



Amendments to Conform with Coastal Act & LCP

- Midpen (a public agency) & POST (a private nonprofit) work together to protect open space and farmland while complying with state and local laws
- The Coastal Act & Local Coastal Program (LCP) allow land divisions by public agencies for public recreation, like trails, but this same allowance is missing from current county zoning and subdivision regulations
- We support keeping farms in private ownership and this proposed change to county regulations will allow more opportunities for that to continue





Goals

Midpen, POST & Coastsiders share mutual goals:

- Keeping ag land productive & farmed
- Ensuring opportunities for well-planned public trails

Public-private partnership is one way to achieve these goals



Amendments to Conform with Coastal Act & LCP

Midpen & POST have asked the County to amend county zoning & subdivision text to conform with the State Coastal Act & Local Coastal Program (LCP) exemption

- It is a narrowly focused amendment
- Does not change zoning on a property
- Does not change language in the LCP
- Does not change other protections found in the zoning code
- Does not change public review for a land division application
- Is only used when divisions are negotiated between a willing seller and a public agency



Amendments to Conform with Coastal Act & LCP

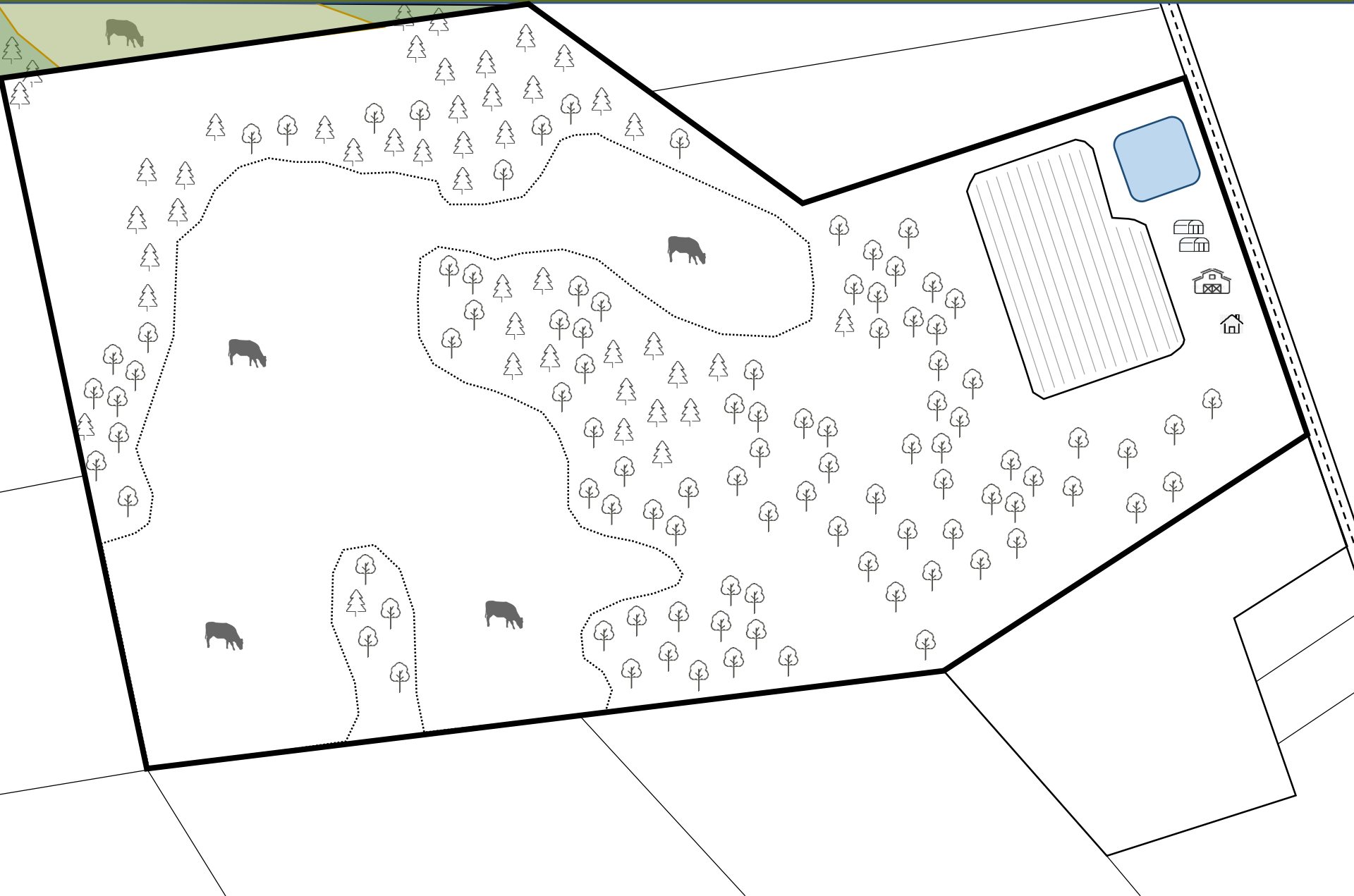
- ✦ Text amendments will allow property line adjustments that benefit:
 - farmland
 - rangeland
 - well-planned public trails
- ✦ County will still implement all other zoning regulations that protect agriculture and other land uses



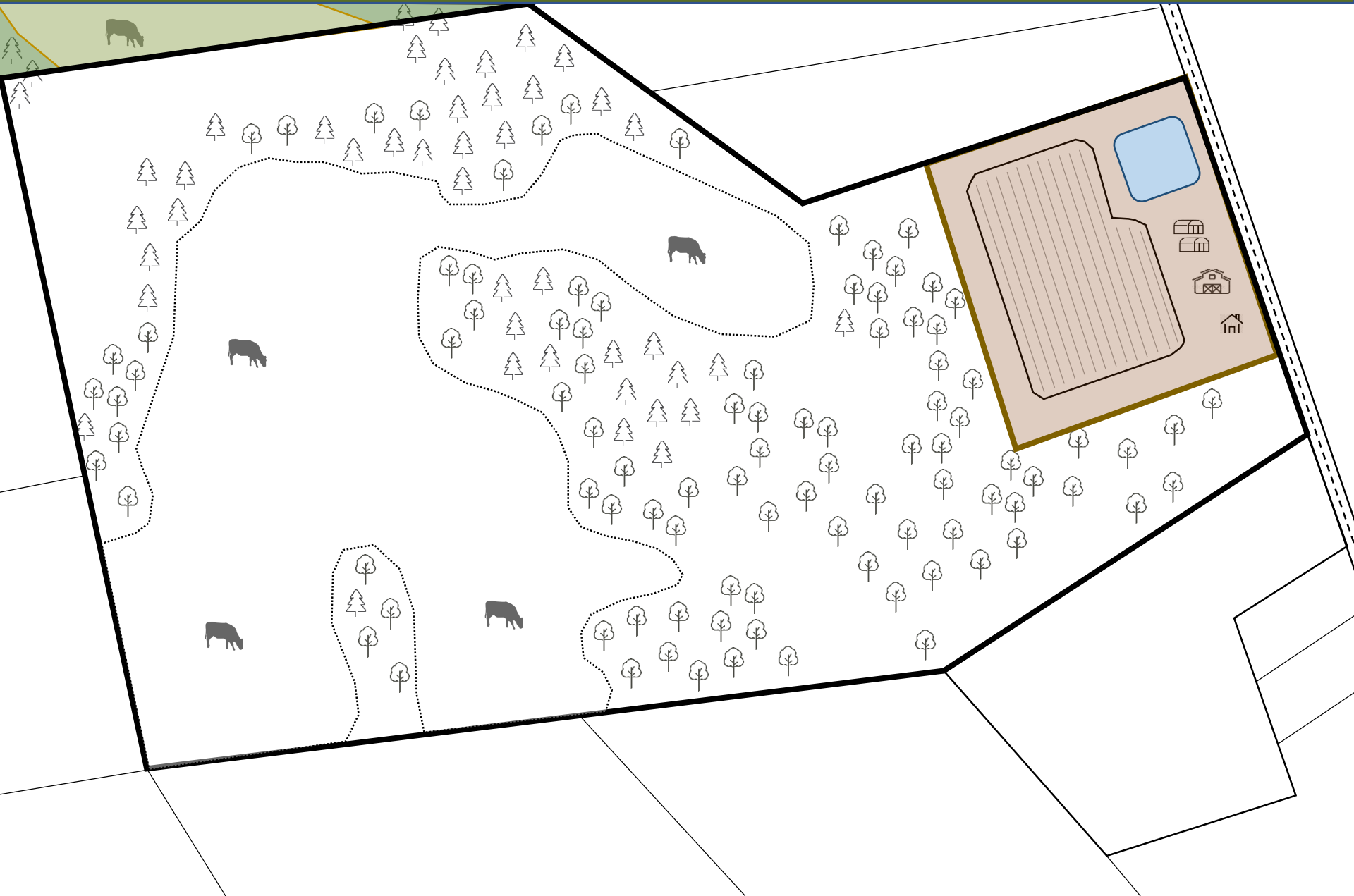
Hypothetical Example

POST-Midpen partnership to
preserve farmland under private
ownership
& rangeland sold to a public agency

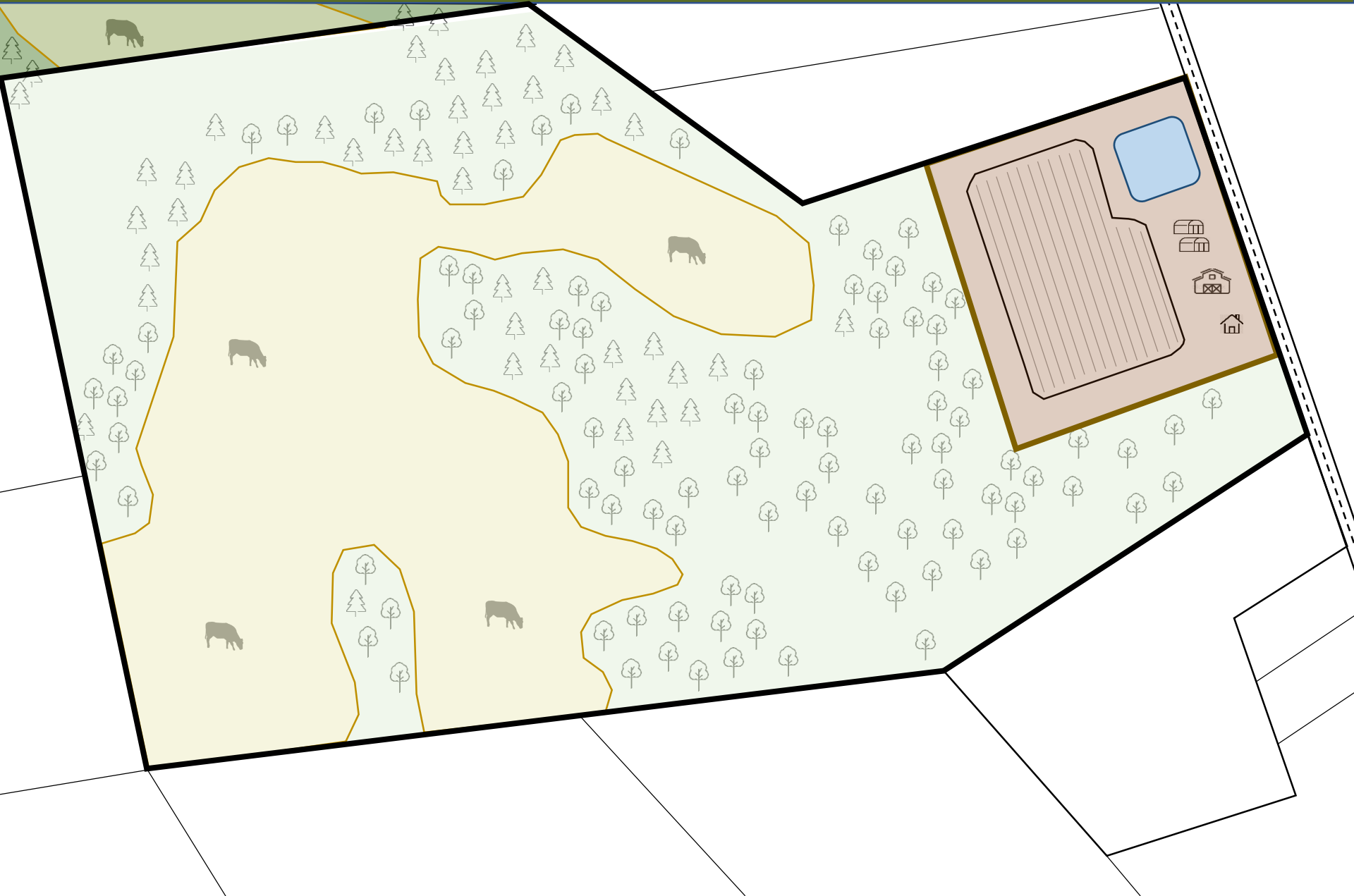
Hypothetical Land Division Example



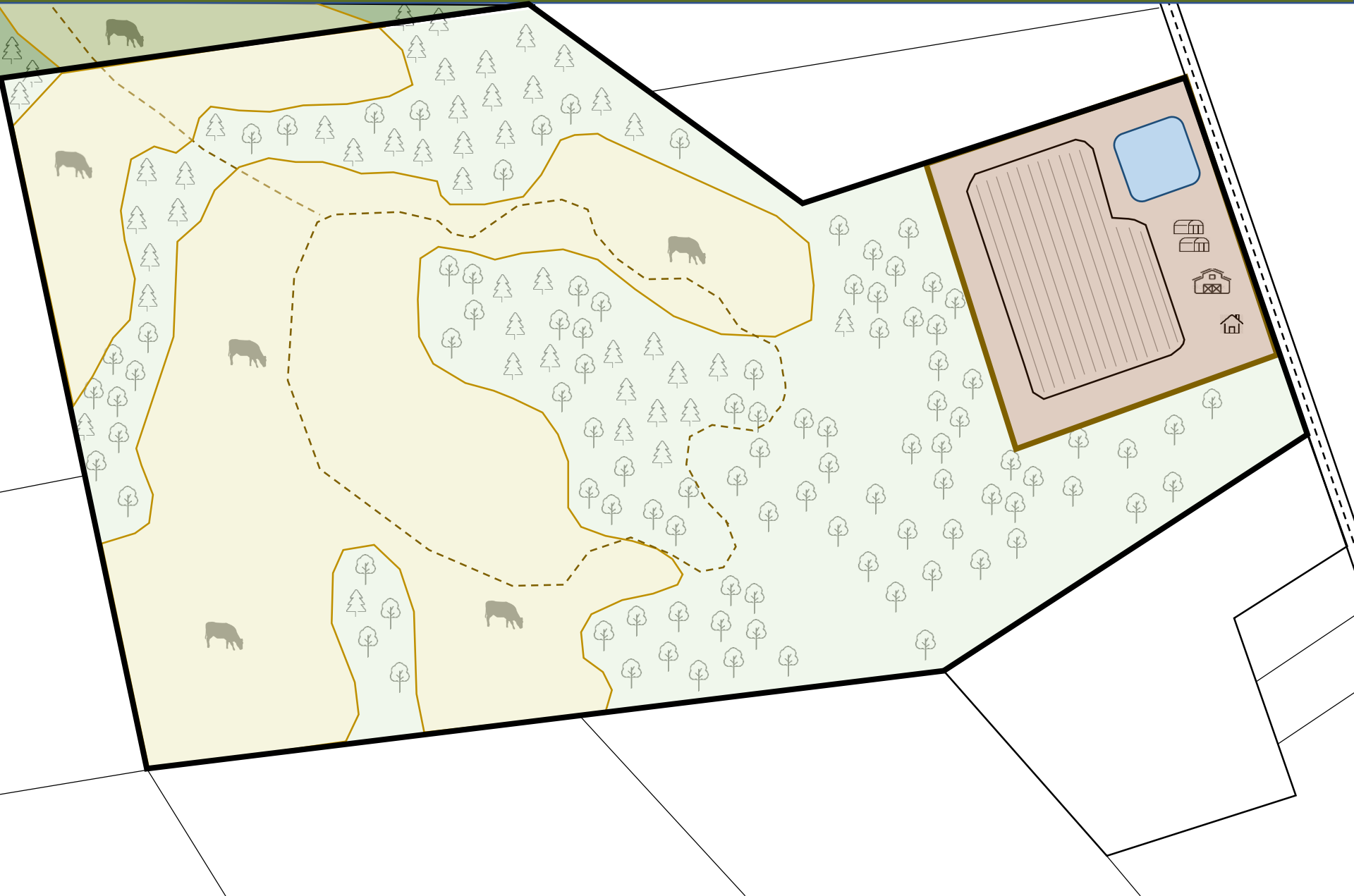
Hypothetical Land Division Example



Hypothetical Land Division Example



Hypothetical Land Division Example



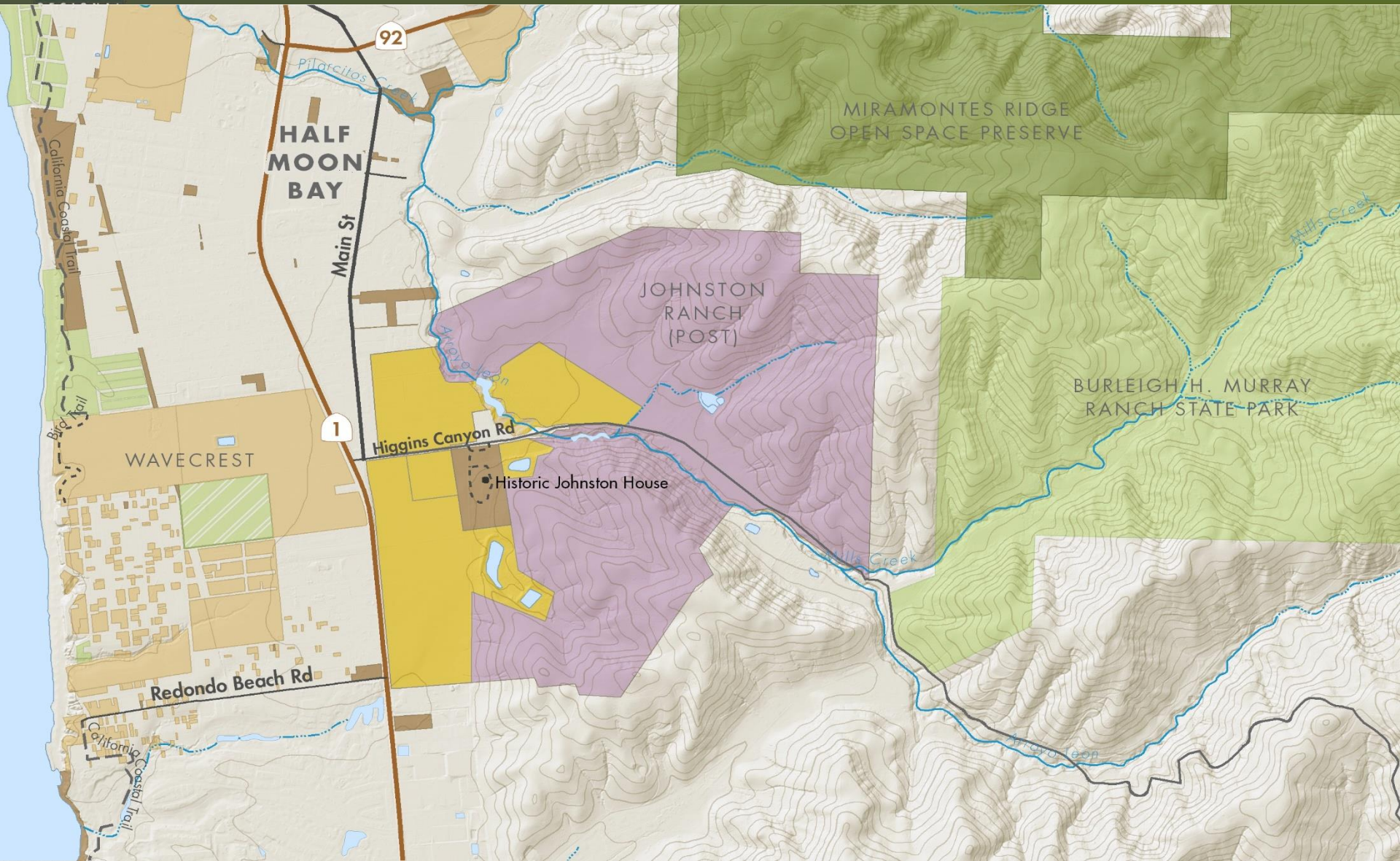
Goals for POST Farmland Program



- Agricultural conservation easements on farmland protected by POST will ensure that land continues to be farmed now and in future
- 400+ acres of protected farmland sold to farmers in the next 3-5 years
- Thousands of acres of ranchland preserved and carefully enhanced for public benefit



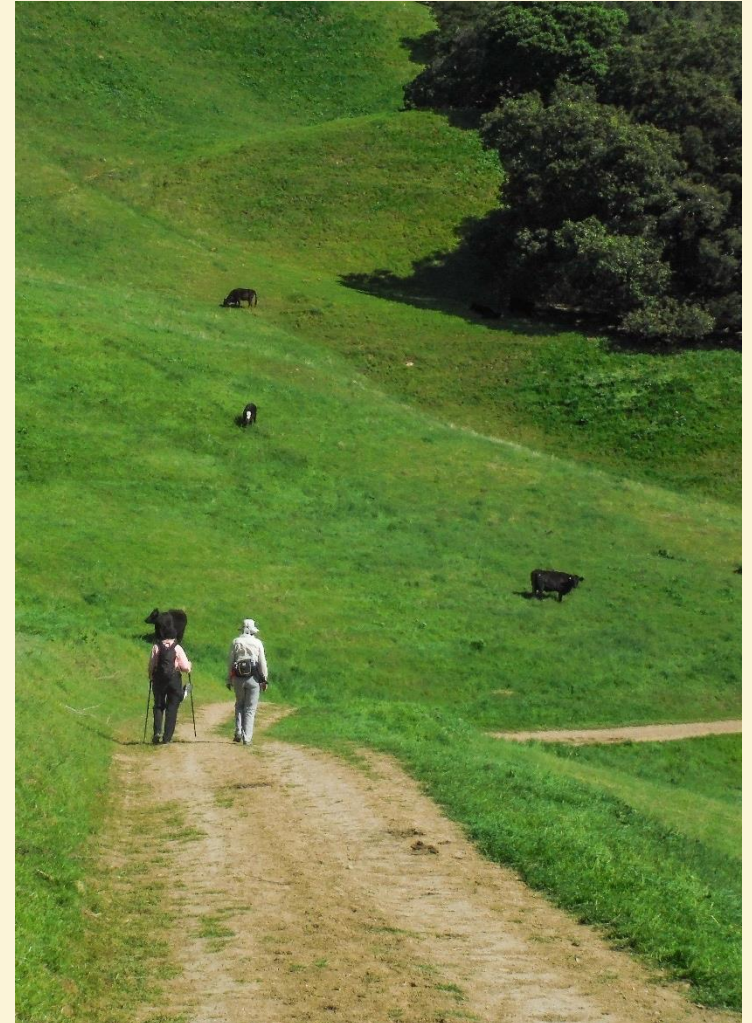
Johnston Ranch Conceptual Map Example





Amendments to Conform with Coastal Act & LCP

- Midpen and POST will work with landowners to preserve farms, rangeland, scenic landscapes & private property rights
- Property line changes are subject to county review, approval & public input
- Future uses remain subject to planning & building regulations under PAD & RM-CZ zoning
- Future trails will also remain subject to public review and permits





Summary: Protection of Farmland and Open Space

- # We are seeking specific & narrow text amendments to Planned Agricultural Development (PAD) & Resource Management-Coastal Zone (RM-CZ) to conform with the Coastal Act & Local Coastal Program and maintain the public review process
- # Alignment between the Coastal Act, LCP & County ordinances will allow Midpen and POST to protect:
 - farmland
 - rangeland
 - well-planned public trails
- # Proposed land divisions are negotiated only with willing land owners
- # Other protections for agriculture and other land uses in the LCP and the county's zoning code do not change