

Keeping Agriculture on the Land

Rising market property values increase land turnover and subdivisions over the long term.

Sales and subdivisions reduce the potential for the continuation of active agriculture.

Estate taxes and low revenue conspire to result in the breaking up of large landholdings, further decreasing the potential for ongoing active agriculture.

Only a small percentage of plan area suitable or practical for high-value cultivated crops.

Lack of nearby agricultural support services.

Limits on family, farmworker, or rental housing restricts ability of families to retain large tracts of land.

Potential for agricultural tourism and other opportunities for recreation on privately held land.

Resource Stewardship and Open Space

Perception of active agriculture as open space.

Trends toward agricultural techniques focused on stewardship allow for use by native species have coincident disincentive of creating habitat which then restricts agricultural operations; i.e., no safe harbor.

Related to above, County regulations restrict damaging behaviors but don't incentivize good behaviors; i.e., reduced processing for restoration projects.

Transportation, Energy, and Infrastructure

Consider policies/tools which support transition from petroleum to renewable energy resources production.

Consider policy guidance for appropriate re-use of petroleum energy facilities recently abandoned or to be abandoned.

Highway 101 strategic transportation corridor: coordinate long-term infrastructure use with community resource values.

Rural road maintenance and funding challenges.

Tajiguas landfill reaching end of operational life.

Zoning, Land Use, and Housing

Consider new planning tools which can respond to agricultural management, resource habitat enhancement, and estate planning objectives.

Increasing size of average single-family dwellings.

Increasing desire for 'status' homes on view lots over the long-term.

Reuse of abandoned petroleum energy facilities.

Appropriate zoning for open lands without active agriculture.

Appropriate locations and zoning for coastal dependent and coastal related commercial and industrial uses.

Public Recreation

How to balance increased visitor and resident recreational demand while ensuring compatibility with agriculture and resource protection.

Fiscal challenges supporting existing and future recreation amenities.

What role should private recreational facilities play in meeting recreation objectives.

Explore agricultural tourism opportunities for recreation on privately held land.