

Agriculture Policy Comparison Table

Agriculture Policies

LUP Update – 2018 Public Draft	Origin
<i>General Policies</i>	
<p><u>4-1. Agricultural Preservation.</u> Ensure the continued viability of agriculture within and surrounding Half Moon Bay and the Planning Area.</p>	<p><u>Original LUP Policy 8-1:</u> The City recognizes agriculture as a valuable economic resource to the region. The maintenance of the City's economic base partially depends on the continued strength of the horticulture industry.</p>
<p><u>4-2. Town Center Boundary.</u> 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.</p>	<p><u>Original LUP Policy 8-12:</u> The Urban/Rural Boundary shall be the City Limit boundary of the City of Half Moon Bay.</p>
<p><u>4-3. Incentives for Continued Agricultural Use.</u> Provide incentives for landowners to maintain land in productive agricultural use, including affirmative agricultural easements and Williamson Act contracts.</p>	<p><u>Original LUP Policy 8-3:</u> The City will continue to offer agriculture preserve status and Williamson Act contracts to those owners desiring to maintain agricultural use within the City.</p>
<p><u>4-4. Agriculture Land Use Designation.</u> 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.</p>	<p>New 2018 Planning Commission Public Draft Policy</p>
<p><u>4-5. Phased Development.</u> Use the Urban Reserve and Open Space Reserve land use designations to phase development in the city and encourage on-going agriculture and horticulture uses.</p>	<p><u>Original LUP Policy 8-4:</u> The City will phase development so as to maintain land in field flower production as long as feasible (as defined in Section 30108 of Coastal Act).</p> <p><u>Original LUP Policy 8-5:</u> Lands designated Urban Reserve on the Land Use Plan Map shall not be eligible for development approval and shall not receive a permit for development, other than</p>

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	<p>for uses permitted under the designation Urban Reserve, except upon the happening of one of the following conditions:</p> <ul style="list-style-type: none"> (a) In the case of land which is within an agricultural preserve and subject to a Williamson Act contract as of July 1, 1980, expiration of the Williamson Act contract. (b) In the case of land which is not subject to a Williamson Act contract, the expiration of 10 years from the effective date of this Plan. <p><u>Original LUP Policy 8-6:</u> Lands designated Open Space Reserve on the Land Use Plan Map shall not be eligible for development approval and shall not receive a permit for development, other than for uses permitted under the designation Open Space Reserve, unless and until there are no alternative areas appropriate for infilling within the City for the proposed use and no division of such lands shall be permitted until development approval is obtained pursuant to this policy.</p>
<p><u>4-6. Farmworker Housing.</u> Accommodate the housing needs of farmworkers within the community by providing expanded farmworker housing options at appropriate densities and locations on agricultural land. Encourage clustering of farmworker housing where feasible, especially to preserve prime agricultural soils.</p>	<p>2016 First Public Draft Policy</p>
<p><u>4-7. Supplemental Uses.</u> Promote the agricultural viability and/or adaptive reuse of agriculture infrastructure within Half Moon Bay by permitting supplemental uses to complement, support, and enhance agricultural operations, as consistent with the resource protection policies of this LUP and while maintaining agriculture as the primary use of the property.</p>	<p>2016 First Public Draft Policy</p>

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<p>Supplemental uses may include but are not limited to small-scale on-site produce farm stands and greenhouses if appropriately designed; agritourism which enhances linkages between farming and tourism; and promoting activities such as farm-to-table events, small-scale farm lodging, temporary and seasonal uses, and other operations. Site supplemental uses to preserve prime agricultural soils.</p>	
<p><u>4-8. Maximum Allowances for Supplemental Uses.</u> The percentage of a parcel’s total area used for supplemental uses on agricultural 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, buildings/structures used to support the agricultural use (e.g. barns), and underground utilities are excluded from this calculation of maximum allowance.</p>	New 2018 Planning Commission Public Draft Policy
<p><u>4-9. Economic Feasibility Evaluation.</u> Require an economic feasibility evaluation of agricultural viability to ensure that any permanent supplemental uses proposed pursuant to Policy 4-7 (Agricultural Viability), do not diminish the long-term productivity and viability of agricultural land.</p>	2016 First Public Draft Policy
<p><u>4-10. Visual Resource Standards.</u> Ensure that supplemental uses and farmworker housing on or adjacent to lands in agricultural uses are compatible with and subordinate to the visual resource qualities of the primary agricultural land use.</p>	New 2018 Planning Commission Public Draft Policy
<p><u>4-11. Conversion of Prime Agricultural Land.</u> Prohibit conversion of prime agricultural land designated as Agriculture outside the Town Center to a new non-agricultural use unless all of the following can be demonstrated:</p> <ol style="list-style-type: none"> a. No alternative site exists for the new non-agricultural use; b. Clearly defined buffer areas shall be provided on the site with the new non-agricultural use and adjacent agricultural uses to ensure the continued productivity of agricultural uses; c. The productivity of any agricultural land adjacent to the new non-agricultural use will not be diminished; and 	2016 First Public Draft Policy

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<p>d. Public service and facility expansions associated with the new non-agricultural use will not impair agricultural viability, including by increased assessment costs or degraded air and water quality.</p>	
<p><u>4-12. Conversion of Non-Prime Agricultural Land.</u> Prohibit the conversion of non-prime agricultural land designated as Agriculture outside the Town Center to a new non-agricultural use unless all of the following can be demonstrated:</p> <ul style="list-style-type: none"> a. All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable; b. Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act; c. Clearly defined buffer areas shall be provided on the site with the new non-agricultural use and adjacent agricultural uses to ensure the continued productivity of agricultural uses; d. The productivity of any agricultural lands adjacent to the new non-agricultural use is not diminished; and e. Public service and facility expansions associated with the new non-agricultural use will not impair agricultural viability, including by increased assessment costs or degraded air and water quality. 	2016 First Public Draft Policy
<p><u>4-13. Mitigation for Conversion of Prime Agricultural Lands.</u> Develop parameters for a mitigation program to be required for conversion of prime agricultural land, such as enhancement, protection, or restoration of other land for agricultural uses.</p>	New 2018 Planning Commission Public Draft Policy
<p><u>4-14. Agricultural Connections and Supporting Uses.</u> Maintain connections between agricultural lands with other agricultural lands and supporting uses, avoiding the isolation of agricultural parcels among non-agricultural uses.</p>	2016 First Public Draft Policy
<p><u>4-15. Exemptions and Waivers.</u> Establish criteria and update the Implementation Plan (Zoning Ordinance) to allow coastal development permit exemptions for minor development and waivers for de minimus activities such as temporary uses provided that development or activities would not adversely impact ESHA.</p>	New 2018 Planning Commission Public Draft Policy

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<p><u>4-16. Minimum Agricultural Parcel Size.</u> Determine minimum parcel sizes to ensure maximum existing or potential agricultural productivity.</p>	2016 First Public Draft Policy
<p><u>4-17. Land Use Conflicts.</u> Reduce the potential for land use conflicts between agricultural land and non-agricultural development by requiring:</p> <ul style="list-style-type: none"> a. Clustering non-agricultural development in locations most protective of coastal resources, as well as existing and potential agricultural uses; and b. Clearly defining buffer areas between agricultural and non-agricultural uses. 	2016 First Public Draft Policy
<p><u>4-18. Right-to-Farm.</u> Establish a right-to-farm ordinance to reduce the loss of agricultural resources by limiting the circumstances under which properly conducted agricultural operations on agricultural land may be considered a nuisance. The ordinance shall address, at minimum, agriculture management practices, buffer areas from non-agricultural uses, and potential land use conflicts.</p>	2016 First Public Draft Policy
<p><u>4-19. Mandatory Disclosure.</u> Require the notification of owners, purchasers, residents, renters, and users of properties adjacent or near agricultural operations on agricultural land of the inherent potential operational conflicts associated with being near such operations, including noise, odor, herbicide/pesticide application, and runoff concerns.</p>	2016 First Public Draft Policy
<p><u>4-20. Agricultural Management Practices.</u> Encourage the following agricultural management practices to promote the long-term viability of agricultural operations:</p> <ul style="list-style-type: none"> a. Encourage effective soil conservation techniques and proper grazing methods; b. Encourage the development of conservation plans on a watershed-by-watershed basis with the Resource Conservation District; c. Encourage the use of innovative irrigation techniques and water conservation practices such as (1) recycling of irrigation water, (2) use of drip irrigation systems, (3) 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, (4) capture 	2016 First Public Draft Policy

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<p>and reuse of stormwater from roofs and other impervious surfaces, (5) aquaponic systems, and (6) other methods acceptable to the City;</p> <p>d. Meet or exceed Agriculture Commissioner standards for the usage of pesticides, fertilizers, and other agricultural chemicals to the extent possible;</p> <p>e. Require that runoff containing fertilizers, pesticides, and other agricultural chemicals 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; and</p> <p>f. Require that compost, processing wastewater, and other by-products of agricultural activities be properly disposed of on land or through suitable sewage disposal systems, if available. Prohibit disposal in perennial or intermittent streams or sensitive habitats.</p>	
<p><u>4-21. Location of Floriculture Uses.</u> Allow soil dependent floriculture to locate on 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.</p>	2016 First Public Draft Policy
<p><u>4-22. Performance Standards for Floriculture Uses.</u> Require floriculture uses to adhere to the following performance standards:</p> <p>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;</p> <p>b. Prohibit greenhouse, hothouse, or accessory structures from locating closer than 50 feet from the boundary line of a lot in a residential zoning district;</p> <p>c. Require runoff impoundments so that total runoff shall not be greater than if the site were uncovered;</p> <p>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</p>	<p><u>Original LUP Policy 8-9:</u> All new greenhouse projects, both additions and new projects, shall be subject to design review and approval.</p> <p><u>Original LUP Policy 8-10:</u> No greenhouse, hothouse, or accessory structure shall be located closer than 50 feet from the boundary line of a lot zoned residential.</p>

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<p>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;</p> <p>e. Prohibit the use of herbicides or soil sterilants under any asphalt or concrete paving installed as part of a greenhouse development;</p> <p>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;</p> <p>g. Require greenhouse floriculture uses to undergo design review;</p> <p>h. Prohibit greenhouses from locating on ridges or hillcrests in order to prevent excessive grading and damage to the project area or hill silhouettes;</p> <p>i. Prohibit upward-directed light fixtures, prevent spillover with light shields, and limit and fully shield night-lighting to avoid adverse visual impacts of greenhouse glow;</p> <p>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</p> <p>k. Require on-site mitigation of adverse impacts for greenhouses located in or adjacent to urban areas or sensitive habitat areas.</p>	
<p><u>4-23. Interagency Consultation for Agriculture Preservation.</u> Consult with other agencies and organizations including but not limited to San Mateo County, Coastal Conservancy, San Mateo County Resource Conservation District, Coastside Land Trust, POST, non-profits and others as applicable to provide a comprehensive, effectual, and innovative range of agriculture preservation strategies, comprehensive water conservation approaches, and incentives to promote the continued agricultural use in Half Moon Bay and the unincorporated Midcoast.</p>	<p><u>Original LUP Policy 8-13:</u> The City will support private agencies in enhancement programs limited to:</p> <ul style="list-style-type: none"> • Coastal Conservancy purchase of development rights or fee interest in agricultural lands from willing sellers. • Transfer of development credits among willing property owners.

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	<ul style="list-style-type: none"> • Direct support and improvement of agricultural operations by partial site development where this is permitted by the LUP. • Deferral of in-lieu fees (i.e. parks and recreation) on those lands remaining in agricultural use where partial site development occurs.
<i>Climate Change and Sea Level Rise Policies</i>	
<p><u>4-24. Agricultural Runoff.</u> Coordinate with the jurisdictional regulatory agencies and the San Mateo County Resource Conservation District to encourage agricultural operations to update and enhance their practices for minimizing water quality impacts due to runoff, particularly in areas at increased risk of flooding.</p>	New 2018 Planning Commission Public Draft Policy, Coastal Commission 2015 Sea Level Rise Policy Guidance
<p><u>4-25. Seawater Intrusion into Groundwater Supply.</u> Establish long-term strategies for addressing seawater intrusion based on best available research.</p>	New 2018 Planning Commission Public Draft Policy, 2016 Sea Level Rise Vulnerability Assessment
<p><u>4-26. Agricultural Groundwater Management.</u> Protect water supply for priority coastal agriculture use, minimize impacts from seawater intrusion by limiting groundwater withdrawal for non-priority uses, and encourage diversification of agricultural water supplies. Encourage agricultural practices that facilitates groundwater recharge. Require new water wells to be sited away from areas where seawater intrusion could occur.</p>	New 2018 Planning Commission Public Draft Policy, Coastal Commission 2015 Sea Level Rise Policy Guidance
<p><u>4-27. Alternate Water Sources.</u> Promote use of alternate water sources, including recycled water, for agriculture.</p>	New 2018 Planning Commission Public Draft Policy, Coastal Commission 2015 Sea Level Rise Policy Guidance