



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

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How to Prepare an Agricultural Production and Stewardship Plan

An Agricultural Production and Stewardship Plan is required for the development of commercial agriculture and related accessory uses on properties located in agricultural zoning districts (A3 to A60, ARP or APZ). The purpose of an Agricultural Production and Stewardship Plan is to ensure that long-term agricultural productivity will occur/continue at the project site and will substantially contribute to Marin's agricultural industry. The Agricultural Production and Stewardship Plan should accompany development applications for Planning and Building Permits (particularly when applying for the expedited Building Permit process).

Elements of the Agricultural Production and Stewardship Plan

Project Description

The project description is a narrative that describes the scope of the proposed agricultural operation and analyzes the various components of the contemplated project. The project description should include, but not be limited to, the topics listed below.

- Identify and describe the existing and proposed agricultural uses for the property, and explain implementation of proposed agricultural activities.
- Identify and assess areas of the property suitable for agriculture. This should include a discussion of the soil types found at the property, and what crops are expected to flourish in the specific site conditions.
- Provide for long-term management and preservation of the agricultural lands and outline a plan for sustainable agricultural use(s).
- Identify on-site resources and agricultural infrastructure, including analysis of water supply and water demand.
- Demonstrate how the proposed development supports and contributes to ongoing and future agricultural use of the land, and Marin's agricultural industry.
- Provide a marketing/business plan that includes discussion of product markets and processing facilities. The plan shall also provide a brief description of the farmer or rancher's background in agricultural operations.

Site Plan

The site plan should be prepared by a qualified professional and clearly depict the following items:

- All property lines and easement locations;
- All existing and proposed agricultural development;
- All structures – both agricultural and residential;
- Location of grazing and/or crop areas along with identification of soil types;
- Access routes, parking areas, and loading and turnaround areas throughout the property;
- Locations of water wells and sewage disposal/septic systems (including location of restrooms for employees and property owner); and,

- Topographical conditions and natural features such as rock outcrops, creeks, wetlands, ponds, ridgelines, trees.

Production Requirements

The Agricultural Production and Stewardship Plan must include an analysis of soil, water, slope, and climate requirements for each product and an explanation of how these requirements will be achieved through the proposed agricultural operation.

- Soil* State the soil requirements for each agricultural product and how they will be met.
- Slope* Explain the slope requirements and tolerances for each agricultural product and how they will be met.
- Water* Explain the water requirements for each product and how they would be met. Are water rights available? Describe anticipated infrastructure such as water impoundments, wells, pumps, pipelines, etc., and a map of the distribution system.
- Climate* Explain the climatic conditions required for each agricultural product and how the climatic conditions on the property support the proposed project.

Operational Requirements

The Agricultural Production and Stewardship Plan should contain discussion and analysis of the various technical aspects of the proposed agricultural operation, including but not limited to the following topics:

- Description of pesticide requirements and schedule for their use on the property including methods of storage and disposal (if proposed);
- Explanation of provisions for agricultural waste disposal;
- Description of soil conservation techniques, fertilization methods, grazing methods, and erosion control measures to be employed; and,
- Description of labor requirements (e.g. number of employees, operation hours, seasonal labor requirements, and housing requirements).

Review of the Agricultural Production and Stewardship Plan

The Community Development Agency (CDA) staff may refer your Agricultural Production and Stewardship Plan to a group of agricultural specialists which may include, but is not limited to, the County Agricultural Commissioner, president of the Marin County Farm Bureau, and Community Development Agency (CDA) Director. These individuals will review and comment on the feasibility and practicality of the Agricultural Production and Stewardship Plan for agricultural use of the property.

Can I prepare the Plan myself?

The Agricultural Production and Stewardship Plan should be prepared by a qualified professional with appropriate expertise in range management and land stewardship. Useful resources are available online at The Marin County Farm Advisor/U.C. Cooperative Extension (<http://cemarin.ucdavis.edu/>) and the Marin County Department of Agricultural Weights and Measures (<http://www.co.marin.ca.us/depts/AG/Main/Organic.cfm>).

Preparation of an Agricultural Production and Stewardship Plan is not intended for applicants with a long history of production agriculture.