

**Attachment F  
SUMMARY OF POSSIBLE AGRICULTURAL DISTRICT PROGRAMS**

	<b>Regulatory Relief</b>	<b>Financial Incentives</b>	<b>Marketing Assistance/Outreach</b>
1.	Reduce requirements for food service and preparation permits.	Allow for the creation of financing parcels to help farmers make use of their assets.	Promote Hoes Down, Almond Festival, and other local events
2.	Allow barns to have limited occupation or incremental use until final permit approval.	Reduce permit fees for building new agricultural housing.	Hold more events like the recent COPIA celebration.
3.	Allow farm kitchens to be certified for commercial uses.	Reduce permit fees for improving and/or expanding existing agricultural housing.	Direct marketing funds to local groups, instead of a countywide campaign.
4.	Provide pre-approved building plans for barns and other simple structures.	Defer permit fees until such time as the business has established a cash flow.	Use Paso Robles, Napa, and Lodi as successful models to attract visitors.
5.	Provide a permit coordinator to assist the public in working through the permit process.	Establish County land banks to provide agricultural mitigation.	Better educate urban residents next to farm operations of the Right-to-Farm Ordinance.
6.	Accept the applicant's engineered plans without County review.	Don't assess a percentage change in ownership as a separate home site	Create an Agricultural Advisory Commission.
7.	Create reduced food permit requirements for one-day events.	Don't assess new vineyards at the full tax rate for the first three years (non-producing).	Encourage local grocery stores to purchase more local produce.
8.	Allow ranges for tolerances in building permits, rather than exact standards.	Eliminate the tax on personal property (e.g., old equipment no longer in use).	Create a land use program in the Agricultural Commission office, to provide information, enforce the Right-to-Farm Ordinance, identify impacts to farming from development, and recommend mitigation.
9.	Streamline government to create a one-stop permitting shop.	Realign the depreciation schedule for farm equipment to reflect current IRS depreciation schedules.	Train staff in adopting an attitude of helping farmers and businesses rather than inhibiting them.
10.	Create a task force to facilitate the permitting process.	Provide gap financing for businesses.	
11.	Allow growers to have one event per month by right and two events per month with an administrative permit. Require a use permit for more than two events per month. Events must promote agricultural products and may include weddings, retirement dinners, birthday dinners, receptions, open houses, wine clubs, harvest trail events, etc.	Defer taxes on agricultural properties during years when farm income is low.	
12.	Up to thirty buses per month would be allowed by right, scheduled with the schools or tour companies. More than thirty buses per month would require an administrative permit.	It's easier to finance using a home site as collateral, rather than farm land. Get local banks to loosen up lending practices so as not to encourage home sites.	

**Attachment F  
SUMMARY OF POSSIBLE AGRICULTURAL DISTRICT PROGRAMS**

13.	Create incubator farms, where the land is left in trust, but individual farmers may lease the homes, like in university housing.	Allow for out-of-county agricultural mitigation.	
14.	Require a setback of 300 feet for uses that adjoin farmland, including public gathering places (e.g., schools, churches, parks, detention basins, etc.)	Provide technical assistance (e.g., USDA inspectors, consultant referrals, etc.) for free. Use grant funds to provide more farm worker housing, in partnership with CHOC, Mercy, Housing Authority, etc.	
15.	Allow family home compounds on parcels larger than 40 acres.	Create a portable commercial kitchen, like fire fighters use, that could be used by various community groups.	
16.	Make fire sprinklers optional in agricultural outbuildings.	Provide equipment co-ops, which would allow members to make use of shared farm equipment, rather than buying individually.	
17.	Grandfather pre-existing facilities if they were in operation prior to the start of the General Plan process.	Provide incentives for development that provides agricultural jobs and/or farmworker housing by reducing or eliminating agricultural mitigation requirements.	
18.	Create commercial agricultural zones where commercial processing facilities and agricultural support facilities could be consolidated, including: crush facility, hullers, dryers, dry yards, canning facility, cold storage facility, or fruit juicing facility.	Establish goods movement corridors to improve the transport of farm products and located agricultural processors in close proximity to the corridors.	
19.	Create neighborhood agricultural centers for businesses that support and enhance agriculture, such as restaurants, deli's, bakeries, tasting rooms, and art galleries. Gas stations, fast food franchises or other incompatible businesses would not be allowed.		
20.	Allow owners to sell a parcel to a non-farming owner, rather than having to liquidate an undivided ownership.		
21.	Eliminate road improvements for agricultural related businesses in the rural area.		
22.	Allow development rules to be changed at a lower level of authority than the Board of Supervisors to respond quickly to market forces.		

**Attachment F  
SUMMARY OF POSSIBLE AGRICULTURAL DISTRICT PROGRAMS**

23.	Don't require permits to re-roof agricultural buildings.		
24.	Create a form-based ordinance to make it easier for people to understand.		
25.	For mitigation, allow deed restrictions with a limited term instead of permanent conservation easements		
26.	Allow mitigation through purchase of an easement in a farmland security zone.		
27.	Use the same building inspector for all inspections on each project to ensure consistency.		
28.	Reduce permit requirements for agricultural processing facilities.		
29.	Include income requirement for new homes to be built on agricultural land.		
30.	Reduce access requirements in the building permit process for agricultural infrastructure buildings.		
31.	Create a separate category of Williamson Act contracts that only allow open space and may or may not allow for homes.		
32.	Evaluate the Yolo Natural Heritage Program to determine how conservation may affect agricultural production.		
33.	Design roads to be slower to benefit produce stand sales.		
34.	Allow as a principal use, farm stands that sell 100% of crops or processed products from crops grown on-site; up to 50% of products grown in the agricultural district; and 25% of products grown in the County.		
35.	Require an administrative permit for sales of up to 75% products grown in the agricultural district; 50% grown in the County, and 25% of products from outside the County.		
36.	Allow wineries to sell as a principal use 100% of wines grown on-site, 50% within the agricultural district, and 25% within the County.		

**Attachment F  
SUMMARY OF POSSIBLE AGRICULTURAL DISTRICT PROGRAMS**

37.	Require an administrative permit for wineries that sell 100% of case sales within the agricultural district and 25% within the County.		
38.	Allow as a principal use the following: picnic areas; on-site advertising and promotion; and preparing and serving snacks such as raw products and processed products.		
39.	Create standard permit packages containing any and all information from federal, state and other local agencies for licensing and permitting that pertain to the request, including; tasting rooms, farm stands, agricultural processing facilities, houses, outbuildings, restaurants, and events.		
40.	Allow as a principal use agricultural processing facilities that process crops grown on-site, up to 50% of crops grown within the agricultural district, and/or up to 25% of crops grown within the County.		
41.	Require an administrative permit for agricultural processing facilities that process 100% of crops grown within the agricultural district, 50% of crops grown within the County, and/or 25% of crops grown outside the County.		
42.	Allow as a principal use, up to 25% of incidental retail sales of items that promote on-site products or those of Agricultural District; up to 50% of such sales requires an administrative permit; more than 50% requires a use permit.		