



AGRITOURISM ORDINANCE

CONTRA COSTA COUNTY BOARD OF SUPERVISORS

MARCH 5, 2024

TIMELINE

December 20, 2016: Board of Supervisors authorized the Department of Conservation and Development (DCD), to identify specific actions the County could take to further promote and incentivize agricultural sustainability and economic vitality.

February 13, 2018: Board authorized DCD to convene a series of open, public meetings with persons and groups interested in the policy reform topic.

2018-2019: 12 public meetings held in Martinez, Danville, Knightsen. Iteratively developed Report on Reforming Agricultural Land Use Policies during the course of these meetings.

February 4, 2020: Board accepted the Recommendations on Reforming Agricultural Land Use Policies Report.

February 22, 2023: Presented Draft Agritourism Ordinance to the County Planning Commission

June 7, 2023: Presented revised Draft Agritourism Ordinance to the County Planning Commission

January 24, 2024: Presented revised Draft Agritourism Ordinance and amended Temporary events Ordinance to the County Planning Commission.



**FEBRUARY 2020
REPORT ON
RECOMMENDATIONS
ON REFORMING
AGRICULTURAL LAND
USE POLICIES TO
IMPROVE BOTH
ECONOMIC VITALITY
AND SUSTAINABILITY**

18 recommendations to promote and preserve agriculture

Enable and set standards for various types of agritourism uses

- lodging accommodations
- food service
- updating County's winery policies
- hosting large events

Promote agriculture in Contra Costa County

- equestrian and bike trails to connect farms
- allowing equestrian facilities within additional agricultural districts
- additional funding for signage to promote agriculture in the County
- updating the County's Sign Ordinance



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Recommendations (Continued)

Broader policy reforms

- establishing mitigation requirements for conversion of agricultural land,
- new efforts to address rural blight and illegal dumping,
- opportunities to reduce impacts of rural development on agriculture,
- facilitate communication between farming community and regulatory agencies,
- improve permitting for agricultural uses
- consider a noise ordinance



INITIAL ACCOMPLISHMENTS

- Spring and Summer of 2022 the Board adopts an urgency ordinance related to temporary events and approves increased fines for violations to provide additional tools for deterring unregulated commercial parties in agricultural areas;
- County's Illegal Dumping Initiative launched and receives Measure X allocation in 2021;
- County's sign ordinance updated in 2022 including provisions intended to facilitate signage for farms that can be visited by the public.





AGRITOURISM ORDINANCE

KEY COMPONENTS



Allow and set standards for a variety of agritourism uses that are accessory to a primary agricultural use



Incorporates the County's current regulations regarding grower stands, farm stands, farm markets as additional agritourism uses



Update County's Winery and Olive Oil Mill policies



Allow stables in A-40 and A-80 zoning districts with the issuance of a land use permit



PERMITTING

Ministerial Permit

- farm stand
- farm stay
- farm dinner
- small winery without a tasting/on-site sales area and that will not host large events
- small olive oil mill without a tasting/on-site sales area and that will not host large events

Land Use Permit

- agricamping
- bed and breakfast
- farm market
- farm-to-table restaurant
- large olive oil mill
- large winery
- small olive oil mill with a tasting/on-site sales area
- small winery with a tasting/on-site sales area

A land use permit would be required to establish three or more of the above-listed uses on the same lot.



REQUIREMENTS FOR LODGING AND FOOD SERVICE USES

- Minimum lot area, maximum guests, maximum sales/floor area, frequency of activities
- Noise restriction – quiet hrs: 10 pm – 7 am
- Exterior light directed downward and away from properties
- Agricultural promotion and guest education

*Requirements are for the following uses: Farm Stay, Agricamping, Bed and Breakfast, Farm Dinner, and Farm to Table.



ADDITIONAL REQUIREMENTS FOR BED AND BREAKFAST AND FARM-TO-TABLE USES

- At least 80% of parcel is engaged in agricultural activities and kept free of structures shown on a farm plan
- Served by a retail water supplier or within boundaries of the East Contra Costa County Groundwater Subbasin
- Minimum distance between certain agritourism uses
- Minimum requirements for food grown on-site and within CCC



REQUIREMENTS FOR WINERIES AND OLIVE OIL MILLS

- Minimum 25% of production must be from fruit grown on-site.
- Minimum 50% of production must be from fruit grown CCC



STAFF RECOMMENDATIONS

1. OPEN the public hearing on Ordinance No. 2024-06; RECEIVE testimony; and CLOSE the public hearing.
2. ADOPT Ordinance No. 2024-06, authorizing and establishing standards for agritourism uses in agricultural zoning districts.
3. DETERMINE that adoption of Ordinance No. 2024-06 is exempt from CEQA under CEQA Guidelines Sections 15061(b)(3) (common sense exemption).
4. Direct staff to file a Notice of Exemption with the County Clerk.



Questions

