



Agricultural Focus Group

Background:

A 10-member Food and Agricultural Focus Group was formed in October 2008 by the Board of Supervisors and is composed of key representatives of the food and agricultural community. The purpose of this Focus Group is to provide its input and expertise on agricultural issues such as the appropriate lands in the County to be preserved for agricultural use and industries, and associated use regulations, policies and strategies to support agriculture.

To date, the Focus Group has met on four occasions. As part of its effort, the Focus Group has made some recommendations that could impact the land use plan. These include:

- o Increase the minimum agricultural parcel size from 20-acres (AG-20) to 40-acres (AG-40) to address concerns about the impact of smaller parcels on the preservation/conversion of agricultural lands. This includes concerns about the economic feasibility of supporting agricultural operations on 20-acre parcels and the potential use of such parcels for estate/ranchette type development.
- o Adjust the boundaries between the existing AG-80 and the new AG-40 land uses to “clean up” the edges.

Focus Group Recommendations (maps attached):

The Agricultural Focus Group’s recommendations were forwarded after the GPAC completed its recommendations, and therefore have not yet been incorporated into the land use alternatives. It is suggested that these recommendations be incorporated into the alternatives as follows:

- **Existing General Plan:** No change, AG-20 and AG-80 land use.
- **Scenario 1: AG-20/AG-40/AG-80:** Create an AG-40 designation and include selected areas within this new designation. Adjust current AG-20/AG-80 boundaries to be based more on parcel boundaries and roads instead of soil types. Incorporate the various AG-20/AG-40/AG-80 boundary adjustments, resulting in AG-20, AG-40, and AG-80 land use.
- **Scenario 2: AG-40/AG-80:** Replace the minimum agricultural parcel size from 20-acres (AG-20) to 40-acres (AG-40) and incorporate the various AG-40/AG-80 boundary adjustments, resulting in AG-40 and AG-80 land use.

Agricultural Focus Group: Land Use Alternatives (acres) ¹			
	Existing General Plan	Scenario 1	Scenario 2
Agriculture 20	146,000 acres	48,400 acres	0 acres
Agriculture 40	0 acres	22,600 acres	71,000 acres
Agriculture 80	170,600 acres	236,800 acres	236,800 acres
Total	316,000 acres	307,800 acres	307,800 acres

¹ Note that the agricultural acreage totals of the Existing General Plan is not identical to the totals of Alternatives 2 and 3. This is due to a variety of reasons, such as the “unused” I/C Reserve area outside of Measure M being reverted back to AG-80, and division of properties that have dual land use designations, such as AG and Open Space.

Requested Board of Supervisors/Planning Commission Direction:

1. Do you support revising the current AG-20/AG-80 line to more closely follow existing parcel boundaries, roads, and other features?
2. Do you support a change increasing the minimum agricultural parcel size from Agriculture 20 to Agriculture 40, consistent with the Agricultural Focus Group’s recommendation? If yes,
 - a. Which Scenario do you support more, 1 or 2?