

CHAPTER 4.0

AGRICULTURAL ELEMENT

4.0 Agricultural Element

4.1 AGRICULTURE

Objectives

- A. Encourage the preservation of prime farmland and farmland of statewide importance, while giving consideration to other compatible beneficial uses, such as groundwater storage and recharge facilities, surface mining operations, riparian habitat, and public recreation. Reclamation of agricultural lands to other uses, however, is discouraged wherever agricultural reclamation is feasible.
- B. To provide a "greenbelt" around the City's perimeter to maintain the physical separation between the City and nearby communities, and to maintain the scenic beauty surrounding the City. The City should also establish "hard" edge growth phasing boundaries such as roadways, railroad right-of-ways, irrigation ditches, etc. to protect agriculture.

Policies, Standards

1. Agricultural production areas shall be preserved as an important economic activity.
2. New residential development should be substantially contiguous to existing development. Development should not occur unless at least 35 percent of a parcel is contiguous to existing urban development.
3. Extension of urban improvements and services, including water, sewer lines and storm drain facilities, into agricultural areas shall be managed as a means to direct the location and timing of new urban development.
4. Agricultural lands will be additionally protected from urban encroachment by limiting the extension of service facilities, particularly sewers.
5. New residential or suburban subdivisions are prohibited in the agricultural designated areas.
6. All commercial and industrial uses are prohibited in agricultural areas except those directly related to and incidental to the agricultural operation conducted on the land.
7. Land uses permitted in the agricultural area shall be limited to those directly related to the production of agricultural crops on the land.
8. The City shall consider the placement of certain agricultural related land uses in agricultural areas, by means of conditional use permits, which uses may be incompatible

with urban sites by reason of hazard or nuisance to concentrations of people. Findings for approval shall include, but are not limited to:

- The use is directly related to agricultural land use (cultivation of agricultural plants or the raising of animals); and,
 - Will not diminish nor prevent agricultural use on site or on adjoining agricultural lands; and,
 - The use has some hazard or nuisance aspect which precludes it from being placed in an urban area; and,
 - The use can be developed in the area without significant reduction of cultivation, growth, and harvesting of the indigenous agricultural products.
9. In accord with agricultural zoning designations, packing operations for the purpose of culling and cleaning the agricultural products brought from the fields may be permitted in agricultural areas with conditional land use permits. Wine distilling and processing activities which involve cooking, fermenting, bottling, and similar wine distilling and processing activities, other than those engaged in by farm persons for the purpose of legal on-site sale of agricultural products, may be permitted by conditional use permits in the agricultural areas of this plan.
10. The development of residential land uses on parcels of property created by land divisions in agriculturally designated areas shall be limited. Such requirement shall be assured by appropriate means.
11. The division of land in an agricultural area for the purpose of providing homesites for persons not engaged in agricultural activities is prohibited.
12. The City will support taxation laws which have the effect of supporting the continuation of agricultural land use. However, the City shall encourage the non-renewal or cancellation of agricultural preserves which are inconsistent with its adopted growth phasing policies. The City shall give notice to owners of property in the next successive growth phase regarding the City's growth phasing plans.
13. The City shall regulate land use, encourage and cooperate with appropriate agencies to conserve, study, and improve soils. Prime soils shall be preserved outside of designated urban areas where they can be used for viable agricultural production.
14. Growth phasing lines are the principal method of agricultural preservation. Growth phasing requirements on Policy 4.1.2, 2.1.2 and 2.1.3 shall be used to preserve agricultural land in the community.
15. The City shall encourage the establishment of permanent Ag Preserves, "Super Williamson Act" preserves, or other such mechanism for property generally located westerly of Schofield Avenue, easterly of Root Avenue, northerly of McCombs Avenue and southerly of Kimberlina Road.

16. Animal confinement facilities including dairies shall be prohibited within two miles of the City's Sphere of Influence.