

Goal AG-1: Preserve and protect agricultural land.

Objective AG 1-A: *Recognize that Agricultural Land is the County's Greatest Natural Asset and Take Appropriate Measures to Restrict the Conversion of Agricultural Lands to Non-Agricultural Uses*

Policy AG 1-1: The following General Plan land use designations are considered agricultural lands: Agricultural General (AG), Agricultural Upland (AU), and Agricultural Transition (AT).

Agricultural lands account for over 75% of the entire County's area.

Policy AG 1-2: Lands designated for agricultural uses shall remain designated for agriculture and not be rezoned or redesignated to an urban use unless all of the following criteria are met:

- a. The lot(s) for which conversion is requested is adjacent to agriculture or agricultural support uses (e.g. receiving plants, hulling plants, warehousing, trucking, distribution, and other related activities.) on no more than two sides of the lot(s) or less than 50 percent of the perimeter of the lot(s) proposed for conversion.
- b. The conversion will not be detrimental to existing agricultural operations.
- c. The conversion land is within 500 feet of existing urban infrastructure (e.g., water supply lines and sewer lines) and conversion will constitute a logical contiguous extension of a designated urban area.
- d. The lot(s) proposed for conversion include a buffer at the agricultural/urban transition zone to protect future users of the conversion lands from nuisances associated with typical agricultural practices.
- e. No feasible alternative location (e.g., non-agricultural lands or less productive agricultural lands) exists.
- f. The use would not have a significant adverse effect on existing or potential agricultural activities on surrounding agricultural lands.

Policy AG 1-3: Land divisions that separate a residence or an agricultural processing facility from the agricultural land shall be prohibited, unless the lot split meets the minimum lot size requirement of the zoning district.

Policy AG 1-4: Maintain agricultural parcel sizes that are large enough to sustain agricultural activities. The following minimum lot sizes shall apply to agricultural lands: Agricultural General- 40 acres, Agricultural Upland- 80 acres, and Agricultural Transition - 10 acres.

Policy AG 1-5: Encourage lot mergers to meet minimum parcel size standards.

Policy AG 1-6: Residential development on agricultural lands shall be limited to housing for family members and agricultural employee housing.

**Agricultural employee housing is further addressed in the Housing Element.*