



Sonoma County Local Coastal Plan

Agricultural Resources Element

1 INTRODUCTION

1.1 PURPOSE

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 California Coastal Act protects productive resource lands, including agricultural lands, and establishes agriculture as a priority use and emphasizes the retention of agricultural land in production.

In this Local Coastal Plan, agriculture is defined as the production and processing of food, fiber, and plant materials; and includes the raising and maintaining of farm animals including horses, donkeys, mules, and similar livestock.

1.2 RELATIONSHIP TO OTHER ELEMENTS

This Element provides direction for protection of agricultural resources and designation of agricultural land use categories in the Local Coastal Plan Land Use Element. Other policies related to protection of water quality, scenic resources, and natural resources within agricultural land use categories can be found in the Water Resources Element and Open Space and Resource Conservation Element.

Photo: Dairy cows in Valley Ford (courtesy Gary Helfrich)



The majority of agricultural land in the Coastal Zone is Grazing Land.

Photo: Valley Ford (courtesy Gary Helfrich)

1.3 SCOPE AND ORGANIZATION

This Element is organized into four sections: Introduction, Background, Policies, and Implementation Programs. Policies established herein are intended to apply only to lands in the two agricultural land use categories described in the Land Use Element. The Agricultural Resources Element establishes goals, objectives, and policies to protect and sustainably manage coastal agricultural resources, as well as programs needed to implement proposed policies and ongoing or potential future County initiatives (Section 5, below, “Other Initiatives”) that support Sonoma County’s agricultural character and promote inter-agency and community collaboration.

2 BACKGROUND

2.1 FARMLAND IN THE COASTAL ZONE

There are about 28,000 acres of land with agricultural land use designations (Land Extensive Agriculture and Diverse Agriculture) in the Coastal Zone. The Land Use Element contains a detailed explanation of the agricultural land use designations.

The California Department of Conservation Farmland Mapping and Monitoring Program¹ establishes ratings for agricultural land based on soil quality and irrigation status. In the Coastal Zone, there is none of the highest-rated land, but there are lands designated as Grazing Land and Farmland of Local Importance.² Authority to adopt or to recommend changes to the category of Farmland of Local Importance rests with the Board of Supervisors in each county.

Grazing Land makes up nearly half of all the land in the Coastal Zone (see Table C-AR-1, below). Grazing Land means “land on which the existing vegeta-

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

Subarea	Grazing Land (acres)	Farmland of Local Importance (acres)	Total Land (acres)
1 – The Sea Ranch North	0	381	2,962
2 – The Sea Ranch South	40	323	2,792
3 – Stewarts Point/Horse-shoe Cove	775	83	3,158
4 – Salt Point	88	492	5,859
5 – Timber Cove/Fort Ross	2,595	159	7,659
6 – High Cliffs/ Muniz-Jenner	2,081	143	3,401
7 – Duncans Mills	780	32	1,290
8 – Pacific View/Willow Creek	7,164	99	11,875
9 – Bodega Bay	7,519	0	10,156
10 – Valley Ford	4,871	485	5,465
Total	25,913	2,196	54,617
Percent of Total	47%	4%	100%

1. Department of Conservation, <https://www.conservation.ca.gov/dlrp/fmmp>
2. As defined in [Government Code Section 65560](#).

tion, whether grown naturally or through management, is suitable for grazing or browsing of livestock” (Gov. Code Section 65560) and includes land used for sheep and cattle grazing and dairies. The cool, moist climate of western Sonoma County generally produces better rangeland than inland, reducing the need for supplemental feed and irrigated pasture. Grazing Land occurs in all sub-areas except The Sea Ranch North. The largest acreage and highest percentage of Grazing Land are in the Bodega Bay and Valley Ford sub-areas, respectively. Grazing lands are mostly in the northern coast, while dairies are prevalent in the Valley Ford sub-area.

Farmland of Local Importance makes up only about four percent of all land in the Coastal Zone, and is located in nine of the ten sub-areas. The largest acreage and highest percentage of Farmland of Local Importance are in the Salt Point and The Sea Ranch North sub-areas, respectively.

Figures C-AR-1a through C-AR-1k show the Agricultural Resources in the ten sub-areas of the Sonoma County coast.

3 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. Changes in the frequency and severity of droughts and floods could pose challenges for farmers and ranchers. Changes in temperature, amount of carbon dioxide in the atmosphere, 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 atmospheric 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 has been done 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.

The intensity of extreme weather could have significant impacts on crop yields.

Photo: Duncans Cove (courtesy Gary Helfrich)



4 AGRICULTURAL RESOURCES POLICIES

4.1 RESIDENTIAL SUBDIVISION POTENTIAL

Complaints about noise, odors, flies, spraying of pesticides, and similar nuisances related to agricultural practices may discourage and sometimes prevent farmers from managing their operations in an efficient and economic manner. Large lot sizes can reduce conflicts between agricultural and non-agricultural land uses by allowing for buffers between the two. The Right to Farm Ordinance (referenced below in Policy C-AR-3c) also reduces the potential for such conflicts by requiring property owners to acknowledge the agricultural use of land in the area.

Together with the Land Use Element, the Agricultural Resources Element establishes policies that maintain large parcel sizes in agricultural areas, and support the needs and practices of agriculture as the highest priority in areas designated for agricultural use.

This Agricultural Element contains policies to limit conflicts between residential and agricultural uses and to limit the intrusion of urban uses on agricultural land.

Photo: Bodega Harbour. Copyright © 2002-2019 Kenneth & Gabrielle Adelman, California Coastal Records Project, www.californiacoastline.org



GOALS, OBJECTIVES, AND POLICIES | Residential Subdivision Potential

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.

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 Parcel ¹	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

4.2 PROTECTION OF AGRICULTURAL LAND

As with farmland around the State of California, agricultural lands in the Coastal Zone are subject to pressure to conversion to other uses.

While public access is the highest priority use in the Coastal Zone, agriculture is also a high-priority use (refer to the Land Use Element for a discussion of the priority of land uses in the Coastal Zone). Open space acquisitions by the California Coastal Conservancy, the Sonoma Land Trust, the Sonoma County Agricultural Preservation and Open Space District, Sonoma County Regional Parks, and the California Department of Parks and Recreation have taken some agricultural lands out of production, but in many cases, land managers have demonstrated that working farms and ranches are compatible with recreational use and retaining the agricultural use on site can be a significant benefit for environmental resource management and cultural interpretation.

Economic pressure can also result in farmlands being taken out of production and converted to residential development or other urban uses. Reducing intrusion of urban uses into agricultural areas and providing economic incentives for farmers to keep land in agricultural protection is critical to preserving and protecting agricultural land.

Land Conservation Contracts

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 (also known as 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 and Valley Ford sub-areas.



Photo: Dairy cows in Bodega Bay (courtesy Gary Helfrich)

GOALS, OBJECTIVES, AND POLICIES | Protection of Agricultural Land

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.

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.

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

GOAL C-AR-4: Support agriculture as the long term viable economic use of land without selling or encumbering the farmland as collateral.

Objective C-AR-4.1: Continue participation in the Land Conservation Act and Farmland Security Zone programs.

Objective C-AR-4.2: 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.

Policy C-AR-4a:

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-4b:

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



Cheesemaking is an example of agricultural processing.

Photo: Valley Ford Cheese Company (courtesy Beth Schlanker / Press Democrat)

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 no vineyards currently planted or proposed in the Coastal Zone.

Wineries are considered agricultural support uses and proposals for new wineries are evaluated on the basis of the policies in this section. 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.

4.3 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 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.

4.3.1 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 against existing constraints such as limited public services, water supply, sensitive resource areas, and the potential impacts of increased traffic on public safety.

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 can promote the agricultural activity and provide a secondary income source for the farmer or rancher without hindering the primary agricultural use of the land.

GOALS, OBJECTIVES, AND POLICIES | Agricultural Support Uses

GOAL C-AR-5: **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-5.1: 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-5.2: 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-5.3: 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.

Policy C-AR-5a: 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 [no tasting or events])	Use Permit Coastal Permit See Policy C-AR-4c below	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-5b:

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-5c:

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-5d:

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

4.4 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.

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.

Photo: Ranch buildings in Valley Ford (courtesy Gary Helfrich)



GOALS, OBJECTIVES, AND POLICIES | Farmworker Housing

GOAL C-AR-6: **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 farmworkers and family members engaged in farming operations to maintain agricultural production activities, in accordance with allowable residential density.

Policy C-AR-6a: 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-6b: 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

4.5 MARINE AQUACULTURE AND FISHING

Marine aquaculture and the commercial fishing industry produce a food source and have needs similar to land-based agricultural operations. Policies for commercial fishing and marine aquaculture support and processing facilities are similar to those for other forms of agriculture while recognizing the unique needs of these uses.



Aquaculture and the commercial fishing industry produce a food source, and this Agricultural Resources Element contains policies to support the unique needs of these uses.

Photo: Fishing boats at Spud Point Marina (courtesy Sonoma County Regional Parks)

GOALS, OBJECTIVES, AND POLICIES | Marine Aquaculture and Fishing

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.

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}

5 IMPLEMENTATION PROGRAMS

5.1 AGRICULTURAL RESOURCE IMPLEMENTATION PROGRAMS

Program C-AR-1: Update the agricultural zoning districts to be consistent with the policies of the Agricultural Resources Element.

5.2 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 agricultural lands. NEW

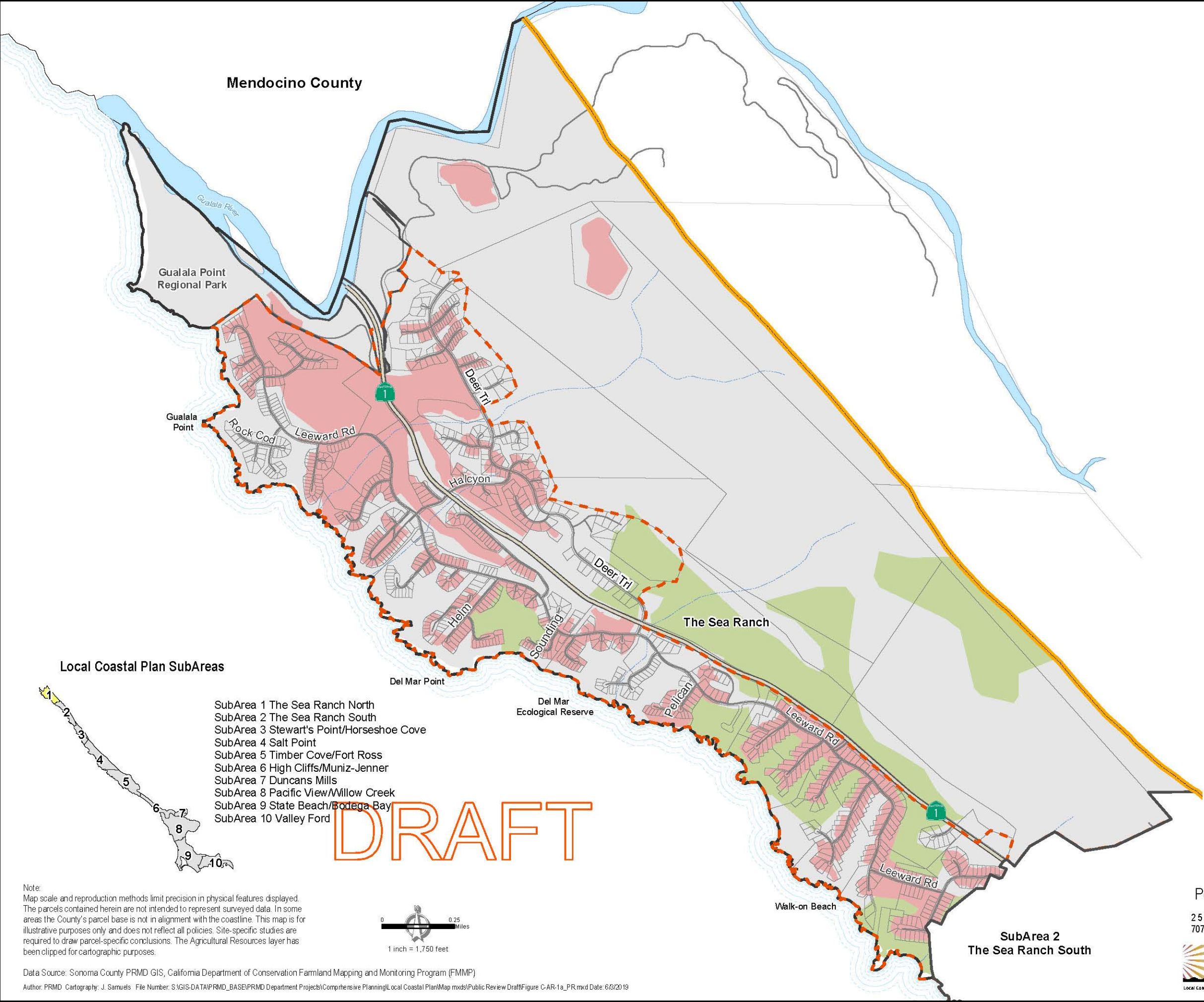
Other Initiative C-AR-3: Work with the California Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:

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 California State Parks and Sonoma County Regional Parks, Sonoma County Agricultural Preservation and Open Space District, and other government and non-profit partners 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 agricultural and land management practices that conserve energy and protect water and soil, reduce pesticide use, and supports locally grown and processed agricultural products, to help ensure the long-term use and conservation of coastal resources. EXISTING LCP REVISED

Sonoma County
Local Coastal Plan
Agricultural Resources



- Farmland of Local Importance
- Other Land
- Urban and Built-up Land
- Base Map Layers
- Coastal SubArea
- Urban Service Area
- Park/Public Land
- Parcel
- Coastal Zone Boundary
- Highway
- Road
- Perennial Stream
- Intermittent Stream

FIGURE C-AR-1a
Agricultural Resources
SubArea 1
The Sea Ranch North

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



Local Coastal Plan SubAreas

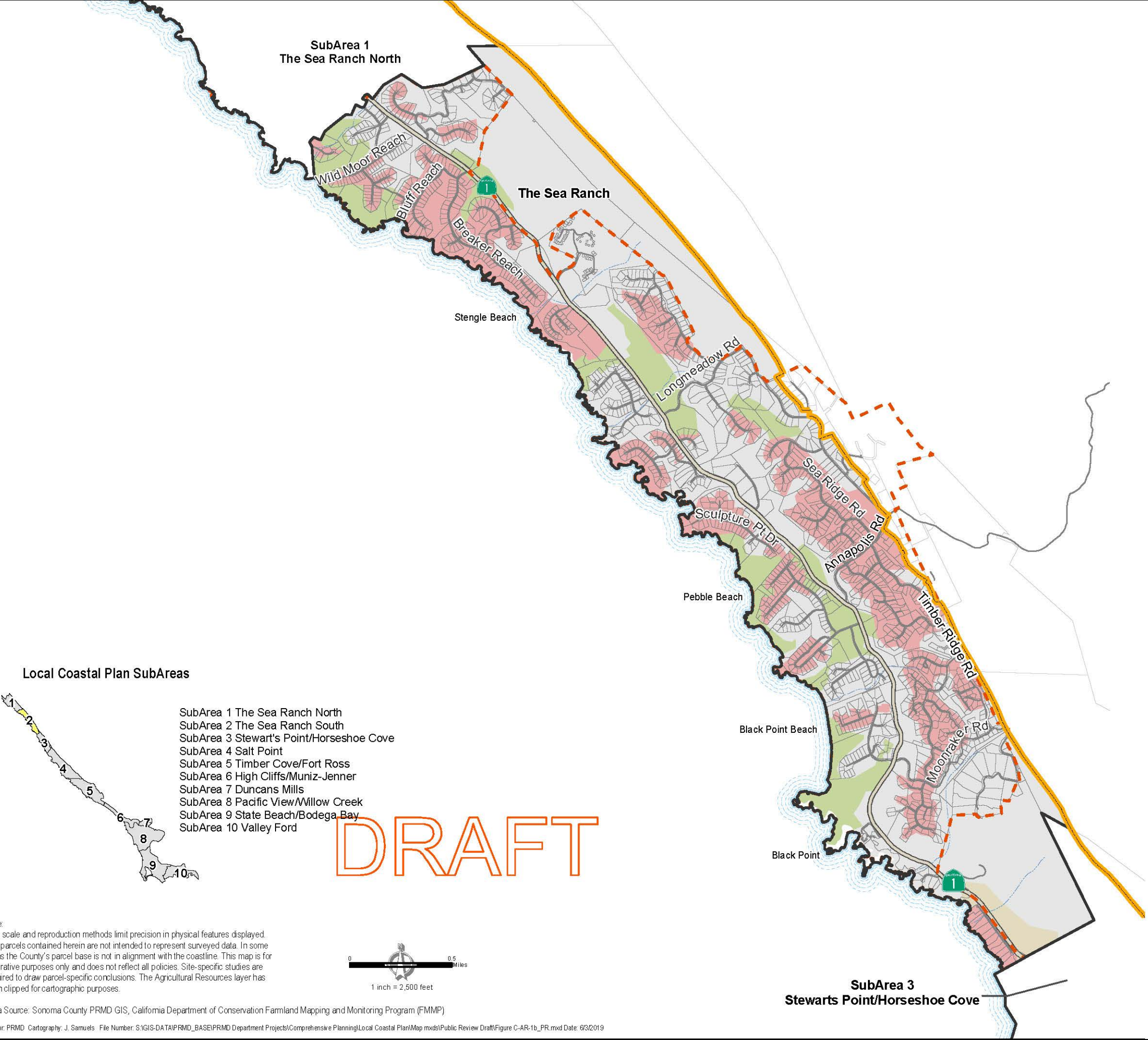
- SubArea 1 The Sea Ranch North
SubArea 2 The Sea Ranch South
SubArea 3 Stewart's Point/Horseshoe Cove
SubArea 4 Salt Point
SubArea 5 Timber Cove/Fort Ross
SubArea 6 High Cliffs/Muniz-Jenner
SubArea 7 Duncans Mills
SubArea 8 Pacific View/Millow Creek
SubArea 9 State Beach/Bodega Bay
SubArea 10 Valley Ford

DRAFT

Note:
Map scale and reproduction methods limit precision in physical features displayed.
The parcels contained herein are not intended to represent surveyed data. In some
areas the County's parcel base is not in alignment with the coastline. This map is for
illustrative purposes only and does not reflect all policies. Site-specific studies are
required to draw parcel-specific conclusions. The Agricultural Resources layer has
been clipped for cartographic purposes.



Sonoma County
Local Coastal Plan
Agricultural Resources



- Farmland of Local Importance
- Grazing Land
- Other Land
- Urban and Built-up Land
- Base Map Layers**
- Coastal SubArea
- Urban Service Area
- Parcel
- Coastal Zone Boundary
- Highway
- Road
- Perennial Stream
- Intermittent Stream

FIGURE C-AR-1b
Agricultural Resources
SubArea 2
The Sea Ranch South

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



Local Coastal Plan SubAreas

- SubArea 1 The Sea Ranch North
SubArea 2 The Sea Ranch South
SubArea 3 Stewart's Point/Horseshoe Cove
SubArea 4 Salt Point
SubArea 5 Timber Cove/Fort Ross
SubArea 6 High Cliffs/Muniz-Jenner
SubArea 7 Duncans Mills
SubArea 8 Pacific View/Willow Creek
SubArea 9 State Beach/Bodega Bay
SubArea 10 Valley Ford

DRAFT

Note:
Map scale and reproduction methods limit precision in physical features displayed.
The parcels contained herein are not intended to represent surveyed data. In some
areas the County's parcel base is not in alignment with the coastline. This map is for
illustrative purposes only and does not reflect all policies. Site-specific studies are
required to draw parcel-specific conclusions. The Agricultural Resources layer has
been clipped for cartographic purposes.



Sonoma County
Local Coastal Plan
Agricultural Resources

- Farmland of Local Importance
- Grazing Land
- Other Land
- Base Map Layers
- Coastal SubArea
- Parcel
- Coastal Zone Boundary
- Natural Coastline
- Highway
- Road
- Perennial Stream
- Intermittent Stream

FIGURE C-AR-1c
Agricultural Resources
SubArea 3
Stewarts Point/Horseshoe Cove

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



SubArea 2
The Sea Ranch South

Stewarts Point
Cove

Stewarts Point

Fisherman
Bay

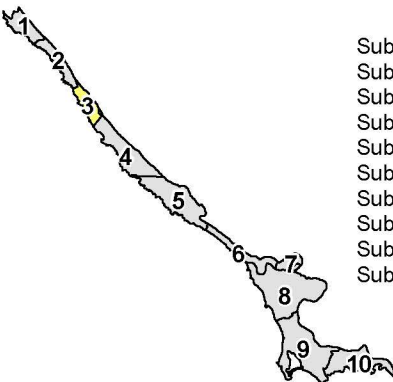
Rocky Point

SubArea 4
Salt Point

Stewarts Creek
McClellon Gulch

Stewarts Point Skaggs Springs Rd

Local Coastal Plan SubAreas



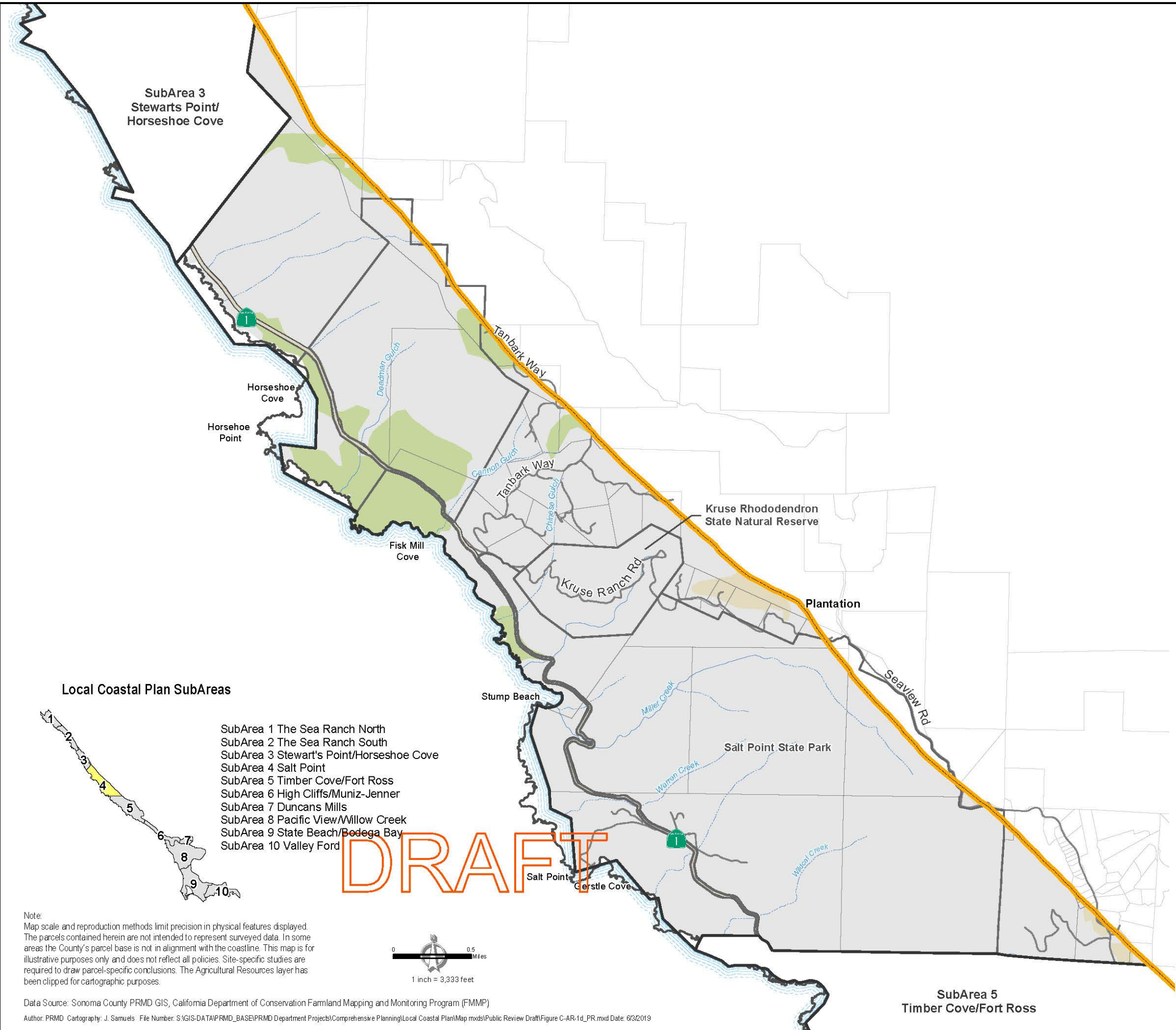
- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

DRAFT

Note:
Map scale and reproduction methods limit precision in physical features displayed. The parcels contained herein are not intended to represent surveyed data. In some areas the County's parcel base is not in alignment with the coastline. This map is for illustrative purposes only and does not reflect all policies. Site-specific studies are required to draw parcel-specific conclusions. The Agricultural Resources layer has been clipped for cartographic purposes.



Sonoma County
Local Coastal Plan
Agricultural Resources



- Farmland of Local Importance
- Grazing Land
- Other Land
- Base Map Layers**
- Coastal SubArea
- Park/Public Land
- Parcel
- Coastal Zone Boundary
- Natural Coastline
- Highway
- Road
- Perennial Stream
- Intermittent Stream

FIGURE C-AR-1d
Agricultural Resources
SubArea 4
Salt Point

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



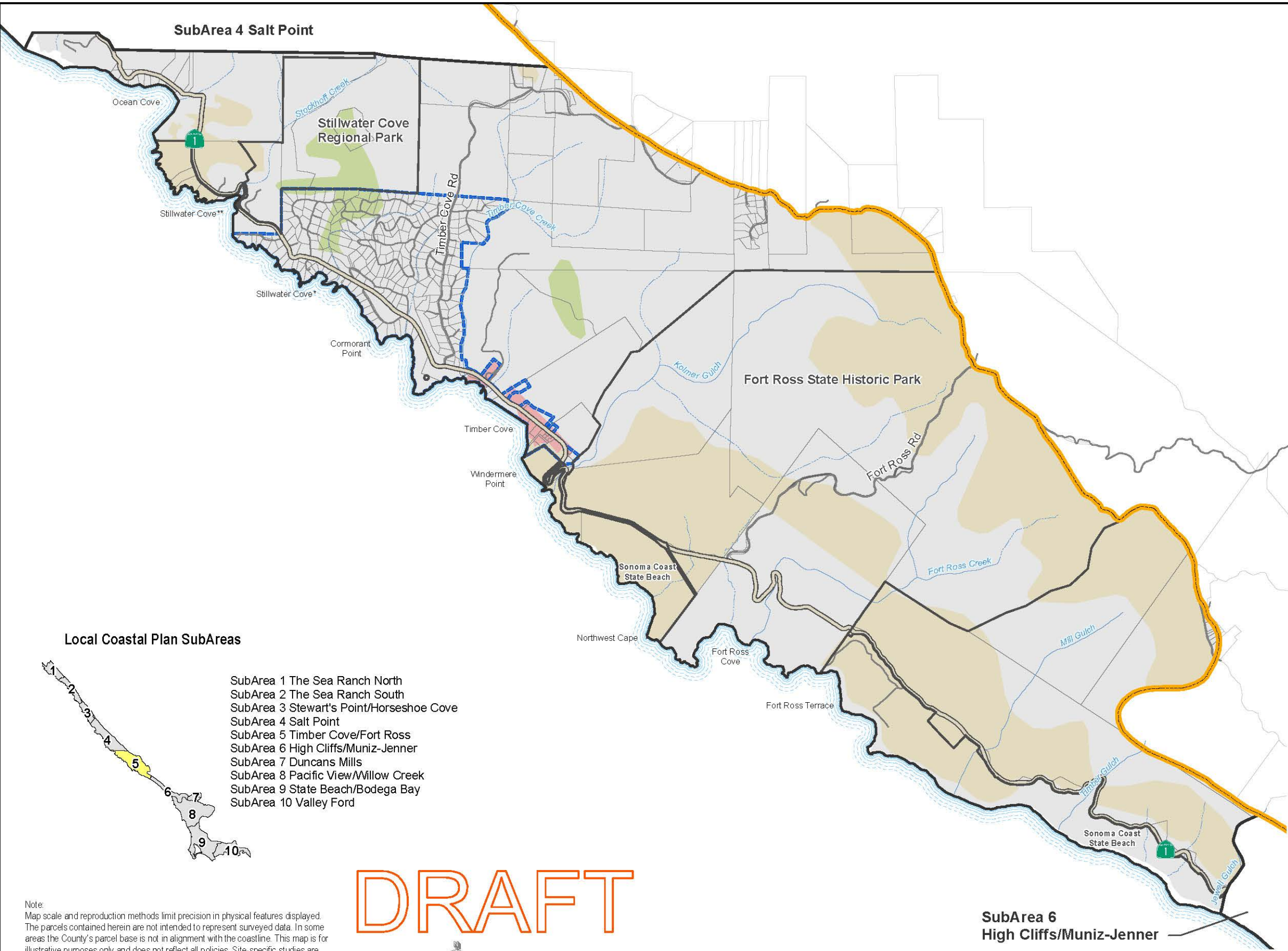
Local Coastal Plan SubAreas

- SubArea 1 The Sea Ranch North
SubArea 2 The Sea Ranch South
SubArea 3 Stewart's Point/Horseshoe Cove
SubArea 4 Salt Point
SubArea 5 Timber Cove/Fort Ross
SubArea 6 High Cliffs/Muniz-Jenner
SubArea 7 Duncans Mills
SubArea 8 Pacific View/Willow Creek
SubArea 9 State Beach/Bodega Bay
SubArea 10 Valley Ford

Note:
Map scale and reproduction methods limit precision in physical features displayed. The parcels contained herein are not intended to represent surveyed data. In some areas the County's parcel base is not in alignment with the coastline. This map is for illustrative purposes only and does not reflect all policies. Site-specific studies are required to draw parcel-specific conclusions. The Agricultural Resources layer has been clipped for cartographic purposes.

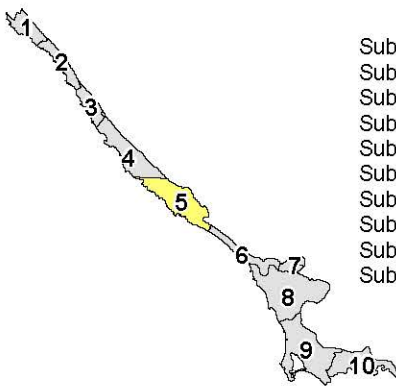


Sonoma County
Local Coastal Plan
Agricultural Resources



- Farmland of Local Importance
- Grazing Land
- Other Land
- Urban and Built-up Land
- Base Map Layers**
- Coastal SubArea
- Rural Community
- Park/Public Land
- Parcel
- Coastal Zone Boundary
- Highway
- Road
- Perennial Stream
- Intermittent Stream

Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Millow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

Note:
Map scale and reproduction methods limit precision in physical features displayed.
The parcels contained herein are not intended to represent surveyed data. In some areas the County's parcel base is not in alignment with the coastline. This map is for illustrative purposes only and does not reflect all policies. Site-specific studies are required to draw parcel-specific conclusions. The Agricultural Resources layer has been clipped for cartographic purposes.

Data Source: Sonoma County PRMD GIS, California Department of Conservation Farmland Mapping and Monitoring Program (FMMP)

Stillwater Cove* = location according to County of Sonoma
Stillwater Cove** = location according to U.S. Geological Survey Map

Author: PRMD Cartography: J. Samuels File Number: S:\GIS-DATA\PRMD_BASE\PRMD Department Projects\Comprehensive Planning\Local Coastal Plan\Map mxd\Public Review Draft\Figure C-AR-1e_PR.mxd Date: 6/3/2019

DRAFT



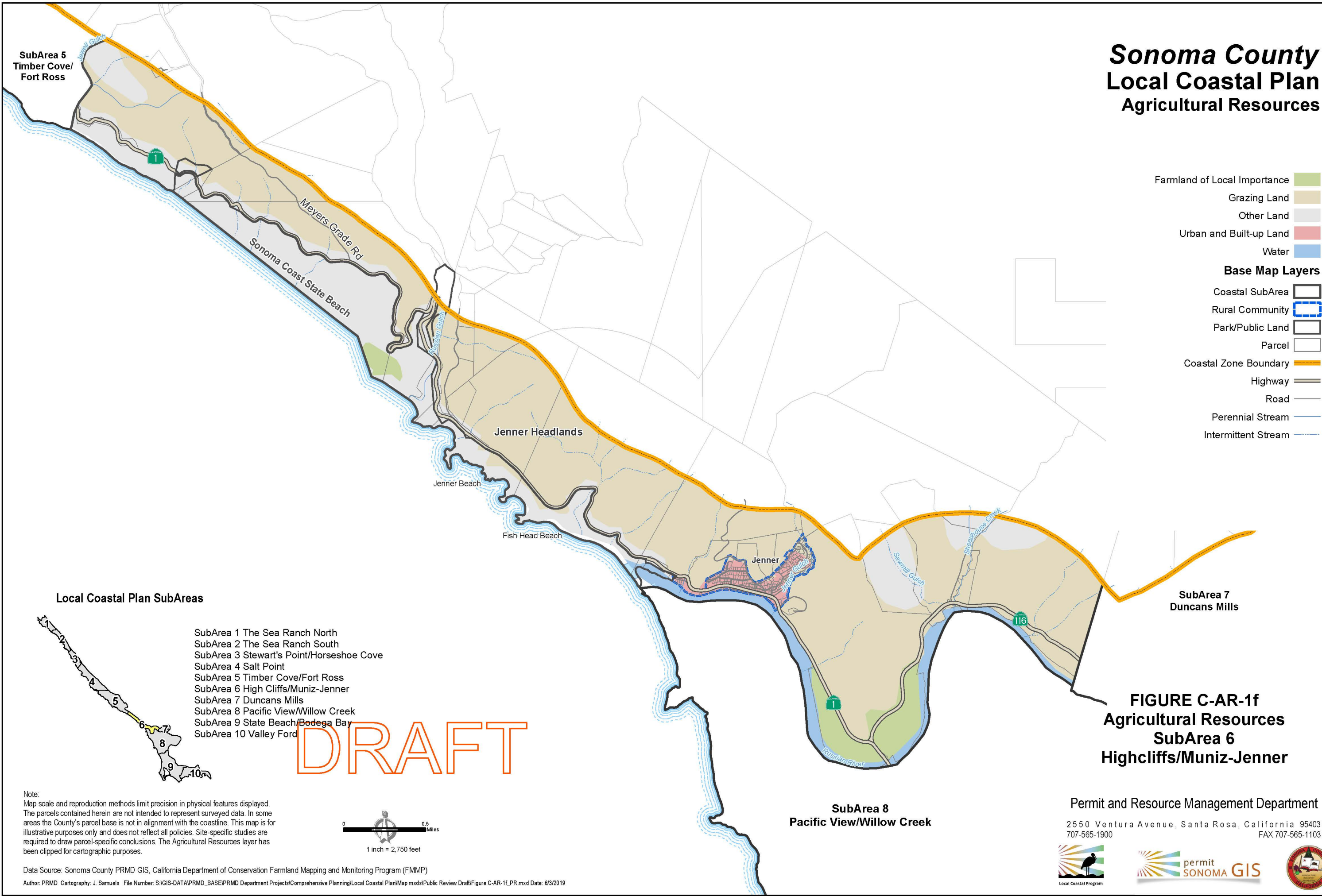
FIGURE C-AR-1e
Agricultural Resources
SubArea 5
Timber Cove/Fort Ross

Permit and Resource Management Department

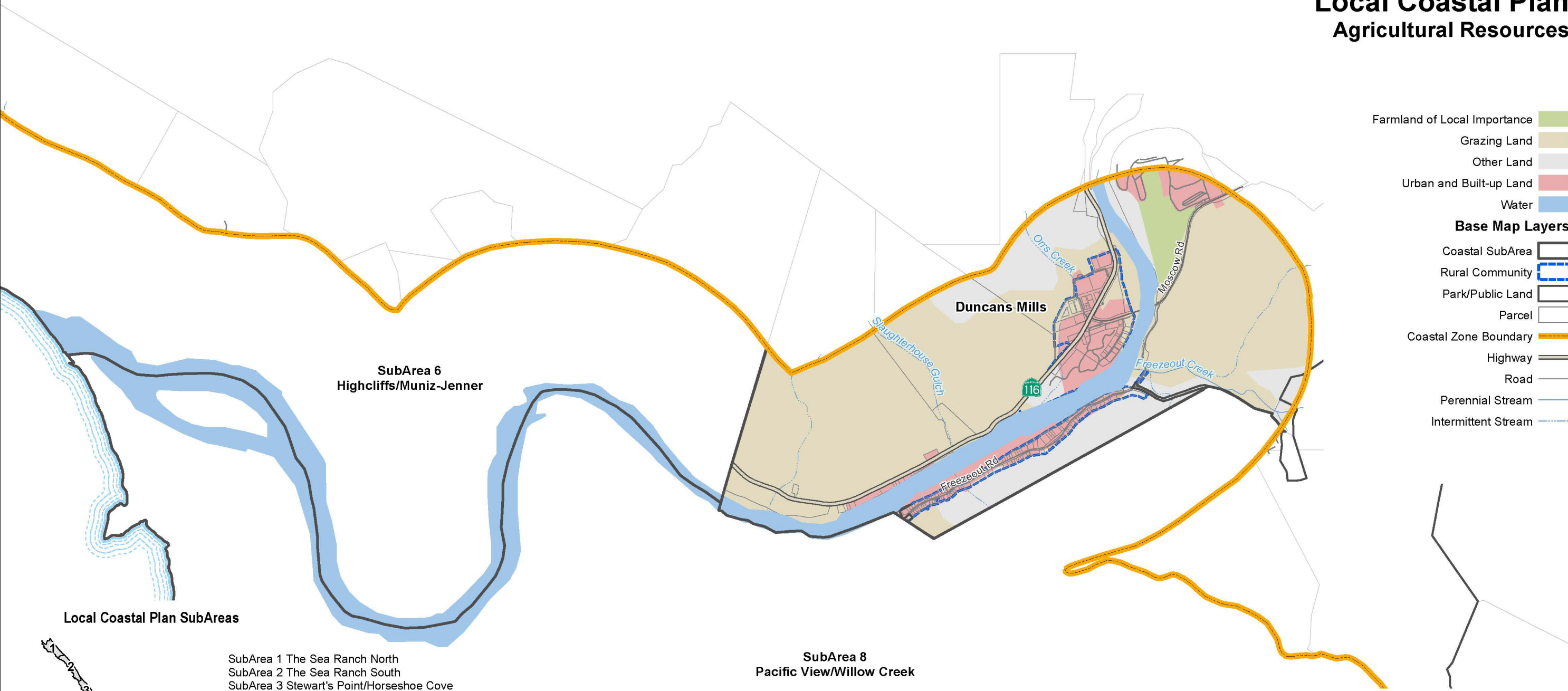
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



Sonoma County Local Coastal Plan Agricultural Resources

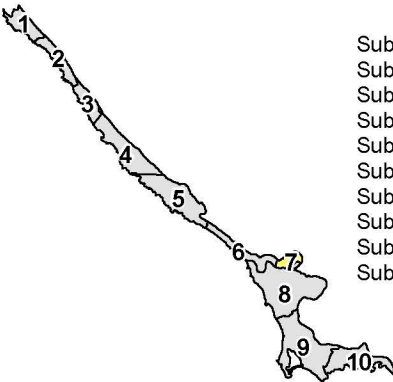


Sonoma County
Local Coastal Plan
Agricultural Resources



- Farmland of Local Importance
- Grazing Land
- Other Land
- Urban and Built-up Land
- Water
- Base Map Layers**
- Coastal SubArea
- Rural Community
- Park/Public Land
- Parcel
- Coastal Zone Boundary
- Highway
- Road
- Perennial Stream
- Intermittent Stream

Local Coastal Plan SubAreas



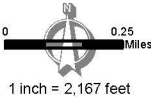
- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

DRAFT

SubArea 8
Pacific View/Willow Creek

FIGURE C-AR-1g
Agricultural Resources
SubArea 7
Duncans Mills

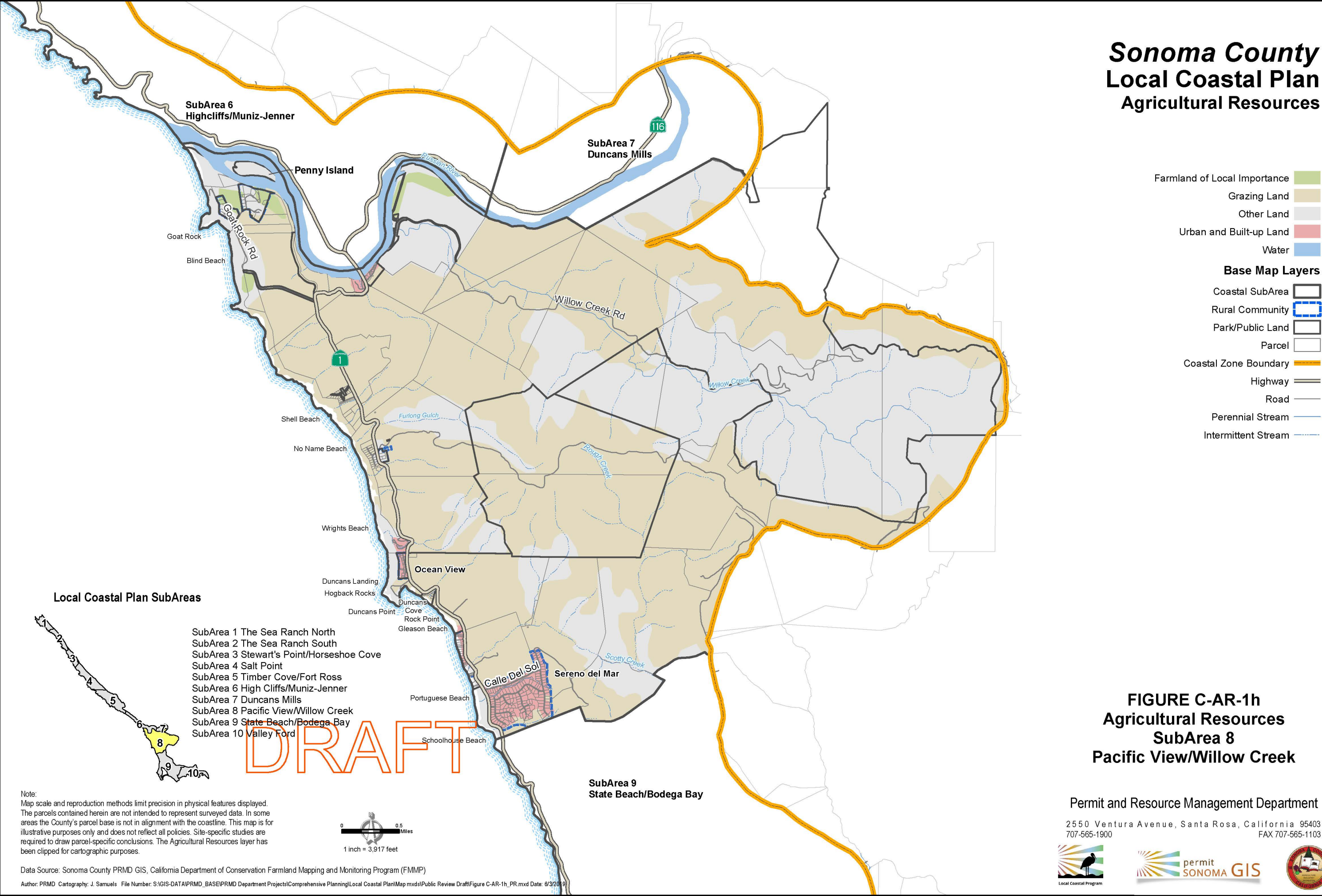
Note:
Map scale and reproduction methods limit precision in physical features displayed. The parcels contained herein are not intended to represent surveyed data. In some areas the County's parcel base is not in alignment with the coastline. This map is for illustrative purposes only and does not reflect all policies. Site-specific studies are required to draw parcel-specific conclusions. The Agricultural Resources layer has been clipped for cartographic purposes.



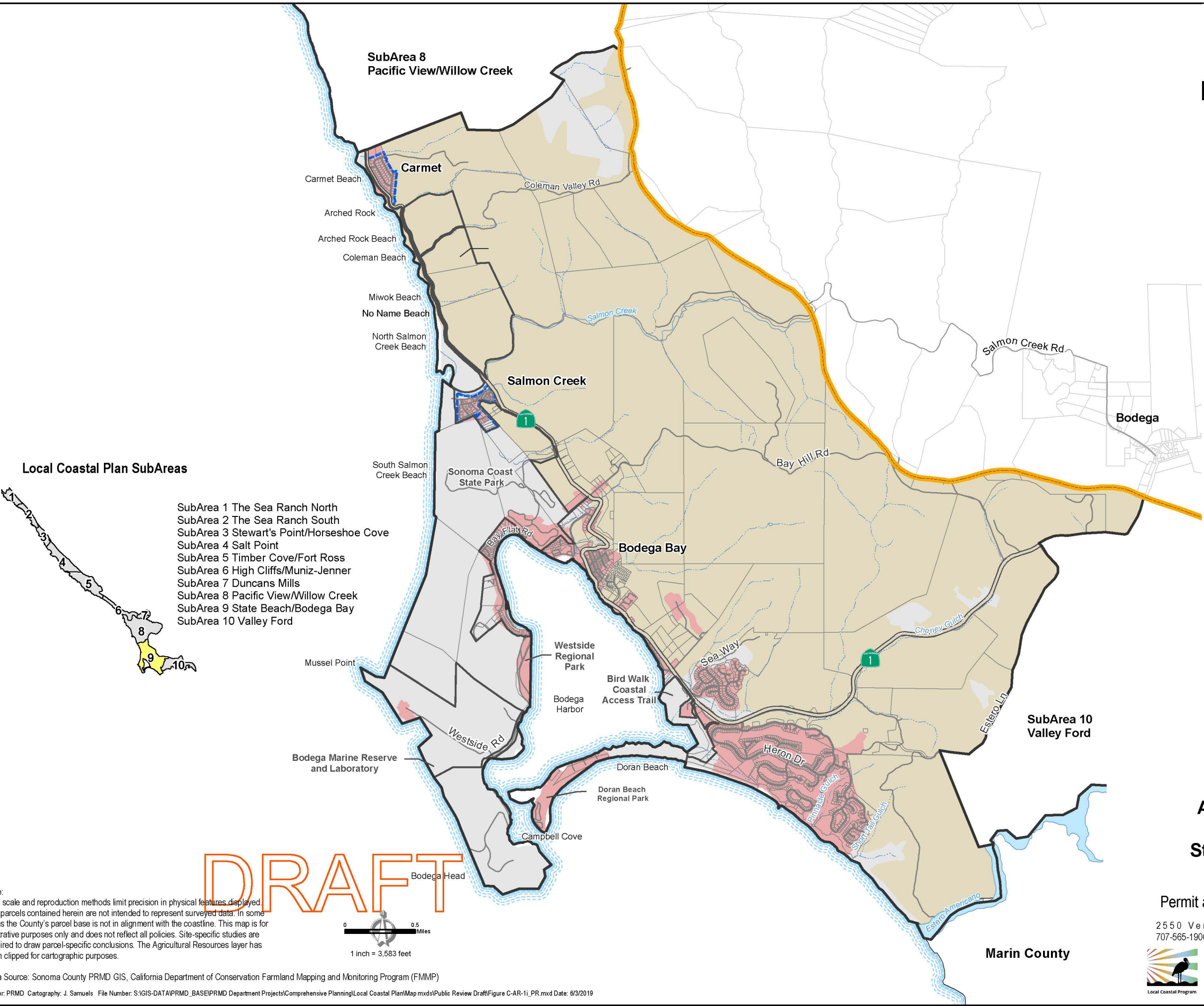
Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



Sonoma County
Local Coastal Plan
Agricultural Resources



Sonoma County Local Coastal Plan Agricultural Resources



- Grazing Land
- Other Land
- Urban and Built-up Land
- Base Map Layers**
- Coastal SubArea
- Rural Community
- Park/Public Land
- Parcel
- Coastal Zone Boundary
- Highway
- Road
- Perennial Stream
- Intermittent Stream

Local Coastal Plan SubAreas

- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

FIGURE C-AR-1i
Agricultural Resources
SubArea 9
State Beach/Bodega Bay

Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



Note:
Map scale and reproduction methods limit precision in physical features displayed.
The parcels contained herein are not intended to represent surveyed data. In some areas the County's parcel base is not in alignment with the coastline. This map is for illustrative purposes only and does not reflect all policies. Site-specific studies are required to draw parcel-specific conclusions. The Agricultural Resources layer has been clipped for cartographic purposes.



Sonoma County
Local Coastal Plan
Agricultural Resources

Grazing Land

Other Land

Urban and Built-up Land

Base Map Layers

Coastal SubArea

Rural Community

Park/Public Land

Parcel

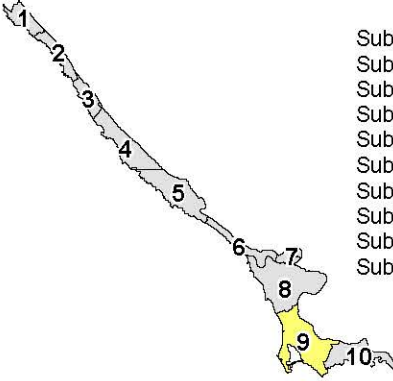
Highway

Road

Perennial Stream

Intermittent Stream

Local Coastal Plan SubAreas



- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

DRAFT

Note:
Map scale and reproduction methods limit precision in physical features displayed. The parcels contained herein are not intended to represent surveyed data. In some areas the County's parcel base is not in alignment with the coastline. This map is for illustrative purposes only and does not reflect all policies. Site-specific studies are required to draw parcel-specific conclusions. The Agricultural Resources layer has been clipped for cartographic purposes.



FIGURE C-AR-1j
Agricultural Resources
SubArea 9
Bodega Bay Vicinity

Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, California 95403
707-565-1900 FAX 707-565-1103



**Sonoma County
Local Coastal Plan
Agricultural Resources**

Local Coastal Plan SubAreas

- SubArea 1 The Sea Ranch North
- SubArea 2 The Sea Ranch South
- SubArea 3 Stewart's Point/Horseshoe Cove
- SubArea 4 Salt Point
- SubArea 5 Timber Cove/Fort Ross
- SubArea 6 High Cliffs/Muniz-Jenner
- SubArea 7 Duncans Mills
- SubArea 8 Pacific View/Willow Creek
- SubArea 9 State Beach/Bodega Bay
- SubArea 10 Valley Ford

**SubArea 9
State Beach/Bodega Bay**

Legend

- Farmland of Local Importance
- Grazing Land
- Other Land
- Urban and Built-up Land
- Base Map Layers**
 - Coastal SubArea
 - Rural Community
 - Parcel
 - Coastal Zone Boundary
 - Highway
 - Road
 - Perennial Stream
 - Intermittent Stream

SubArea 1 The Sea Ranch North
SubArea 2 The Sea Ranch South
SubArea 3 Stewart's Point/Horseshoe Cove
SubArea 4 Salt Point
SubArea 5 Timber Cove/Fort Ross
SubArea 6 High Cliffs/Muniz-Jenner
SubArea 7 Duncans Mills
SubArea 8 Pacific View/Willow Creek
SubArea 9 State Beach/Bodega Bay
SubArea 10 Valley Ford

DRAFT

0 0.5 Miles
1 inch = 3,083 feet

Data Source: Sonoma County PRMD GIS, California Department of Conservation Farmland Mapping and Monitoring Program (FMMP)

Author: PRMD Cartography: J. Samuels File Number: S:\GIS-DATA\PRMD BASE\PRMD Department Projects\Comprehensive Planning\Local Coastal Plan\Map mxds\Public Review Draft\Figure C-AR-1k PR.mxd Date: 6/3/2019



Local Coastal Program



FIGURE C-AR-1k
Agricultural Resources
SubArea 10
Valley Ford