

4. Agriculture

Agriculture is considered a coastal resource and a priority land use under the Coastal Act. This chapter provides policies for protection of and support for Half Moon Bay's agricultural resources in coordination with the City's approach to growth management.

Land Use Plan Framework

The County's agricultural heritage is evident throughout Half Moon Bay. The City has prioritized the preservation of agriculture uses, which have not converted to urban uses as previously anticipated when the Local Coastal Land Use Plan (LUP) was first drafted in 1985. The LUP Framework reflects Coastal Act priorities of protecting prime agricultural land as well as community priorities of providing opportunities to support the long-term viability of Half Moon Bay's agricultural operations. Consistent with the overarching goals of the 2020 LUP update, the policies in this chapter are designed to maximize protection of agricultural resources outside of the Town Center while focusing urban development in the Town Center.

COASTAL ACT DEFINITIONS AND POLICIES

The following California Coastal Act definitions and policies inform the City's agricultural land use policies and are incorporated into this LUP.

The California Coastal Act provides protection for viable and prime agricultural land in the Coastal Zone. The Act defines "prime agricultural land" as consistent with subsections 1, 2, 3, or 4 of Government Code Section 51201(c), as follows:

(c) "Prime agricultural land" means any of the following:

- (1) All land that qualifies for rating as class I or class II in the Natural Resource Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.¹

¹ Coastal Act Section 30113; Government Code Section 51201(c)

In contrast, “non-prime agricultural land” consists of other coastal agricultural lands that do not qualify as prime but are in use for crops or grazing or are otherwise suitable for agriculture.

Coastal Act policies require the protection of agricultural lands by mandating that the maximum amount of prime agricultural land be maintained in production (Section 30241), supporting techniques that limit conflicts between agricultural and urban uses (Section 30241), and providing criteria for the determination of the viability and economic feasibility of agricultural uses (Section 30241.5). Under the Coastal Act, productive agricultural lands and other lands suitable for agricultural use may only be converted to other uses in limited circumstances (Section 30242). The Coastal Act also provides for the concentration of new development and land divisions in existing developed areas (Section 30250).

Article 5: Land Resources

Section 30241. Prime agricultural land; maintenance in agricultural production

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas’ agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.
- (d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
- (e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of prime agricultural lands.

Section 30241.5. Agricultural land; determination of viability of uses; economic feasibility evaluation

- (a) If the viability of existing agricultural uses is an issue pursuant to subdivision (b) of Section 30241 as to any local coastal program or amendment to any certified local coastal program submitted for review and approval under this division, the determination of “viability” shall include, but not be limited to, consideration of an economic feasibility evaluation containing at least both of the following elements:
 - (1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.
 - (2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately

preceding the date of the filing of a proposed local coastal program or an amendment to any local coastal program.

For purposes of this subdivision, "area" means a geographic area of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for those lands included in the local coastal program or in the proposed amendment to a certified local coastal program.

- (b) The economic feasibility evaluation required by subdivision (a) shall be submitted to the commission, by the local government, as part of its submittal of a local coastal program or an amendment to any local coastal program. If the local government determines that it does not have the staff with the necessary expertise to conduct the economic feasibility evaluation, the evaluation may be conducted under agreement with the local government by a consultant selected jointly by local government and the executive director of the commission.

Section 30242. Lands suitable for agricultural use; conversion

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

Article 6: Development

Section 30250(a). Concentration of development

New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, 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.

LAND USE PLAN DEFINITIONS

Definitions pertaining to agricultural land uses in this LUP are derived from the Williamson Act, State Department of Conservation policy guidance, and the San Mateo County LCP.

Agricultural Land Use, Operation, or Production. The use of land, including but not limited to open fields and greenhouses, to produce an agricultural commodity for commercial purposes. Specific uses include the cultivation of food, fiber or flowers; the grazing, growing or pasturing of livestock; and horse breeding operations. This definition also generally applies to the term "agriculture."

Agricultural Ancillary Use. Uses providing necessary support to the primary agricultural land use. Specific examples include barns, animal shelters, farm stands/retail stands, arenas, stables, storage facilities, wells, parking, and fences.

Agricultural Compatible Use. Uses determined to be compatible with agricultural land uses that effectively preserve prime soils, including recreational uses such as parks and commercial equestrian uses, open space, and habitat restoration.

Agricultural Supplemental Use. Uses that support the continued economic viability of agricultural land use, operation, or production while preserving suitable agricultural soil. Specific examples include agritourism, small-scale farm lodging, and temporary and seasonal uses.

Farmworker Housing. Dwelling unit(s) dedicated for use by people who earn a portion of their income through permanent or seasonal agricultural, agricultural compatible, and/or horticultural labor, and the household members who reside with such a person.

Horticulture. Cultivation of flowers, food, and similar plants, typically involving nursery or greenhouse production.

SOIL CLASSIFICATION

Under the Coastal Act’s four-part definition of prime agricultural land, Half Moon Bay’s prime agricultural land primarily falls within categories 1, 2, and 4: land that qualifies for rating as class I or class II in the Natural Resource Conservation Service (NRCS) land use capability classifications, land that qualifies for rating 80 through 100 in the Storie Index Rating, and land planted with fruit- or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years.

While the NRCS soil classification system includes eight total classes, only class I and class II are recognized by the Coastal Act as “prime” and are therefore afforded the most protection under the Coastal Act. The NRCS classification system is based on land capability, grouping soils based on their capability to produce common cultivated crops and pasture plants without deteriorating over a long period. Class I soils are defined as having slight limitations that would restrict their use, while Class II soils have moderate limitations that reduce the choice of plants or require moderate conservation practices.² Similarly, the Storie Index is a semiquantitative method of rating agricultural soils based on the degree of soil profile development, surface texture, slope, and other landscape conditions including drainage, erosion, acidity, and alkalinity. These factors are scored and multiplied together to generate an index rating from 0 to 100, within which 80 through 100 is recognized as “prime” by the Coastal Act. By contrast, other lands suitable for agricultural that fall within class III through VIII of the NRCS soil classification system or are rated less than 80 on the Storie Index are not considered prime soils, but may still be identified and protected as non-prime agricultural lands.

Land in the Planning Area that meets the definition of prime and non-prime agricultural land is described in Table 4-1 and shown in Figure 4-1.

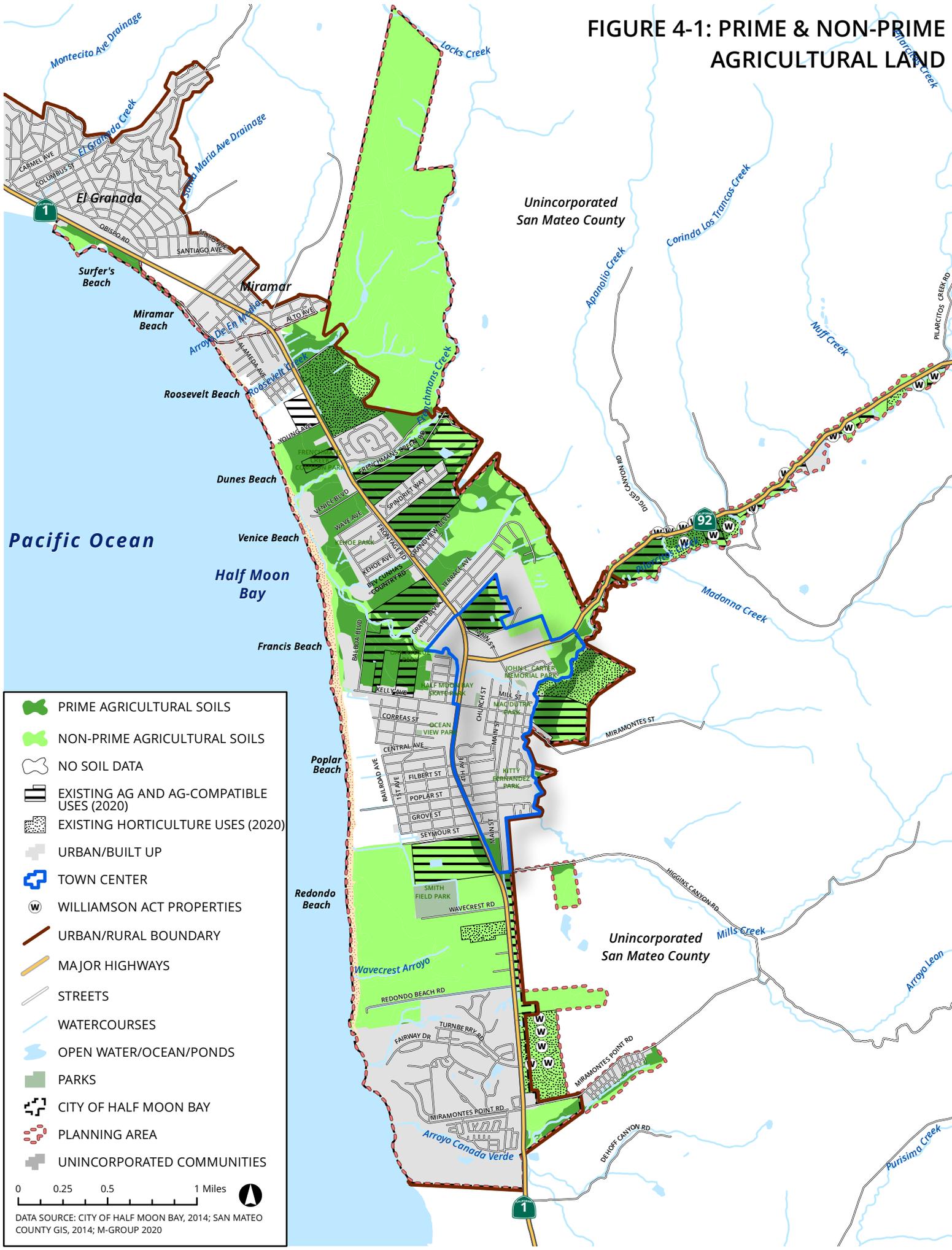
Table 4-1: Prime and Non-Prime Agricultural Land (in acres)

<i>Agricultural Land Type</i>	<i>City Limits</i>	<i>Unincorporated County</i>	<i>Total Planning Area</i>
Prime	1,105	142	1,247
Non-Prime	2,109	225	2,334
Total Agricultural Land	3,214	367	3,581

Source: San Mateo County GIS 2014, NRCS 2018, M-Group 2020

² National Resources Inventory Glossary, United States Department of Agriculture

FIGURE 4-1: PRIME & NON-PRIME AGRICULTURAL LAND



PRIME AGRICULTURAL SOILS

NON-PRIME AGRICULTURAL SOILS

NO SOIL DATA

EXISTING AG AND AG-COMPATIBLE USES (2020)

EXISTING HORTICULTURE USES (2020)

URBAN/BUILT UP

TOWN CENTER

WILLIAMSON ACT PROPERTIES

URBAN/RURAL BOUNDARY

MAJOR HIGHWAYS

STREETS

WATERCOURSES

OPEN WATER/OCEAN/PONDS

PARKS

CITY OF HALF MOON BAY

PLANNING AREA

UNINCORPORATED COMMUNITIES

0 0.25 0.5 1 Miles

DATA SOURCE: CITY OF HALF MOON BAY, 2014; SAN MATEO COUNTY GIS, 2014; M-GROUP 2020

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Agricultural Land Use Framework

LAND USE DESIGNATIONS

The city has open field agriculture, greenhouse related horticulture and floriculture uses, and one horse breeding operation. Open field agricultural operations primarily occur within the Rural Coastal land use designation, as well as within several of the City’s Planned Developments (PDs). Greenhouses are primarily located within the Horticulture Business land use designation.

Certain areas of the city were placed under the former Urban Reserve land use category with the original adoption of the 1996 LUP in anticipation of increased population growth and decreased viability of agricultural lands in operation at that time. This land use category was intended as a placeholder for land to be developed after substantial development of infill lots and certain PDs occurred. However, contrary to original expectations, the city’s population has increased at a slower rate than expected, while community interest in preservation of local agricultural operations has been increasing.

In response to these changed conditions and expectations, as discussed in Chapter 2. Development, the 2020 Land Use Plan update re-designates all Urban Reserve and Open Space Reserve land use designations to the Rural Coastal land use designation to eliminate the reserve construct and enhance protection and support of the city’s agricultural land uses. This land use designation is also appropriate for any lands that become permanently protected under an agriculture easement or Williamson Act contract, or upon landowner request, as discussed later in this chapter.

Several other existing agricultural operations are located within the PD land use designation. This land use designation was established with the original LUP and is intended for well-planned development and conservation in accordance with a Master Plan such as a Specific Plan that would ensure clustering of structures, provision of public services, and protection of coastal resources, as consistent with Section 30250 of the Coastal Act. At the time of this LUP update, many of the PDs had yet to be developed, including several which remained wholly or partially in agricultural use (namely Podesta, a portion of Surf Beach/Dunes Beach, and the North Wavecrest PDs) while agricultural compatible commercial equestrians uses have been on-going in the Venice PD. Agricultural uses had been discontinued at the Nurserymen’s Exchange PD and the former LC Smith Estate PD prior to the LUP update.

Table 4-2: Active Agricultural and Horticultural Operations (2020, in estimated acres)

<i>Active Operation Type</i>	<i>City Limits</i>	<i>Unincorporated County</i>	<i>Total Planning Area</i>
Agriculture/Agriculture Compatible	401	59	460
Horticulture (Nurseries and Greenhouses)	158	93	251
Total Active Operations	559	152	711

Source: San Mateo County GIS 2014, City of Half Moon Bay 2018, M-Group 2020

URBAN/RURAL BOUNDARY

As depicted in Figure 4-1: Prime and Non-Prime Agricultural Land, the Urban/Rural Boundary defines the separation between areas of concentrated development and areas of rural, protected open space in Half Moon Bay. At the countywide scale, this boundary line is intended to concentrate urban development and protect rural lands from the physical and economic impacts of adjacent urban growth, 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 for Conservation 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.

TOWN CENTER

Most of the Planning Area's open field agriculture and all of the greenhouse establishments are located outside the Town Center. As laid out in Chapter 2. Development, the Town Center was delineated to include the city's core commercial, mixed-use, and higher density residential areas along with civic and light industrial land uses.

Several properties within the Town Center are currently, or were recently, in open field agricultural use and have not developed since the LCP was effectively certified in 1996. The Podesta PD continues to be farmed, and lands on the south side of Highway 92 east of Main Street (a portion of the former Andreotti PD) is used for low density horse grazing, which is a compatible use to agriculture. Portions of property immediately east of the Hill Top Mobile Home Park known as "Goat Hill" are also in agricultural use. Areas where open field agriculture operations have ceased that remain undeveloped include the low-lying property at the southeast corner of the Highway 1 and 92 intersection and the property at the southern edge of the Town Center at Highway 1 and South Main Street (former L.C. Smith Estate PD). Of these Town Center properties, the former L.C. Smith PD and Podesta PD are mapped as fully containing prime soils. The Goat Hill property has limited prime soils. The other areas are considered non-prime.

AGRICULTURAL ECONOMY

The economic importance of agriculture in the Coastsides region exceeds its production value, which has experienced an overall decrease countywide since around the year 2000. Residents and visitors to the region enjoy the open space and locally-grown food and farm products offered by local agriculture. Some farms welcome visitors, and Half Moon Bay's annual Pumpkin Festival is one of the Coastsides region's biggest events. In addition, smaller events such as Farm Day and Farm + Fish + Flowers connect residents and visitors with local agriculture. The long-established Coastsides Farmers Market and other types of farm stands, tours and demonstrations are also significant contributors to the local agricultural economy.

Historically, Half Moon Bay's agricultural specialization has been in floriculture, and national-scale operators continue to be based in the city. While these businesses remain vital, the data regarding the industry suggest that there are challenges to growth, including contracting sales and employment trends. There are over one million square feet of agricultural greenhouse space in the City of Half Moon Bay. In an effort to revitalize agricultural production in the city, the Planning Commission passed a resolution in 2010, certified by the Coastal Commission in 2015, that increased zoning

flexibility to help agricultural businesses adapt to changing market conditions and new opportunities. Specifically, new principally permitted uses and accessory uses including plant cultivation for medicinal, horticultural, or agricultural production, research and development, and retail sales were added as allowed uses within horticultural and agricultural operations in the Agriculture (A-1) zoning district.

Like many local governments in California, Half Moon Bay is actively addressing the emerging cannabis economy, including considering what types of cultivation and ancillary uses may be appropriate and in what locations. In 2018, the City passed a voter-approved ballot measure to allow cannabis nursery starts in existing greenhouses with buffer requirements from more sensitive uses such as schools and residential areas.

While agriculture is not likely to be an economic driver or growth industry for Half Moon Bay, continued farmland conservation and local food production activities support the region through aesthetic, cultural, and economic contributions that benefit residents, local businesses, and visitors.

OTHER HERITAGE LAND USES

Recreational Equestrian

Equestrian uses have cultural ties to Half Moon Bay's rural history. Although recreational equestrian uses are not considered agricultural, they can be operated in a manner compatible with agricultural uses so as to preserve prime soils. Long-standing commercial equestrian operations in the city include Sea Horse Ranch and Maloney's Horses and Ponies. These operations offer a variety of equestrian-related services including horse boarding, training, lessons, guided horseback tours, and are located in proximity to existing agricultural lands and uses. Although horse breeding is also an equestrian use, it is considered to be an agricultural use in this LUP.

Forestry

Portions of Half Moon Bay are forested, with stands of Monterey pine forest in the north, Monterey cypress forest near the coast, and eucalyptus forest in the east. These are not considered commercial species under the California Forest Practice Act. There are currently no logging operations taking place in Half Moon Bay.

Fishing and Recreational Boating

Half Moon Bay does not currently have a marina or other facilities to support fishing or recreation boating; however, the northern portion of the city borders Pillar Point Harbor and the unincorporated community of Princeton-by-the-Sea. These areas are accessible from Half Moon Bay via Highway 1 and the California Coastal Trail. Commercial fishing and recreational boating policies for Princeton are covered in the San Mateo County Local Coastal Program, and planning efforts for Pillar Point Harbor are undertaken by its operator, the San Mateo County Harbor District.

Agricultural Preservation Strategies

This LUP places a priority on protecting agricultural lands as well as supporting existing agricultural operations. Specific strategies for achieving these goals are discussed below. Beyond meeting Coastal

Act requirements, protection of agricultural lands supports community priorities of maintaining Half Moon Bay's rural character, reducing carbon emissions, and enhancing food security.

CONVERSION LIMITATIONS

Conversion of prime and non-prime agricultural land to non-agricultural uses is differentiated between areas inside or outside of the Town Center. 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 Rural Coastal and Horticulture Business designations to limit conversions to non-agricultural uses. Conversion of prime and non-prime agricultural lands in areas outside of the Town Center will only be allowed subject to criteria consistent with Coastal Act requirements, including an assessment of the feasibility of new or ongoing agricultural use.

Within the Town Center, Coastal Act Policy Section 30250(a) supports conversion to other uses because these areas are fully integrated into the most developed portion of the city and are served with well-established public infrastructure. Furthermore, prioritizing development within the Town Center over other parts of town disincentivizes conversions of lands that remain viable for agricultural use outside the Town Center and that are not needed to support the City's planned growth. Thus, although the LUP policies protect prime and non-prime agricultural land from conversion, the City anticipates properties in the Town Center containing prime and non-prime soils, including the Podesta PD and the former L.C. Smith Estate PD, to be developed during the planning horizon. The LUP requires mitigation for conversion of prime and non-prime agricultural lands for both inside and outside of the Town Center, through methods such as establishing new agricultural conservation easements or in-lieu fees (see Figure 4-1 for boundaries of the Town Center in relation to prime and non-prime agricultural lands).

The LUP also includes a provision for adhering to the established urban/rural boundary to encourage the clustering of development within the city, especially within the Town Center, and preserving more of the agricultural land in the surrounding areas outside of the Town Center.

The LUP policies view horticulture as a different land use from agriculture, due to the greater intensity of development that takes place on horticulture sites. Policies require horticulture operations to take measures to preserve any prime agricultural soil on their properties and establish development standards to ensure the long-term compatibility of horticulture with the preservation of the area's other coastal resources.

SUPPLEMENTAL USES

While the Rural Coastal designation allows open field agriculture, low-density single-family housing, farmworker housing, and other ancillary and compatible uses, agricultural operators indicate that there is a need for supplemental agricultural and non-agricultural uses within Rural Coastal to support the economic viability and longevity of agricultural operations. Such uses could include farm-to-table events, agritourism, and research and development facilities. Small-scale overnight accommodations may also be considered, provided that they are related to the underlying agricultural or agricultural compatible use and are generally soil conserving.

As discussed in Chapter 2. Development, farmworker housing is a Coastal Act Priority Use. To support this, the Workforce Housing Overlay is available to the Rural Coastal and Horticulture Business land use designations to provide opportunities for affordable farmworker housing. The LUP also aims to

make it easier for farmers and horticulture businesses to maintain agricultural operations by allowing for greater flexibility of supplemental land uses that can provide additional economic opportunities for farmers and operators of other related agricultural businesses in ways that complement existing operations.

WILLIAMSON ACT

The Williamson Act, also known as the California Land Conservation Act of 1965, provides a means for local governments and private landowners to preserve agricultural uses. The Williamson Act allows cities and counties to enter into 10-year contracts with landowners, restricting the use of specific parcels of land to agricultural or other related open space uses in exchange for lower property tax assessments based on farming and open space uses as opposed to potentially much higher full market values for lands where development is likely. Williamson Act contracts renew automatically each year unless the owner or local government chooses not to renew, which would allow the land to become available for development 10 years after non-renewal. As of 2020, the City of Half Moon Bay has no land under Williamson Act contracts within city limits. However, there are several parcels in the Planning Area outside of city limits that are under Williamson Act contracts, as shown in Figure 4-1.

EASEMENTS AND PRESERVES

There is potential for open field agriculture lands in the Rural Coastal land use designation to be placed in conservation or affirmative agricultural easements or agricultural preserves, which protect land for agriculture use in perpetuity and make land more affordable for farmers by decreasing the land value. A significant example of this is Peninsula Open Space Trust's Farmland Futures Initiative, under which an 18.5-acre portion of the Andreotti farm on Kelly Avenue was purchased and protected. LUP policies promote the use of farmland preservation strategies such as affirmative agricultural easements and Williamson Act contracts that incentivize farmers to maintain their lands in production. LUP policies also institute mitigation requirements that could provide a source of funding for these strategies.

RIGHT TO FARM

Open agriculture fields and horticultural businesses are often surrounded by or backing up to residential areas, in some cases without any buffer area between the two land uses. As land use conflicts can occur between agricultural and non-agricultural uses, such as with use of farm equipment and machinery, timing and methods of harvest and pest management, and noise and light pollution, it is essential to ensure concentration of urban development and implementation of buffer areas to protect both agricultural and non-agricultural land uses.

CLIMATE CHANGE & SEA LEVEL RISE

Agricultural land within the city can be impacted by several aspects of climate change and sea level rise. Sea level rise can cause flooding and inundation, increased coastal erosion, changes in sediment supply and movement, and seawater intrusion, which can in turn have significant impacts on coastal agriculture and its economy. As climate change continues to cause more severe drought cycles, irrigation needs may be impacted by water shortages and seawater intrusion into groundwater extracted from wells. Water shortages can lower the water table, which can result in further seawater

intrusion. Low-lying agricultural land can be particularly susceptible to flooding, inundation, changes to surface drainage, and seawater intrusion.

The City's 2016 Sea Level Rise Vulnerability Assessment shows no direct anticipated impacts to existing agricultural land resulting from sea level rise or coastal erosion during the 2040 planning horizon. Areas of agricultural land in northern Half Moon Bay and to the north and south of Pilarcitos Creek fall within the potential tsunami inundation zone. The study recommends further analysis of potential groundwater impacts from seawater intrusion. As sea level rise science progresses and updated projections become available, it will be imperative to reassess agricultural areas at risk and identify measures for protection, conservation, and innovative irrigation techniques. Higher levels of sea level rise have been mapped by other sources and indicate that some prime and non-prime agricultural lands may become subject to inundation in the future.³ Policies specifically addressing sea level rise adaptation and groundwater management are found in Chapter 3. Public Works and Chapter 7. Environmental Hazards.

Policies – Agriculture

The LUP contains policies to protect the city's agricultural resources, including by maximizing the amount of prime and non-prime agricultural land to be maintained in production, protecting existing agricultural land use and operations, and supporting techniques to limit threats to agricultural productivity. The LUP also contains policies intended to relieve pressure on agricultural operations from more urban land uses, including residential uses, and ensure long-term compatibility between agricultural and non-agricultural uses. Agricultural management practices are encouraged that ensure the sustainability of surrounding habitats, water quality, and other resources. These policies apply to agricultural and agricultural compatible land uses wherever they are located. At this time, these uses are primarily located in the Rural Coastal, Horticultural Business, and PD land use designations, but will also be located in the Agriculture designation, should it be applied at a future time.

- 4-1. Agricultural Preservation.** Ensure the continued viability of agriculture within Half Moon Bay and the Planning Area. This shall include the following:
- a. 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;
 - b. Accommodate the housing needs of farmworkers within the community;
 - c. Promote economic viability within Half Moon Bay by permitting agriculture compatible, supplemental, and ancillary uses that limit direct and cumulative impacts on the long-term productivity of agricultural soils (e.g. minimize soil disturbance and protect soil structure); and
 - d. Acknowledge potential land use compatibility challenges and allow flexibility for agricultural uses with regards to noise, dust, and other aspects of customary agriculture practices.

³ Our Coast Our Future (OCOF) website www.datat.pointblue.org for 6.6-foot sea level rise scenario combined with 100-year storm event.

- 4-2. Town Center Boundary.** The Town Center is the designated location for concentration of development; outside the Town Center the City shall support agricultural and horticultural operations and the preservation of prime and non-prime agricultural lands pursuant to Policy 4-9.
- 4-3. Incentives for Continued Agricultural Use.** Provide and support incentives for landowners to protect prime and non-prime agricultural lands and to maintain land in productive agricultural use at the landowner's discretion, including agricultural easements and Williamson Act contracts through an updated ordinance. In review of coastal development permits on lands with such easements or contracts, the City will consider the terms and agreements in their development review.
- 4-4. Farmworker Housing.** Farmworker housing is considered a Coastal Act Priority Use, as well as a Local Priority Use. Encourage a range of farmworker housing including non-permanent housing for seasonal farmworkers and permanent housing through the Workforce Housing Overlay at appropriate affordability levels, densities, and locations on agricultural lands in Rural Coastal and Horticultural Business land use designations. Encourage clustering of farmworker housing where feasible, especially to preserve prime agricultural soils such that it has the least impact on agricultural production. 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.
- 4-5. Agricultural Permitting Process.** Update the Implementation Plan to improve the permitting process for agricultural development projects; potentially allow for coastal development permit exemptions or waivers for de minimis structures and activities such as temporary uses, provided that development or activities would avoid adverse impacts to ESHA; and consider permit fee reductions for agricultural uses.
- 4-6. 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.
- 4-7. 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 LCP and while maintaining agriculture as the primary use of the property.
- Supplemental uses may include but are not limited to agritourism which enhances linkages between agricultural uses and tourism; activities such as farm-to-table events; small-scale lodging and other overnight accommodation options; temporary and seasonal uses; research and development facilities including boarding for scientists and students; and other compatible operations and events. Site supplemental uses to preserve prime agricultural soils unless no feasible alternative exists.
- 4-8. Maximum Allowances for Supplemental Uses.** The total area used for supplemental uses on a parcel or contiguous parcels with an existing agricultural land use, operation or production shall not exceed 20 percent of the parcel or contiguous parcel area. Unpaved roads, farmworker housing, 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), and underground utilities are excluded from this 20 percent calculation of maximum allowance.

- 4-9. Conversion of Prime and Non-Prime Agricultural Land.** Conversion of prime and non-prime agricultural land within the Town Center shall be permitted for anticipated urban development. Prohibit the conversion of prime and non-prime agricultural land outside the Town Center, including as shown on Figure 4-1, to a new non-agricultural use (excluding agricultural compatible and supplemental uses as defined in this chapter) unless all of the following can be demonstrated:
- 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 between 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.
- 4-10. Mitigation for Conversion of Agricultural Lands.** 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 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.
- 4-11. Public Access Trails and Facilities.** 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.
- 4-12. Division of Agricultural Lands.** Division of agricultural lands for conversion to new non-agricultural uses, where such conversion is permitted by Policy 4-9 and 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:
- 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.
 - b. Creation of new parcels where the only building site would be on prime agricultural land shall be prohibited.

- 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.
- 4-13. Biological Resources and Agricultural Operations:** Continue to allow established agricultural uses and operations within ESHA, wetlands, riparian corridors, and their buffers. New or expanded agricultural uses and operations within such areas shall be subject to all applicable biological resource protection policies in the LCP.
- 4-14. Land Use Conflicts.** 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 existing and potential agricultural uses, as well as other coastal resources;
 - b. Clearly defined buffer areas between agricultural and non-agricultural uses on non-agricultural lands that are adjacent to agricultural lands as a condition of development on the non-agricultural lands; and
 - c. Avoiding fragmentation or isolation of agricultural parcels.
- 4-15. Right-to-Farm.** 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, potential land use conflicts, disclosure requirements, and ordinance implementation.
- 4-16. Mandatory Disclosure.** Require, as a condition of approval for new development on non-agricultural properties adjacent to agricultural operations on agricultural land, the recordation of a deed restriction that ensures the notification of owners, purchasers, residents, renters, and users of such properties that customary agricultural practices may cause exposure to noise, odor, dust, insects, herbicide/pesticide application, and runoff.
- 4-17. Agricultural Management Practices.** Encourage best agricultural management practices to promote the long-term viability of agricultural operations and minimize off-site impacts related to water quality and water conservation. Best management practices may include:
- a. Effective soil conservation techniques and proper grazing methods;
 - b. Development of conservation plans;
 - c. Innovative irrigation techniques and water conservation practices.
- 4-18. Agriculture and Horticulture Runoff and By-Products.** In review of any coastal development permit, require that:
- a. Runoff containing fertilizers, pesticides, or other agricultural chemicals is captured, stored, and treated on site or properly disposed;
 - b. Compost, processing wastewater, and other by-products are properly disposed of on land or through suitable disposal systems; and
 - c. No such runoff or by-products are directly released or disposed of in any perennial or intermittent stream, or sensitive habitat area, and minimized to the extent feasible in any sheet flow or groundwater.

- 4-19. Horticulture Uses on Prime and Non-prime Agricultural Lands.** Allow new horticulture uses to locate on prime and non-prime agricultural lands provided that permanent structures are sited and designed to preserve prime soils to the extent feasible. Require a soil management plan for new horticulture operations demonstrating how the quality of prime soils will be preserved or how they will be returned to their original condition when operations cease if it is demonstrated that they will not be preserved through development design or standards.
- 4-20. Performance Standards for Horticulture Uses.** Require new horticulture uses to adhere to the following performance standards:
- a. Maintain sufficient setbacks from public roads and buffers from non-agricultural land uses;
 - 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. 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 greenhouse 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;
 - e. Prohibit greenhouses from locating above the 160-foot contour line in order to prevent excessive grading and damage to the project area or hill silhouettes;
 - f. 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; and
 - g. Encourage new horticultural 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, on-grid power with 100% renewable energy sources, and energy derived from landfill methane gas recovery.