

**CALIFORNIA COASTAL COMMISSION**

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# F8a

## MEMORANDUM

**Date:** May 10, 2021

**To:** Commissioners and Interested Persons

**From:** Kate Huckelbridge, Deputy Director  
Bob Merrill, District Manager

**Subject:** Addendum to Commission Meeting for Friday, May 14, 2021  
Item F8a, LCP Amendment No. LCP-1-PTA-20-0040-1 (Farmstays and Agriculture Exclusive Use Changes)

This addendum corrects a couple of typographical errors to the staff recommendation for Point Arena LCP Amendment No. LCP-1-PTA-2-0-0040-1 that was published on April 23, 2021. Both corrections are being made to the City's proposed amendments to the list of conditional uses under the Agricultural Exclusive designation of the Land Use Plan. The corrections include (1) deleting a comma that was inadvertently inserted in the City's proposed amended list of conditional uses, and (2) removing ~~bold double strike-through~~ font format from a word that Commission staff did not intend to be deleted from the staff's suggested modification to the City's proposed amendment to one of the conditional uses.

Commission staff appreciates the City staff bringing these unintended errors to our attention. Staff continues to recommend that the Commission certify the City's proposed amendment to the City of Point Arena Local Coastal Program with the suggested modifications, as clarified herein.

### I. Corrections to Suggested Modification 1 of the LUP Amendment

Where applicable, text shown below in single underline format denotes text that the City proposes to add to the certified LCP, and text in ~~single strikethrough~~ format denotes text the City proposes to delete. Text in ~~bold double strikethrough~~ format denotes text to be deleted through the Commission's suggested modifications and text in bold double underline format denotes text to be added through the Commission's suggested modifications. Words highlighted in **yellow\*** with asterisks

LCP-1-PTA-20-0040-1 Addendum  
(Farmstays & AE Use Changes)

identify the language to be corrected, with the corrections described below under the asterisks

- Pages 7-8: Revise Suggested Modification No. 1 as follows: Modifications to the Agricultural Exclusive (AE) Designation, as follows:

....  
**(A) Agriculture Exclusive--(AE)**

Applies to properties which are to be reserved primarily for agricultural uses and associated structures, including the following uses by right:

Permissible uses by right

...

By use permit

Animal husbandry uses that have a potential to produce significant odor, noise, or other impacts, such as but not limited to hog farms, frog farms, turkey, farms\*, fur farms, animal feed yards and sales yards.

Farmstays

Riding stables to rent or board horses.

~~Larger scale w~~Water storage tanks, reservoirs or distribution ~~lines\*\* to serve off-site uses.~~

one second dwelling unit not to exceed 1200 square feet of floor area for the owner's family, a farm working lessee or employees, which may be a mobile home or manufactured home; subject to the Second Unit Ordinance and State Law and only where there is an existing single-family home; ~~roadside stands used for the sale of agricultural products, provided the structures are temporary.~~

**Roadside stands for sale of agricultural products with at least 50% of all agricultural products grown/raised/produced on site (or on contiguously owned parcels) and the remainder grown/raised/produced elsewhere in Mendocino and Sonoma Counties.**

Scientific research and associated structures.

Wastewater ponds; spray irrigation.

Satellite TV receiving dish (four feet diameter or larger)

Emergency services communications facilities of a limited nature.

Septic system and wells are acceptable.

**Corrections**

\*Delete the comma between "turkey" and "farms."

\*\*Remove the bold double strikethrough font format from the word "lines."