

PUBLIC REVIEW DRAFT

Sonoma County Local Coastal Plan

AGRICULTURAL RESOURCES ELEMENT September 2019



**Local Coastal Program
Permit Sonoma**

2550 Ventura Avenue
Santa Rosa, CA 95403

Adopted by Resolution No. 19-XXXX
of the Sonoma County Board of Supervisors
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AGRICULTURAL RESOURCES ELEMENT

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AGRICULTURAL RESOURCES ELEMENT

1. INTRODUCTION

1.1 Purpose

To acknowledge the importance of agricultural production within the Sonoma County coast, an Agricultural Resources Element is included in this Local Coastal Plan.

The policies of the California Coastal Act protect the productive resource base, establishing agriculture as a priority use and emphasizing the retention of agricultural land in production.

The Agricultural Resources Element defines agriculture as an industry that produces and processes food, fiber, and plant materials; and includes the raising and maintaining of farm animals including horses, donkeys, mules, and similar livestock. There are no prime agricultural areas in the Coastal Zone. All of the other agriculturally designated lands are considered non-prime grazing lands. The purpose of the Agricultural Resources Element is to establish policies to ensure the protection and maintenance of agriculture for its economic, environmental, and social values. The Element is intended to provide clear guidelines for decisions in the two agricultural zones within the Coastal Zone - Diverse Agriculture (DA) and Land Extensive Agriculture (LEA) - as well as areas where agricultural land uses exist in the Resources and Rural Development (RRD) and Agricultural Residential (AR) zones. The Agricultural Resources Element establishes goals, objectives, and policies to protect and sustainably manage coastal agricultural resources. Programs needed to implement proposed policies are also identified. In addition, the Element calls out ongoing or potential future County initiatives, referred to as "Other Initiatives," that support Sonoma County's agricultural character and promote inter-agency and community collaboration. If future technology or enterprises in the agriculture industry requires alternative and yet unforeseen policies and implementation mechanisms, those should be consistent with the County's commitment to encourage maintaining a healthy agriculture sector of the County's economy.

Concerns regarding future agricultural uses in the Coastal Zone include a potential increase in vineyard planting. Vineyard development raises concerns over the potential for impacts to Environmentally Sensitive Habitat Areas (ESHAs), to water quality and quantity, as well as conversion of forest lands and added pressure for development of agricultural support uses (agricultural processing and services). Secondary impacts to public services and traffic from agricultural support uses are also concerns. Future predicted climate change may alter growing conditions that further increase the pressure for vineyard development.

1.2 Relationship to Other Elements

General policy direction for land use decisions in agricultural areas is expressed in the Land Use Element under the Land Extensive Agriculture (LEA) and Diverse Agriculture (DA) land use categories. Other policies related to resource values for Biotic Resources and Scenic Resources are found in the Open Space and Resource Conservation Element. The Water Resources Element includes policies related to water quality and quantity.

1.3 Scope and Organization

This Agricultural Resources Element has four sections: Introduction, Background, Policies, and Implementation Programs. The Background section provides context for the Policies. The Policies section includes Goals, Objectives, Policies and Other Initiatives. Policies expressed in the Agricultural Resources Element are intended to apply only to lands in these two land use categories.

2. BACKGROUND

Figures C-AR-1a through C-AR-1k show the Agricultural Resources in the ten SubAreas of the Sonoma County coast. **Table C-AR-1** lists the area of agricultural land categories by SubArea. The percentage of the total land area for each Subarea for land categories is also provided. According to the California Department of Conservation, Farmland Mapping and Monitoring Program 2012 Important Farmlands dataset, there are no Prime Farmland, Farmland of Statewide Importance, or Unique Farmland on the Sonoma County coast. Grazing Land and Farmland of Local Importance occupy about 25,986 and 2,155 acres of the coast, respectively. Grazing Land occurs in all SubAreas except The Sea Ranch North. The largest acreage and highest percentage of Grazing Land are in the Bodega Bay and Valley Ford SubAreas, respectively. Farmland of Local Importance is located in all ten SubAreas. The largest acreage and highest percentage of Farmland of Local Importance are in the Salt Point and The Sea Ranch North SubAreas, respectively.

Farmland of Local Importance is farmland other than Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. In Sonoma County, Farmland of Local Importance includes inland hay producing lands and lands with the capability for producing locally important crops but may not be planted at the present time. This land may be important to the local economy due to its productivity or value, as defined by the Board of Supervisors. Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county.

Table C-AR-1: Acreage of Important Farmlands by SubArea on the Sonoma County Coast

Subarea	Farmland of Local Importance (acres)	Grazing Land (acres)	Urban & Built-Up Land (acres)	Other Land (acres)	Water (acres)	Total (acres)
1 – The Sea Ranch North	381	0	515	2,066	0	2,962
2 – The Sea Ranch South	323	40	755	1,674	0	2,792
3 – Stewarts Point/Horse-shoe Cove	83	775	1	2,300	0	3,158
4 – Salt Point	492	88	0	5,278	0	5,859
5 – Timber Cove/Fort Ross	159	2,595	37	4,869	0	7,659
6 – High Cliffs/ Muniz-Jenner	143	2,081	68	800	309	3,401
7 – Duncans Mills	32	780	142	215	120	1,290
8 – Pacific View/Willow Creek	99	7,164	191	4,420	1	11,875
9 – Bodega Bay	0	7,519	831	1,806	0	10,156
10 – Valley Ford	485	4,871	63	47	0	5,465
Total	2,196	25,913	2,602	23,475	430	54,617
Percent of Total	4%	47%	5%	43%	1%	

About one third of the Sonoma County coast is used for sheep and cattle grazing or dairies. Grassland suitable for sheep and cattle grazing is found along the coastal terrace and lower slopes on the northern coast and throughout the coast south of Jenner. Dairies primarily occur in the Valley Ford SubArea. The climate and topography of western Sonoma County have largely resulted in the dominance of the grazing industry. The cool, moist climate generally produces better rangeland than inland, reducing the need for supplemental feed and irrigated pasture.

As of 2017, there are no wineries located in the Coastal Zone, although two are located within a mile of the inland Coastal Zone boundary. Similarly, there are no vineyards, currently planted or proposed within the Coastal Zone. While the non-prime soils and lack of year-round water supply generally do not benefit the cultivation of some crops, the entire Coastal Zone has been designated within the Sonoma Coast American Viticulture Area (AVA), including lands outside the Coastal Zone. In 2011 the Alcohol and Tobacco Tax and Trade Bureau approved establishment of the Fort Ross-Seaview American AVA, a small portion of which lies within the Coastal Zone in the vicinity of Fort Ross. Marine sedimentary soils, long sunny days, and cool maritime climate are highly regarded cool-climate growing regions in California. The production of grapes in the Coastal Zone is limited by thin soils, steep slopes and yields are low.

Many landowners on the Sonoma County coast have demonstrated a commitment to agriculture by entering into Land Conservation contracts. The California Land Conservation Act of 1965 (the Williamson Act) allows counties to establish agricultural preserves and thereby give tax reductions to landowners engaged in commercial agricultural operations. About 78 parcels totaling over 18,400 acres in the Coastal Zone are under Land Conservation contracts, primarily in the Bodega Bay-Valley Ford SubAreas.

The major issues affecting agricultural production on the Sonoma County coast are market conditions for raising cattle and sheep relative to land values, rising prices of coastal rural land, and predators such as coyotes. Pressure for conversion of agricultural uses to residential uses and conflicts between agricultural and non-agricultural uses also occur on the Coast, but to a substantially lesser degree than inland. Conversion of grazing land to permanent cultivated crops may be a pressure in limited areas where soil and climate conditions may support vineyards or row crops, but water availability is a constraint.

The coast contains about 28,000 acres in the Agriculture land use categories.

2.1 Residential Subdivision Potential and Nuisances

Most of the agricultural land in the Coastal Zone is designated Land Extensive Agriculture with a maximum residential density of 160 acres per dwelling unit and a minimum parcel size of 640 acres, although a few areas are designated Diverse Agriculture with a maximum residential density of 40 acres per unit and a minimum lot size of 160 acres. Although these minimum lot sizes all but eliminated subdivision potential, some existing legal lots of record do not meet the minimums and are recognized through issuance of certificates of compliance. The Agricultural Resources Element establishes policies that maintain parcels in agricultural areas predominantly in sizes large enough to sustain a viable commercial agricultural operation.

While the subdivision potential of agricultural land in the Coastal Zone is very limited, there are a number of parcels that do not meet the minimum parcel size that were legally created by deed prior to the Local Coastal Plan adoption in 1981. Since the County established new Uniform Rules for Agricultural Preserves and Farmland Security Zones in 2013, certificates of compliance would not be issued for substandard parcels on contracted lands where they would result in residential development that is not incidental to agricultural or open space uses.

Complaints about noise, odors, flies, spraying and similar nuisances related to agricultural practices may discourage and sometimes prevent farmers from managing their operations in an efficient and economic manner. Not only will residents complain about aspects of farming operations, but residential areas often directly affect the operations. Clear policy is needed for County decision makers to balance the needs of the farmer with the concerns of residential neighbors and visitors. The Agricultural Resources Element establishes policies that support the needs and practices of agriculture as the highest priority in areas designated for agricultural use.

2.2 Conversion of Agricultural Uses

Recreational and other non-agricultural uses have replaced ranching operations in some coastal areas. Grazing land has been acquired by the California Coastal Conservancy, Sonoma Land Trust, Sonoma County Agricultural Preservation and Open Space District, and State Department of Parks and Recreation. Although these lands have not been subdivided, some park management agencies have taken the land out of agricultural production, reducing the agricultural land base on the Sonoma Coast. In other cases, some park and open space agencies have demonstrated that agricultural production is compatible with recreational use and can be a significant benefit for ecological management and cultural interpretation.

2.3 Agricultural Support Uses

Agricultural support uses include agricultural processing and agricultural services. Agricultural processing is the act of changing an agricultural product from its natural state to a different form including bottling, canning, packaging, and storing agricultural products (e.g., grapes to wine, apples to juice or sauce, etc.). Agricultural services include the maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal, and other similar related services. As there is limited agriculture in the Coastal Zone, the need for agricultural support uses is also limited. The determination of which support uses belong on agricultural lands in the Coastal Zone involves their connection to agriculture; potential for conflicts; the size, scale and adaptability of the use; and the amount of land lost to farming. Policies are needed to permit agricultural support uses without adversely affecting production of agricultural products in the area and impacting community character. Policies for agricultural support uses should also balance the need for such uses with the continued preservation of the rural character of the Coast, and should support agricultural products produced on the Sonoma County coast over those produced elsewhere.

2.3.1 Agricultural Visitor-Serving Uses - Agricultural Tourism

While agricultural tourism has not been in high demand on the Sonoma County Coast, it may become so in the future. Tourism is already the major economic driver in the Coastal Zone and agricultural tourism could contribute to supporting the economic success of the agricultural industry on the Coast, provided that agricultural tourism directly promotes the sale of agricultural products grown on-site. However, the economic benefits of agricultural tourism must be balanced against existing constraints such as limited public services, water supply and sensitive resource areas and the potential impacts of increased traffic on public safety. In addition, visitor-serving uses must supplement agricultural production, and not displace it. The benefits and potential adverse impacts of visitor-serving uses vary by agricultural industry. Activities such as special events and tasting rooms that attract large numbers of customers are not considered appropriate in the coastal agricultural areas and are limited to the commercial areas within rural communities.

In the Land Extensive Agricultural areas, some conflicts between visitors and agricultural practices would be less severe due to the larger lot sizes that serve to separate the activities. In these areas, small scale visitor-serving uses that are directly related to the agricultural operation, such as farmstays, hosted rentals, farm stands, farm retail sales and some outdoor recreational uses may be compatible with the agricultural operation.

These small-scale uses promote the agricultural activity and provide a secondary income source for the farmer or rancher without hindering the primary agricultural use of the land. The Agricultural Resources Element includes policies that promote the County's coastal agricultural industry by allowing limited visitor-serving uses that are directly related to agricultural production in the Coastal Zone.

2.4 Farmworker Housing

Efficient management of agricultural production activities requires adequate numbers of employees to be housed on both a seasonal and a permanent basis. Farm related housing issues involve the location, amount and type of housing for seasonal employees, permanent employees and agricultural farm workers and their families. The Agricultural Resources Element establishes policies to allow limited amounts of housing to meet the various needs of farmworkers, farm operators, and family members engaged in the farming operation in addition to permitted residential density on the Sonoma County coast.

2.5 Farmers' Economic Situation

Competition between urban development and agriculture is not a major issue on the Sonoma County coast due to constraints of water supply and existing zoning. However, pressures on agricultural lands can discourage new agricultural investment and uses, raises the price of land making purchase for farming less realistic, and increases the likelihood of purchase for non-agricultural use. This competition creates a need for policies and protections that enable farmers to invest and reinvest in the agricultural production.

2.6 Aquaculture

Aquaculture and the fishing industry produce a food source and have needs similar to land based agricultural operations. Policy is needed to treat the support facilities of the aquaculture and fishing industries that relate to food production or harvesting in the same manner as those for other types of agriculture.

2.7 Impacts of Climate Change

Climate change will impact agriculture on the Sonoma County coast. Agriculture is highly dependent on specific climate conditions, and understanding the overall effect of climate change on agriculture can be difficult. Increases in temperature and carbon dioxide (CO₂) can be beneficial for some crops in some places. But to realize these benefits, nutrient levels, soil moisture, water availability, and other conditions must also be met. Changes in

the frequency and severity of droughts and floods could pose challenges for farmers and ranchers. Changes in temperature, amount of carbon dioxide, and the frequency and intensity of extreme weather could have significant impacts on crop yields.

Climate Change could affect animals both directly and indirectly. Extreme heat events, which are projected to increase under climate change, could directly threaten livestock. Drought may threaten pasture and feed supplies and reduce water availability for livestock. Climate change may increase the prevalence of parasites and diseases that affect livestock. Increases in carbon dioxide may increase the productivity of pastures, but may also decrease their quality.

Overall, climate change could make it more difficult to grow crops and raise animals in the same ways and same places as we have in the past. The effects of climate change also need to be considered along with other evolving factors that affect agricultural production, such as changes in farming practices and technology.

3. AGRICULTURAL RESOURCES POLICIES

3.1 Maintain Large Minimum Parcel Sized in Agricultural Lands

GOAL C-AR-1: **Maintain the maximum amount of agricultural land in parcel sizes that are large enough to sustain a viable commercial agricultural operation.**

Objective C-AR-1.1: Avoid the conversion of agricultural lands to residential or non-agricultural commercial uses.

Objective C-AR-1.2: In the Land Extensive Agriculture and Diverse Agriculture land use categories, maintain the largest land area for agricultural use. Limit the number of cluster lots on any one area to avoid the potential conflicts associated with residential intrusion.

The following policies, in addition to those in the Land Use Element, shall be used to achieve these objectives:

Policy C-AR-1a: The following criteria shall be used for approval of subdivisions on land designated Land Extensive Agriculture or Diverse Agriculture:

- (1) It is consistent with California Coastal Act which requires that (a) the maximum amount of agricultural land shall be maintained in agricultural production, (b) agricultural conversions shall be limited and evaluated on a case-by-case basis, and (c) land divisions outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

- (2) It does not diminish the productivity of the agricultural land.
- (3) The resulting parcels for agricultural use shall each be of a size that can support a viable agricultural operation per California Coastal Act Section 30241.5.
- (4) An open space or agricultural easement shall be applied to the parcels which remain in agricultural use. **(New)**

Policy C-AR-1b: Subdivisions on designated resource and agricultural lands shall be permitted only for development related to the pursuit of either agriculture or forestry, as appropriate; and only with mechanisms such as open space or agricultural easements to ensure the long-term protection of agriculture and resource production. **(Existing LCP Revised)**

Policy C-AR-1c: Agricultural compatibility and productivity shall be the primary considerations in parcel design and siting of development for subdivisions on lands designated Land Extensive Agriculture or Diverse Agriculture. **(Existing LCP Revised)**

Policy C-AR-1d: Amendments of the Land Use Map from an agricultural to a non-agricultural use category for the purpose of allowing increased residential density which may conflict with agricultural production shall be avoided. **(GP2020)**

Policy C-AR-1e: Implement minimum parcel sizes and other zoning standards to promote the productive and wise use of resources, as shown in **Table C-AR-2**. Minimum Parcel Size and Maximum Residential Density by Agricultural Land Use Category. Any land divisions outside of designated Rural Community or Urban Service Area boundaries and not otherwise regulated by the provisions of **Policy C-AR-1a** or Table C-AR-2 shall be permitted only where 50 percent of the useable parcels in the market area of the parcel have been developed and the created parcel would be no smaller than the average size of the surrounding parcels. **(Existing LCP Revised)**

Table C-AR-2: Minimum Parcel Size and Maximum Residential Density by Agricultural Land Use Category

Zone	Applicable Land Use Category	Minimum Parcel Size	Maximum No. of Dwelling Units per Parcel¹	Maximum Permitted Residential Density (ac/unit)²
LEA	Land Extensive Agriculture	640 acres	4	160
DA	Diverse Agriculture	160 acres	4	40

Notes:

¹ Applies to all types of dwelling units including single-family dwellings consistent with the residential density, farm family dwellings, full-time agricultural employee units, seasonal and year-round farmworker housing, and accessory dwelling units.

² Density does not apply to farm family dwellings, (LEA only), full-time agricultural employee units, seasonal and year-round farmworker housing, and accessory dwelling units

3.2 Limit Intrusion of Urban Development

GOAL C-AR-2: Maintain agricultural production by limiting intrusion of urban development on agricultural land.

Objective C-AR-2.1: Limit intrusion of urban development in agricultural areas.

Objective C-AR-2.2: Maintain the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries to protect agricultural land for continued agricultural production.

Objective C-AR-2.3: Limit extension of sewer and other urban services beyond the Bodega Bay Urban Service Area Boundary and Rural Community Boundaries.

The following policies, in addition to those in the Land Use Element, shall be used to achieve these objectives:

Policy C-AR-2a: Agricultural production shall be defined as the production of food, fiber, and plant materials including, but not limited to, growing, harvesting, crop storage, milking, etc.; and the raising and maintaining of horses, donkeys, mules, and similar livestock or farm animals for the purpose of farm operations. Commercial agricultural support uses and commercial equestrian uses are not considered agricultural production uses in this context. **(New)**

Policy C-AR-2b: The Land Extensive Agriculture and Diverse Agriculture land use categories shall be applied based on the capability of the land to produce agricultural products. **(GP2020)**

Policy C-AR-2c: Extension of urban services to lands in the Land Extensive Agriculture and Diverse Agriculture land use categories shall be limited to out-of-service area agreements to solve existing health and safety problems, unless allowed by the Public Facilities and Services Element or **Policy C-AR-7b** (aquaculture). **(GP2020)**

GOAL C-AR-3: Allow farmers to manage their operations in an efficient, economic manner with minimal conflict with non-agricultural uses.

Objective C-AR-3.1: Apply the Land Extensive Agriculture and Diverse Agriculture land use categories only to areas or parcels capable of the commercial production of food, fiber, and plant material; or the raising and maintaining of farm animals. Establish agricultural production as the highest priority use in these areas or parcels.

The following policies, in addition to those in the Land Use Element, shall be used to achieve these objectives:

Policy C-AR-3a: The primary use of any parcel designated Land Extensive Agriculture or Diverse Agriculture shall be agricultural production. Residential uses in these areas shall recognize that the primary use of the land in agriculture may create slower traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals. **(Existing LCP Revised – Appendix E, AR-4a)**

Policy C-AR-3b: Protect agricultural operations by establishing a buffer between an agricultural use on land in the Agriculture land use category and residential development, except for caretaker, agricultural employee, and farm related units. The buffer shall occur on the parcel to be occupied by the residential development and may include one or more of the following: a physical separation of 100 to 200 feet, landscaped berm, topographic feature, substantial tree stand, water course, or similar feature. The type, design, and location of the buffer shall be based on the type, size, and characteristics of the adjacent agricultural operations so as to protect the maximum feasible amount of agricultural land. **(Existing LCP Revised)**

Policy C-AR-3c: Apply the provisions of the Right to Farm Ordinance **(Appendix C)** to all lands designated Land Extensive Agriculture and Diverse Agriculture. **(Existing LCP Revised)**

3.3 Location and Intensity of Agriculture Related Support Uses

GOAL C-AR-4: **Facilitate agricultural production by allowing related agricultural support uses (agricultural processing and agricultural services), to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area.**

Objective C-AR-4.1: Facilitate local agricultural production by allowing with a use permit agricultural processing on agricultural lands where appropriate and compatible and consistent with California Coastal Act priorities.

Objective C-AR-4.2: Facilitate local agricultural production by allowing with a use permit on agricultural lands limited agricultural support uses which support local agricultural activities and are not detrimental to the long-term agricultural uses in the area.

Objective C-AR-4.3: Ensure that agricultural support uses allowed on agricultural lands are only allowed when demonstrated to be necessary for, and proportional to, agricultural production on-site.

The following policies, in addition to those in the Land Use Element, shall be used to achieve these objectives:

Policy C-AR-4a: Agricultural Resources Element **Table C-AR-3** establishes the agricultural uses allowed and planning permits required on agricultural lands in the Coastal Zone. **(New)**

Table C-AR-3: Agricultural Uses and Support Uses Allowed and Permit Thresholds

Use	Planning Permits Required	Permit Type
Allowed		
Grazing, Row Crops	Principally Permitted "By-Right"	none required
Vineyard, Orchard	Principally Permitted Coastal Permit ¹	Discretionary
Agricultural Processing (e.g., creamery, winery)	Use Permit Coastal Permit	Discretionary ²
Agricultural Services (e.g., farm equipment, veterinarian)	Use Permit Coastal Permit	Discretionary ²
Small-Scale Farm Retail Sales	Coastal Permit	Discretionary
Farm Stand	Principally Permitted "By-Right"	none required
Non Agricultural Uses		
Tasting Rooms	Discretionary, Only allowed in commercial zones	
Other Visitor-Serving Use (e.g., agricultural promotional event, restaurant)	Discretionary, Only allowed in commercial zones	
Notes: ¹ VESCO permit also required from Sonoma County Agricultural Commissioner ² May be appealable to California Coastal Commission if within their jurisdiction or appealable area per map on file at Permit Sonoma		

Policy C-AR-4b: Storage facilities shall be permitted for agricultural products grown, prepared, or processed on-site. Facilities shall be sized to accommodate but not exceed the agricultural operation, and shall be designed to be compatible with and not adversely impact surrounding land uses. **(Existing LCP Revised – Appendix E, AR-5f)**

Policy C-AR-4c: Only allow agricultural support uses, including agricultural processing and agricultural services uses that clearly support local agricultural production consistent with the specific requirements of each of the two agricultural land use categories. Ensure that such uses are clearly subordinate to on-site agricultural production and do not adversely affect agricultural production in the area. The following criteria shall be used for approval of agricultural processing or service uses:

- (1) The use is subordinate to on-site agricultural production based on the following considerations:
 - (a) The portion of the site devoted to the agricultural support use in relation to agricultural production.
 - (b) The size and number of structures needed for the agricultural support use in relation to agricultural production.
 - (c) The relative number of employees devoted to the agricultural support use in comparison to that needed for agricultural production.
 - (d) The types of agricultural production on the site in the past and present.
 - (e) The potential for the agricultural support use to be converted to non-agricultural uses due to its location and access.
- (2) The use will not require the extension of sewer or water.
- (3) The use would not convert agricultural lands inconsistent with Coastal Act Sections 30241 and 30242.
- (4) The use does not substantially detract from agricultural production on-site.
- (5) The use does not create a concentration of commercial uses in the immediate area.
- (6) The use is compatible with and does not adversely impact surrounding residential neighborhoods. **(Existing LCP Revised – Appendix E, AR-5d)**

Policy C-AR-4d: Even if related to surrounding agricultural activities local concentrations of agricultural services or agricultural processing (e.g., cheese, wineries), that are detrimental to the primary use of the land for the agricultural production, rural character, traffic, or water resources shall be avoided. **(Existing LCP Revised – Appendix E, AR-5e)**

3.4 Farm Related Housing

GOAL C-AR-5: **Support efficient management of local agricultural production activities by the development of adequate amounts of housing for farmworkers and family members engaged in the farming operation in agricultural areas.**

Objective C-AR-5.1: Encourage farm operators to provide suitable on-site housing for seasonal and agricultural farmworkers and family members engaged in farming operations to maintain agricultural production activities, in accordance with allowable residential density.

The following policies, in addition to those in the Land Use Element and Open Space Element shall be used to achieve this objective:

Policy C-AR-5a: Allow up to four residential units per agricultural parcel, consistent with the maximum residential density, for the purpose of housing family members and agricultural employees. All housing units should be grouped together on the parcel to maximize environmental protections and promote efficient agricultural operations. **(Existing LCP Revised)**

Policy C-AR-5b: Housing for seasonal workers as needed to serve the agricultural industries of the area shall be permitted if it does not necessitate the extension of sewer or water service inconsistent with the Public Facilities and Services Element. This housing may be constructed to the minimum standards acceptable under State law and as allowed under the Public Facilities and Services Element. **(GP2020)**

3.5 Support Agriculture's Economic Viability

GOAL C-AR-6: Support agriculture as the long term viable economic use of land without selling or encumbering the farmland as collateral.

Objective C-AR-6.1: Continue participation in the Land Conservation Act and Farmland Security Zone programs.

Objective C-AR-6.2: Formulate programs and evaluate alternative funding sources which offer financial incentives to the farm owner to reduce reliance on subdivision and sale of land to raise operating capital.

The following policies, in addition to those of the Water Resources Element, shall be used to achieve these objectives:

Policy C-AR-6a: Subdivision of any Land Conservation Act contracted lands shall not result in any new parcel less than 10 acres for Prime lands (formerly referred to as Type 1 preserves) or 40 acres for Non-Prime lands (formerly referred to as Type 2 preserves), or the established minimum lot size, whichever is more restrictive. Each proposed new parcel must separately meet the criteria for a new contract. **(Existing LCP Revised – Appendix E, AR-8c)**

Policy C-AR-6b: Encourage and support farms and ranches, both large and small, that are seeking to implement programs that increase the sustainability of resources, conserve energy, and protect water and soil in order to bolster the local food economy, increase the viability of diverse family farms and improve the opportunities for farmworkers. **(GP2020)**

3.6 Aquaculture

Goal C-AR-7: Provide for the raising, harvesting and production of fish in the same manner as the harvesting and production of agricultural products.

Objective C-AR-7.1: Allow aquaculture and its related facilities and activities in agricultural areas.

Objective C-AR-7.2: Provide opportunities for development of support facilities for the fishing industry on appropriate lands.

Objective C-AR-7.3: Promote products of the fishing industry in the same manner as agricultural products.

The following policies, in addition to those in the Open Space and Resource Conservation Element and Public Access Element, shall be used to achieve these objectives:

Policy C-AR-7a: Outdoor aquaculture shall be permitted in the same manner as other agricultural production uses. **(GP2020)**

Policy C-AR-7b: Support facilities for the fishing industry, including but not limited to equipment storage, processing facilities, and canneries may be allowed on lands designated for agricultural land use adjacent to the Urban Service Boundary of Bodega Bay. If the facility or use requires urban services, extension of such services on lands adjacent to the Urban Service Boundary may only be permitted for that purpose. Ensure that such uses are clearly subordinate to on-site aquaculture production and do not adversely affect agricultural production in the area. The following criteria shall be used for approval of aquaculture processing or service uses:

- (1) The use is subordinate to on-site aquaculture and agriculture production based on the following considerations:
 - (a) The portion of the site devoted to the support use in relation to production.
 - (b) The size and number of structures needed for the support use in relation to production.
 - (c) The relative number of employees devoted to the support use in comparison to that needed for production.
 - (d) The uses on the site in the past and present.
 - (e) The potential for the support use to be converted to non-agricultural uses due to its location and access.
- (2) The use would not convert agricultural lands inconsistent with Coastal Act Sections 30241 and 30242.

- (3) The use does not substantially detract from agricultural production on-site.
- (4) The use does not create a concentration of commercial uses in the immediate area.
- (5) The use is compatible with and does not adversely impact surrounding residential neighborhoods. **(New)**

4. IMPLEMENTATION PROGRAMS

4.1 Agricultural Resource Implementation Programs

Program C-AR-1: Consider updating the agricultural zoning districts to reflect the policies of the Agricultural Resources Element.

4.2 Other Initiatives

Other Initiative C-AR-1: Encourage the Sonoma County Agricultural Preservation and Open Space District and other agencies to sponsor a variety of ongoing educational programs that assist the farmer in financial planning and to provide technical assistance where appropriate. **(GP2020)**

Other Initiative C-AR-2: Work with public agencies and non-profit organizations to acquire development rights, easements, fee title or other interests in land in order to protect the resource values of agricultural lands. **(New)**

Other Initiative C-AR-3: Work with the State Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:

- (1) Prepare a long-term plan for managing grazing lands and use the plan as a basis for grazing leases;
- (2) Retain in agricultural production land not needed for public use that is compatible with and protective of the resource values and recreation uses;
- (3) Grant long-term grazing leases which are protective of sensitive habitats and include incentives to improve range quality; and
- (4) Monitor grazing and improve range management practices in cooperation with ranchers and the Natural Resource Conservation Service. **(Existing LCP Revised)**

Other Initiative C-AR-4: Work with State and County park and open space acquisition and management entities to avoid conversion of agricultural land to incompatible uses, and to address impacts to and protection of agricultural lands. **(New)**

Other Initiative C-AR-5: Work with local Resource Conservation Districts and agricultural associations to encourage and promote sustainable and organic agriculture that uses management practices which conserve energy and protect water and soil, uses organic pesticides, and produces locally grown and processed agricultural products, to help ensure the long-term use and conservation of coastal resources.
(Existing LCP Revised)

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