

## GUIDELINES FOR PLACER COUNTY FARM STAYS

### PURPOSE:

The purpose of these guidelines is to facilitate the operation of Farm Stays in Placer County, in order to expand the understanding of the role of agriculture in Placer County, provide farmers and ranchers with an opportunity to diversify income potential, and boost tourism in Placer County. Farm Stays allow farmers and ranchers to provide overnight lodging and meals to guests of the farm or ranch, subject to State and County requirements discussed below. As a point of clarification, California state law refers to Farm Stay operations as "Agricultural Homestays."

### ZONING:

Farm Stays are permitted in all residential zone districts (RS, RM, RA, RF), Neighborhood Commercial (C1), and Agricultural Exclusive and Farm (AE, F) with the approval of a Minor Use Permit from the Placer County Planning Department. Farm Stays are also permitted in the Highway Services (HS), Motel (MT), and Resort (RES) zone districts with no requirement for a use permit. Farm Stays are not permitted in zone districts not listed below. The expectation is that most Farm Stay projects will be proposed in Farm or Residential-Agricultural zone districts.

Residential Single-Family (RS)	Residential Multi-Family (RM)	Residential-Agricultural (RA)	Residential-Forest (RF)	Neighborhood Commercial (C1)	Highway Services (HS)	Motel District (MT)	Resort (RES)	Agricultural Exclusive (AE)	Farm (F)
MUP	MUP	MUP	MUP	MUP	C	C	C	MUP	MUP

**MUP= Minor Use Permit Required**

**C=Allowed with no discretionary permits**

## GUIDELINES FOR FARM STAY OPERATIONS

### DEPARTMENT OF ENVIRONMENTAL HEALTH SERVICES:

Farm Stays in California are subject to the requirements set forth in Section 113870 (a) of the California Health and Safety Code, "Restricted food service transient occupancy establishment", which sets forth the following requirements for Farm Stay operations:

1. Has no more than six guest rooms and accommodates not more than 15 guests;
2. Provides overnight transient accommodations;
3. Serves food only to its registered guests and may serve meals at any time, and the price of meals is included in the price of the overnight accommodation;
4. Lodging and meals are incidental and not the primary function of the agricultural homestay establishment;
5. The agricultural homestay establishment is located on, and is part of, a farm, as defined in Section 52262 of the Food and Agricultural Code, that produces agricultural products as its primary source of income.

If the Farm Stay operation meets all the requirements listed above, the following exemptions and exceptions apply to the facility:

1. Exempt from posting hand wash signs in the bathroom;
2. Exempt from the prohibition of live animals;
3. Exempt from kitchen and plumbing equipment standards;
4. Exempt from employee changing room requirement;
5. May use non-commercial dishwasher if it attains a temperature of 165 degrees Fahrenheit
6. Does not require a three-compartment sink (this allows for the use of a plastic tub for the final step in the "wash-rinse-sanitize" process);
7. Exempt from ventilation standards;
8. Exempt from construction requirements for walls and ceilings;
9. Exempt from prohibition of sleeping/living quarters.

Farm Stay operations are NOT exempt from prohibitions against using food from unapproved sources, which includes the use of home-canned foods. The exemptions and exceptions listed above are conditional and will be reviewed by the Placer County Department of Environmental Health Services prior to issuance of a Minor Use Permit. See attached information from the University of California Small Farm Center for more information on the "California Agricultural Homestay Bill (AB 1258)."

**DEPARTMENT OF PUBLIC WORKS:**

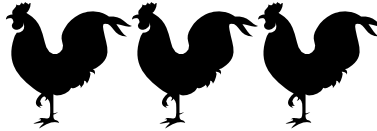
If a Farm Stay is accessed from a County Maintained Highway, an encroachment permit shall be required prior to occupancy of the project. The physical improvements to the entrance shall be determined by the Placer County Department of Public Works on a case-by-case basis considering the projected traffic created by the project and the conditions at the entrance onto the County Highway.

**PLANNING DEPARTMENT:**

Farm Stay operations that meet the requirements above can be permitted in accordance with the requirements of Section 17.56.070, Bed and Breakfast Lodging, of the Placer County Zoning Ordinance (attached). Minor Use Permits, as required by the table shown on the previous page, shall be processed in accordance with the Placer County Zoning Ordinance, and certain findings must be made in order to approve such a permit. See the attached "Questions and Answers About: Conditional and Minor Use Permits" for additional information.

**SIGNAGE:**

All signs associated with a Farm Stay operation shall be permitted per Section 17.56.070, Bed and Breakfast Lodging, of the Placer County Zoning Ordinance. See attached for more information.



## RESOURCE LIST FOR PLACER COUNTY FARM STAY OPERATIONS

### PLACER COUNTY PLANNING DEPARTMENT

3091 County Center Drive  
Auburn, CA 95603  
(530) 745-3000

### PLACER COUNTY ENGINEERING AND SURVEYING DEPARTMENT

3091 County Center Drive  
Auburn, CA 95603  
(530) 745-3110

### PLACER COUNTY ENVIRONMENTAL HEALTH

3091 County Center Drive  
Auburn, CA 95603  
(530) 745-2300

### PLACER COUNTY AGRICULTURAL WEIGHTS-MEASURES

11477 E Avenue, DeWitt Center  
Auburn, CA 95603  
(530) 889-7372

### PLACER COUNTY FARM AND HOME ADVISOR

11477 E Avenue, DeWitt Center  
Auburn, CA 95603  
(530) 889-7385

## PLACER COUNTY ZONING ORDINANCE REQUIREMENTS

### **17.56.070 Bed and Breakfast Lodging**

When allowed by Sections 17.06.030 et seq., (Allowable land uses and permit requirements) in the zone applicable to a site, bed and breakfast establishments are subject to the requirements of this section. Bed and breakfast establishments provide overnight lodging for paying guests in a building designed as a single-family dwelling. Bed and breakfast establishments may serve meals or other food to guests only where authorized by the Placer County Environmental Health Division.

- A. **Owner Operation and Occupancy Required.** A bed and breakfast establishment shall be operated, maintained, and occupied by the property owner, except when located in a commercial zone as provided by Subsection E.
- B. **Location of Guest Rooms.** Bedrooms for paying guests shall be located in the main residence of the property owner, with access to each bedroom provided from within the residence.
- C. **Maximum Number of Guest Rooms.** A bed and breakfast establishment shall provide no more than six bedrooms for paying guests. Guest rooms shall not have cooking facilities.
- D. **Signs.** Allowed signs for a bed and breakfast establishment are limited to the following instead of the signs otherwise allowed by Section 17.54.170 et seq., (Signs):
1. One sign attached to the main residence on the site, with a maximum area of four square feet; and
  2. One freestanding sign, not to exceed twenty square feet in area nor six feet in height above grade, placed on the site near the entrance from the public street to the establishment.
- E. **Bed and Breakfast Establishments Located in Commercial Zones.** A bed and breakfast establishment shall be considered a hotel or motel when located in any commercial zone. Such establishments are allowable where hotels and motels are allowed by Section 17.06.050 (Land use permit tables), subject to all applicable requirements of this chapter for hotels and motels, including but not limited to those in Section 17.56.130 (Hotels and motels). Bed and breakfast establishments located in commercial zones are not subject to the requirements of this section.
- F. **Bed and Breakfast Establishments Located in Residential Single-Family (RS) Zones.** Bed and breakfast establishments may be established in RS zones, subject to the provisions of this section, and subject to the following additional requirements:
1. **Maximum Number of Guest Rooms.** A bed and breakfast establishment located in an RS zone shall provide no more than four bedrooms for paying guests; and
  2. **Location on County Road.** A bed and breakfast establishment shall be operated in an RS zone only if the property on which such establishment is located directly abuts and is served by a County-maintained public road; and
  3. **Permit Required.** A bed and breakfast establishment shall be operated in an RS zone only if a Minor Use Permit is first obtained. (ZO § 15.200)