

**Sonoma County
Local Coastal Plan**

**AGRICULTURAL RESOURCES ELEMENT
PRELIMINARY DRAFT**

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**Sonoma County Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403**

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AGRICULTURAL RESOURCES ELEMENT

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AGRICULTURAL RESOURCES ELEMENT

1. INTRODUCTION

(NOTE THAT ITEMS IN RED TYPE SHOULD BE DELETED FROM CONSIDERATION IN THE DRAFT, AND BLUE TEXT IS COMMENTARY ONLY AND TO BE CONSIDERED IN THE DRAFTING REASONING.)

Purpose

To acknowledge the importance of agricultural production in and to the Sonoma County Coast, an Agricultural Resources Element is included in this Local Coastal Plan (LCP).

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. Below are the applicable sections of the Coastal Act:

Section 30241. Prime agricultural land; maintenance in agricultural production. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality. **(Water just for wine? Where is the water element that protects the public?)**

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

Section 30241.5 Agricultural land; determination of viability of uses;
economic feasibility evaluation.

(a) If the viability of existing agricultural uses is an issue pursuant to subdivision
(b) of Section 30241 as to any local coastal program or amendment to any certified
local coastal program submitted for review and approval under this division, the
determination of "viability" shall include, but not be limited to, consideration of an
economic feasibility evaluation containing at least both of the following elements:

(1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program. **(What about water considerations?)**

(2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size **(How many acres is sufficient...needs to be ministerial and not subject to interpretation)** to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.

(b) The economic feasibility evaluation required by subdivision (a) shall be submitted to **the commission,(what is this commission, how constituted and appointed?)** by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the **evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission. (How can this not be politicized and dominated by Wine interests?)**

Section 30242. Lands suitable for agricultural use; conversion. All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

Section 30243. Productivity of soils and timberlands; conversions. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

Section 30250. Location; existing developed area.

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services **(Roads and Public Safety not mentioned)** and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.**(not considered in case of Ratna Ling..why not?)** In addition, land divisions, other than leases for agricultural uses, 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.

(b) **Where feasible, (this language is a judgement call and should be ministerial)**
new hazardous industrial development shall be located away from

existing developed areas.

(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

Section 30222. Private lands; priority of development purposes. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry. **(Coastal dependent Pinot Noir & Chardonnay?)**

The definition of "prime agricultural land" in the Coastal Act is references Section 51201(c) of the California Government Code:

Section 30113. Prime agricultural land. "Prime agricultural land" means those lands defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code.

Section 51201(c) of the California Government Code defines "prime agricultural land" as follows:

Section 51201. As used in this chapter, unless otherwise apparent from the context, the following terms have the following meanings:

(c) "Prime agricultural land" means any of the following:

- (1) All land that qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit- or nut-bearing trees, **vines**, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.

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 agriculturally designated lands are considered non-prime grazing lands. The purpose of the 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 **(Guidelines must be ministerial & not discretionary, which invites special interests)** in the two agricultural zoning district within the Coastal Zone which are Diverse Agriculture (DA) and Land Extensive Agriculture (LEA) and well as areas where agricultural land uses exist in the Resource and Rural Development (RRD) and Agricultural Residential (AR) zones. If future technology and/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.

These policies do not allow for conversion of agricultural lands to no-agricultural uses **although they do allow agricultural support uses, including agricultural processing and visitor-serving uses on agricultural lands with a use permit.** These policies are intended to limit the conversion of agricultural lands.

Relationship to Other Elements

General policy direction for land use decisions in agricultural areas is expressed in the Land Use Element and the Agriculture land use category. Policies expressed in the Agricultural Resources Element are intended to apply only to lands in the Agriculture land use category.

Scope and Organization

This Agricultural Resources Element has three sections: an Introduction; a set of issues with related Goals, Objectives, and Policies; and an Agricultural Resources Implementation Program.

2. BACKGROUND

Figures C-AR-1a through C-AR-1j 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. Prime Farmland, Farmland of Statewide Importance, and Unique Farmland do not occur 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. Farmland of Local Importance is either currently producing crops, has the capability of production, or is used for the production of confined livestock, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. This land may be important to the local economy due to its productivity or value, as defined by each county's local advisory committee and adopted by its Board of Supervisors. **(How will this committee be constituted so as not to favor wine industry?) Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county. (NO, the Board of Supervisors must have ministerial rules and not have this be discretionary)** In Sonoma County, Farmland of Local Importance includes inland hay producing areas and lands which are classified as having the capability for producing locally important crops such as grapes, corn, etc., but may not be planted at the present time. An example of these areas is the coastal lands from Fort Ross to Stewarts Point. **Table C-AR-2** lists the locations of Farmland of Local Importance by SubArea on the Sonoma County Coast. **Appendix AR-A** provides parcel specific information.

About one third of the Sonoma County Coast is used for sheep and cattle grazing or dairy.

Grassland suitable for sheep and cattle grazing is found along the coastal terrace and lower slopes on the North Coast and throughout the County Coast south of Jenner. Dairies occur in the Valley Ford area.

Table C-AR-1. Acreage of Agricultural Land Categories by SubArea on the Sonoma County Coast

SUBAREA	FARMLAND OF LOCAL IMPORTANCE	GRAZING LAND	URBAN & BUILT-UP LAND	OTHER LAND	WATER	TOTAL AREA
1 - The Sea Ranch North	381 ac* 13%	0 ac	515 ac 17%	2,066 ac 70%	0 ac	2,962 ac
2 - The Sea Ranch South	323 ac 12%	40 ac 1%	755 ac 27%	1,674 ac 60%	0 ac	2,792 ac
3 - Stewarts Point/Horseshoe Cove	83 ac 3%	775 ac 24%	1 ac < 1%	2,300 ac 73%	0 ac	3,158 ac
4 - Salt Point	492 ac 8%	88 ac 2%	0 ac	5,278 ac 90%	0 ac	5,859 ac
5 - Timber Cove/Fort Ross	159 ac 2%	2,595 ac 34%	37 ac <01%	4,869 ac 74%	0 ac	7,659 ac
6 - High Cliffs/Muniz-Jenner	143 ac 4%	2,081 ac 61%	68 ac 2%	800 ac 24%	309 ac 9%	3,401 ac
7 - Duncans Mills	32 ac 3%	780 ac 60%	142 ac 11%	215 ac 17%	120 ab 9%	1,290 ac
8 - Pacific View/Willow Creek	99 ac <1%	7,164 ac 60%	191 ac 2%	4,420 ac 37%	1 ac <1%	11,875 ac
9 - Bodega Bay	0 ac	7,519 ac 74%	831 ac 8%	1,806 ac 18%	0 ac	10,156 ac
10 - Valley Ford	484.78 09%	4,871.15 89%	62.60 1%	46.62 1%	0	5,465 ac
TOTAL	2,196 ac 4%	25,913 ac 47%	2,602 ac 5%	23,475 ac 43%	430 ac 1%	54,617 ac

*ac= acres

Table C-AR-2. Locations and Acreages of Areas of Farmland of Local Importance by SubArea on the Sonoma County Coast

SUBAREA	LOCATIONS AND ACREAGES OF AREAS OF FARMLAND OF LOCAL IMPORTANCE*
1 - The Sea Ranch North	Five locations of common areas in The Sea Ranch and areas northeast of The Sea Ranch in Grassland zoned PC CC and Coastal Woodland zoned TP CC 160/640 or RRD CC 160/640
2 - The Sea Ranch South	Three locations of common areas in The Sea Ranch in Grassland zoned PC CC
3 - Stewarts Point/Horseshoe Cove	Southeastern end of SubArea on Coastal Woodland zoned TP CC 160/640 Southern end of SubArea, east and west sides of State Highway 1 on Coastal Woodland zoned TP CC 160/640 or RRD CC 160/640
4 - Salt Point	Northeastern end of SubArea on Coastal Woodland zoned TP CC 160/640 North and south sides of State Highway 1 east and west of Deadman Gulch on Coastal Woodland, Grassland, Coastal Bluff, and Riparian zoned PF CC South of Tanbark Way north of Cannon Gulch on Coastal Woodland zoned RRD CC 160/640 and PF CC East of Nutwood Court on Coastal Woodland zoned RRD CC 160/640 West side of State Highway 1 west of Salt Point State Park on Coastal Bluff zoned PF CC
5 - Timber Cove/Fort Ross	North of State Highway 1 in northwestern corner of Timber Cove subdivision and beyond to north on Coastal Woodland zoned TP CC 160/640, PF CC, or RR CC B7 East of Timber Cove subdivision and south of Timber Cove Creek on Coastal Woodland zoned TP CC 160/640 or RRD CC 160/640
6 - High Cliffs/Muniz-Jenner	South of State Highway 1 west of Russian Gulch on Grassland and Coastal Bluff zoned PF CC. East and west sides of T-intersection of State Highways 1 & 116 and north of State Highway 116 east of intersection on Grassland and Freshwater Marsh zoned RRD CC 160/640
7 - Duncans Mills	Between Russian River and Moscow Road at Casini Ranch Family Campground on Coastal Woodland zoned RRD CC 160/640

<p>8 - Pacific View/Willow Creek</p>	<p>Between Goat Rock Road and Russian River in Grassland zoned RR CC 20 or PF CC</p> <p>Between Goat Rock Road and Russian River (near Penny Island) in Grassland and Freshwater Marsh zoned RR CC 20 or PF CC</p> <p>West of Goat Rock Road near Kortum Trail in Grassland zoned PF CC</p> <p>Between Willow Creek Road/Russian River and Willow Creek in Coastal Woodland and Freshwater Marsh zoned PF CC</p>
<p>9 - Bodega Bay</p>	<p>None</p>
<p>10 - Valley Ford</p>	<p>South of Valley Ford Cutoff and north of Estero Americano in Grassland zoned LEA CC 160/640 or DA CC 40/100</p> <p>North and south of State Highway 1 and west of Valley Ford – Freestone Road and Ebabias Creek in Grassland zoned LEA CC 160/640 or DA CC 40/160</p> <p>North of Estero Americano and east and west of Valley Ford – Estero Road in Freshwater Marsh and Grassland zoned LEA CC 160/640</p>

***CC** = Coastal Zone; **DA** = Diverse Agriculture; **LEA** = Land Extensive Agriculture; **RR** = Rural Residential; **RRD** = Resources and Rural Development; **TP** = Timberland Preserve; **PC** = Planned Community; **PF** = Public Facilities; **B7** = frozen lot size; **20** = 20-acre density; **40/160** = 40 acre-density/60 acre minimum lot size; **40/100** = 40 acre-density/100 acre minimum lot size; **160/640** = 160 acre-density/640 acre minimum lot size

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. While the non-prime soils and lack of year-round water supply generally do not lend themselves to the cultivation of crops, there are areas in the coastal hills near Seaview Road and to the north where some small vineyards have been planted. **(note that these are small and not wineries)**

Many landowners on the Sonoma County Coast have demonstrated a commitment to agriculture by entering into Williamson Act 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 about 18,400 acres on the County Coast are under Williamson Act contract, primarily in the Bodega Bay-Valley Ford area.

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 of agricultural uses with non-agricultural uses also occur on the Coast, but to a substantially lesser degree than inland.

The Coast contains about 21,930 acres in 264 parcels in the Agriculture land use category. **Table C-AR-3** lists the total acres, number of parcels, subdivision potential, and dwelling unit potential (does not take into account septic capability or availability of water) by Zoning District of land in the Agriculture land use category.

Residential Subdivision Potential and Nuisances

Although generally coastal agricultural land is zoned to reduce subdivision potential, parcelization has occurred in some areas due to the recognition of certificates of compliance. The Agricultural Resources Element establishes policies that maintain parcels in agricultural areas predominantly in sizes that farmers would be willing to lease or buy for farming.

While the subdivision potential of agricultural land in the Coastal Zone is almost non-existent (see **Table C-AR-3**), parcelization has occurred which has resulted in residential use being the primary use of the land. Considering existing zoning, allowed density and parcel size (but not taking into account potential limitations posed by septic system capability and water availability), about 173 additional dwelling units could be constructed on agricultural land on the Coast. Complaints about noise, odors, flies, spraying and similar "nuisances" attendant 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 his many residential neighbors. The Agricultural Resources Element establishes policies that support the needs and practices of agriculture as the highest priority in areas designated for agricultural use.

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 County Coast. In other cases, some park and open space agencies have demonstrated that agricultural production is compatible with recreation and can be a significant benefit for ecological management and cultural interpretation.

Table C-AR-3. Total Acres, Number of Parcels, Subdivision Potential, and Additional Dwelling Unit Potential by Agriculture Land Use Zones

ZONING DISTRICT*	RANGE IN PARCEL ACREAGE	TOTAL ACRES	TOTAL PARCELS	SUBDIVISION POTENTIAL	ADDITIONAL DWELLING UNIT POTENTIAL**
DA CC 20	5.51	5	1	0	1
DA CC 40/160	0.24 – 479.28	1,388	9	1	24
LEA CC 160/640	0.03 – 910.63	17,734	138	0	100
RRD CC B7	0.26 – 12.74	14	3	0	2
RRD CC 20	0.03 – 4.20	10	14	0	5
RRD CC 40	0.47 – 4.27	10	8	0	2
RRD CC 160	2.14	2	1	0	1
RRD CC 160/640	0.02 – 377.62	2,767	90	0	38
TOTAL	N/A	21,930	264	1	173

***CC** = Coastal Zone; **DA** = Diverse Agriculture; **LEA** = Land Extensive Agriculture; **RR** = Rural Residential; **RRD** = Resources and Rural Development; **B7** = frozen lot size; **20** = 20-acre density; **40/160** = 40 acre-density/60 acre minimum lot size; **40/100** = 40 acre-density/100 acre minimum lot size; **160/640** = 160 acre-density/640 acre minimum lot size

** does not take into account septic system capability or availability of water

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. **(These support services need to be specifically defined and should not include promotion, visitor centers, tasting rooms, etc)**

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

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 (**Food not alcohol**). 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.

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 fishing industry that relate to food production or harvesting in the same manner as those for other types of agriculture.

Farmers Economic Situation

While competition between urban development and agriculture is not a major issue on the Sonoma County Coast, this competition produces pressures on agricultural lands that tend to 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 that a farmer can rely on to invest and reinvest in the agricultural production on his land.

As with any business, investment in agriculture must earn a reasonable return for it to continue. Yet, many uncontrollable factors, including weather, yields, and prices, cause incomes from farming to vary greatly year to year. At the same time, a farmer's home and business are tied together financially. This combination of factors creates pressure which undermines the stability of the agricultural use. Policies are needed to create and support incentive programs, stabilize the farmer's economic situation, and maintain the land in agriculture.

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.

Changes in climate 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. 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. **(Inland crops moving to coast such at Pinor Noir and Chardonnay production).**

3. AGRICULTURAL RESOURCES POLICIES

Goal C-AR-1: Maintain the maximum amount of agricultural land in parcel sizes that a farmer would be willing to lease or buy for agricultural purposes.

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

Objective C-AR-1.2: Maintain, the Agriculture land use category where small parcels may be permitted, 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 in the Agriculture land use category:

- (1) It is consistent with California Coastal Act Sections 30241, 30241.5, 30242 and 30250 which requires that 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: Require that subdivisions on lands in the Agriculture land use category be permitted only with mechanisms such as open space or agricultural easements to ensure the long-term protection of agriculture. **(GP2020)**

Policy C-AR-1c: ~~Establish resource Agricultural compatibility and continued productivity as shall be the primary considerations in parcel design and development siting of development for subdivisions on lands in the Agriculture land use category. Implement General Plan policies AR-4c and AR-4d to establish Agricultural setbacks and apply the provisions of the "Right To Farm" ordinance.~~ **(Existing LCP Revised)**

3. Require that the land divisions on designated resource lands be permitted only for development related to the pursuit of either agriculture or forestry, as appropriate. Utilize mechanisms to assure the long-term retention of such parcels for resource use. **(Existing LCP)**

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 parcels sizes and other zoning standards, to promote the productive and wise use of resources, as shown in **Table C-AR-4, Minimum Parcel Size and Maximum Residential Density by Agricultural Zoning District, (Existing LCP Revised)**

Table C-AR-4: Minimum Parcel Size and Maximum Residential Density by Agricultural Zoning Districts

ZONE	APPLICABLE COASTAL LAND USE CATEGORY	PRIMARY USE	MINIMUM PARCEL SIZE	MAXIMUM RESIDENTIAL DENSITY	MAX. NO. OF RESIDENTIAL UNITS PER PARCEL
LIA, LEA, DA, RRD	Agriculture	Grazing and similar extensive operations	640 acres	160 acres	4
		Dairies and similar intensive operations	160 acres	40 acres	
TP	Timber	Timber resources	640 acres	160 acres	4
RRD	Recreation – Scenic Resources	Timber resources	640 acres	160 acres	4
	Timber and certain agriculture	All other designations	160 acres		1

Policy AR-3b: ~~In considering subdivision of lands within “Land Extensive Agriculture” areas except those lands under Williamson Act contract, one-half or three of the permitted residential lots (whichever is greater), may be clustered. These clustered parcels may be as small as one and one-half acres but no larger than ten acres. No future subdivision of these small parcels shall be permitted. All other parcels created in this category shall have a minimum lot size at least as large as the maximum density specified by the Land Use Plan Map or Policy AR-8c on page 204, whichever is more restrictive. (Existing LCP – Appendix E)~~

Policy AR-3c: ~~Where clustered subdivision is permitted, separate clusters on one site from those on another site unless it is clearly demonstrated that the resulting lots will not create the appearance of, or~~

~~conflicts associated with, residential intrusion. Any subdivision which proposes to cluster parcels of 10 acres or less shall locate those lots around existing residences on the parcel being subdivided. The intent of this policy is to minimize the impact of residential parcels on adjacent agricultural operations.~~

(Existing LCP – Appendix E)

Policy AR-3e: ~~Where clustered subdivision is permitted, to the extent allowed by law place an agricultural easement in perpetuity on the residual farming parcel(s) at the time that the subdivision occurs. The easement shall be conveyed to the County or other appropriate non-profit organizations.~~

(Existing LCP – Appendix E)

5. ~~Implement minimum parcels sizes and other zoning standards, to promote the productive and wise use of resources, as shown in the zoning district recommendations, Table IV-4. Any land divisions outside of designated rural community or urban service area boundaries and not otherwise regulated by the provisions of Table IV-4 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)~~
6. ~~Place all land designated in the Coastal Plan for agricultural or timber use in an Agricultural Preserve or Timber Preserve where the landowner desires to sign a contract and the minimum requirements can be met. Where parcels do not qualify for inclusion in the Agricultural Preserve or Timber Preserve programs, or where the landowner is not interested in signing a contract, a large minimum lot size Agricultural or Resource Zoning district (consistent with Table IV-4) shall be applied. Large parcels not suited for a productive resource use and designated Sensitive and Hazardous or Recreation Scenic Design on the Land Use Plan, or agricultural parcels falling entirely within Sanctuary Preservation or Conservation designations on Open Space Maps should also be zoned to a large minimum lot size Agricultural or Resource Zoning district (consistent with Table IV-4). (Existing LCP)~~
7. ~~Implement the following changes for entering into Agricultural Preserve (Williamson Act) contracts:
Parcel Size. The minimum parcel size eligible for a Williamson Act contract should be 100 acres for dairy, sheep, beef cattle, or oat hay operations (Type II contracts). Contracts already in existence would not be affected by a new minimum size requirement. Non-contracted contiguous parcels under the same ownership would be required to be assembled into parcels that do meet the acreage requirements. Parcels under the same ownership that are not contiguous, but are located sufficiently close to one another to be operated as one unit, may be awarded a contract provided the contract limits future residential development to only of the parcels, subject to the density limitations of the combining district. Parcels below the minimum size and under separate ownership may be eligible if the owners can show that the income of the parcel qualifies it as self-sustaining unit.
Other requirements. All other agricultural preserve requirements should stay the same, except for the coastal policy setting restrictive minimum parcel sizes and residential densities to control potential land division and residential development. (Existing LCP)~~

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 into agricultural areas.

Objective C-AR-2.2: Maintain the Bodega Bay Urban Service 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 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 and farm animals. **(New)**

Policy C-AR-2b: The Agriculture land use category 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 Agricultural land use category shall be limited to out-of-district agreements to solve existing health and safety problems, unless allowed by the Public Facilities and Services Element. **(GP2020)**

Policy C-AR-2d: Plans for State and County recreational uses should address impacts to and protection of agricultural lands and include policy calling for avoiding conversion of agricultural land to incompatible recreational uses. **(New)**

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 Agriculture land use category 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 uses of any parcel ~~within the three agricultural land use categories in the Agriculture land use category~~ shall be agricultural production. Agricultural processing, support services, and visitor-serving uses shall be secondary uses of any parcel in the Agriculture land use category. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals. **(Existing LCP Revised)**

Policy C-AR-3b: Protect agricultural operations by establishing a buffer between the an

agricultural land use on land in the Agriculture land use category and residential, ~~the residential use at the urban fringe adjacent to an agricultural land use category, except for caretaker, agricultural employee, and farm related units.~~ Buffers shall generally be defined as 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' 100 to 200 feet, landscaped berm, and/or may be a topographic feature, a substantial tree stand , water course, or similar feature. In some circumstances a landscaped berm may provide the buffer. The type, design, and location of the buffer shall occur be based on the parcel for which a permit is sought and shall favor protection of type, size, and characteristics of the adjacent agricultural operation so as to protect the maximum feasible amount of farmable agricultural land. (Existing LCP Revised)

Policy C-AR-3c: ~~Apply~~ The provisions of the Right to Farm Ordinance (Appendix A) shall be applied to all lands designated ~~within agricultural~~ in the Agriculture land use categories category. **(Existing LCP Revised)**

Policy C-AR-3d: Recognize provisions of existing State nuisance law (Government Code Section 3482.5). **(GP2020)**

Policy C-AR-3e: Anticipated conflicts between a proposed new agricultural use and existing agricultural activities shall be mitigated by the newer use or application. **(GP2020)**

Policy C-AR-3f: Encourage the State Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:

- (1) ~~Prepare a long-range resource element of each Park Unit General Plan~~ long-term plan for managing grazing lands; and use the plan as a basis for grazing leases agreements;
- (2) ~~Retain in agricultural production land not currently needed for public use, as compatible with the General Plan Resource Element of the park unit;~~
- (3) ~~Grant long-term grazing leases (five to twenty years) on State Lands, providing which include incentives to improve the quality of range quality;~~
- (4) ~~Monitor grazing and improve range management practices on State lands leased for grazing in cooperation with the ranchers and the Soil Natural Resource Conservation Service; and~~
- (5) ~~Enforce the dog leash laws at all coastal parks and beaches with fines for those who disregard the law. If dog predation of coastal livestock cannot be effectively controlled in some areas, designate; and prohibit dogs in public areas which prohibit dogs directly adjacent to vulnerable grazing lands. (Existing LCP Revised)~~

GOAL C-AR-4: **Facilitate agricultural production by allowing agriculture-related support uses to be conveniently and accessibly located in agricultural production areas when related to the primary agricultural production in the area. (Not marketing or promotion)**

Objective C-AR-4.1: Facilitate County agricultural production by allowing agricultural processing facilities and uses in the Agriculture land use category.

Objective C-AR-4.2: Facilitate County agricultural production by permitting limited agricultural support uses that support local agricultural activities and are not detrimental to the long-term agricultural use in the area.

Objective C-AR-4.3: Ensure that agriculture-related support uses allowed on agricultural lands are only allowed when demonstrated to be necessary for and proportional to agricultural production on site or in the local area.

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

Policy C-AR-4a: "Agricultural processing" shall be defined as the action of changing an agricultural product from its natural state to a different form, including bottling, canning, packaging, and storing agricultural products, such as grapes to wine, apples to juice or sauce, etc. **(New) (This is industrial, not agriculture)**

Policy C-AR-4b: "Agricultural support services" shall be defined as the maintenance and repair of farm machinery and equipment, veterinary clinics, custom farming services, agricultural waste handling and disposal services, and other similar related services. **(GP2020)**

Policy C-AR-4c: Facilities on land in the Agriculture land use category that process agricultural products shall be allowed where the processing supports and is proportional **(define so that not subject to discretion)** to agricultural production on site or in the local area. **(GP2020)**

Policy C-AR-4d: ~~Permit Storage, bottling, canning, and packaging facilities shall be permitted for agricultural products either grown or processed on the site. Size the facilities according to the provided that these facilities are sized to accommodate, but not exceed, the needs of the growing or processing operation.~~ **(Existing LCP Revised)**

Policy C-AR-4e: ~~Only permit agricultural support services uses that clearly support local agricultural production consistent with the specific requirements of each of the three agricultural land use categories the Agriculture land use category shall be permitted. Insure~~ Ensure that such uses are clearly subordinate to on-site agricultural production and do not adversely affect agricultural production in the area. Establish standards and procedures for those uses in the zoning ordinance. Consider the following factors in determining whether or not an agricultural support service is subordinate to on-site agricultural production:

- (1) The portion of the site devoted to the agricultural support service as opposed to agricultural production.
- (2) The extent of structure needed for the agricultural support service as opposed to agricultural production.
- (3) The relative number of employees devoted to the agricultural support service use in comparison to that needed for agricultural production.

- (4) The history of agricultural production on the site.
- (5) The potential for the agricultural support service facility to be converted to non-agricultural uses due to its location and access. (Existing LCP Revised)

Policy C-AR-4f: Use The following guidelines shall be used for ~~approving~~ approval of zoning or permits for agricultural support services:

- (1) The use will not require the extension of sewer or water.
- (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 or in the area.
- (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. **(Existing LCP Revised)**

Policy C-AR-4g: Local concentrations of any ~~commercial or industrial uses~~ separate agricultural support uses, including processing, storage, bottling, canning and packaging; agricultural support services; and visitor-serving uses as defined in Policy AR-4b, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber, and plant materials and shall be avoided. The following factors shall be considered in determining whether or not the approval of such uses would constitute a detrimental concentration of such uses:

- (1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives **(need to be Regulations, not discretionary interpretation of objectives)** for level of service on a site specific and cumulative basis.
- (2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
- (3) Whether the above uses would be detrimental to the rural character of the area.

In cases where the proposed processing use would process only products grown on-site, such use would not be subject to this concentration policy. (Existing LCP Revised)

Goal C-AR-5: **Allow new visitor-serving uses in agricultural areas that are limited in scale and location and are beneficial to the agricultural industry and farm operators and compatible with long-term agricultural use of the land.**

Objective C-AR-5.1: Allow visitor-serving uses which promote agriculture and enhance

marketing of Sonoma County agricultural products and are secondary and incidental to agricultural production.

Objective C-AR-5.2: Facilitate County agricultural production by permitting limited agricultural support uses that support local agricultural activities and are not detrimental to the long-term agricultural use in the area.

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

Policy C-AR-5a: “Visitor-serving uses which promote agricultural production” shall be defined as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours, incidental sales of items related to local area agricultural products, and promotional events which support and are incidental to local agricultural production. **(GP2020 revised)**

Policy C-AR-5b: Visitor-serving uses which promote agricultural production in the County shall be permitted in the Agriculture land use category. Visitor-serving uses shall be limited specifically to bed and breakfast inns of five or fewer rooms, other types of inns and guest ranches of up to ten rooms, and campgrounds of 30 or fewer sites. **(GP2020)**

Policy C-AR-5c: Except as allowed by Policy AR-5b, new restaurants and lodging shall be prohibited in the Agriculture land use category. Existing restaurants or lodging and those which were approved prior to adoption of the Local Coastal Plan shall be recognized, but their expansion or intensification shall be limited. **(GP2020)**

Policy C-AR-5d: Non-agricultural land use categories shall not be applied to land surrounded by land in the Agriculture land use category for purposes of permitting visitor-serving commercial uses. **(GP2020)**

Policy C-AR-5e: The following guidelines shall be followed for approval of visitor-serving uses and agricultural production in areas designated Agriculture:

- (1) The use promotes and markets only agricultural products grown or processed in the local area.
- (2) The use is compatible with and secondary and incidental to agricultural production activities in the area.
- (3) The use would not convert agricultural lands inconsistent with Coastal Act Sections 30241 and 30242.
- (4) The use will not require the extension of sewer and water.
- (5) The use is compatible with existing uses in the area.
- (6) Hotels, motels, resorts, and similar lodging are not allowed.

- (7) Bed and breakfast inns of five or fewer rooms, vacation rentals, other types of inns, and guest ranches of up to 10 rooms, and campgrounds of 30 or fewer sites are allowed.
- (8) Activities that promote and market agricultural products such as tasting rooms, sales and promotion of products grown or processed in the County, educational activities and tours and incidental sales of items related to local area agricultural products are allowed. **(GP2020 Revised)** (Existing LCP Revised: Policy AR-6d on page 242 and Recommendation 1 on page 53 of Existing LCP)

Policy C-AR-5f: Commercial recreational facilities or off-road vehicles of any size shall not be permitted in areas designated Agriculture. **(GP2020)**

Policy C-AR-5g: Local concentrations of visitor-serving uses and agricultural support uses as defined in Policy AR-3a, even if related to surrounding agricultural activities, are detrimental to the primary use of the land for the production of food, fiber and plant materials and may (Shall) constitute grounds for denial for of such uses. In determining whether or not the approval of such uses would constitute a detrimental concentration of such uses, all the following factors shall be considered:

- (1) Whether the above uses would result in joint road access conflicts, or in traffic levels that exceed the Circulation and Transit Element's objectives for Level of Service on a site-specific and cumulative basis.
- (2) Whether the above uses would draw water from the same aquifer and be located within the zone of influence of area wells.
- (3) Whether the above uses would be detrimental to the rural character of the area. **(Existing LCP Revised)**

Policy C-AR-5h: Revise existing regulations to allow farm homestays in agricultural areas.

- 9. ~~Incorporate the compatible uses into a revision of the resource zoning districts, specifying the uses exempt and subject to coastal permits.~~ **(Existing LCP)**

Goal C-AR-6: **All 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-6.1: Encourage farm operators to provide suitable on-site housing for seasonal and agricultural farm workers and family members engaged in farming operations to maintain agricultural production activities.

Objective C-AR-6.2: Locate agricultural employee housing where it promotes efficiency of the farming operation and has minimal impact on productive farmland.

Objective C-AR-6.3: Assist non-profit organizations or agencies in their efforts to establish a program to provide safe and adequate housing for farmworkers.

Objective C-AR-6.4: Permit a limited number of housing units for family members engaged in farming operations in addition to the number of dwellings allowed by the density.

The following policies, in addition to those in the Land Use Element, Open Space Element and Housing Element (Appendix B), shall be used to achieve these objectives:

Policy C- AR-6a: Permanent agricultural employee housing in addition to permitted residential density on land designated Agriculture shall be permitted according to the needs of a particular sector of the agricultural industry. Agricultural employee units shall not be part of the density calculation for agricultural lands. Include in the Development Code specific criteria to establish the number of agricultural employee units. **(GP2020)**

2. Allow up to four residential units per resource parcel, consistent with the maximum residential density, ~~for the purpose of housing family members and employees. All housing units should be clustered in relation to the environmental features and the management conditions of the ranch.~~
(Existing LCP)

Policy C-AR-6b: One additional dwelling unit in addition to permitted residential density for ~~members of the farm operator's immediate family~~ family members engaged in farming operations shall be permitted on land designated Agriculture. ~~Farm family~~ Additional dwelling units shall be subordinate to and consistent with agricultural production on the parcel, shall not be subdivided from the primary agricultural parcel, shall generally be located close to the main dwelling unit, and shall be occupied only by a member of the family engaged in the farming operation. **(GP2020 Revised)**

Policy C-AR-6c: Work with lending institutions to develop ways to finance housing construction without encumbering the entire farm and without requiring subdivision. **(GP2020)**

Policy C-AR-6d: Assist the Community Development Commission and other appropriate agencies in developing funding and programs for farmworker housing. **(GP2020)**

Policy C-AR-6e: ~~Clustering of agricultural employee housing on a portion of a parcel or a non-contiguous parcel under the same ownership shall be allowed if the units are closer to the primary unit than to the property line.~~ **(GP2020)**

Policy C-AR-6f: 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)**

Policy C-AR-6g: Allow temporary housing, including temporary sanitary and cooking facilities, for seasonal farmworkers during harvest season. **(GP2020)**

Policy C-AR-6h: Encourage County agencies to establish appropriate standards and pre-approved plans for temporary, seasonal dormitory housing. **(GP2020)**

Goal C-AR-7: **Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County.**

Objective C-AR-7.1: Create and facilitate opportunities to promote and market all agricultural products grown or processed in Sonoma County.

Objective C-AR-7.2: Permit marketing of products grown and/or processed in Sonoma County in all areas designated for agricultural use.

The following policies in addition to those in the Public Safety Element shall be used to achieve these objectives:

Policy C-AR-7a: Permit a wide variety of promotional and marketing activities of County grown and processed products. **(GP2020)**

Policy C-AR-7b: The Economic Development Board shall promote agriculture as a major County industry. **(GP2020)**

Policy C-AR-7c: Since the promoting and marketing of agricultural products is highly dependent on the public's continued confidence and perception that Sonoma County's agricultural products are raised in an environment which is not exposed to significant levels of hazardous materials, facilities which generate or handle significant amounts of hazardous materials shall not be permitted on agricultural lands, nor shall they be established in other land use categories if it is determined that such use would adversely affect the marketing or promoting of the County's agricultural products. **(GP2020)**

Policy C-AR-7d: 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)**

Policy C-AR-7e: Recognizing the benefits that a flourishing organic agriculture industry can provide, encourage and support those agricultural businesses seeking to use organic practices. **(GP2020)**

Policy C-AR-7f: Support the activities of the Sonoma County Agricultural Commissioner's Office and the Farm Advisor's Office in promoting sustainable and organic agricultural production, and encourage the exploration of possibilities for production of other diverse agricultural products. **(GP2020)**

Policy C-AR-7f: Promote a high level of agricultural and forestry management practices which

~~that environmental values to help insure the long-term use and conservation of~~ protect and conserve coastal resources. **(Existing LCP Revised)**

Goal C-AR-8: **Promote a healthy and competitive agricultural industry whose products are recognized as being produced in Sonoma County.**

Objective C-AR-8.1: Allow aquaculture and its related facilities and activities in all agricultural areas.

Objective C-AR-8.2: Provide opportunities for development of support facilities for the fishing industry on appropriate lands.

Objective C-AR-8.3: 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-8a: Aquaculture and related facilities, including fish processing, shall be permitted in the same manner as other agricultural production uses. **(GP2020)**

Policy C-AR-8b: Support facilities for the fishing industry, including but not limited to equipment storage, processing facilities, and canneries shall 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 shall be permitted only for that purpose. **(GP2020)**

Goal C-AR-9: **Provide alternative sources of capital for agricultural production without selling or encumbering the farmland as collateral.**

Objective C-AR-9.1: Continue participation in the Williamson Act and Farmland Security Zone programs.

Objective C-AR-9.2: 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-9a: Encourage the Sonoma County Agricultural Preservation & 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)**

Policy C-AR-9b: Encourage programs for promotion and marketing of agricultural products grown in the County. **(GP2020)**

Policy C-AR-9c: Subdivision of any Williamson Act contracted lands shall not result in any new parcel less than 10 acres in size for ~~Type-1~~ Prime preserves (formerly referred to as Type 1 preserves) or 40 acres in size for ~~Type-2~~ Non-Prime preserves (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 economic criteria that the original parcel met at the time that the contract was executed. **(Existing LCP Revised)**

Policy C-AR-9d: To the extent feasible (**feasible needs ministerial definition so as not to be discretionary**), foster agricultural diversity by providing information to the agricultural industry for agricultural uses through the Economic Development Board, UC Cooperative Extension, Agricultural Commissioner, Farm Bureau, and other agricultural organizations. **(GP2020)**

Policy C-AR-9e: Work with public agencies and non-profit organizations to acquire fee title, development rights, easements, or other interests in land in order to prevent the conversion of agricultural land to other uses. **(New)**

Note that the Water Resources element preliminary draft of the LCP should and must be approved BEFORE the Agricultural Resource Element is approved. How can you do anything before considering the water issues?

APPENDIX AR-A

Location, Assessor Parcel Number, and Acreages of Agricultural Land Categories by SubArea on the Sonoma County Coast

SUBAREA	LOCATIONS AND ACREAGES OF AREAS OF FARMLAND OF LOCAL IMPORTANCE
<p>1 - The Sea Ranch North</p>	<ul style="list-style-type: none"> Five locations of common areas in The Sea Ranch and areas northeast of The Sea Ranch in Grassland zoned PC CC and Coastal Woodland zoned TP CC 160/640 or RRD CC 160/640. (20.21, 208.60, 82.26, 50.00, 18.62 acres; APNs 121-030-001; 122-040-012; 122-050-016, 018; 122-300-009 to 011; 122-540-001 to 005, 122-540-021 to 025; 122-550-001, 002, 008, 010; 156-210-001; 156-220-001, 004, 005, 020; 156-250-008; 156-260-004, 014, 016; 156-270-001, 005-009, 023, 030; 156-280-001, 002, 007, 014 to 019, 026-028; 156-290-007 to 011, 014 to 021; 156-300-019 to 024, 026, 029 to 034, 039-043; 156-310-002 to 004, 006, 009 to 011, 013 to 018; 156-330-012 to 018, 021 to 026, 032; 156-340-001 to 003, 015, 016; 156-430-009, 011; 156-450-026 to 032; 156-460-029, 030; 156-470-001 to 009, 014, 015; 156-500-004, 009, 010, 012; 156-530-019 to 023; 156-610-020)
<p>2 - The Sea Ranch South</p>	<ul style="list-style-type: none"> Three locations of common areas in The Sea Ranch in Grassland zoned PC CC. (34.00, 57.32, 58.12 acres; 122-060-012; 122-180-015; 122-190-031 to 033, 122-200-009; 122-310-001, 002, 011 to 014; 122-320-001, 003 to 005, 007 to 010; 122-340-004 to 007, 009, 013, 015, 016; 122-360-009, 012 to 014; 122-370-001, 002, 006-009, 012, 014 to 016; 122-380-001, 002, 024, 025; 122-390-002, 029; 122-450-001, 003, 007 to 009, 019, 020; 122-460-001 to 013; 122-470-019; 122-480-001, 005 to 007; 155-100-002, 009; 155-140-003, 006, 009; 155-150-005, 008; 155-160-001, 003, 008, 009; 155-220-018; 155-290-018, 019; 155-380-001; 155-390-001, 009 to 012; 155-400-004, 006, 007, 015 to 017; 155-410-001, 155-430-003; 155-440-018; 155-460-002 to 006; 156-010-001 to 007, 009, 010, 013 to 017, 025, 026; 156-020-001 to 004; 156-030-001, 002, 019; 156-040-011, 014; 156-080-010; 156-100-002, 020; 156-110-004 to 010, 012 to 015; 156-120-001, 015; 156-130-001, 003, 010, 012 to 017; 156-140-004; 156-150-018 to 022, 024; 156-170-001, 019; 156-200-021; 156-210-015 to 023; 156-220-020; 156-230-025, 027, 022, 035; 156-240-001 to 009; 156-250-001 to 019; 156-550-004, 006; 156-620-024)
<p>3 - Stewarts Point/Horseshoe Cove</p>	<ul style="list-style-type: none"> Southeastern end of SubArea on Coastal Woodland zoned TP CC 160/640. (55.98 acres; APNs 122-270-004, 005; 122-280-006; 122-290-002) Southern end of SubArea, east and west sides of State Highway 1 on Coastal Woodland zoned TP CC 160/640 or RRD CC 160/640. (26.64 acres; APNs 122-290-001, 002)

4 - Salt Point	<ul style="list-style-type: none"> Northeastern end of SubArea on Coastal Woodland zoned TP CC 160/640. (3.78 acres; APN 123-170-003) North and south sides of State Highway 1 east and west of Deadman Gulch on Coastal Woodland, Grassland, Coastal Bluff, and Riparian zoned PF CC. (388.90 acres; APNs 109-010-005, to 007; 109-021-015, 017; 122-290-001) South of Tanbark Way north of Cannon Gulch on Coastal Woodland zoned RRD CC 160/640 and PF CC. (48.19 acres; APNs 109-010-006; 109-240-005, 006; 109-490-003, 004) East of Nutwood Court on Coastal Woodland zoned RRD CC 160/640. (21.07 acres; APNs 109-490-001, 002; 109-500-001) West side of State Highway 1 west of Salt Point State Park on Coastal Bluff zoned PF CC. (30.12 acres; APNs 109-021-016, 017)
5 - Timber Cove/Fort Ross	<ul style="list-style-type: none"> North of State Highway 1 in northwestern corner of Timber Cove subdivision and beyond to north on Coastal Woodland zoned TP CC 160/640, PF CC, or RR CC B7. (120.79 acres; APNs 109-060-011; 109-200-034, 036, 037; 109-380-002 to 009, 013 to 015, 027, 028; 109-390-003, 004, 006, 007; 109-410-001 to 003, 010 to 014, 021 to 024, 044 to 047; 109-420-001 to 005) East of Timber Cove subdivision and south of Timber Cove Creek on Coastal Woodland zoned TP CC 160/640 or RRD CC 160/640. (37.72 acres; APNs 109-070-005, 109-190-003, 109-200-031)
6 - High Cliffs/Muniz-Jenner	<ul style="list-style-type: none"> South of State Highway 1 west of Russian Gulch on Grassland and Coastal Bluff zoned PF CC. (19.92 acres; APNs 109-140-010, 011) East and west sides of T-intersection of State Highways 1 & 116 and north of State Highway 116 east of intersection on Grassland and Freshwater Marsh zoned RRD CC 160/640. (122.68 acres; APNs 099-090-001, 017, 018)
7 - Duncans Mills	<ul style="list-style-type: none"> Between Russian River and Moscow Road at Casini Ranch Family Campground on Coastal Woodland zoned RRD CC 160/640. (32.43 acres; APNs 097-130-003, 015)
8 - Pacific View/Willow Creek	<ul style="list-style-type: none"> Between Goat Rock Road and Russian River in Grassland zoned RR CC 20 or PF CC. (21.52 acres; APNs 099-040-004, 006, 010, 021 to 023, 038 to 040, 047 to 050) Between Goat Rock Road and Russian River (near Penny Island) in Grassland and Freshwater Marsh zoned RR CC 20 or PF CC. (22.39 acres; APNs 099-040-002, 099-040-025, 099-040-031 to 034; 099-050-010, 011) West of Goat Rock Road near Kortum Trail in Grassland zoned PF CC. (10.87 acres; APNs 099-050-006, 008) Between Willow Creek Road/Russian River and Willow Creek in Coastal Woodland and Freshwater Marsh zoned PF CC. (44.58 acres; APN 099-070-004, 011, 012)
9 - Bodega Bay	<ul style="list-style-type: none"> None
10 - Valley Ford	<ul style="list-style-type: none"> South of Valley Ford Cutoff and north of Estero Americano in Grassland zoned LEA CC 160/640 or DA CC 40/100 (78.04 acres; APNs 026-020-001; 026-030-012, 013) North and south of State Highway 1 and west of Valley Ford – Freestone Road and Ebabias Creek in Grassland zoned LEA CC 160/640 or DA CC 40/160. (215.58 acres; APNs 026-020-001; 026-030-006; 026-040-001, 005 to 007; 026-050-003) North of Estero Americano and east and west of Valley Ford – Estero Road in Freshwater Marsh and Grassland zoned LEA CC 160/640. (191.15 acres; APNs 026-010-014 to 016; 026-010-058, 060, 065, 066; 026-020-004, 006, 007, 009, 012)

CC = Coastal Zone; **DA** = Diverse Agriculture; **LEA** = Land Extensive Agriculture; **RR** = Rural Residential; **RRD** = Resources and Rural Development; **TP** = Timberland Preserve; **PC** = Planned Community; PF = Public Facilities; **B7** = frozen lot size; **20** = 20-acre density; **40/160** = 40 acre-density/60 acre minimum lot size; **40/100** = 40 acre-density/100 acre minimum lot size; **160/640** = 160 acre-density/640 acre minimum lot size