



# South County Outreach Meetings

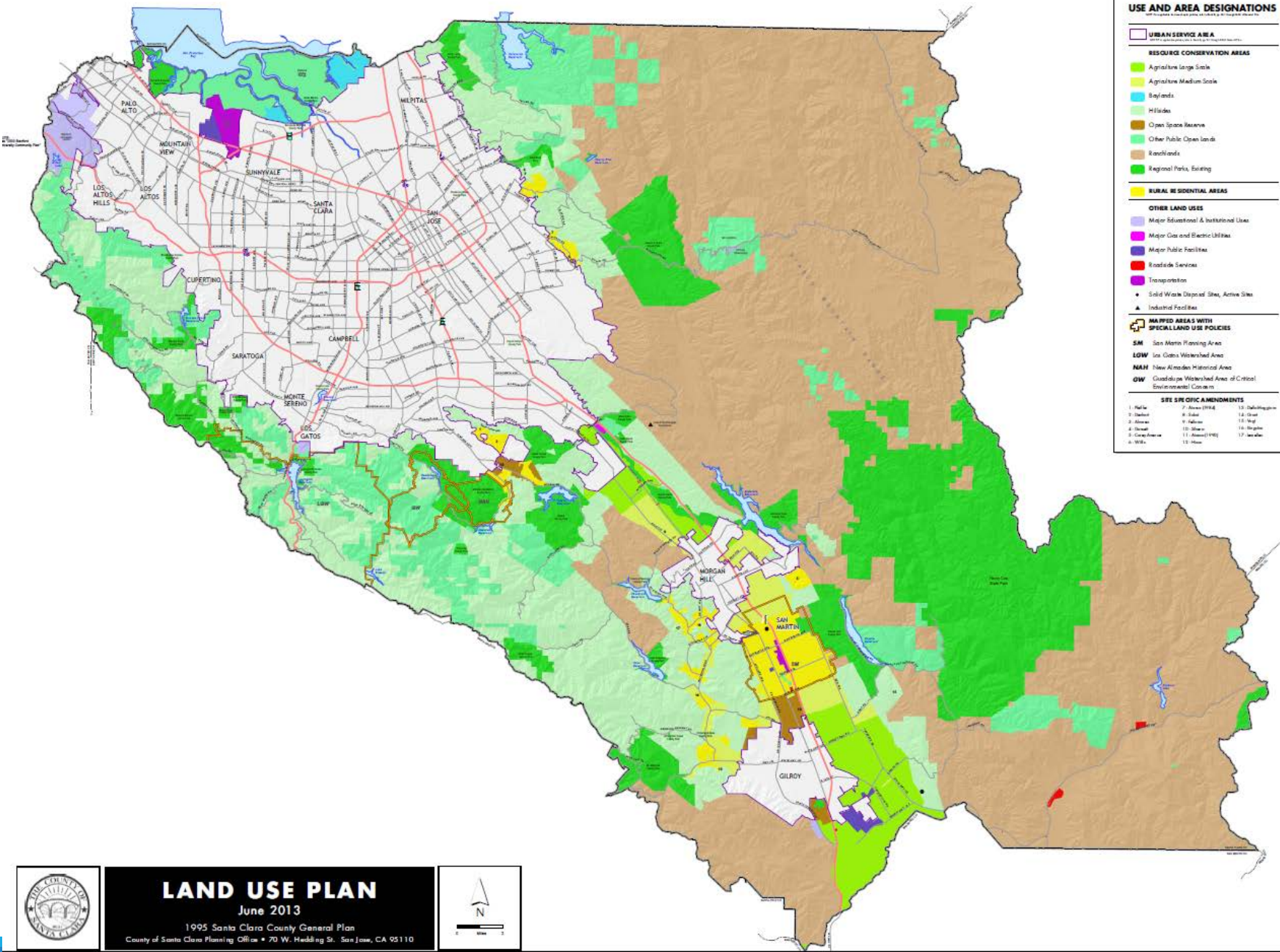
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- Background / Update
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- Rural / Ag. Zoning
  - Goals
  - Tools
  - Next Steps



**USE AND AREA DESIGNATIONS**

**URBAN SERVICE AREA**

**RESOURCE CONSERVATION AREAS**

- Agriculture Large Scale
- Agriculture Medium Scale
- Ranchlands
- Hillside
- Open Space Reserve
- Other Public Open Land
- Ranchlands
- Regional Parks, Existing

**RURAL RESIDENTIAL AREAS**

**OTHER LAND USES**

- Major Educational & Institutional Uses
- Major Gas and Electric Utilities
- Major Public Facilities
- Roadside Services
- Transportation
- Solid Waste Disposal Sites, Active Sites
- Industrial Facilities

**SPECIAL AREAS WITH SPECIAL LAND USE POLICIES**

SM San Martin Planning Area  
 LW Los Gatos Watershed Area  
 NAH New Almaden Historical Area  
 GW Guadalupe Watershed Area of Critical Environmental Concern

**SEE SPECIFIC AMENDMENTS**

1. Public	7. Alameda (1974)	13. San Jose Region
2. Alameda	8. Santa Clara	14. Gilroy
3. Alameda	9. San Jose	15. San Jose
4. Alameda	10. Santa Clara	16. San Jose
5. Santa Clara	11. Alameda (1982)	17. San Jose
6. Public	12. Santa Clara	

# Focus Areas – rural unincorporated County.

- Agriculture (A)
- Rural Residential (RR)
- Ranchlands (AR)
- Hillside (HS)



# Background / Update

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- General Plan intent of rural districts
- Outreach meetings in Feb. 2018
- This week: South County outreach meeting re-scheduled



# Rural & agricultural zoning – focus

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Three focus areas with existing zoning:

- “Local-serving” nomenclature.
- Uses incompatible with agriculture.
  - Resulting in ***loss of farmland*** and increasing difficulty for ***agricultural business viability***.
- Regulations for stables.
  - Resulting in an ***onerous permit process*** for small-scale horse boarding and in ***facilities that are unpermitted***.

# What we've heard

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Three areas of feedback :

- Rural Compatibility
- Winery regulations
- Stable regulations



# What we've heard – on rural compatibility

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- Size, scale, and intensity of development should be limited in rural areas – to ***preserve the rural character and lifestyle***
- ***Need for increased code enforcement*** – to ensure land use standards are met.
- ***Faster, cheaper, and easier permitting processes are needed*** – if a particular land use is allowed in the rural districts, it should not be so difficult to get through the planning process.

# What we've heard – on wineries

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- Retaining our rural and agricultural areas is ***dependent upon the viability of vineyards & wineries.***
- Viability of vineyards & wineries is ***dependent upon the ability to hold events.***
- ***Sourcing non-estate grapes is essential*** to winery viability.
- Planning process for infrastructure ***improvements should be easier.***
- ***Vineyard lot coverage requirements are problematic for hillsides*** – some parcels only have limited land appropriate for vineyards.



# What we've heard – on stables

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- Small-scale horse boarding facilities ***should not require a Use Permit*** to operate – too expensive and difficult.
- ***Many unpermitted horse boarding facilities result*** from prohibitive permitting process, creating a code enforcement issue.
- ***All horse boarding is not the same*** – boarding 10 horses should be treated differently than boarding 50+ horses.
- ***Stables are essential to the rural community*** – horse boarding should not be considered a commercial use.

# What's next for proposed amendments?

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- Goals
- Tools
- Moving forward



# Rural & Ag Zoning – goals

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- ***Minimize uses incompatible*** with rural character and agricultural viability.
- ***Maximize the viability*** of agricultural businesses and the retention of agricultural lands.
- ***Deregulate and streamline permitting*** for appropriate uses.
- ***Allow agricultural uses by-right***, up to certain scale.
- Simplify zoning for ***more effective code enforcement***.
- ***Promote consistency*** across the zoning ordinance.

# Rural & Ag Zoning – tools

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- ***Objective*** standards rather than ***subjective*** standards.
- Objective development standards are ***easier to understand, to implement, and to enforce.***
- For example: Number of events per year and people per event / Minimum setbacks / Maximum lot coverage / Tiers of scale.
- Looking at other counties and for best practices and ideas.



# Rural & Ag Zoning – moving forward

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- Any proposed amendments to the zoning ordinance will ***first come back to the community for input*** – Summer 2019
- Today: facilitate initial feedback
  - ***What issues did we miss?***
  - ***What examples should we look to?***
  - ***What other ideas do you have?***
- Thank you for your input!

# Background: Wineries

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# Wineries – sourcing requirements

COUNTY	SOURCING REQUIREMENT
Napa	75% derived from Napa County.
Riverside	75% derived from Riverside County.
Santa Barbara	50% local (grown in Santa Barbara County or San Luis Obispo County) over a five year period.
San Diego	25% on-premise origin; 25%-50% may be required from within San Diego County, depending on permit type / scale of operation.
Sonoma	Wineries must process grapes only “of a type grown or produced primarily on site or in the local area”.

# Wineries – development standards

COUNTY	LOT SIZE REQUIREMENTS
Napa	10-acre minimum // Maximum of 25% of the parcel area, or 15 acres, whichever is less, may be occupied by winery facilities
Riverside	10-acre minimum // 75% of parcel area shall be planted in vineyards prior to issuance of a building permit.
Santa Barbara	Maximum facility size of 20,000 square feet // 0.5 - 2 acres on-site vineyard required for every 1,000 cases of wine produced per year.
Santa Cruz	Maximum area of farmable agricultural land coverage by all structures and impervious surfaces for the winery operations shall not exceed 5% of the parcel size.



# Wineries – event requirements

COUNTY	LOT SIZE REQUIREMENTS
Napa	Use permit required and only for <i>marketing of wine</i> // Events only considered <i>marketing of wine</i> if directly related to education and development of customers and part of a marketing plan approved with use permit // Events must remain “clearly incidental, related and subordinate to the primary operation of the winery as a production facility”.
Sonoma	“Promotional events” are permitted in Ag areas, only secondary and incidental to agricultural production // Limited in scale and intensity, avoiding “local concentrations”.
Santa Barbara	20-acre minimum for hosting special events // Development Plan required // Special events “shall not exceed four per year and the attendance at each event shall not exceed 150 attendees”.

# Background: Stables

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# Horse Stables – Current Regulations

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**Commercial Stables Definition:** Commercial facilities for the boarding, care, riding, and exercising of horses, including riding rings, exercise areas, and instruction facilities.

**Permit Requirements:** Use Permit in each Rural Zone (Agriculture, Agriculture Ranchlands, Hillside, and Rural Residential).

**Supplemental Regulations:** Minimum lot size of 2.5 acres, and conform with Environmental Health, erosion control, and waste management regulations.

**Personal Horses Allowed “By-Right”:** In Agriculture, Agriculture Ranchlands and Rural Residential zones – no limit on personal horses. In Hillside – 3 horses per acre.

# Horse Stables – Response to Community Feedback

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**Streamline Permitting Requirements:** Possibly tier permitting requirements based on number of horses or intensity of use.

**Change Use Classification:** Consider designating horse boarding as a agricultural supportive, recreational or open space.

## Other Jurisdictions:

San Diego County - Tiered based on number of horses	Sonoma County - Tiered on intensity of use	Santa Cruz County – Tiered based on number of horses per acre
3 horses: by-right	Horse Boarding facility: Administrative Use Permit	2 Horses per acre: Zoning Administrative Permit
Up to 50 horses: Zoning Verification Permit	Commercial Stables (lessons, riding academies, shows, & clinics): Use Permit	Over 2 Horses per acre: Use Permit
Up to 100 horses: Administrative Permit		
More than 100 horses: Use		



## Background

Horse boarding is the keeping and training of horses which are not owned by the occupant or owner of a property. Horse boarding includes the giving of private lessons (one trainer/one student at a time). Horse boarding facilities which meet the definition of a “commercial stable” under the Zoning Code (i.e. group lessons, riding academies, shows, clinics, etc.) require a Use Permit. The Zoning Code allows horse boarding facilities only in the following zoning districts: Land Intensive Agriculture (LIA), Land Extensive Agriculture (LEA), Diverse Agriculture (DA), Resources and Rural Development (RRD), Resources and Rural Development/Agriculture Preserve (RRD/WA), and Agriculture and Residential (AR).

On parcels two (2) acres or smaller, the number of horses allowed on a parcel, including horses owned by the occupant and/or horses boarded, is limited to one (1) horse per twenty thousand (20,000) square feet of area (approximately ½ acre) regardless of zoning district.

On parcels exceeding two acres (except the AR district), there is no limitation of the number of horses boarded and/or owned by the occupant or property.

Parcels designated AR are limited to five boarded horses, unless a Use Permit is requested and approved.

## Horse Stables – Response to Community Feedback

### Sonoma County

- administrative use permit for horse boarding

- if they operate lessons, riding academies, shows clinics that requires use permit

- Tier 1:
- Tier 2:
- Tier 3:
- Tier 4:

### Summary Table

Tiers	Permit
<b>Tier 1</b>	N/A
<b>Tier 2</b>	Zoning
<b>Tier 3</b>	Administrative
<b>Tier 4</b>	Major

**Riding academies, public stables, or commercial boarding of horses are allowed in the RA zone district with a Level 5 approval. For the purposes of the County Code, commercial boarding occurs when the density of horses exceeds 2 per acre. No residential use is required on the property. However, without a residential use, a stable, commercial or non-commercial would be limited to a 12 foot high, 600 square foot building with no plumbing or electricity. With a residential use, a non-commercial stable not exceeding 1000 square feet requires a Level III use approval. The size of a commercial stable where there is a residential use would be at the discretion of the Zoning Administrator (Level V use approval) at a public hearing.**

**More than 2 horses per acre requires a Use Permit**

## Horse Stables – Response to Community Feedback

Santa Cruz County

- 2 horses per acre, requires a “level 5 approval” administrative use permit.
- over two horses per acre requires use permit