

SUMMARY OF GENERAL PLAN AMENDMENT REPLACEMENT PAGES

General Plan Chapter 5 – Agriculture, Natural Resources + Conservation

Overview: In response to comments from the Planning Commission provided at the August 10th Study Session and to Coastal Commission comments, addressing concerns regarding the conversion of agricultural land and the potential for growth-inducement, we have made the following amendments to GP/LCP policies:

- Removed the general category of “public/ quasi-public use” as an allowed use on CA, while retaining or adding references to the specific “community and public facility” uses provided in the Agricultural uses chart (SCCC 13.10.311) as allowed uses on CA. This would allow additional community and public facility uses to be added to the Agricultural Uses Chart in the future, while otherwise limiting new public facility uses to those uses currently identified in the Ag uses chart.
- Retained “public/ quasi-public use” as an allowed use on A zoned parcels.
- Deleted the new provisions that would have allowed the conversion of CA land or the subdivision of CA land to accommodate a public facility use.

To implement the above changes, the following policies are being amended and are provided as replacement pages for your packet, with changes identified in green highlighted text. After receiving direction from your Commission, we will update the corresponding provisions in the SCCC and provide these pages to your Commission in the packet for the 9/14 Public Hearing.

Objective ARC-1-1: Preserve Commercial Agricultural Land

Policies ARC-1.1.3, Land Use Designations for Agricultural Resource Lands, and ARC-1.1.11, Agriculturally Oriented Structures: Deleted the general category of “public facility use,” and the general category of “public/quasi-public use” as an allowed use on Commercial Agricultural Land (CA district). Added reference to “community or public facility use allowed in the CA Zone District use chart” to policy ARC-1-1.11.

Policy ARC-1.1.12, Location of Agricultural Support Facilities: Deleted the phrase “as feasible” when referencing siting ag support facilities to minimize loss of agricultural resource soils, to be consistent with criteria in the SCCC.

Policy ARC-1.1.7, Conditional Uses on Commercial Agricultural (CA) Zoned Lands: Deleted the general category of “public/quasi-public use” as an allowed use on CA, and replaced with a reference to “community or public facility use allowed in the CA Zone District use chart.” This acknowledges that the existing CA use chart allows specific types of community and public facility uses, including flood control works, dams and reservoirs, facilities for fish and wildlife enhancement and preservation, and wastewater treatment plant for the production of recycled water for agricultural use. Also retains the option to add new community or public facility uses on CA in the future. Retains the reference added earlier recognizing the publicly owned and operated landfill or materials transfer station as an allowed use.

Objective ARC-1.2: Land Divisions of Commercial Agricultural Lands

Policy ARC-1.2.1, Type 1, 2 and 3 Land Division Criteria: Deleted the previous amendment that would have allowed subdivisions of Commercial Agricultural land to accommodate public facility uses.

Policy ARC-1.2.4, Dividing Off Non-Designated or Non-Viable Land for Public/Quasi-Public and Related Purposes: Replaced the term “public/quasi-public purpose,” with “public/quasi-public community facility,” which is defined in 13.10.700. Retained the provision which allows land that is not commercially viable to be divided from land that is commercially viable agricultural land for a public/quasi-public community facility.

Objective Arc-1.3: Prevent the Conversion of Commercial Agricultural Land

Policy ARC-1.3.1, Conversion of Commercial Agricultural Lands: Deleted the new exception that would have allowed the conversion of agricultural land to accommodate a public/quasi-public use.

Strategy ARC-1.3a: Updated to retain current language to support LAFCO policies that would prohibit urbanization of commercial agricultural land in the Coastal Zone.

General Plan Chapter 2: Built Environment

BE-5.1.3, Maintaining Coastal Priority Uses: Deleted the reference to public/quasi-public uses, while retaining the reference to the existing language in policy ARC-1.3.1, which states that conversion of CA land to non-agricultural uses can be considered where the land is determined to no longer be viable for agricultural use, and meet other criteria.



that are compatible with the primary agricultural use; Employee Housing Act (EHA) farmworker housing projects, proposed pursuant to the California Employee Housing Act, (Health and Safety Code Sections 17000-17062.5) or (“EHA”) which provide housing for at least five farmworkers but do not exceed 36 beds in group quarters, or do not exceed 12 dwelling units or mobile homes, or other housing accommodations designed for occupancy by a household (“EHA Projects”); and, outside the eCoastal zZone only: Small Farmworker Housing Projects, as defined in SCCC 13.10, proposed to provide housing for four or fewer farmworkers; or \“Streamlined EHA Projects” of up to 36 affordable farmworker dwelling units pursuant to EHA Section 17021.8 and as described in Figure 5.2 below, one single family dwelling, and timber harvesting operations. While these uses are principally permitted, establishing the use may require other discretionary permits such as a Site Development Permit and/or Coastal Development Permit, pursuant to the SCCC. *(Amended by Resolution 274-2019)*

See also policies ARC-1.4.9, ARC-1.4.10, and ARC-1.4.11 regarding farmworker housing.

ARC-1.1.7 5.13.6 (LCP) Conditional Uses on Commercial Agricultural (CA) Zoned Lands. All conditional uses shallwill be subject to standards which that specify siting and development criteria, including: size, location, and density. Allow conditional uses on CA-zoned lands as identified in the Zoning Ordinance based upon the following conditions:

- (1) The use, if a primary use of the property, constitutes the principal agricultural use of the parcel is directly related to necessary uses that support the commercial agricultural economy of Santa Cruz County; or
- (2) The use, if anis ancillary, incidental, or accessory use to thea primaryprincipal agricultural farming or other use of the parcel, including any or is ancillary when taking into consideration the collective, multiple parcels owned or leased by the applicant for commercial agriculture operations, is directly related to necessary uses that support the commercial agricultural economy of Santa Cruz County; or
- (3) The use consists of a Small Farmworker Housing Project, as provided in Policy ARC-1.4.9 and defined in Santa Cruz County Code (SCCC) 13.10, and is proposed within the Coastal Zone to provide housing for four or fewer farmworkers in a manner that is ancillary, incidental, or accessory to a primarythe principal agricultural use of the parcel; or
- (d4) The use consists of development of an Affordable Farmworker Rental Housing (“ARFH”) Project pursuant to the Pajaro Valley Development Reserve established in Policy 5.13.6.2 1.4.9 below and is located outside of the Coastal Zone; or
- (e) The use consists of:
 - (a) An interim public use whichthat does not impair long term agricultural viability or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation, or other community or public facility use allowed in the CA



- Zone District use chart, and that minimizes and offsets the loss of agricultural land resulting from facility construction; or
- (b) (a) An publicly owned and operated ~~interim or permanent public/quasi-public use, such as a landfill or, as an interim use~~ materials transfer station, or similar facility, which the County has determined is necessary to address a compelling public health and safety or environmental concern and for which mitigation will be provided; and
- (c) The use is sited to avoid conflicts with ~~primary~~ principal agricultural activities on the property and in the area; and
- (d) The use is sited on the property to avoid and minimize removal of land from production and to preserve productive agricultural resource soils. to avoid, where possible, or otherwise minimize the removal of land from agricultural production.
- (Amended by Resolution 274-2019)*

ARC-1.1.8 5.15.18 (LCP) Agricultural Land in State Parks. In processing State Parks and Recreation Department development plans and projects for park units within the Coastal Zone:

- (1) Retain the maximum amount of commercial agricultural land in agricultural production within each state park unit.
- (2) Require a site-specific justification demonstrating the overriding public access or recreational need, for removing agricultural lands from production or for not offering lands capable of farm production for lease; and favor public/quasi-public open space and recreation as use alternatives to active agricultural farming use.

(Also see ~~See also~~ policies under ~~o~~Objective PPF-7.82.5; ~~State Parks Support for Local Park Providers~~)

ARC-1.1.9 (LCP) Coastal Access and Agricultural Uses in the Coastal Zone. Protect coastal access and agricultural land uses in the Coastal Zone by minimizing coastal accessways through and adjacent to agricultural land to the extent feasible, clearly designating coastal accessways, providing physical buffering and separation between accessways and agricultural land, and other appropriate measures.

ARC-1.1.10 5.13.6.1 (LCP) Biomedical Livestock Operations. Allow bBiomedical ILivestock oOperations as a Level V Conditional Use on agriculturally zoned land, subject to all other provisions of the General Plan/LCP-Local Coastal Program, to the provisions of the Zoning Ordinance applicable to agriculturally zoned land, and to standards which assure protection of the public health, safety and welfare, while prohibiting bBiomedical ILaboratories on agriculturally zoned land. *(Added by Res. 390-97)*

ARC-1.1.11 5.13.7 Agriculturally Oriented Structures. Allow only agriculturally oriented structures or dwellings on Commercial Agricultural Land, as either principally permitted or conditionally permitted uses. , including The following are considered agriculturally oriented structures: one residence and one accessory dwelling unit; farmworker housing of all types allowed by the zoning district; and structures associated with recycled wastewater (i.e., tertiary



treatment) facilities in the immediate proximity of existing municipal waste water treatment plants for the production of recycled wastewater to be used solely for agricultural irrigation, **and other community or public facility use allowed in the CA Zone District use chart interim or permanent public/quasi-public uses** that the County has determined to be of significant benefit to the public health, safety and welfare **and for which mitigation will be provided.** ~~p~~Prohibit non-agricultural residential land use when in conflict with the fundamental objective of preserving agriculture. *(Amended by Resolution 111-2006)*

ARC-1.1.12 5.13.8 Location of Agricultural Support Facilities. Require a ~~Agricultural support facilities, where permitted, on designated Agricultural lands, to locate either~~ should be located off of good agricultural resource soils, or when this is not feasible, on the perimeter of good agricultural soils should be sited to avoid and minimize loss of agricultural resource soils and impacts to farming operations **as feasible.**



Silva Ranch Barn in Corralitos

Photo Credit: Santa Cruz County

ARC-1.1.13 5.13.9 (LCP)(EJ) Utility District Expansion. **Prohibit the e**Expansion of County-controlled sewer district boundaries **is discouraged in the absence of public health considerations for existing development, and the** , **and oppose the** expansion (through annexation) of special district, or municipal, sewer or water boundaries, onto Types 1 and 3 Commercial Agricultural Land **is especially discouraged. Exceptional conditions that may support decisions to allow expansion of sewer districts to serve existing development, involve areas which have failing**



Investigate options for making such contracts and easements more attractive, such as changes in allowable uses or tax benefits. (Responsibility: Planning Department [CDID](#), Planning Commission, Agricultural Policy Advisory Commission, Board of Supervisors)

~~ARC-1.1c (LCP) Where funding is available, use selective acquisition as a means for preserving small agricultural parcels in exclusive agricultural use. (Responsibility: Board of Supervisors)~~

~~ARC-1.1d Investigate tax policies and other incentives for the conservation of agricultural lands, such as land banks.~~

ARC-1.1e Support ongoing agricultural support efforts of the Agricultural Commissioner, UC Ag Extension, Farm Bureau, Land Trust of Santa Cruz County, Resource Conservation District, and similar entities. (Responsibility: County Counsel, County Assessor, [Planning Department](#) [CDID](#) [Planning Department](#), Board of Supervisors)

ARC-1.1f Support tax assessments for agricultural land on the basis of land use. (Responsibility: Board of Supervisors, County Assessor)

ARC-3.2g 1.1g (LCP) Maintain, and enhance as feasible, Request the State Parks and Recreation Department to re-evaluate its policies toward agriculture in state parks in the Coastal Zone as follows: retain existing agricultural uses, including grazing within Coastal Zone park units, consistent with recreation uses and biotic production of existing environmentally sensitive habitats within the park. (Responsibility: Board of Supervisors, [Planning Department](#) [CDID](#))

ARC-3.4b1.1h (LCP) Maintain, and enhance as feasible, Request State Parks and Recreation Department and , in cooperation with the California Department of General Services policies and the agricultural lessees, which supports to develop and apply a program of integrated pest management and experimental agricultural techniques on lands used for agriculture within State Parks as a means of enhancing the compatibility of agriculture with recreation in the state parks. (Responsibility: Board of Supervisors, [County Agricultural Commissioner](#))

7.7.27 Accessways and Agricultural Areas ARC 1.1i (LCP) Minimize the number of accessways through and adjacent to agricultural areas [as feasible](#). Delineate the accessways adjacent to agricultural areas, so it is clear where the public is allowed. As needed, use such methods as low barriers, fences, thorny hedges, and paving. [\(Responsibility: Agricultural Policy Advisory Commission, CDID\)](#)

~~7.7.28 Separating Agricultural Fields and Accessways~~ ARC-1.1j (LCP)(EJ) Require separation of agricultural fields and identified accessways by as much distance as practicable and further providing buffer zones, elevation separations, fencing, landscaping with natural vegetation where practicable. ~~7.7.29 Separating Access Users From Toxic Spraying~~ Require separation of access users from aerial and highly toxic spraying, and post the hazard of aerial and highly toxic spraying.



For agricultural land adjacent to coastal accessways, Consider, where appropriate, provision of a gate at the road and a sign on the gate for pesticide spray warnings. [\(Responsibility: Agricultural Policy Advisory Commission, CDID\)](#)

7.7.30 Protecting Agricultural Facilities **ARC-1.1k (LCP)** Require, where necessary, and allow Encourage agricultural operators with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment while ensuring that beach access is protected. [\(Responsibility: Agricultural Policy Advisory Commission, CDID\)](#)

5.14.4 ARC-1.1k (LCP) Orchard Near Deer Park Center. Maintain the agricultural designation for parcel 044-011-27, the orchard adjacent Deer Park in Aptos, and Highway 1.

5.14.9 ARC-1.1k (EJ) Live Oak Agricultural Support the continued agricultural use of properties in urban areas for urban agriculture, APNs 29-061-06 and 029-201-04 limited to the organic farming of crops in where conducted in a manner which does not adversely impact the adjacent residential neighborhoods and development.

See also Policy [BE-7.3.31.4.8: Urban Agriculture](#).

LAND DIVISIONS ON COMMERCIAL AGRICULTURAL LAND

[OBJECTIVE ARC-1.2 LAND DIVISIONS OF COMMERCIAL AGRICULTURAL LANDS \(LCP\)](#)

To ensure that any land divisions of Commercial Agricultural Lands protect agricultural land values and allow for long-term agricultural operations on the property and in the area.

ARC-1.2.1 5.13.14 (LCP) Type 1, 2 and 3 1A and Type 3 (Viable Agriculture) Land Division Criteria. Maintain existing parcel sizes of Type 1A and Type 3 Agricultural Lands and allow land divisions of Agricultural Resource Lands only for exclusive agricultural purposes and for public/quasi-public uses that address a compelling public health and safety or environmental concern, where such divisions will not impair economic viability or have an adverse impact on the agricultural economy or on coastal resources, where post-division parcels in agricultural production are of sufficient size to allow for economic farming and comply the minimum parcel size requirements, where the maximum of land feasible is maintained in agricultural production, where the division is in the interest of public health, safety and welfare and where the division is consistent with other provisions of the Zoning Ordinance and the Agricultural Land Preservation and Protection Ordinance for land divisions, under the following conditions:



(a) When documented to be necessary for continued commercial agricultural use of the parcels, including for the development of Affordable Rental Farmworker Housing (ARFH) Projects within the Development Reserve pursuant to Policy 5.13.6.2 ARC-1.1.9,

(b) When determined not to be detrimental to the economic viability of said parcels, adjoining or nearby parcels,

(c) Where all parcels involved will be of sufficient size to allow for economic farming of the parcels. In no case shall the minimum parcel size in new land divisions be smaller than 10 arable acres for Type 1 lands, nor smaller than 20 arable acres for Type 3 lands, except as allowed for an ARFH project*, and

(d) Where no conflicts with adjacent agricultural operations result from the land division.

** The creation of a new parcel no less than one acre in size for an ARFH project may be allowed when necessary to obtain financing for construction of the project. Such a parcel shall not include a condominium map. (Amended by Resolution 274-2019)*

ARC-1.2.2 5.13.16 (LCP) Dividing Off Non-Farmable Land. Land divisions involving commercial agricultural lands for the purpose of using the new parcel(s) for non-agricultural uses or for the purpose of dividing off land not usable for agriculture shall not be permitted, except as provided in pPolicy ARC-1.2.4 and other provisions of the Zoning Ordinance and the Agricultural Land Preservation and Protection Ordinance of the County Code5.13.18.

ARC-1.2.3 5.13.17 (LCP) Division Must Not Hamper Long-Term Agriculture. No proposed division of CA lands shall be approved except where it is shown that such division will not have an adverse effect onhamper or discourage long-term commercial agricultural operations in the area.

ARC-1.2.4 5.13.18 (LCP) Dividing Off Non-Designated or Non-Viable Land for Public/Quasi-Public and Related Purposes. Commercial Agricultural parcelsProperty with a minimum parcel size of 40 gross acres may have divide off that portions of the land that are determined to not be commercially viable from the portion that is zoned as Commercial Agriculture (CA), or is identified as Type 1, 2 or 3 Agricultural Resource Land, , without a commercial agricultural zone district designation divided from that portion with such a designation only when the division is for a public/quasi-public community facility, purpose, will not adversely impact the agricultural activities of the commercial agricultural area, and is consistent provisions in with the Agricultural Land Preservation and Protection Ordinance, and Policy ARC-1.2.1 and SCCC 13.10. under the following circumstances:

(a) The division is for a public purpose on land in public ownership

(b) Potential use of the divided-off parcel will not adversely impact the agricultural activities of the commercial agricultural area;



- (3) The conversion of such land or use for non-agricultural uses will not impair the viability of, or create potential conflicts with, other commercial agricultural lands in the area.

- (4) An exception to findings (a1) & and (b2) applies to the conversion of agricultural land to accommodate a public/quasi-public use where necessary to address a compelling public health and safety or environmental concern, subject to required findings in the SCCC and to appropriate environmental review and mitigation

ARC-1.3.2 5.13.21 (LCP) Determining Agricultural Viability. Require a viability study to be conducted in conjunction with response to an application that which proposes to convert commercial agricultural and prime agricultural lands to non-agricultural land uses, to include; but not limited to; an economic feasibility evaluation which contains at least:

- (1) An analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of filing the application.
- (2) An analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of filing the application.
- (3) An identification of the geographic area used in the analyses. The area shall be of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for the land stated in the application*.

Recommendations regarding viability shall be made by the Agricultural Policy Advisory Commission based on evaluation of the viability study and the following criteria: parcel size, sizes of adjacent parcels, degree of non-agricultural development in the area, inclusion of the parcel in utility assessment districts, soil capabilities and topography, water availability and quality, and proximity to other agricultural use.

**A viability study is not required for lands to be included in allowable public/quasi-public uses such as for a public park or biotic reserve, or land for use as setback levees for the Pajaro Levee project.*

ARC-1.3.3 5.13.22 (LCP) Conversion to Non-Agricultural Uses Near Urban Areas. Prohibit the conversion of commercial agricultural lands (changing the land use designation from Agriculture to non-agriculture non-agricultural uses) around the periphery of urban areas except where it can be demonstrated that the viability of existing commercial agricultural uses are is already severely limited by conflicts with the urban uses, where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development, and where the conversion of such lands would not impair the viability of other commercial agricultural lands in the area. Within the Sphere of Influence of the City of Watsonville, no conversion of commercial agricultural land is allowed which would adversely affect the eCity's General Plan affordable housing goals, unless determined to be of an overriding public benefit.



See also policy 2.1.5- Implementation Strategy BE-1.1d.

RESOLVING OPERATIONAL AND LAND USE CONFLICTS

Implementation Strategies

~~ARC-3.2d~~ 1.3a (LCP) Request ~~theSupport~~ [Santa Cruz Local Agency Formation Commission \(LAFCO\)](#) to adopt policies to prohibit such urbanization of commercial agricultural land within the Coastal Zone, unless for public/quasi-public or other timber, parks, recreation and/or open space uses as may be warranted and in the interests of public health, safety and welfare, and as consistent with the Zoning Ordinance and the Agricultural Land Preservation and Protection Ordinance of the County Code. (Responsibility: Board of Supervisors)

~~ARC-3.2e~~ 1.3b (LCP) Oppose expansion of municipal boundaries which would include commercial agricultural land in the Coastal Zone within municipal boundaries. (Responsibility: Board of Supervisors; [LAFCO](#))

OBJECTIVE ARC-1.4 RESOLVING LAND USE CONFLICTS TO PROTECT COMMERCIAL AGRICULTURAL LAND (LCP)

To ensure the long-term viability of local commercial agriculture by minimizing land use and operational conflicts, carefully regulating residential uses, and resolving conflicts in favor of protecting commercial agricultural lands and supporting continued agricultural operations on commercial agricultural lands.

Policies

~~ARC-1.4.1~~ 5.13.23 (LCP) **Agricultural Buffers Required.** Require a 200-foot buffer area between commercial agricultural and non-agricultural land uses In order to prevent or minimize potential land use conflicts, ~~between either existing or future commercial agricultural and non-agricultural land uses.~~ accordance with the following; nonagricultural habitable uses such as residences (excluding farmworker housing), habitable accessory structures and non-agricultural commercial businesses that are located on land adjacent to a parcel in the Commercial Agriculture or Agricultural Preserve zone districts are required to provide a 200-foot buffer setback to the property line of the adjacent commercial agricultural parcel, unless an exception is approved to reduce the extent of the agricultural buffer.

~~ARC-1.4.2~~ 5.13.24 (LCP) **Agricultural Buffer Findings Required for Reduced Agricultural Buffer Setbacks.** Any reduction in the 200-foot agricultural buffer setback may only occur as approved by the APAC or other County decision-maker, ~~asis required, between habitable development and Commercial Agricultural land (habitable development includes residential land uses or commercial or industrial establishments on commercial agricultural land);~~ unless a lesser distance is established byas set forth in the Agricultural Land Preservation and Protection ordinance. Any



GOAL BE-5 POLICIES FOR SPECIFIC AREAS

Apply location-specific plans and policies to protect and preserve unique resources and land uses in defined geographic areas.

OBJECTIVE BE-5.1 COASTAL ZONE DEVELOPMENT

(LCP) To ensure priority for coastal-dependent and coastal-related development over other development on the coast. Ensure orderly, balanced utilization and conservation of Coastal Zone land, considering the social and economic needs of the people of Santa Cruz County.

See also: Objectives AM-43.1: Recreational + Coastal Access, AM-6.3: Parking, ARC-1.1: Preserve Commercial Agricultural Land for Agriculture, PS-6.4: Coastal Bluffs and Beaches, and PPF-2.6: Coastal Recreation).

Policies

BE-5.1.1 (LCP) Requirement for Development Permit. Ensure that development in the Coastal Zone is consistent with Local Coastal Program (LCP) policies and provisions. This policy does not apply to agencies or districts that are exempt from County regulation under state law.

BE-5.1.2 (LCP) Priority of Uses within the Coastal Zone. Maintain a hierarchy of land use priorities within the Coastal Zone:

- First Priority: Agriculture and coastal-dependent industry.
- Second Priority: Recreation including public parks, visitor-serving commercial uses, and coastal recreation facilities.
- Third Priority: Private residential, general industrial, and general commercial uses.

BE-5.1.3 (LCP) Maintaining Coastal Priority Uses. Discourage the conversion of any existing priority use or any existing priority use designation to another use or designation of lower priority.

Prohibit conversion of coastal agricultural land to non-agricultural use, except where specifically allowed for a public/quasi-public use pursuant to policy ARC-1.3.1.

Prohibit conversion of existing coastal-dependent industry unless three years have passed since cessation of industrial use.

Consider allowing the conversion of visitor-serving commercial land uses to a lower priority land uses only when:

- The proposed conversion will not adversely affect the ability of the County to provide appropriate locations for an adequate amounts and/or types of the existing higher priority visitor-serving commercial land uses or higher priority use designation, as



demonstrated by remaining visitor-serving commercial land uses or land use designations in proximity to the proposed conversion; or and

- Market analysis or land use analysis demonstrating demonstrates that the existing priority use or priority use designation is no longer feasible or appropriate.

Particularly discourage conversions of existing developed visitor accommodation uses to other uses, and instead strive to provide incentives or other measures to help retain older visitor accommodation facilities for lower-cost visitor accommodations. New visitor-serving uses shall not displace existing lower-cost visitor-serving uses unless an equivalent replacement is provided. ~~Prohibit conversion of existing coastal-dependent industry unless three years have passed since cessation of industrial use.~~