

AGRICULTURE - CONSOLIDATED ACTION PLAN

Listed in Priority Order as Adopted by the Board of Supervisors

May 4, 2009

■ **Complete interpretation or amendment to policies 8.1.3.1 and 8.1.3.2 to provide greater flexibility, clarity and consistency**

This item was completed on May 12, 2009 by the Board's adoption of the Agricultural Commission's *Criteria for the Consideration of a Reduction of Minimum Parcel Size Agricultural Buffer Requirements of Policy 8.1.3.1 in the Rural Regions of the County*.

Staff will continually evaluate the criteria after use to ensure that they meet expectations.

■ **Direct staff to continue work on review and update of Ag Districts (Measure AF-J)**

Agricultural staff is in the process of reviewing the previously identified parcels for the additions to agricultural districts by:

- 1) General Plan Land Use designations;
- 2) Parcel size;
- 3) Elevation;
- 4) Slope (<50%);
- 5) Soil type;
- 6) Proximity to existing agricultural districts; and
- 7) Present land use.

Agricultural staff is also in the process of reviewing parcels for the deletion from agricultural districts by:

- 1) Parcel size;
- 2) Current land use;
- 3) Adjacent land use; and
- 4) Island effect.

The timeline for completion of this task is estimated to be 7-12 months which includes the analysis of the parcels, Agricultural Commission reviews and recommendations that will take several meetings, Planning Commission reviews and recommendations and Board of Supervisors hearing/adoption.

The tentative timeline is as follows:

- » Staff to analyze/finalize proposed parcels – June 2009
- » Present staff analysis to Ag Commission – July 2009
- » Ag Commission to finalize recommendations - August 2009
- » Stakeholder input – August/September
- » Update BOS on progress - September 2009
- » Begin CEQA process - September 2009
- » Planning Commission hearing/recommendation – Sept/Nov 2009
- » BOS hearing/General Plan Amendment – December 2009

The cost of completing the implementation of Measure AF-J is estimated to be approximately \$36,000.

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■ Direct staff to develop specific tools to protect livestock industry (Measures AF-D/AF-E)

Agricultural staff is beginning to analyze various areas of the county using GIS mapping/overlays to preliminarily identify suitable grazing areas. The criteria used to identify the potential commercial grazing lands in this process are:

- 1) General Plan Land Use Designations;
- 2) Soils important to grazing lands;
- 3) Current vegetative growth;
- 4) Parcel size (≥ 40 acres);
- 5) Current land use; and
- 6) Adjacent land use.

Once the potential grazing lands have been tentatively identified, the draft maps will be used to verify their grazing potential by using knowledgeable livestock industry members. Livestock industry members will also be used to identify compatible accessory uses that could be incorporated into the new Zoning Ordinance or the Ranch Marketing Ordinance. These compatible accessory uses would allow additional avenues of economic benefit either "By-Right" or through a Conditional Use Permit (CUP). Other means of protection will also be discussed/identified using the industry members' expertise/knowledge. Staff will use the interested stakeholders to facilitate the identification of potential conflicts with any proposed grazing land areas, compatible accessory uses and protections.

The timeline for completion of this task is estimated to be 12-24 months which includes the analysis of the parcels, industry and Planning staff meetings, Agricultural Commission reviews and recommendations, Planning Commission review and recommendation and Board of Supervisors hearing/adoption.

The tentative timeline is as follows:

- » Agricultural staff to analyze areas for potential grazing land – June/July 2009
- » Staff to meet with industry – July/August 2009
- » Ground verify potential areas – September/October 2009
- » Stakeholder input – October/November 2009
- » Ag Commission presentation – December 2009 or January 2010
- » Initiate CEQA if necessary – January/February 2010
- » Planning Commission hearing – March 2010
- » BOS hearing – April/May 2010

The cost of completing the implementation of Measures AF- D & AF-E is estimated to be approximately \$85,000.