

2. AGRICULTURAL SUPPORT USES

Agricultural support uses include agricultural processing and agricultural services, and agricultural visitor-serving uses (or agricultural tourism). This 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.

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.

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.

Agricultural Visitor-Serving Uses (Agricultural Tourism)

Agricultural visitor-serving uses, or agricultural tourism, are any visitor-serving uses on agricultural land that supports and enhances agricultural activity. Examples of these uses are farmstays, farmstands, and retail sales of products grown onsite. Wineries and tasting rooms are not considered visitor-serving uses and are instead considered agricultural processing or commercial activity, respectively. Special events are also limited to commercial areas of the Coastal Zone.

Tourism is a major economic driver in the Coastal Zone and agricultural tourism could support the Coastal agricultural industry economically, provided that agricultural tourism directly promotes the sale of agricultural products grown onsite. Agriculture is a higher-priority land use than visitor-serving uses of any kind; therefore, agricultural visitor-serving uses must supplement agricultural production, and not displace it, and the economic benefits of agricultural tourism must be balanced

Vineyards and Wineries in the Coastal Zone

Vineyards dominate the agricultural landscape of the inland areas of the County, but grape production and processing in the Coastal Zone is limited due to the Coastal Zone's thin soils, steep slopes, and lack of year-round water supply. Vineyards require a Coastal Development permit, and are therefore more restricted than in the inland area. There are less than 5 acres of vineyards currently planted in the Coastal Zone.

A winery is considered to be an agricultural processing facility only if the facility is not open to the public, including by appointment, and does not include any visitor serving uses such as tasting rooms and events.

As of 2022, there are no wineries located in the Coastal Zone, although two are located within a mile of the inland Coastal Zone boundary.

- 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-2d: 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, even if related to surrounding agricultural activities. (CCC REVISED - EXISTING LCP REVISED)

3. FARMWORKER HOUSING

Successful agricultural production requires adequate numbers of seasonal and full-time farmworkers. A limited supply of expensive housing creates a serious barrier to attracting and retaining these essential workers. Providing adequate housing for seasonal employees, permanent employees, and the families of permanent employees is critical to the success of agriculture in the Coastal Zone. While housing is generally a low-priority use in the Coastal Zone, farmworker housing is integral to agriculture and shares the same high priority as agriculture.

3.1 Goal, Objectives, and Policies

GOAL C-AR-3: Support efficient management of local agricultural production activities by the development of adequate amounts of housing for farmworkers and farm family members engaged in the farming operation in agricultural areas.

Objective C-AR-3.1: 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.

Policy C-AR-3a: Agricultural worker housing shall be commensurate with the demonstrated need by an agricultural operation, or related nearby agricultural operations. Housing for agricultural workers and their households shall not be included in the calculation of residential density in the Land Extensive Agriculture and Diverse Agriculture zoning districts. Approval of agricultural worker housing shall require recording a restrictive covenant running with the land for the benefit of the County ensuring that the agricultural worker housing will continuously be maintained as such as long as an agricultural use

requiring agricultural workers exists on the parcel. In the event that the agricultural use is terminated, the agricultural worker housing shall become a legal nonconforming residential use subject to the nonconforming use provisions of the Coastal Zoning Code. (PC REVISED CCC REVISED)

Policy C-AR-3b: 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-3c: Allow up to four residential units per agricultural parcel, consistent with the maximum residential density, for the purpose of housing farm family members. All housing units should be grouped together on the parcel to maximize environmental protections and promote efficient agricultural operations. (EXISTING LCP REVISED)

4. AQUACULTURE AND FISHING

Aquaculture includes on-shore cultivation and subsequent harvesting of marine aquatic plants and animals, as well as off-shore cultivation of marine organisms for food and other products in the open ocean, or an enclosed section of the ocean. Examples of aquaculture include farming of marine fish, shellfish such as oysters, or seaweed in saltwater ponds. Production of non-food products such as fish meal, nutrient agar, jewelries (e.g. cultured pearls), and cosmetics is not considered aquaculture for the purpose of Local Coastal Plan policy.

Well-managed and operated aquaculture can serve as a resource-efficient food source, but aquaculture also has potential for adverse impacts to the marine environment, such as discharge of concentrated waste, escape of non-native species, transmission of disease outbreaks in aquaculture environments to wild fish stocks, genetic disruption of marine environments, and algae blooms. Because of the need for careful evaluation of aquaculture development, it is not considered a principally permitted use in agricultural land use categories, and requires a use permit and coastal development permit for approval.

Commercial fishing is the activity of catching fish and other seafood for commercial profit from wild fisheries. Commercial fishing is a coastal-dependent activity, requiring on-shore facilities such as processing, storage, and land transportation of fish, as well as marina facilities, storage of fishing gear, and boatyard services. While commercial fishing is a coastal-dependent use producing food, it is different from other forms of agriculture in that commercial fishing consists of harvesting and processing, but not cultivating food. (CCC REVISED)

4.1 Goal, Objectives, and Policies

Goal C-AR-4: Support development of sustainable aquaculture practices and provide adequate support facilities for marine-based food production, including commercial fishing. (CCC REVISED)

Objective C-AR-4.1: Allow aquaculture and related on-shore facilities and activities in agricultural areas, subject to a Use Permit and Coastal Development Permit. (CCC REVISED)

Objective C-AR-4.2: Provide opportunities for development of support facilities for the fishing industry in Bodega Bay. (CCC REVISED)

Objective C-AR-4.3: Promote products of the fishing industry and aquaculture in the same manner as agricultural products.

Policy C-AR-4a: Outdoor aquaculture shall be permitted in agricultural zoning subject to a Use Permit and Coastal Development Permit. (PC REVISED CCC REVISED - GP2020)

Policy C-AR-4b: 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.

Policy C-AR-4c: The following criteria shall be used for approval of aquaculture processing or service uses to ensure that such uses are clearly subordinate to on-site aquaculture production and do not adversely affect agricultural production in the area: (PC REVISED CCC REVISED)

- (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 30241.5 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.

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