

One of the things we forget is that the Sonoma Coast is a unique place. It does not need to be equalized with the rest of the County in terms of permitted activities. Lets us not forget there is hardly a place left in California to the South of us with the access and pristine coastline.

The Coast contains about 21,930 acres in 264 parcels in the Agriculture land use category.

Emphasis in Red added:

While economic pressure on farmers and ranchers to subdivide or convert their land to non-agricultural uses is not a major issue on the Sonoma County Coast, successful promoting and marketing of agriculture on the Coast can reduce this type of pressure on farmers and ranchers. In the future, Sonoma County can expect challenges to its resources, particularly energy and water. Currently many inland farms, ranches, and agricultural businesses are finding innovative ways to implement renewable resource programs and conserve energy, water and soil while increasing the economic viability of agriculture and thereby strengthening the local food system. Economic sustainability is being encouraged through niche marketing, direct marketing, and evolving practices improving farm business management and inter-generational transfer of farms and ranches. The organic agriculture industry has grown rapidly. The success of this industry is projected to influence the agricultural economy in the coming decades. In addition to generating additional income, this industry has the advantage of providing diversity in the agricultural base of inland areas and could do the same for the agricultural base of the Sonoma County Coast. This Element establishes policies which will assist in promoting and marketing agricultural products grown or processed on the Coast.

HERE IS THE PLACE WHERE THE WINERY/EVENT CENTER INDUSTRY WILL FIND A SPACE TO INSERT ITSELF IN A BIG WAY INTO THE COAST UNLESS WE CHANGE THE LANGUAGE OF THIS PORTION OF THE ELEMENT

THE FOLLOWING TEXT OF THE ELEMENT WITH RED HIGHLIGHTS REPRESENTS THE LANGUAGE WHERE WE FIND PLACES WHERE INDUSTRIAL PRODUCTION AND EVENT BASED USE WILL BE ATTEMPTED, AND THEREFORE WANT THIS LANGUAGE DELETED FROM THE LCP ELEMENT.

Agricultural Support Uses

In the future agriculture on the Sonoma County Coast may require support activities in close proximity to agricultural production sites. The determination of which support uses belong on agricultural lands 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 on agricultural lands those agriculture-related uses which support agriculture without undermining production activities. Policies for support activities should also balance the need for such uses with the continued preservation of the rural character of the Coast, and should support products grown on the Sonoma County Coast over those produced elsewhere.

Agricultural Visitor-Serving Uses - Agricultural Tourism

While agricultural tourism is not in high demand on the Sonoma County Coast, it may become so in the future. The benefits and potential adverse impacts of visitor-serving uses vary by agricultural industry. Agricultural tourism would contribute to supporting the economic success

of the agricultural industry on the Coast. It is important to recognize that agricultural tourism directly promotes the sale of agricultural products. **Activities such as special events attract customers**, build a customer base, market products, and build customer loyalty. However, the economic benefits of agricultural tourism must be balanced against associated impacts such as increased traffic, particularly in areas or along routes where multiple visitor-serving uses may be hosting events at the same time. In addition, visitor-serving uses must supplement agricultural production, not replace it. In extensive agricultural areas, some conflicts between visitors and agricultural practices would be less severe due to the greater amount of land available to separate the activities. In these areas, small scale lodgings and some outdoor recreational uses could promote the agricultural activity and provide a secondary income source for the farmer or rancher without hindering the primary use of the land. **The Agricultural Resources Element promotes the County's agricultural industry by establishing policies which allow specific, limited visitor-serving uses in agricultural areas.**

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.

The County requires an agricultural easement and covenant for termination of agricultural use for farm family dwellings and housing for full-time agricultural employees.

Promotion and Marketing of Agricultural Products

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In the future, Sonoma County can expect challenges to its resources, particularly energy and water. Currently many inland farms, ranches, and agricultural businesses are finding innovative ways to implement renewable resource programs and conserve energy, water and soil while increasing the economic viability of agriculture and thereby strengthening the local food system.

Economic sustainability is being encouraged through niche marketing, direct marketing, and evolving practices improving farm business management and inter-generational transfer of farms and ranches.

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