. Fruit and vegetable packing and processing plants, *wineries* and similar uses;
- F. Any accessory agricultural purpose.

(Ord. 1683 §2(part), 1997; Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.970 - Service station.

"Service station" shall mean a retail business establishment supplying gasoline and oil and minor accessories and services for automobiles.

(Ord. 1267 §1(BY), 1984; Ord. 1255 §2(part), 1984)

17.90.980 - Setback line.

"Setback line" shall mean a line established by this or other code to govern the placement of buildings with respect to streets, alleys and property lines.

(Ord. 1683 §2(part), 1997)

17.90.990 - Servant's quarters.

"Servant's quarters" shall mean a secondary dwelling or apartment without any kitchen facilities designed for and used only by persons or the families of persons regularly employed by the property.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1000 - Sidewalk.

"Sidewalk" shall mean that portion of a street between the curbline and the adjacent property line intended for the use of pedestrians.

(Ord. 1267 §1 (BZ), 1984)

17.90.1010 - Slope, average.

"Average slope" shall mean the characteristic slope over an area of land, expressed in percent as the ratio of vertical rise to horizontal distance. In any clustered development or where the average size of proposed new parcels exceeds ten acres, average slope is to be determined for the entire site and does not need to be determined for each proposed new parcel. In all other cases, average slope is to be determined based on the most accurate available topographic information for each proposed new lot. One of the following methods for determining average slope is to be used:

A. Basic Method. Where a line drawn between highest and lowest points on a parcel is adequate to represent direction and extent of slope for the entire parcel, the difference in elevation between the high and low points, divided by the distance between the points, will determine the average slope.

B. Sectional Method. Where the parcel contains distinct sections of differing slope, the average slope of each section may be determined according to either the basic method in subsection A of this section or the contour measure method in subsection C of this section. The average slope of each section is then used in proportion of the section's area to the total area to determine the

average slope of the entire parcel.

C. Contour Measurement Method. Where precise measurement of the average slope is required due to varied slope conditions or complex topography, the following formula will be used:

$$S = \frac{(2.29 \times 10^{-3}) IL}{A}$$

Where:

S = Average slope of parcel in percent

A = Total number of acres in the parcel (or section of parcel)

L = Length of contour lines in scaled feet

I = Vertical distance of contour interval in feet

(Ord. 1267 §1(CA), 1984; Ord. 1255 §2(part), 1984)

17.90.1020 - Soil engineer.

"Soil engineer" shall mean a civil engineer registered in the state with a specialty and experience in the investigation and analysis of soils.

(Ord. 1267 §1(CB), 1984; Ord. 1255 §2(part), 1984)

17.90.1030 - Stable, commercial.

"Commercial stable" shall mean a stable for horses to be let, hired, or used on a commercial basis.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1040 - Stable, private.

"Private stable" shall mean a stable for horses to be used by the owners.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1050 - State.

"State" shall mean the State of California.

(Ord. 1267 §1(CE), 1984)

17.90.1060 - Stockyard, feedlot and sales yard.

"Stockyard, feedlot and sales yard" shall mean a facility used for:

A. Any tract of land or structure wherein any type of fowl or the byproducts thereof are raised for sale at wholesale or retail;

B. Any structure, pen or corral wherein cattle, horses, sheep, goats or swine are maintained in close quarters for the purpose of fattening such livestock for final shipment to market;

C. Any structure, pen or corral wherein large numbers of cattle, horses, sheep, goats and swine are maintained in close quarters over an extended period of time, for resale only.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1070 - Story.

"Story" shall mean that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above, if the finished floor level directly above a basement shall be considered a story.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1080 - Street.

"Street" shall mean a public or permanent private way forty feet or more in width which affords a primary means of access to property.

(Ord. 1267 §1(CF), 1984; Ord. 1255 §2(part), 1984)

17.90.1090 - Structural alterations.

"Structural alterations" shall mean any change in the supporting members of a building such as bearing walls, columns, beams or girders and floor joists, and ceiling joists.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1100 - Supportive housing.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. For purposes of this Section, "target population" means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

(Ord. No. 1951, § 25, 10-19-2010)

17.90.1110 - Surveyor.

"Surveyor" shall mean a land surveyor licensed under the Land Surveyor's Act of the state or civil engineer registered in the state retained by the subdivider, owner, developer or contractor to provide land surveying services.

(Ord. 1267 §1(CG), 1984; Ord. 1255 §2(part), 1984)

17.90.1120 - Tenant and occupant.

"Tenant" and "occupant" applied to a building or land, shall include any person who occupies the whole or a part of such building or land, whether alone or with others.

(Ord. 1267 §1(CJ), 1984)

17.90.1130 - Tourist court.

"Tourist court" shall mean a group of buildings designed for use by tourists or transients with living or sleeping rooms, garages, parking spaces and related facilities advertised or offered on a commercial basis, including an auto court, motor court and motor lodge.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1140 - Trailer coach.

"Trailer coach" shall be a vehicle, other than a motor vehicle, designed or used for human habitation or human occupancy for industrial, professional or commercial purposes, for carrying persons and property on its structure, and for being drawn by a motor vehicle.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1150 - Transient lodging.

"Transient lodging" shall mean either a hotel, inn, motel, tourist home, non-membership campground, or other lodging facility for persons staying thirty days or less, or an emergency shelter.

(Ord. No. 1951, § 24, 10-19-2010)

17.90.1160 - Transitional housing.

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

(Ord. No. 1951, § 26, 10-19-2010)

17.90.1170 - Travel trailer.

"Travel trailer" shall be a vehicle, other than a motor vehicle, which is designed or used for human habitation and for travel or recreational purposes which shall not at any time exceed eight feet in width and forty feet in length and which may be moved upon a public highway without a special permit or chauffeur's license or both without violating any provision of the vehicle code.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1180 - Vehicle.

"Vehicle" shall mean any vehicle required to be registered under the laws of the state and shall include trucks or any combination of truck and trailer or tractor and trailer.

(Ord. 1267 §1(CL), 1984; Ord. 1255 §2(part), 1984)

17.90.1190 - Veterinarian.

"Veterinarian" shall mean a doctor of veterinary medicine duly licensed to practice under the laws of the state.

(Ord. 1267 §1(CM), 1984; Ord. 1255 §2(part), 1984)

17.90.1200 - Working dog.

A working dog shall be defined as a dog which is kept for the purpose of working livestock or poultry.

(Ord. 1495 §2, 1990)

17.90.1210 - Working dog license.

A working dog license is one issued to any owner or possessor of three or more working dogs, as defined in Section ~~4.04.495~~ 17.90.1200

(Ord. 1495 §3, 1990)

17.90.1220 - Yard, front.

"Front yard" shall mean a yard extending across the full width of the lot, measured between the street line, or the lot line connected to a street by legal access, and the nearest line of the main building or enclosed or covered porch. The front yard of a corner lot is the yard adjacent to the shorter street frontage.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1230 - Yard, rear.

"Rear yard" shall mean a yard extending between the side yards of the lot and measured between the rear line of the lot and rear line of the main building or enclosed or covered porch nearest the rear line of the lot.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1240 - Yards.

"Yards" shall mean land unoccupied or unobstructed, except for such encroachments as may be permitted by this title, surrounding a building site.

(Ord. 1228 §2(Ch. 52(part)), 1983)

17.90.1250 - Yard, side.

"Side yard" shall mean a yard on each side of the building extending from the front yard to the rear lot line, the width of each yard being measured between the side line of the lot and the nearest part of the main building or enclosed or covered porch.

(Ord. 1228 §2(Ch. 52(part)), 1983)

Fact Sheets for Managing Agri- and Nature-Tourism Operations

What is Agri -Tourism?

Farm/ranch recreation refers to activities conducted on private agricultural lands, which might include fee-hunting and fishing, overnight stays, educational activities, etc. This category of tourism is a subset of a larger industry known as agri-tourism. Agri-tourism is "a commercial enterprise at a working farm, ranch, or agricultural plant conducted for the enjoyment of visitors that generates supplemental income for the owner."



Dru Rivers and her child pick a pumpkin at the family's Full Belly Farm pumpkin patch.

Agritourism and nature-tourism enterprises might include:

- Outdoor recreation (fishing, hunting, wildlife study, horseback riding).
- Educational experiences (cannery tours, cooking classes, or wine tasting).
- Entertainment (harvest festivals or barn dances).
- Hospitality services (farm stays, guided tours or outfitter services).
- On-farm direct sales (u-pick operations or roadside stands).

Agri-tourism is a subset of a larger industry called rural tourism that includes resorts, off-site farmers' markets, non-profit agricultural tours, and other leisure and hospitality businesses that attract visitors to the countryside.

Rural Tourism differs from agri-tourism in two ways. First, rural tourism enterprises do not necessarily occur on a farm or ranch, or at an agricultural plant, they do not generate supplemental income for the agricultural enterprise.

Potential Enterprises:

Outdoor Recreation:

Horseback riding
Wildlife viewing & photography
Fee fishing
Camping/picnicking (combined)
Fee hunting
Wagon/sleigh rides
Cross-country skiing
Game preserve
Clay bird shooting
Off-road vehicles

Educational Experiences:

School tours
Garden/nursery tours
Winery tours
Agricultural technical tours
Historical agriculture exhibits
Crop sign I.D. program
Micro-brewery tours
Exotic animal farm

Direct Agricultural Sales:

On-farm sales
Roadside stand
Agriculture-related crafts/gifts
U-pick operations

Accommodations:

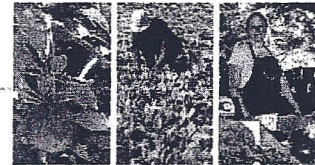
Bed & breakfast inn
Farm/ranch vacations
Guest ranch
Youth exchange
Elder hostel

Entertainment:

Concerts or special events
Festivals or fairs
Petting zoo
Hunting/working dog trials/training

Miscellaneous:

Guide/outfitter operation
Farmers' market
Horse pack team



[Specialty Crops](#) [Food Safety](#) [Marketing](#) [Agritourism](#) [Farm Management](#)

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Below are sample documents related to various stages of the process of planning and regulating agritourism in California, gathered by the UC Small Farm Program, as an aid to county planners, agritourism advisory committees and concerned agritourism operators.

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- [State regulations](#)
- [County general plans](#)
- [Agricultural zoning codes](#)
- [Winery ordinances](#)
- [Documents from the process](#)
- [Plain-language guides](#)

State regulations

These recently enacted changes in California Retail Food Code, Food and Agricultural Code and Health and Safety Code have paved the way for changes in county codes.

- [Agricultural Home-stays \(Farm-stays\) Guidelines \(PDF\)](#)
Environmental Health guidelines, revised in 2008, allow farmer and rancher hosts to serve meals to agricultural home-stay guests from kitchens with less restrictive requirements than those for commercial kitchens. [See text of AB 1258.](#)
- [Farm Stands and direct marketing \(AB 2168\)](#)
These regulations, adopted in January 2009, allow farm stands to sell some processed agricultural products and to sell fresh produce to restaurants and organizations exempt from standard wholesale pack and grade regulations. [See text of AB 2168.](#)

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Agritourism in county general plans

California counties bear the primary responsibility for regulating agritourism operations on agricultural land within their boundaries. The county general plan is an evolving, long-range document that sets the direction for future development and use of county resources. The county zoning codes contains more specific regulations, key to

what an individual resident or business can do now. For an introduction to the county general plan process as it relates to agritourism, see the article "[Understanding regulations](#)."

Below are examples of county general plans that address agritourism:

- **Calaveras County** specifies that the "definition of agricultural operation shall be broadly construed."
 - Excerpt: Pages 9-10 of the draft Agriculture and Forestry Element for Calaveras County's general plan, updated May 20, 2009
 - Entire document

- **El Dorado County** allows ranch marketing, winery, and visitor-serving uses on agricultural parcels, specifies conditions and percent of acreage allowed for these uses.
 - Excerpt: Pages 8-10 of El Dorado County General Plan Agriculture and Forestry Element, adopted March 12, 2009
 - Entire document

- **Lake County** includes agritourism policies as Agricultural Enhancement and Agricultural Tourism in the Agricultural Resources element of the general plan.
 - Excerpt: Chapter 9.3 of Lake County's General Plan, adopted in 2008
 - Entire document

- **Riverside County** allows permanent produce stands in all areas and all land-use designations. It also defines criteria for approval of value-added uses.
 - Excerpt: From Chapter 3 of the 2003 Riverside County General Plan
 - Entire document

- **Sacramento County** Draft Agricultural Element outlines the creation of an Agri-tourism Program to support agritourism.
 - Excerpt: Pages 24-27 of the Sacramento County final draft General Plan Agricultural Element, 2009
 - Entire document

- **Solano County** designated 10 regions of the county with plans for each region. Suisun Valley region has an agritourism emphasis in the land use element, with planning for wineries farm stands and other agritourism activities.
 - Excerpt: From Chapter 2 of Solano County's General Plan
 - Entire document

- **Sonoma County** created policies intended to "allow new visitor serving uses and facilities in some agricultural areas but limit them in scale and location."
 - Excerpt: Section 2.6 of the Agricultural Resources Element of Sonoma county General Plan 2020, adopted September 2008

- [Entire document](#)
- **Sutter County** Draft Agricultural Element promotes agritourism.

-
- [Excerpt](#): Pages 9-10 of the Agricultural Focus Group's April 2009 Recommended Draft Agricultural Element for the Sutter County General Plan Update.
 - [Entire document](#)

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Agricultural zoning codes regulating agritourism

Some counties' agricultural zoning codes regulate agritourism. For an introduction to zoning and land use planning topics, Plumas & Sierra County UC Cooperative Extension has developed a [series of fact sheets](#) in plain language.

Below are some examples of agricultural zoning codes that address agritourism topics:

- **El Dorado County** permits ranch marketing and wine tasting "by right" in zones titled Exclusive Agriculture, Planned Agriculture and Select Agricultural.
 - [Agricultural Districts Zoning Ordinance Update, March 2009](#)
 - [Entire zoning document](#): El Dorado County Zoning Ordinance Update, March 2009
 - [El Dorado County Ranch Marketing Ordinance, last amended 2003](#)
 - [Proposed draft changes, May 2009](#) to El Dorado County draft Ranch Marketing Ordinance
- **Calaveras County** amended county codes in 2005, permitting many agritourism activities, including agricultural home stays, and defined agritourism enterprises.
 - [View amendments as proposed](#)
- **Solano County** defined and updated regulations for secondary dwellings, small wineries, agricultural home-stays, and roadside stands in 2008.
 - [Agricultural Districts amendments, as proposed](#)
 - [Solano County Zoning Regulations, Chapter 28](#) (with amendments)
- **Mariposa County** Agriculture Advisory Committee proposes agritourism and agri-nature tourism amendments to county code, August 20, 2009. Comprehensive agritourism regulations, permitting many agritourism activities and restricting agritourism to agricultural production operations.
 - [View document](#)
- **Ventura County** defines and amends regulations for bed & breakfast inns, camps, festivals, events, retreats, October 2008.
 - [Excerpt](#): Ventura Rural Tourism Amendments to the Non-Coastal Zoning Ordinance
 - [Entire document](#)
- **San Joaquin County** regulates produce stands and agricultural stores.

- [Excerpt](#): Section 9-1070 of San Joaquin County Municipal Code
- [Entire document](#)

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Winery ordinances

Winery ordinances often regulate the size of tasting rooms, the number of events allowed, and other activities based on the annual production quantity of each winery. Further, some ordinances connect some permitted activities to the percent of wine produced from grapes grown on-site.

- [Survey of County Winery Regulations, 2004](#) prepared by Alameda County Community Development Agency Planning Department.
- [Butte County winery ordinance](#) is from Chapter 24 of Butte County's [municipal code](#).
- [El Dorado County winery ordinance](#)
- [Placer County winery ordinance](#) is from Chapter 17 of Placer County's [municipal code](#).
- [San Joaquin County winery ordinance](#) is from Chapter 9 of San Joaquin County's [municipal code](#).

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Documents from the process

County advisory committees, workgroups and discussions of agritourism regulation are listed below. The crafting of rules and regulations depends on local citizen participation. Stakeholders, including farmers, ranchers, winery associations, agritourism associations, visitors bureaus, farm advisors, Farm Bureau leaders and others, are usually part of the process of updating county general plans and creating new ordinances for agritourism.

The committees often struggle with the details of creating allowances and ease of permitting for agritourism businesses while ensuring that agritourism is a secondary activity on a commercial farm or ranch and benefits farmers rather than outside developers. Any agritourism regulations also have to make sure agricultural production activities and local residents are not impeded by tourism. Here are some examples of the work of such committees:

- **Mariposa County** Board of Supervisors organized the Mariposa Agricultural Nature Tourism Advisory Committee in 2009 "to develop the definitions, thresholds, standards and regulations for an agriculture tourism ordinance for Mariposa County."
 - [Resolution establishing committee](#) includes notes from Board of Supervisors meeting discussion about need for the committee, composition of the committee, goals and timeframe of committee, authorization to hire consultant to coordinate the committee.
 - [Meeting notes from the committee](#) spanning six meetings, March–May 2009, with discussions about road maintenance, traffic, water use, spread of diseases and invasive plants by tourists, compatibility of agritourism uses, the need for agritourism to maintain ranch sustainability, scalability of permitted uses based on size of parcel, what products should be allowed sold from a roadside stand or from a winery, deciding on permitted agritourism uses and defining levels of permits needed for each, etc.
 - [Committee website](#)
 - [Zoning amendment proposed by the committee](#) defines as permitted uses in agriculture zoning: seasonal and permanent on-site sales, tasting rooms, u-pick operations, agricultural home-stays, special events and other agritourism activities, but clearly defines the size and number of these activities that are permitted, those that require an administrative use permit, and those that require

a conditional use permit. The proposed amendment defines the percent of land permitted to be used for the agritourism operation and defines "glamping."

- **Sonoma County** staff provides background & analysis for Subcommittee on Agricultural Tourism, 2002. The white paper to assist the committee in making recommendations includes history, then-current general plan policies, related regulations from other counties, comments from public hearings, recommendations about issues to consider, and information about county tourism trends.
 - [View document](#)

- **San Luis Obispo County** Report to the Planning Commission, with staff comments, of San Luis Obispo Ag Tourism Coalition's Event Ordinance draft, 2009, outlines the coalition's proposed changes and staff recommendations for the definitions for categories of events, including where and when events may be allowed on agricultural land and the standards for sound, parking, etc.
 - [View document](#)

- **Solano County** Suisun Valley Area Community Workshops, 2007-08. Background reports by the America Farmland Trust, position papers, budgets and information about the community planning process for the Suisun Valley area, including presentation of agritourism uses in agricultural zoning and introduction of new agritourism zoning areas and recommendations of policies to the general plan.
 - [View workshop documents](#)

- **Ventura County** Ordinance revisions proposed by the Tourism Advisory Committee, 2005. The committee, comprised of representatives from the farming community, civic organizations and the supervisors' offices, reviewed and revised draft amendments to the county code (Non-Coastal Zoning Ordinance) prepared by staff. The committee developed a set of final recommendations which include expanded allowances for bed & breakfast inns, retreats, camps, botanic gardens and arboreta, harvest festivals, historic reenactments, weddings and signs. The Planning Director's recommendation to the Board of Supervisors, with comments and discussion,
 - [Planning Director's recommendation to the Board of Supervisors, with comments and discussion](#)
 - [Summary of revisions adopted from Tourism Advisory committee proposals](#)

- **El Dorado County** Ranch Marketing Subcommittee proposes expanded agritourism permitting, tied to agricultural production activities, in revisions to El Dorado County's Ranch Marketing Ordinance 2009. This subcommittee, reporting to the Agricultural Commission, includes Apple Hill Growers, El Dorado Winery Association, El Dorado Harvest Trails Association, Christmas tree growers, livestock producers, and others. The subcommittee is drafting changes in El Dorado County's Ranch Marketing Ordinance, which was last amended in 2003.
 - [Proposed draft changes, May 2009](#) to El Dorado County draft Ranch Marketing Ordinance

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Examples of plain-language guides

Below are a few examples of guides that help clarify regulatory jargon for easier use by agritourism operators. These guides are frequently organized by activity, and come in the form of guidelines, checklists and plain-language brochures.

- [Agricultural Homestays in Marin County](#)
Three-page guide for farmers and ranchers to starting a farmstay operation in Marin County, prepared by Marin County UC Cooperative Extension.
- [Guidelines for Placer County Farm Stays](#)
Three-page guide, updated in 2009, includes zoning information, along with what issues may need to be addressed with which departments.
- [Yolo County Agricultural Permit Manual](#)
Published in 2009, this comprehensive manual describes all the permits that may be needed for different activities, including many types of agritourism establishments.

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PROPOSED CHAPTER 17.82

Wayfinding - Tourist Oriented Directional Signs

17.82.010	<u>Purpose</u>
17.82.020	<u>Program Administration and Standards</u>
17.82.030	<u>Eligibility</u>
17.82.040	<u>Fees</u>
17.82.050	<u>Sign Design and Specifications</u>

17.82.010 Purpose

This chapter governs the administration, standards, eligibility, and fees concerning the wayfinding or tourist oriented directional signs. Wayfinding or tourist-oriented directional signs are guide signs with one or more panels that display the general business identification of and directional information for business, service, and activity facilities.

17.82.020 Program Administration and Standards

A. The Planning Department shall administer the generic tourist oriented directional sign program and collect the fees described in this chapter.

B. The design and installation of signs pursuant to this chapter shall conform to any federal standards applicable to the highway. In addition, the signs shall meet the standards and criteria prescribed by this chapter, and shall be posted only in rural areas on noncongested conventional highways where a sign would not pose any traffic dangers or disrupt the free-flowing movement of vehicles.

C. The Planning Department shall not approve the placement of a sign under any of the following circumstances:

1. Within the boundaries of any city.
2. If the sign promotes gambling activities.
3. Within any urbanized area having a population of more than 50,000 persons, as designated by the most recent census of the United States Bureau of the Census.
4. If approval of the sign would violate any federal law, rule, or regulation and that violation would result in the loss of federal funds.

D. No signs authorized by this chapter shall be posted on any scenic highway, as listed in the Open Space and Conservation Element of the Tehama County 2009-2029 General Plan on Page 6.0-8, unless the County Board of Supervisors grants approval. Approval shall be given upon a modification of, and shall be consistent with, any existing corridor protection ordinance.

17.82.030 Eligibility

A. The Planning Department shall determine that the facilities and attractions for which generic tourist oriented directional signs are provided meet the minimum criteria set forth in this article.

B. Except as provided in subdivision (C), the distance from the nearest highway or County Maintained Roadway intersection to the nearest facility or attraction shall not exceed 30 miles.

C. Notwithstanding subdivision (B), the maximum distance from the signed intersection to the nearest facility or attraction shall not exceed the following:

1. One mile for a service station.
2. Ten miles for food or lodging facilities.

D. Facilities for which signing is provided shall be located on a reasonably direct and maintained route and have sufficient signing to guide the motorist to the facility and back to the highway or County Maintained Roadway, as determined by the Planning Department.

E. All sign contracts are for a two-year period and are subject to reevaluation by the Planning Department at the end of that period.

F. The number of generic tourist oriented directional signs shall not exceed three signs on an approach to an intersection from either direction. If more signs are requested than authorized by this section, the Planning Department shall select the three facilities or attractions receiving the highest rankings based on existing criteria and point ranking systems developed for other business signing programs. Based on the rankings, an existing sign posted pursuant to this chapter may be displaced by a new sign at the end of a two-year contract.

G. The Planning Department shall also take into consideration whether a business, attraction, or facility has existing on-premise or off-premise advertising structures located on a nearby state highway when determining its eligibility for a generic tourist oriented directional sign.

H. The decision to place generic tourist oriented directional signs is at the sole discretion of the Planning Department.

I. The individualized farm trail symbol may serve as the symbol on generic tourist oriented directional signs, if the farm trail signs comply with the requirements of this chapter.

J. As used in this section, an active farm trails program means an organization of farmers and other rural enterprises that are in direct contact with the traveling public.

K. Tourist oriented directional signs erected pursuant to this chapter shall not identify particular businesses or services by name, but rather shall be generic and identify only the type or nature of the business or service available.

L. Signs identifying the location or proximity of gambling activities are not eligible for placement under this chapter.

M. In order to be eligible for a generic tourist oriented directional sign, an individual business or, if more than one business is to be included, then a majority of the businesses and attractions within 30 driving miles of the sign, shall conform to all of the following:

1. Open to the public at least 40 hours per week and six days per week, for a minimum of three continuous months per year, and maintain regular hours and schedules.

2. Seasonal businesses and attractions closed more than one week at a time shall have the sign covered or removed by the department during the period of closure.

3. Possess any appropriate business license approved by the state and local agency regulating the particular business.

4. Each business or attraction identified on a tourist oriented directional sign shall provide assurance of its conformity with all applicable laws concerning the public accommodation without regard to race, color, sex, culture, social origin or condition, or political or religious ideas.

N. If a business or attraction violates any provision of this chapter or regulations adopted by the department, it may lose its eligibility for a tourist oriented directional sign. The Planning Department may request the immediate removal of a generic tourist oriented directional sign if a business or attraction violates any section of this law or regulations.

O. No business or attraction shall be eligible for a generic tourist oriented directional sign if it is adjacent to, and visible from, the roadway.

17.82.040 Fees

The Planning Department shall establish and charge a fee to place and maintain generic tourist oriented directional signs in an amount at least 25 percent above its estimated cost in designing, placing, and maintaining the signs. Funds derived from the imposition of the fee shall, upon appropriation, be used to fund all operations and related administrative functions of the department pursuant to this chapter.

17.82.050 Sign Design and Specifications

A. Design Standards are as follows:

1. Tourist-oriented directional signs shall have one or more panels for the purpose of displaying the business identification of and directional information for eligible facilities. Each panel shall be rectangular in shape and shall have a white legend and border on a blue background. The content of the legend on each panel shall be limited to the business identification and directional information for not more than one eligible business, service, or activity facility. The legends shall not include promotional advertising.

2. Each panel should have a maximum of two lines of legend including not more than one symbol, a separate directional arrow, and the distance to the facility shown beneath the arrow. Arrows pointing to the left or up should be at the extreme left of the sign. Arrows pointing to the right should be at the extreme right of the sign. Symbols, when used, should be to the left of the word legend or logo.

3. The General Service sign symbols and the symbols for recreational and cultural interest area signs may be used.

4. The tourist-oriented information and specific service information signs shall be separate installations.

5. When used, symbols and logos shall be an appropriate size. Logos resembling official traffic control devices shall not be permitted.

Note: Examples of tourist-oriented directional signs are shown in Figure 2G-1(CA).

B. Style and Size of Lettering are as follows:

1. All letters and numbers on tourist-oriented directional signs, except on the logos, should be upper-case and at least 150 mm (6 in) in height. Any legend on a logo should be proportional to the size of the logo.

2. Design standards for upper-case letters, lower-case letters, numerals, and spacing shall be as provided in the "Standard Highway Signs" book (see Section 1A.11).

C. Arrangement and Size of Signs: Figure 2G-1(CA) and Department of Transportation's California Sign Specifications for Tourist Oriented Directional (SG44-1(CA) and SG44-2(CA)) signs shall be used for arrangement and size of tourist-oriented directional signs. A single sign arrangement is used for tourist-oriented directional signs.

D. Advance Signs: Advance signs are not used for tourist-oriented directional signs.

E. Sign Locations are as follows:

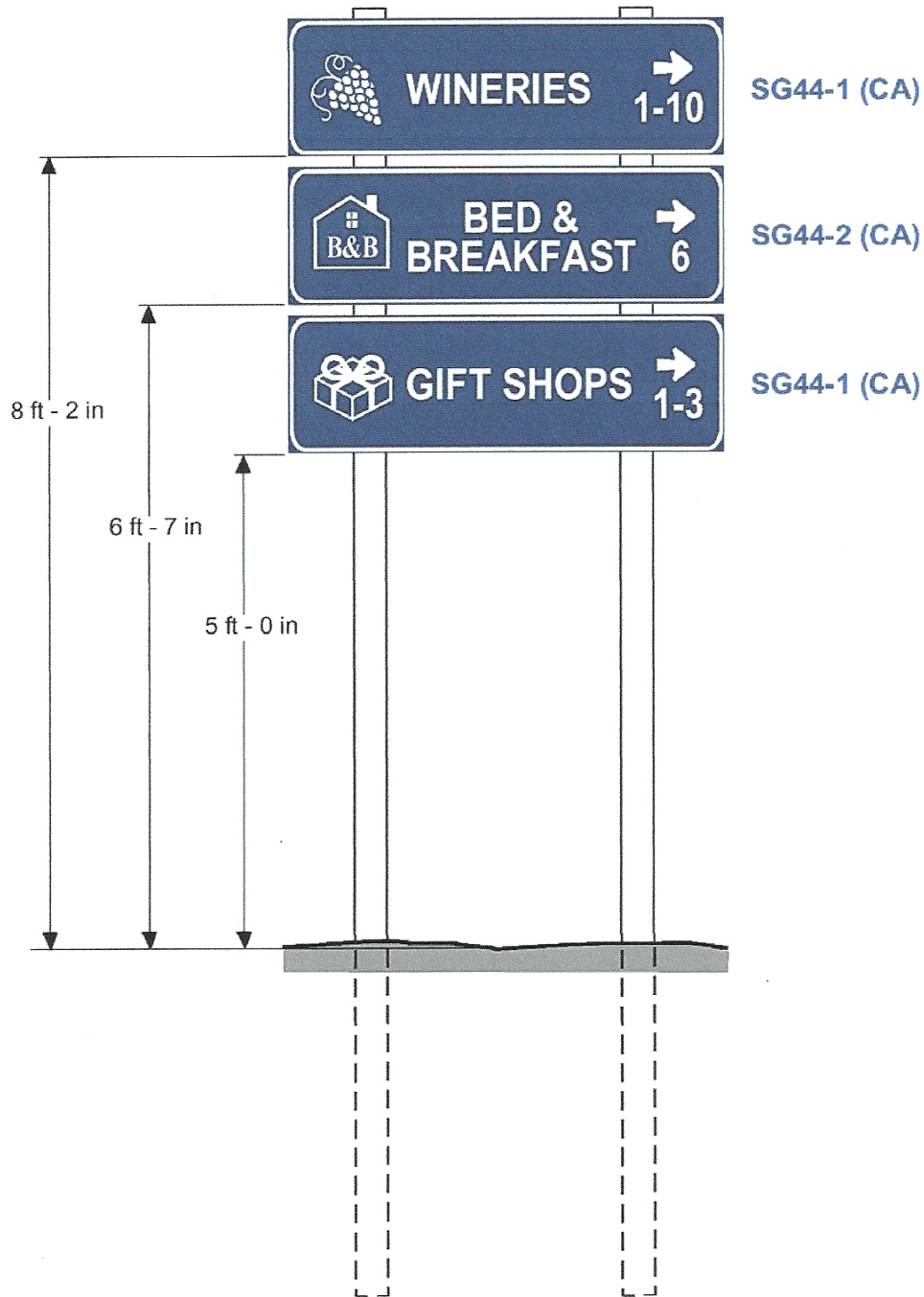
1. If used, the intersection approach signs should be located at least 60 m (200 ft) in advance of the intersection. Signs should be spaced at least 60 m (200 ft) apart and at least 60 m (200 ft) from other traffic control devices.

2. Position, height, and lateral clearance of signs should be governed by Chapter 2A except as permitted in this Section.

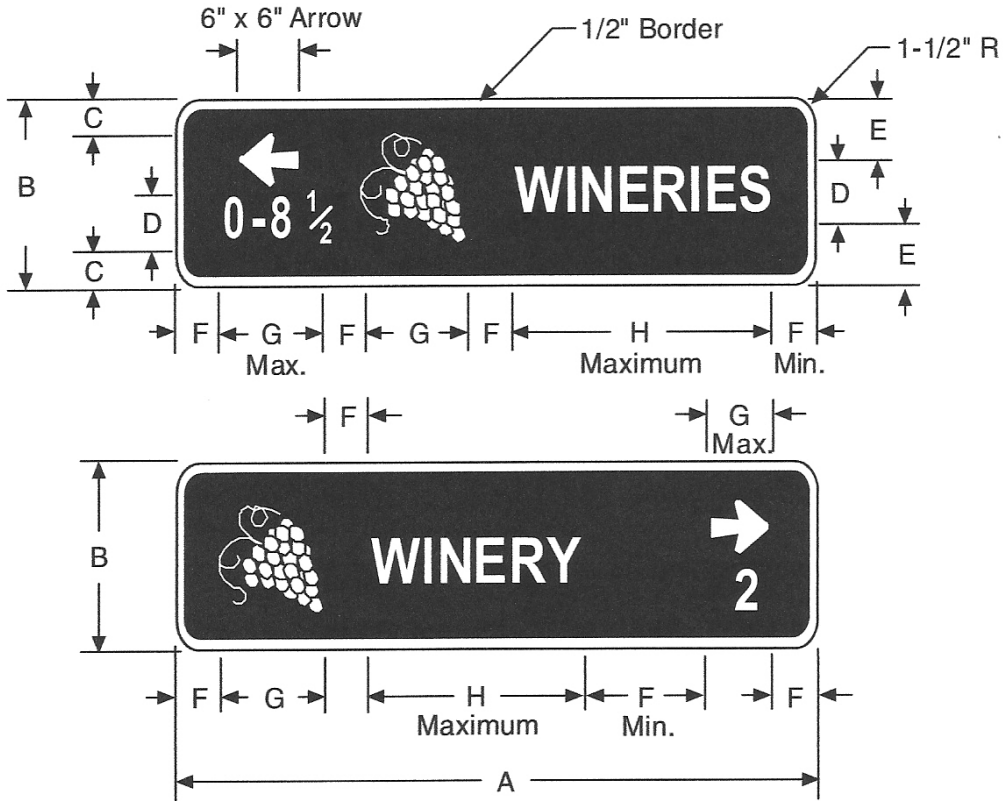
3. Tourist-oriented directional signs may be placed further from the edge of the road than other traffic control signs.

4. The location of other traffic control devices shall take precedence over the location of tourist oriented directional signs.

Figure 2G-1 (CA). Example of California Tourist-Oriented Directional Signs



STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION



SG44-1
Lt. & Rt.

SIGN SIZE (Inches)	DIMENSIONS (Inches)							
	A	B	C	D	E	F	G	H
72 x 18	72	18	2-1/2	6C	6	2-1/2	12	38

SIGN SIZE (mm)	DIMENSIONS (Millimeters)							
	A	B	C	D	E	F	G	H
1829 x 457	1829	457	63	150C	152	63	305	965

COLORS
BORDER, SYMBOL & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

05/20/04

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Dru Rivers and her child pick a pumpkin at the family's Full Belly Farm pumpkin patch.

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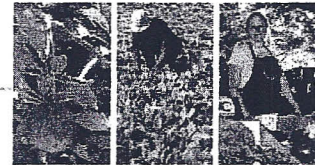
Bed & breakfast inn
Farm/ranch vacations
Guest ranch
Youth exchange
Elder hostel

Entertainment:

Concerts or special events
Festivals or fairs
Petting zoo
Hunting/working dog trials/training

Miscellaneous:

Guide/outfitter operation
Farmers' market
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These recently enacted changes in California Retail Food Code, Food and Agricultural Code and Health and Safety Code have paved the way for changes in county codes.

- [Agricultural Home-stays \(Farm-stays\) Guidelines \(PDF\)](#)
Environmental Health guidelines, revised in 2008, allow farmer and rancher hosts to serve meals to agricultural home-stay guests from kitchens with less restrictive requirements than those for commercial kitchens. [See text of AB 1258.](#)
- [Farm Stands and direct marketing \(AB 2168\)](#)
These regulations, adopted in January 2009, allow farm stands to sell some processed agricultural products and to sell fresh produce to restaurants and organizations exempt from standard wholesale pack and grade regulations. [See text of AB 2168.](#)

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Agritourism in county general plans

California counties bear the primary responsibility for regulating agritourism operations on agricultural land within their boundaries. The county general plan is an evolving, long-range document that sets the direction for future development and use of county resources. The county zoning codes contains more specific regulations, key to

what an individual resident or business can do now. For an introduction to the county general plan process as it relates to agritourism, see the article "[Understanding regulations](#)."

Below are examples of county general plans that address agritourism:

- **Calaveras County** specifies that the "definition of agricultural operation shall be broadly construed."
 - Excerpt: Pages 9-10 of the draft Agriculture and Forestry Element for Calaveras County's general plan, updated May 20, 2009
 - Entire document

- **El Dorado County** allows ranch marketing, winery, and visitor-serving uses on agricultural parcels, specifies conditions and percent of acreage allowed for these uses.
 - Excerpt: Pages 8-10 of El Dorado County General Plan Agriculture and Forestry Element, adopted March 12, 2009
 - Entire document

- **Lake County** includes agritourism policies as Agricultural Enhancement and Agricultural Tourism in the Agricultural Resources element of the general plan.
 - Excerpt: Chapter 9.3 of Lake County's General Plan, adopted in 2008
 - Entire document

- **Riverside County** allows permanent produce stands in all areas and all land-use designations. It also defines criteria for approval of value-added uses.
 - Excerpt: From Chapter 3 of the 2003 Riverside County General Plan
 - Entire document

- **Sacramento County** Draft Agricultural Element outlines the creation of an Agri-tourism Program to support agritourism.
 - Excerpt: Pages 24-27 of the Sacramento County final draft General Plan Agricultural Element, 2009
 - Entire document

- **Solano County** designated 10 regions of the county with plans for each region. Suisun Valley region has an agritourism emphasis in the land use element, with planning for wineries farm stands and other agritourism activities.
 - Excerpt: From Chapter 2 of Solano County's General Plan
 - Entire document

- **Sonoma County** created policies intended to "allow new visitor serving uses and facilities in some agricultural areas but limit them in scale and location."
 - Excerpt: Section 2.6 of the Agricultural Resources Element of Sonoma county General Plan 2020, adopted September 2008

- [Entire document](#)
- **Sutter County** Draft Agricultural Element promotes agritourism.

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- [Excerpt](#): Pages 9-10 of the Agricultural Focus Group's April 2009 Recommended Draft Agricultural Element for the Sutter County General Plan Update.
 - [Entire document](#)

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Agricultural zoning codes regulating agritourism

Some counties' agricultural zoning codes regulate agritourism. For an introduction to zoning and land use planning topics, Plumas & Sierra County UC Cooperative Extension has developed a [series of fact sheets](#) in plain language.

Below are some examples of agricultural zoning codes that address agritourism topics:

- **El Dorado County** permits ranch marketing and wine tasting "by right" in zones titled Exclusive Agriculture, Planned Agriculture and Select Agricultural.
 - [Agricultural Districts Zoning Ordinance Update, March 2009](#)
 - [Entire zoning document](#): El Dorado County Zoning Ordinance Update, March 2009
 - [El Dorado County Ranch Marketing Ordinance, last amended 2003](#)
 - [Proposed draft changes, May 2009](#) to El Dorado County draft Ranch Marketing Ordinance
- **Calaveras County** amended county codes in 2005, permitting many agritourism activities, including agricultural home stays, and defined agritourism enterprises.
 - [View amendments as proposed](#)
- **Solano County** defined and updated regulations for secondary dwellings, small wineries, agricultural home-stays, and roadside stands in 2008.
 - [Agricultural Districts amendments, as proposed](#)
 - [Solano County Zoning Regulations, Chapter 28](#) (with amendments)
- **Mariposa County** Agriculture Advisory Committee proposes agritourism and agri-nature tourism amendments to county code, August 20, 2009. Comprehensive agritourism regulations, permitting many agritourism activities and restricting agritourism to agricultural production operations.
 - [View document](#)
- **Ventura County** defines and amends regulations for bed & breakfast inns, camps, festivals, events, retreats, October 2008.
 - [Excerpt](#): Ventura Rural Tourism Amendments to the Non-Coastal Zoning Ordinance
 - [Entire document](#)
- **San Joaquin County** regulates produce stands and agricultural stores.

- [Excerpt](#): Section 9-1070 of San Joaquin County Municipal Code
- [Entire document](#)

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Winery ordinances

Winery ordinances often regulate the size of tasting rooms, the number of events allowed, and other activities based on the annual production quantity of each winery. Further, some ordinances connect some permitted activities to the percent of wine produced from grapes grown on-site.

- [Survey of County Winery Regulations, 2004](#) prepared by Alameda County Community Development Agency Planning Department.
- [Butte County winery ordinance](#) is from Chapter 24 of Butte County's [municipal code](#).
- [El Dorado County winery ordinance](#)
- [Placer County winery ordinance](#) is from Chapter 17 of Placer County's [municipal code](#).
- [San Joaquin County winery ordinance](#) is from Chapter 9 of San Joaquin County's [municipal code](#).

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Documents from the process

County advisory committees, workgroups and discussions of agritourism regulation are listed below. The crafting of rules and regulations depends on local citizen participation. Stakeholders, including farmers, ranchers, winery associations, agritourism associations, visitors bureaus, farm advisors, Farm Bureau leaders and others, are usually part of the process of updating county general plans and creating new ordinances for agritourism.

The committees often struggle with the details of creating allowances and ease of permitting for agritourism businesses while ensuring that agritourism is a secondary activity on a commercial farm or ranch and benefits farmers rather than outside developers. Any agritourism regulations also have to make sure agricultural production activities and local residents are not impeded by tourism. Here are some examples of the work of such committees:

- **Mariposa County** Board of Supervisors organized the Mariposa Agricultural Nature Tourism Advisory Committee in 2009 "to develop the definitions, thresholds, standards and regulations for an agriculture tourism ordinance for Mariposa County."
 - [Resolution establishing committee](#) includes notes from Board of Supervisors meeting discussion about need for the committee, composition of the committee, goals and timeframe of committee, authorization to hire consultant to coordinate the committee.
 - [Meeting notes from the committee](#) spanning six meetings, March–May 2009, with discussions about road maintenance, traffic, water use, spread of diseases and invasive plants by tourists, compatibility of agritourism uses, the need for agritourism to maintain ranch sustainability, scalability of permitted uses based on size of parcel, what products should be allowed sold from a roadside stand or from a winery, deciding on permitted agritourism uses and defining levels of permits needed for each, etc.
 - [Committee website](#)
 - [Zoning amendment proposed by the committee](#) defines as permitted uses in agriculture zoning: seasonal and permanent on-site sales, tasting rooms, u-pick operations, agricultural home-stays, special events and other agritourism activities, but clearly defines the size and number of these activities that are permitted, those that require an administrative use permit, and those that require

a conditional use permit. The proposed amendment defines the percent of land permitted to be used for the agritourism operation and defines "glamping."

- **Sonoma County** staff provides background & analysis for Subcommittee on Agricultural Tourism, 2002. The white paper to assist the committee in making recommendations includes history, then-current general plan policies, related regulations from other counties, comments from public hearings, recommendations about issues to consider, and information about county tourism trends.
 - [View document](#)

- **San Luis Obispo County** Report to the Planning Commission, with staff comments, of San Luis Obispo Ag Tourism Coalition's Event Ordinance draft, 2009, outlines the coalition's proposed changes and staff recommendations for the definitions for categories of events, including where and when events may be allowed on agricultural land and the standards for sound, parking, etc.
 - [View document](#)

- **Solano County** Suisun Valley Area Community Workshops, 2007-08. Background reports by the America Farmland Trust, position papers, budgets and information about the community planning process for the Suisun Valley area, including presentation of agritourism uses in agricultural zoning and introduction of new agritourism zoning areas and recommendations of policies to the general plan.
 - [View workshop documents](#)

- **Ventura County** Ordinance revisions proposed by the Tourism Advisory Committee, 2005. The committee, comprised of representatives from the farming community, civic organizations and the supervisors' offices, reviewed and revised draft amendments to the county code (Non-Coastal Zoning Ordinance) prepared by staff. The committee developed a set of final recommendations which include expanded allowances for bed & breakfast inns, retreats, camps, botanic gardens and arboreta, harvest festivals, historic reenactments, weddings and signs. The Planning Director's recommendation to the Board of Supervisors, with comments and discussion,
 - [Planning Director's recommendation to the Board of Supervisors, with comments and discussion](#)
 - [Summary of revisions adopted from Tourism Advisory committee proposals](#)

- **El Dorado County** Ranch Marketing Subcommittee proposes expanded agritourism permitting, tied to agricultural production activities, in revisions to El Dorado County's Ranch Marketing Ordinance 2009. This subcommittee, reporting to the Agricultural Commission, includes Apple Hill Growers, El Dorado Winery Association, El Dorado Harvest Trails Association, Christmas tree growers, livestock producers, and others. The subcommittee is drafting changes in El Dorado County's Ranch Marketing Ordinance, which was last amended in 2003.
 - [Proposed draft changes, May 2009](#) to El Dorado County draft Ranch Marketing Ordinance

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Examples of plain-language guides

Below are a few examples of guides that help clarify regulatory jargon for easier use by agritourism operators. These guides are frequently organized by activity, and come in the form of guidelines, checklists and plain-language brochures.

- [Agricultural Homestays in Marin County](#)
Three-page guide for farmers and ranchers to starting a farmstay operation in Marin County, prepared by Marin County UC Cooperative Extension.
- [Guidelines for Placer County Farm Stays](#)
Three-page guide, updated in 2009, includes zoning information, along with what issues may need to be addressed with which departments.
- [Yolo County Agricultural Permit Manual](#)
Published in 2009, this comprehensive manual describes all the permits that may be needed for different activities, including many types of agritourism establishments.

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