

Proposed General Plan Amendment

Note: The proposed amendments below are shown in legislative format. All newly proposed text is shown as black underlined text, and text that is proposed for deletion is shown as **red strikethrough text**. Staff comments, which are not part of the amendment package, are shown in *[blue italicized font within brackets]* and provide an explanation for the proposed amendment.

EV-2

To improve the economic viability of agriculture through policies that support agriculture as an integral business to the County.

EV-2.1

Agricultural Diversification

The County should encourage the growth and expansion of new, innovative agricultural-related business opportunities, including technological advancements in irrigation, crop production and pest control, new crop types, and agritourism, and “farm-to-table” programs and events. (RDR, PI)

EV-2.2

Value-Added Agriculture

The County shall encourage the expansion of value-added agricultural products (e.g., processing, packaging, product development) within Existing Communities, where zoning allows, and on agricultural land consistent with SOAR policies. (RDR, MPSP, JP)

EV-2.3

Processing of Locally Grown Food

In accordance with Section 2, subsection l(m) of the County’s 2050 Save Open-Space and Agricultural Resources (SOAR) Ordinance, facilities for the processing of locally grown food are authorized for approval on up to a cumulative total of 12 acres in the unincorporated area on land designated Agricultural Exclusive, Open Space, and Rural, provided that:

- a) the locally grown food processing facility is approved on or before January 1, 2030;
- b) no more than 3 acres per legal lot is devoted to the locally grown food processing facility use;
- c) the locally food processing facility does not require the expansion or extension of new sewer lines; and
- d) the locally grown food processing facility use will not result in a direct or indirect loss of soils on land classified as “Prime” or “Statewide Importance,” and/or “Unique” by the California Department of Conservation Important Farmland Inventory, unless the Planning Director, in consultation with the Agricultural Commissioner, determines that the land is developed or otherwise unsuitable for agricultural activities.



Additional policies on the agricultural economy are located in Chapter 8, Agriculture Element.

[Staff Explanation: *The General Plan Economic Vitality Element is proposed to be revised to include a new Policy EV-2.3 under Section 10.1, Business and Employment. The goal of the Business and Employment section under EV-2, is to improve the economic viability of agriculture through policies that support agriculture as an integral business to the County. The new Policy EV-2.3 would include a new policy that would allow a limited number of locally grown food processing facilities in the Open Space (OS), Agricultural Exclusive (AE), and Rural Agricultural (RA) Zones without the vote of the people to implement and make consistent with the provisions of Section 2(1)(l)(m) of the County's 2050 Save Open-Space and Agricultural Resources (SOAR) Ordinance. In order to fully implement this proposed policy and the related SOAR measure, amendments to the Non-Coastal Zoning Ordinance (NCZO) will be processed concurrently with this General Plan Amendment. The NCZO amendments include adding a new use category of "Processing of Locally Grown Food," which would be a principal land use that is consistent with agriculture and agricultural operations under NCZO section 8105-4. The provisions of the proposed Policy EV-2.3 will be included as standards in the NCZO concerning the processing of locally grown food facilities.]*