

The seal of the County of San Diego is centered in the background. It features a central figure holding a scale and a sword, with a banner below that reads "COUNTY OF SAN DIEGO". The seal is surrounded by a circular border with the text "THE NOBLEST AND MOST CIVILIZED PUBLIC GOOD".

# **Agricultural Tourism**

## **Permitting and Regulatory Process**

**County of San Diego**  
**Planning and Development Services**  
**December 5, 2012**

# Introductions



- Darren Gretler
  - Deputy Director, PDS
  
- Joe Farace, AICP
  - Planning Manager, Advance Planning

# Presentation Overview



1. Agricultural Tourism
2. Other Opportunities
3. Regulatory Requirements
4. What's on the Horizon
5. Questions

# Agricultural Tourism



- **Ag-Tourism is:**
  - *The act of visiting a commercial agricultural enterprise for the purpose of enjoyment, education or active involvement in the activities of the farm, ranch or agricultural operation.*



# Agricultural Tourism

- **Allowances:**

- Allowed by-right in AG and Rural zone
- U-pick operations
- On-site tours
- On-site AG instructions or demonstrations
- Lectures and classes about AG
- Participation in AG operation

- **Not Allowed:**

- Restaurants
- Retail and gift shops
- Petting zoos & carnivals\*
- Wedding events\*
- Retreats, festivals\*
- Amplified sound\*

\* *As permanent uses*

# Other AG Opportunities



- Wineries
- Roadside Farm Stands
- Farm Stay
- Bed and Breakfast
- Host Home
- Special Events

# Regulatory Requirements



- **By-Right/Ministerial (*Standards*)**
  - Allowed use
  - Zoning Clearance/Building Permit
  - Could have follow-on discretionary permit (Grading Permit)
- **Discretionary (*Requires a Decision*)**
  - Use permits
  - Subject to CEQA

# Discretionary Permit Approval Hierarchy



Board of Supervisors

Planning Commission

PDS Director and Zoning  
Administrator



# Discretionary Permit Process



# What's on the Horizon



- Expand scope of uses in AG zones\*
  - Some retail
  - Restaurant
  - Food Manufacturing-Production/Cottage Food
- Boutique breweries\*
- Wineries/breweries in additional zone\*
- Equine Ordinance (in process)

\* *Subject to BOS direction & funding*

# Questions



Any Questions ?

# Contact Information



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- PDS Zoning Information Counter:
  - Phone: 858-565-5981

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# CEQA documents

Environmental Impact  
Reports

Negative Declarations

Environmental Initial  
Studies

Addendums

15162 Findings

Notices of Exemption

