

ERRATA SHEET

Chapter 4: Agriculture

Staff recommends the following corrections and improvements be made to the October 30th, 2018 Draft Agriculture Chapter of the Land Use Plan Update:

1. In general, improve consistency throughout the Agriculture chapter with the use and application of the terms “prime agricultural land,” “agricultural land,” and “agricultural uses.”
2. Revise the introduction to the Agriculture chapter as follows: “...The City has prioritized the preservation of agricultural uses, which have ~~remained substantially unchanged~~ not converted to urban uses as previously anticipated since the Local Coastal Land Use Plan (LUP) was first certified in 1985.”
3. Revise Figure 4-1 to include a legend category for “No Soil Data” to clarify areas where data was not available from the National Resource Conservation Service, such as the land west of Railroad Avenue and the land between Pullman Watercourse and Young Avenue.
4. Revise Figure 4-1 to include the Urban/Rural Boundary as a legend category (line already shown on the map in solid red).
5. Revise the Agricultural Economy discussion on Page 4-7 to include the Half Moon Bay Farmer’s Market and other types of farm tours and demonstrations as examples of viable agricultural operations in Half Moon Bay.
6. Update the third paragraph of the Agricultural Economy discussion on Page 4-7 to reflect the recent voter-approved cannabis ordinance and its general framework.
7. Replace all references to “floriculture” with “horticulture.”
8. Add a definition of “Horticulture” that will include flowers, food, and similar plants including cannabis nursery starts.
9. Revise the definition of “Compatible Use” on Page 4-7 to address the Regional Public Recreation areas with prime and non-prime soils and habitat restoration as examples of land uses compatible with agriculture. Consistent with the definition, add a policy to identify the intention for compatible uses is to preserve prime and non-prime soils to be reserved for potential future agricultural use.
10. Add a definition of “Supplemental Use” on Page 4-7, describing the intent of supporting continued economic viability of agricultural operations while preserving suitable agricultural soil through a maximum lot coverage of such supplemental uses.
11. On Page 4-9, revise the first paragraph under the Urban/Rural Boundary section as follows: “...This boundary line is intended to concentrate urban development and protect rural lands from the physical and economic impacts of adjacent urban growth ~~by restricting expansion of urban services~~, as consistent with Section 30250 of the Coastal Act. As shown, most of the city’s prime and non-prime agricultural land falls within the urban boundary, with the exception of Open Space ~~and Urban Reserve~~ lands north of Frenchmans Creek Road within the Very High Fire Severity Zone in the northeastern portion of the city, which were reclassified as Rural in this LUP update.”
12. On Page 4-11, add the following to the end of the first paragraph under Strategies of Agricultural Preservation: “As shown on the Land Use Map in the Development Chapter, most of the existing

agricultural operations located outside of the Town Center are in Reserve and Horticulture Business designations to limit conversions to non-agricultural uses.”

13. Revise Policy 4-1 as follows: “Ensure the continued viability of agriculture within ~~and surrounding~~ Half Moon Bay and the Planning Area.”
14. Revise Policy 4-2 as follows: “The Town Center is the designated location for concentration of development; outside the Town Center the City shall support on-going agricultural operations and preservation of prime and non-prime agricultural lands pursuant to Policy 4-11.”
15. Revise Policy 4-3 as follows: “Provide incentives for landowners to maintain land in productive agricultural use at the landowner’s discretion, including affirmative voluntary agricultural easements and Williamson Act contracts.”
16. Revise Policy 4-4 as follows: “Establish and apply an Agriculture land use designation, intended for re-designation of existing open field agriculture areas within Open Space Reserve and Urban Reserve designations once such areas become permanently protected for agricultural operations or when property owners seek Williamson Act Contracts and request redesignation.”
17. Revise Policy 4-7 to specify “small-scale farm lodging and other overnight accommodation options.”
18. Revise Policy 4-8 as follows: “The percentage of a ~~parcel’s~~ total area used for supplemental uses on parcels with existing agricultural uses ~~lands~~ shall not exceed the percentage used for agricultural uses (e.g. crop production, grazing operations) and the portion of the parcel used for supplemental uses shall not exceed 20 percent of the parcel size. Unpaved roads, farmworker housing, parking for the primary agricultural or agricultural compatible use, buildings/structures used to support the agricultural use (e.g. barns), and underground utilities are excluded from this 20 percent calculation of maximum allowance.”
19. Delete Policy 4-9 in its entirety.
20. Replace Policy 4-11 in its entirety as follows: “**Preservation of Prime and Non-Prime Agricultural Soils.** Outside the Town Center, when siting allowed uses on lands containing prime or non-prime agricultural soils, maximize the preservation of these soils to the extent feasible, as defined by Section 30108 of the Coastal Act, where doing so would support current or future viable agricultural uses.”
21. Delete Policy 4-12 in its entirety.
22. Revise Policy 4-13 as follows: “Develop parameters for a mitigation program to be required for conversion of prime agricultural land to a new non-agricultural use as permitted under the land use designation, excluding supplemental and compatible uses as defined in this chapter, such as enhancement, protection, or restoration of other land for agricultural uses.”
23. Delete Policy 4-14 in its entirety.
24. Revise Policy 4-17 to add “Avoiding fragmentation or isolation of agricultural parcels” as a new subsection c.
25. Revise Policy 4-19 as follows: “Require the notification of owners, purchasers, residents, renters, and users of properties adjacent or near agricultural operations on agricultural land that customary agricultural practices may include ~~of the inherent potential operational conflicts associated with being near such operations~~, including noise, odor, herbicide/pesticide application, and runoff ~~concerns.~~”

26. Revise Policy 4-20 to more generally address best agricultural management practices and confirm policy coverage to protect water quality in the Agriculture chapter or other chapters of the LUP.
27. Revise Policy 4-21 as follows: "~~Location of Floriculture Uses Horticulture on Prime and Non-Prime Soils.~~ Allow soil-dependent floriculture horticulture uses to locate on prime and non-prime soils provided that a soil management plan is prepared demonstrating how the quality of prime soils will be preserved and how they will be returned to their original condition when operations cease. ~~Restrict non-soil dependent floriculture uses to non-prime soil areas and greenhouses on parcels less than 20 percent slope.~~"
28. Revise Policy 4-22 as follows: "Require floriculture horticulture uses to adhere to the following performance standards:
 - a. ~~Allow existing floricultural operations and greenhouses, whether soil dependent or independent, to expand on their existing parcel or on adjacent parcels in order to minimize capital expenditures, according to basic setback requirements of 30 feet from the right-of-way of any street and 20 feet from the lot lines of the parcel on which the greenhouse is located;~~
 - b. Prohibit new and expanded greenhouse, hothouse, or accessory structures from locating closer than 50 feet from the boundary line of a lot in a residential zoning district. Commercial cannabis shall be subject to additional setback requirements;
 - c. ~~Require runoff impoundments so that total runoff shall not be greater than if the site were uncovered~~ Encourage best management practices related to water quality and water conservation such as runoff capture and infiltration, treatment or disposal of polluted runoff, recycling of irrigation water, and capture and reuse of stormwater;
 - d. ~~Require runoff containing fertilizers or pesticides be captured and stored on-site and not released to any perennial or intermittent stream, sheet flow, or groundwater, but treated and reused on-site or disposed of according to standards established by the United States Environmental Protection Agency, and the State Regional Water Quality Control Board;~~
 - e. ~~Prohibit the use of herbicides or soil sterilants under any asphalt or concrete paving installed as part of a greenhouse development;~~
 - f. ~~Require new or expanded greenhouse operations to implement sustainable water conservation practices such as recycling of irrigation water, use of drip irrigation systems, construction of small off-stream water reservoirs for water use during summer months, except where a sensitive habitat would be affected by reduced stream flow, capture and reuse of stormwater from greenhouse roofs and other impervious surfaces, and aquaponic systems;~~
 - g. Require greenhouse floriculture uses to undergo design review, including an assessment of the need for landscape screening between differing land uses and along the Highway 1 and Highway 92 corridor for improved land use compatibility and visual quality;
 - h. Prohibit greenhouses from locating ~~on ridges or hillcrests~~ above the 160-foot contour line in order to prevent excessive grading and damage to the project area or hill silhouettes;

- i. Prohibit upward-directed light fixtures, prevent spillover with light shields, and limit and fully shield night-lighting and ambient greenhouse lighting to avoid adverse visual impacts of greenhouse glow;
 - j. Encourage new floricultural operations to use alternative energy systems and minimize reliance on oil and natural gas. Acceptable sources include, but are not limited to, solar and wind energy and heat pumps and on-grid power with 100% renewable energy sources; and
 - ~~k. Require on-site mitigation of adverse impacts for greenhouses located in or adjacent to urban areas or sensitive habitat areas.~~
29. Revise Policy 4-26 as follows: “Protect water supply for ~~priority coastal~~ agriculture, a priority coastal use, minimize impacts from seawater intrusion by restricting ~~limiting~~ groundwater withdrawal for non-priority uses, and encourage diversification of agricultural water supplies...”
30. Revise Policy 4-23 to include the San Mateo County Farm Bureau in the list of agencies and organizations to consult with. Replace “effectual” with effective.