



Local Coastal Program
Permit Sonoma

Sonoma County

Local Coastal Plan Update

Public Review Draft

Agriculture



Contact: Permit Sonoma, Cecily Condon, Planner
707-565-1958 | PRMD-LCP-Update@sonoma-county.org
Address: 2550 Ventura Avenue, Santa Rosa, CA 95403

Agriculture in the Coastal Zone

The predominant agricultural use in the Coastal Zone is ranchland, mainly pasture for grazing cows, sheep, and other livestock. The southern part of the Coastal Zone has a history of dairy ranching and today the area supports eight dairies. The California Coastal Act calls for protection of agricultural lands and discourages conversion of agricultural lands to other uses.



The below table summarizes the agricultural uses allowed and permits required on agriculturally zoned lands in the Coastal Zone.

Allowed Use	Required Permits
Grazing, Row Crops	Principally Permitted* "By-Right"
Vineyard, Orchard	Principally Permitted* Coastal Permit
Agricultural Processing (e.g., creamery, winery)	Use Permit Coastal Permit
Agricultural Services (e.g., farm equipment, veterinary)	Use Permit Coastal Permit
Small-Scale Farm Retail Sales	Coastal Permit
Farm Stand	Principally Permitted* "By-Right"
* = Principally Permitted Uses are not appealable to the Coastal Commission	
Non-Agricultural Uses: Only allowed in commercial zones	
Tasting Rooms	Not Allowed
Other Visitor-Serving Uses (e.g., promotional events, restaurants)	Not Allowed

The draft, maps, and community engagement surveys are available at: sonomacounty.ca.gov/LCP-Update



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Removal of Land Intensive Agriculture

The Land Intensive Agriculture (LIA) Designation supports high intensities of agricultural development like vineyards. This designation has been removed from the Coastal Plan Land Use Element because no lands in the Coastal Zone are currently designated as Land Intensive Agriculture and no lands appear to meet the designation criteria.

Existing Agricultural Uses in the Coastal Zone

Agriculture Type	Location	Amount	Area
Ranchland	Throughout	Dominant Use	25,913 ac
Vineyards	Timber Cove/Fort Ross	1	3 ac
Dairies	Valley Ford & Bodega Bay	8	Unknown



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- *No Changes to Residential Density*
- *No Changes to Minimum Parcel Size*
- *No potential for promotional uses (ie. tasting rooms) in agricultural zones*
- *No increase in development potential for agricultural processing*



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