

Chapter 4. Agriculture Policy Comparison Table

2019 Policy #	2020 Final Draft Policy #	2020 Final Draft Policy Language (Strikethrough / <u>Underline Based on 2019 Draft</u>)	Origin
		<i>General Policies</i>	
4-1	4-1	<p>Agricultural Preservation. Ensure the continued viability of agriculture within and surrounding Half Moon Bay and the Planning Area. <u>This shall include the following:</u></p> <ul style="list-style-type: none"> <u>a. Accommodate the housing needs of farmworkers within the community;</u> <u>b. Promote the economic viability and/or adaptive reuse of agriculture infrastructure within Half Moon Bay by permitting supplemental uses pursuant to Policy 4-6;</u> <u>c. Acknowledge potential land use compatibility challenges and allow flexibility for agricultural uses with regards to noise, dust, and other aspects of customary agriculture practices; and</u> <u>a.d. Protect existing agricultural operations and lands with prime and non-prime agricultural soils located outside of the Town Center, regardless of the underlying land use designation.</u> 	<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>
4-2	4-2	<p>Town Center Boundary. The Town Center is the designated location for concentration of development; outside the Town Center the City shall support on-going agricultural <u>and horticultural</u> operations and <u>the</u> 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>
4-3	4-3	<p>Incentives for Continued Agricultural Use. Provide <u>and support</u> incentives for landowners to <u>protect prime and non-prime agricultural lands and to</u> maintain land in productive agricultural use <u>at the owner's discretion</u>, 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>

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4-4	Addressed in Chapter 2. Development	Agriculture Land Use Designation. 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.	2018 Planning Commission Public Draft Policy
4-5	No longer applicable with removal of these land use designations	Phased Development. 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><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 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</p>

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			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.
4-6	4-4	<p>Farmworker Housing. Accommodate the housing needs of farmworkers within the community by providing expanded<u>Encourage</u> farmworker housing options through the Workforce Housing Overlay at appropriate <u>affordability levels,</u> densities and locations on agricultural lands <u>in Rural Coastal, Horticulture Business, and Agriculture land use designations.</u> Encourage clustering of farmworker housing where feasible, especially to preserve prime agricultural soils such that it has the least impact on agricultural production. <u>For agricultural and agricultural compatible uses in Planned Developments, allow for limited on-site affordable employee housing as provided for in the Planned Development designation in Chapter 2. Development.</u></p>	2016 First Public Draft Policy
	4-5	<p><u>Agriculture Compatible Uses. Permit and support agriculture compatible uses on agricultural lands with the intent of preserving prime and non-prime agricultural soils for potential future agricultural use. Compatible uses should involve limited construction of permanent structures and may include public and commercial recreation such as parks and equestrian uses, open space, and habitat restoration.</u></p>	New 2020 Final Draft Policy

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4-7	4-6	<p>Supplemental Uses. 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 LCUP and while maintaining agriculture as the primary use of the property.</p> <p>Supplemental uses may include but are not limited to small-scale on-site produce <u>farm stands/retail stands</u> and greenhouses if appropriately designed; agritourism which enhances linkages between <u>farming agricultural uses</u> and tourism; and promoting activities such as farm-to-table events; <u>small-scale farm lodging and other overnight accommodation options</u>; temporary and seasonal uses, <u>research and development facilities including boarding for scientists and students</u>; and other <u>compatible operations and events</u>. Site supplemental uses to preserve prime agricultural soils <u>unless no feasible alternative exists</u>.</p>	2016 First Public Draft Policy
4-8	4-7	<p>Maximum Allowances for Supplemental Uses. The percentage of a parcel's total area used for supplemental uses on <u>a parcel or contiguous parcels with an existing</u> agricultural land <u>use, operation or production</u> 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 or contiguous parcel area. Unpaved roads, farmworker housing, <u>parking for the primary agricultural or agricultural compatible uses, ancillary buildings/structures used to support the agricultural use (e.g. barns, crop storage facilities and animal shelters)</u>, and underground utilities are excluded from this <u>20 percent</u> calculation of maximum allowance.</p>	2018 Planning Commission Public Draft Policy

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4-9	Deleted per Ag errata sheet (1/22/19)	Economic Feasibility Evaluation. 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.	2016 First Public Draft Policy
4-10	4-8	Visual Resource Standards. Ensure that <u>ancillary and</u> 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.	2018 Planning Commission Public Draft Policy
4-11	Deleted per Ag errata sheet (1/22/19)/combined with policy below	Conversion of Prime Agricultural Land. 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: 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 d.a. 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
4-12	<u>4-9</u>	Conversion of <u>Prime and Non-Prime Agricultural Land.</u> <u>Conversion of prime and non-prime agricultural land within the Town Center shall be permitted for anticipated urban development.</u> Prohibit the conversion of <u>prime and non-prime agricultural land designated as Agriculture</u> outside the Town Center, <u>including as shown on Figure 4-1,</u> to a new non-agricultural use <u>(excluding agricultural compatible and</u>	2016 First Public Draft Policy

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		<p><u>supplemental uses as defined in this chapter</u>) unless all of the following can be demonstrated:</p> <ol 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 <u>between</u> 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. 	
4-13	4-10	<p>Mitigation for Conversion of Prime Agricultural Lands. 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<u>All conversions of prime and non-prime agricultural lands to a new non-agricultural use, excluding farmworker housing, agricultural compatible uses, and supplemental uses as defined in this chapter such as habitat restoration and recreation, shall be mitigated at a ratio to be established based on the quality of agricultural lands converted, their location, and other relevant factors as evaluated in a report prepared by a qualified professional for the City's review and approval. Methods for mitigation may include but are not limited to establishing agricultural conservation easements, soil restoration, or in lieu fees in partnership with land trust and conservation agencies. Protection or restoration of agricultural</u></p>	2018 Planning Commission Public Draft Policy

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		<u>lands within city limits is preferred; followed by lands within the coastal zone of unincorporated San Mateo County and finally by other coastal zone areas.</u>	
	4-11	<u>Public Access Trails and Facilities.</u> <u>Notwithstanding the conversion policies herein, public access trails and related facilities (e.g., public parking lots, restrooms) shall be allowed on all agricultural lands and shall not require mitigation for conversion of prime or non-prime agricultural soils provided that any impact to prime and non-prime soils is minimized to the extent feasible.</u>	New 2020 Final Draft Policy (per Coastal Commission coordination)
	4-12	<u>Division of Agricultural Lands.</u> <u>Division of agricultural lands for conversion to new non-agricultural uses, excluding farmworker housing provided through the Workforce Housing Overlay, agricultural compatible uses, and supplemental uses as defined in this chapter, shall be restricted as follows:</u> <u>a. Division of prime agricultural land within a parcel shall be prohibited, unless it can be demonstrated that on-site or adjacent existing or potential agricultural productivity would not be reduced.</u> <u>b. Creation of new parcels where the only building site would be on prime agricultural land shall be prohibited.</u> <u>c. Recordation of a disclosure statement on any parcel maps, final maps, and all affected parcel deeds shall be required as a condition of approval for division of lands on or adjacent to agricultural land for new non-agricultural uses. The statement shall describe the potential for exposure to customary agricultural practices.</u>	New 2020 Final Draft Policy (per Coastal Commission coordination)
	4-13	<u>Biological Resources and Agricultural Operations.</u> <u>Continue to allow legally established agricultural uses within ESHA, wetlands, riparian corridors, and their buffers. New or</u>	New 2020 Final Draft Policy (per Coastal Commission coordination)

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		<u>expanded agricultural uses within such areas shall be subject to all applicable biological resource protection policies in the LCP.</u>	
4-14	Deleted per Ag errata sheet (1/22/19)	<u>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.	2016 First Public Draft Policy
4-15	Addressed in Chapter 2. Development	<u>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.	2018 Planning Commission Public Draft Policy
4-16	Addressed in Chapter 2. Development	<u>Minimum Agricultural Parcel Size.</u> Determine minimum parcel sizes to ensure maximum existing or potential agricultural productivity.	2016 First Public Draft Policy
4-17	4-14	<u>Land Use Conflicts.</u> Reduce the potential for land use conflicts between agricultural land and non-agricultural development by requiring: a. Clustering non-agricultural development in locations most protective of <u>existing and potential agricultural uses, as well as other</u> coastal resources, as well as existing and potential agricultural uses; and b. <u>Clearly defined</u> buffer areas between agricultural and non-agricultural uses <u>on non-agricultural lands that are adjacent to agricultural lands as a condition of development on the non-agricultural lands;</u> and b.c. Avoiding fragmentation or isolation of agricultural parcels.	2016 First Public Draft Policy
4-18	4-15	<u>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	2016 First Public Draft Policy

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		<p>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, <u>disclosure requirements, and ordinance implementation.</u></p>	
4-19	4-16	<p>Mandatory Disclosure. Require, <u>as a condition of approval for new development on non-agricultural properties adjacent to agricultural operations on agricultural land,</u> the <u>recordation of a deed restriction that ensures the</u> notification of owners, purchasers, residents, renters, and users of <u>such</u> properties adjacent or near agricultural operations on agricultural land of the inherent potential operational conflicts associated with being near such operations, including that customary agricultural practices may cause exposure to noise, odor, <u>dust, insects,</u> herbicide/pesticide application, and runoff concerns.</p>	2016 First Public Draft Policy
4-20	4-17	<p>Agricultural Management Practices. Encourage the following <u>best</u> agricultural management practices to promote the long-term viability of agricultural operations <u>and minimize off-site impacts related to water quality and water conservation. Best management practices may include:</u></p> <ul style="list-style-type: none"> a. Encourage effective soil conservation techniques and proper grazing methods; b. Encourage the dDevelopment of conservation plans on a watershed by watershed basis with the Resource Conservation District; c. Encourage the use of iInnovative 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 and reuse of stormwater from roofs and other impervious 	2016 First Public Draft Policy

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		<p>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.c. 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>	
	4-18	<p><u>Agriculture and Horticulture Runoff and By-Products. In review of any coastal development permit, require that:</u></p> <p><u>a. Runoff containing fertilizers, pesticides, or other agricultural chemicals is captured, stored, and treated on site or properly disposed;</u></p> <p><u>b. Compost, processing wastewater, and other by-products are properly disposed of on land or through suitable disposal systems; and</u></p> <p><u>a.c. No such runoff or by-products are released or disposed of in any perennial or intermittent stream, sheet flow, groundwater, or sensitive habitat area.</u></p>	New 2020 Final Draft Policy (incorporating deleted language from Final Draft Policy 4-17)

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4-21	4-19	<p>Location of Flor<u>Horticulture Uses on Prime and Non-prime Agricultural Lands.</u></p> <p>Allow soil dependent new flor<u>horticulture uses</u> to locate on prime and non-prime agricultural lands soils provided that <u>permanent structures are sited and designed to preserve prime soils to the extent feasible. Require a soil management plan for new horticulture operations</u>is prepared demonstrating how the quality of prime soils will be preserved <u>and or</u> how they will be returned to their original condition when operations cease <u>if it is demonstrated that they will not be preserved through development design or standards.</u> 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
4-22	4-20	<p>Performance Standards for Flor<u>Horticulture</u> Uses.</p> <p>Require <u>new flor</u>horticulture uses to adhere to the following performance standards:</p> <ol style="list-style-type: none"> 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.<u>Maintain sufficient setbacks from public roads and buffers from non-agricultural land uses;</u> b. Prohibit <u>new and expanded</u> greenhouse, hothouse, or accessory structures from locating closer than 50 feet from the boundary line of a lot in a residential zoning district. <u>Commercial cannabis shall be subject to additional setback requirements;</u> c. Require runoff impoundments so that total runoff shall not be greater than if the site were uncovered.<u>Encourage best management practices related to water quality and water</u> 	<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><u>conservation such as runoff capture and infiltration, treatment or disposal of polluted runoff, recycling of irrigation water, and capture and reuse of stormwater;</u></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 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><u>g.d. Require greenhouse for horticulture 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;</u></p> <p><u>h.e. Prohibit greenhouses from locating on ridges or hill crests above the 160-foot contour line in order to prevent excessive grading and damage to the project area or hill silhouettes;</u></p>	

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		<p>i.f. Prohibit upward-directed light fixtures, prevent spillover with light shields, and limit and fully shield night-lighting <u>and ambient greenhouse lighting</u> to avoid adverse visual impacts of greenhouse glow; <u>and</u></p> <p>j.g. Encourage new florhorticultural 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, <u>on-grid power with 100% renewable energy sources, and energy derived from landfill methane gas recovery</u>; and</p> <p>k.h. <u>Require on-site mitigation of adverse impacts for greenhouses located in or adjacent to urban areas or sensitive habitat areas.</u></p>	
4-23	Moving to General Plan Community Preservation Element	<p>Interagency Consultation for Agriculture Preservation. 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. • 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.

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		<i>Climate Change and Sea Level Rise Policies</i>	
4-24	Moving to General Plan Community Preservation Element	Agricultural Runoff. 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.	2018 Planning Commission Public Draft Policy, Coastal Commission 2015 Sea Level Rise Policy Guidance
4-25	Addressed in Chapter 3. Public Works and 7. Environmental Hazards	Seawater Intrusion into Groundwater Supply. Establish long-term strategies for addressing seawater intrusion based on best available research.	2018 Planning Commission Public Draft Policy, 2016 Sea Level Rise Vulnerability Assessment
4-26	Addressed in Chapter 3. Public Works	Agricultural Groundwater Management. 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.	2018 Planning Commission Public Draft Policy, Coastal Commission 2015 Sea Level Rise Policy Guidance
4-27	Addressed in Chapter 3. Public Works	Alternate Water Sources. Promote use of alternate water sources, including recycled water, for agriculture.	2018 Planning Commission Public Draft Policy, Coastal Commission 2015 Sea Level Rise Policy Guidance