

**CALIFORNIA COASTAL COMMISSION**

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# Th7b

**Prepared November 5, 2021 for the November 18, 2021 Hearing**

**TO:** Coastal Commissioners and Interested Persons

**FROM:** John Ainsworth, Executive Director  
Bob Merrill, North Coast District Manager  
Melissa Kraemer, District Supervisor

**SUBJECT:** **Executive Director's determination that the action of the City of Point Arena accepting the Commission's certification of LCP Amendment No. LCP-1-PTA-20-0040-1 (Farmstays and AE Land Uses) is legally adequate.**

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On May 14, 2021, the Commission approved the City of Point Arena's Local Coastal Program (LCP) Amendment No. LCP-1-PTA-20-0040-1 with four suggested modifications. The LCP amendment modifies the Agriculture Exclusive (AE) Land Use Designation and Zoning District and adds definitions and standards affecting agricultural uses to (1) address existing discrepancies between the certified Land Use Plan (LUP) and Implementation Plan (IP) regarding conditional uses on AE lands, (2) allow for a broader diversity of conditional animal husbandry uses, (3) add farmstays as a conditional use, (4) add new farmstay and animal husbandry definitions, and (5) add new farmstay regulations. The Commission's suggested modifications set limits on the total area of each AE District parcel that can be developed with structures and driveways and modify the standards for roadside stands and special events to conserve productive agricultural lands and ensure the agricultural resource protection policies of the LUP are adequately carried out.

By its actions adopting Resolution 2021-28 and Ordinance 241 on October 26, 2021, the Point Arena City Council has acknowledged and accepted the Commission's suggested modifications. Pursuant to section 13544 of Title 14 of the California Code of Regulations, the Executive Director has determined that the actions taken by the City are legally adequate to satisfy the terms and requirements of the Commission's certification.

**Executive Director's Recommendation:** Staff recommends that the Commission concur with the Executive Director's determination that the actions of the City of Point Arena in accepting the Commission's certification with suggested modifications of LCP Amendment No. LCP-1-PTA-20-0040-1 are legally adequate.

LCP-1-PTA-20-0040-1 (Farmstays and AE Land Uses)

**Exhibits**

[Exhibit 1: Notification of Effective Certification Letter \(to send after Commission action\)](#)

[Exhibit 2: Resolution No. 2021-28 and Ordinance No. 241](#)