**Marin LCPA Cross-out/Underline Comparison to Unit I and II: AGRICULTURE Policies**

**2/22/14**

**Legend:**

Language in policy as currently certified is in red and ~~crossed out~~ if not exactly carried over into LCPA.

Language added by LCPA is in blue underline.

Policy elements that have relocated are highlighted in yellow, showing ~~old~~ and new

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| **Marin LCP Proposed Amendments - Agriculture**  Adopted by Board of Supervisors July 30, 2013 | | |
|  | **Unit II - Existing Policy** | **LCPA - Proposed Policy** |
| **~~Policy 29, pg. 35~~**  ~~Certification of the remaining large agricultural holdings within Unit I which are greater than 60 acres in size shall be deferred until consideration of the Unit II LCP in order to facilitate development and application of a coordinated and consistent approach to the protection of large agricultural holdings within the total Marin County Coastal Zone. These areas consist of the following Assessor's Parcel Numbers:~~  ~~188-090-02, 04, 05, 06, 09, 10, 11~~  ~~188-120-09, 11, 15, 19~~  ~~188-170-01, 06, 18, 56, 57~~  ~~199-150-20, 21~~  **Policy Status**  This policy is no longer relevant and thus is not carried forward to the LCPA. |  | This Unit I policy was accomplished with the creation and application of the C-APZ Zone in the Unit II LUP and the C-APZ and C-ARP zoining designations. |
|  | **~~Policy 1, p. 98~~** C-AG-1 Agricultural Lands and Resources. Protect agricultural land, continued agricultural uses, family farming, and the agricultural economy  ~~General policy. Marin County intends to protect the existing and future viability of agricultural lands in its coastal zone, in accordance with Sections 30241 and 30242 of the Coastal Act.~~ by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, providing for diversity in agricultural development, facilitating multi-generational operation and succession ~~The County's LCP policies are intended to permanently preserve productive agriculture and lands with the potential for agricultural use, foster agricultural development,~~ and prohibiting uses that are incompatible with long-term agricultural production ~~assure that non-agricultural development does not conflict with agricultural uses~~ or ~~is incompatible with~~ the rural character of the County's coastal zone. ~~These policies are also intended to concentrate development in suitable locations, ensure that adequate public services are available to serve new development, and protect coastal wildlife, habitat, and scenic resources, in accordance with Sections 30240, 20250, and 30251 of the Coastal Act.~~ Preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands.  **Policy Status**  The concept of this policy has been carried forward to LCPA Policy **C-AG-1**. | C-AG-1 Agricultural Lands and Resources. Protect agricultural land, continued agricultural uses, family farming, and the agricultural economy by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, providing for diversity in agricultural development, facilitating multi-generational operation and succession, and prohibiting uses that are incompatible with long-term agricultural production or the rural character of the County’s Coastal Zone. Preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands.  [BOS app. 7/30/2013]  (PC app. 10/10/11, 1/24/11)  [Adapted from Unit II Agriculture Policy 1, p. 98, and CWP Goal AG-1, p. 2-157] |
|  | **~~Policy 2 p. 98~~** C-AG-2 Coastal Agricultural Production Zone (C-APZ). Apply the Coastal Agricultural Production Zone (C-APZ) to preserve privately owned agricultural lands that are suitable for land-intensive or land-extensive agricultural productivity, that contain soils classified as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Grazing Land capable of supporting production agriculture, or that are currently zoned C-APZ.  ~~Agricultural Production Zone. To implement the goals stated in Policy #1 above, the County shall adopt a planned district zone for all privately owned lands in the Unit II coastal zone currently zoned A-60 or other agricultural zoning district, such as A-20, which are outside of the community expansion boundaries identified in the LCP.~~ ~~Agricultural lands in Unit I which are zoned A-60 shall also be included. The planned district zone shall be known as the Agricultural Production Zone (APZ) and shall have a maximum density of 1 unit per 60 acres. The actual density of permitted development may be less and shall be determined based on the standards in Policy #4 below. The County recognizes that parcel sizes of 60 acres are too small, generally, to independently support existing agricultural operations in the coastal zone. However, 60-acre densities, when combined with the protective standards in Policy #4, do on balance adequately protect agriculture on the coast. The APZ should be reviewed in 5 years to determine its effectiveness, and necessary changes considered at that time.~~ Ensure that the principal use of these lands is agricultural, and that any development shall be accessory and incidental to, in support of, and compatible with agricultural production.  In the C-APZ zone, the principal permitted use shall be agriculture as follows:  **1.** Uses of land for the breeding, raising, pasturing, and grazing of livestock;  **2.** The production of food and fiber;  **3.** The breeding and raising of bees, fish, poultry, and other fowl;  **4.** The planting, raising, harvesting and producing of agriculture, aquaculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries;  **5.** Substantially similar uses of an equivalent nature and intensity; and  **6.** Accessory structures or uses appurtenant and necessary to the operation of agricultural uses, including one farmhouse per legal lot, one intergenerational home, agricultural worker housing, limited agricultural product sales and processing, educational tours, agricultural homestay facilities with three or fewer guest rooms, barns, fences, stables, corrals, coops and pens, and utility facilities (not including wind energy conversion systems and wind testing facilities).  Conditional uses in the C-APZ zone include additional agricultural uses and non-agricultural uses including residential development potentially up to the zoning density, consistent with Policies C-AG-7, 8 and 9.  Development shall not exceed a maximum density of 1 residential unit per 60 acres. Densities specified in the zoning are maximums that may not be achieved when the standards of the Agriculture policies below and other relevant LCP policies are applied.  **Policy Status**  The concept of this policy has been carried forward to LCPA Policy C-AG-2, which also draws the concept from Unit II Agriculture Policy 3 (p. 98). | C-AG-2 Coastal Agricultural Production Zone (C-APZ). Apply the Coastal Agricultural Production Zone (C-APZ) to preserve privately owned agricultural lands that are suitable for land-intensive or land-extensive agricultural productivity, that contain soils classified as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Grazing Land capable of supporting production agriculture, or that are currently zoned C-APZ. Ensure that the principal use of these lands is agricultural, and that any development shall be accessory and incidental to, in support of, and compatible with agricultural production.  In the C-APZ zone, the principal permitted use shall be agriculture as follows:  **1.** Uses of land for the breeding, raising, pasturing, and grazing of livestock;  **2.** The production of food and fiber;  **3.** The breeding and raising of bees, fish, poultry, and other fowl;  **4.** The planting, raising, harvesting and producing of agriculture, aquaculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries;  **5.** Substantially similar uses of an equivalent nature and intensity; and  **6.** Accessory structures or uses appurtenant and necessary to the operation of agricultural uses, including one farmhouse per legal lot, one intergenerational home, agricultural worker housing, limited agricultural product sales and processing, educational tours, agricultural homestay facilities with three or fewer guest rooms, barns, fences, stables, corrals, coops and pens, and utility facilities (not including wind energy conversion systems and wind testing facilities).  Conditional uses in the C-APZ zone include additional agricultural uses and non-agricultural uses including residential development potentially up to the zoning density, consistent with Policies C-AG-7, 8 and 9.  Development shall not exceed a maximum density of 1 residential unit per 60 acres. Densities specified in the zoning are maximums that may not be achieved when the standards of the Agriculture policies below and other relevant LCP policies are applied.  [BOS app. 10/2/2012, 11/13/2012, 1/15/2013]  (PC app. 10/10/11, 1/24/11)  [Adapted from Unit II Agriculture Policies 2 and 3, p. 98, and CWP Program AG-1.g, p. 2-162] |
|  | **Policy 3, p. 98** C-AG-2 Coastal Agricultural Production Zone (C-APZ). Apply the Coastal Agricultural Production Zone (C-APZ) to preserve privately owned agricultural lands that are suitable for land-intensive or land-extensive agricultural productivity, that contain soils classified as Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Grazing Land capable of supporting production agriculture, or that are currently zoned C-APZ~~.~~ **~~Intent of the Agricultural Production Zone~~**~~. The intent of the Agricultural Production Zone is to preserve lands within the zone for agricultural use. The principal use of lands in, the APZ shall be agricultural.~~ Ensure that the principal use of these lands is agricultural, and that any development shall be accessory and incidental to, in support of, and compatible with agricultural production. ~~Development shall be accessory, incidental, or in support of agricultural land uses, and shall conform to the policies and standards in #4 and #5 below.~~  In the C-APZ zone, the principal permitted use shall be agriculture as follows:… *[see C-AG-2 adjacent]*  **Policy Status**  The concept of this policy has been carried forward to LCPA Policy C-AG-2, which also draws the concept from Unit II Agriculture Policy 2 (p. 98). | C-AG-2 Coastal Agricultural Production Zone (C-APZ).  (Relevant policy language excerpted) |
| **~~Policy 30, pg. 35~~ C-AG-3 Coastal Agricultural Residential Planned Zone (C-ARP).**  ~~In order to preserve the maximum amount of agricultural land, protect important upland grassland feeding areas and to promote the concentration of development in accordance with Section 30240 (a) and (b), 30241, 30242 and 30250 of the Coastal Act, the land now designated as A-5 and A-10 zoning districts shall be rezoned to ARP-5 and ARP-10~~ Apply the Coastal Agricultural Residential Planned Zone (C-ARP) designation to lands adjacent to residential areas, and at the edges of Agricultural Production Zones in the Coastal Zone that have potential for agricultural production but do not otherwise qualify for protection under Policy C-AG-2. The intent of the C-ARP Zone is to provide flexibility in lot size and building locations in order to: ~~to encourage greater flexibility in the design of future land divisions within the area. New land divisions shall be designed to provide the maximum feasible clustering of new units and by easement or similar recorded instrument shall provide both the retention of the maximum amount of land in agricultural use and the protection of important upland feeding areas, which are identified on the resource maps on file in the Marin County Planning Department.~~  1. Promote the concentration of residential and accessory uses to maintain the maximum amount of land available for agricultural use, and  2. Maintain the visual, natural resource and wildlife habitat values of subject properties and surrounding areas. The C-ARP district requires proposed development to be clustered in a group or groups around existing development nodes to avoid impacts to environmental and other coastal resources.  **Policy Status**  The concepts of this policy have been carried forward to LCPA Policies **C-AG-3** and **C-AG-7(B.1)**. LCPA Policy C-AG- |  | **C-AG-3 Coastal Agricultural Residential Planned Zone (C-ARP).** Apply the Coastal Agricultural Residential Planned Zone (C-ARP) designation to lands adjacent to residential areas, and at the edges of Agricultural Production Zones in the Coastal Zone that have potential for agricultural production but do not otherwise qualify for protection under Policy C-AG-2. The intent of the C-ARP Zone is to provide flexibility in lot size and building locations in order to:  1. Promote the concentration of residential and accessory uses to maintain the maximum amount of land available for agricultural use, and  2. Maintain the visual, natural resource and wildlife habitat values of subject properties and surrounding areas. The C-ARP district requires proposed development to be clustered in a group or groups around existing development nodes to avoid impacts to environmental and other coastal resources.  [BOS app. 7/30/2013]  (PC app. 10/10/11, 1/24/11)  *[Adapted from Interim County Code Section 22.57.040. This policy also carries forward the concept of Unit I Agriculture Policy 30, p. 35]* |
| **End of Unit 1 Agricultural Policies** | **Continued…** | **Continued…** |

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| **Unit II - Existing Policy** | **LCPA - Proposed Policy** |
| **~~Policy 4, p. 98~~** C-AG-7 Development Standards for the Agricultural Production Zone (C-APZ) Lands.  ~~Development standards and requirements~~. ~~All land divisions and developments in the APZ~~ Proposed development in the C-APZ zone ~~shall require an approved master plan showing how the proposed division or development would affect the subject property.~~ Proposed development in the C-APZ zone shall be designed and constructed to preserve agricultural lands and to be consistent with all applicable standards and requirements of the LCP , and in particular the policies of the Natural Systems and Agriculture Element of the LUP. ~~In reviewing a proposed master plan and determining the density of permitted units, the County shall make all of the following findings:~~   1. **Standards for Agricultural Uses in the C-APZ:**   All of the following development standards apply:  ~~a.~~ ~~The development would protect and enhance continued agricultural use and contribute to agricultural viability.~~ 1. Permitted development shall protect and maintain continued agricultural use and contribute to agricultural viability. Development of agricultural facilities shall be sited to avoid agricultural land (i.e., prime agricultural land or other land suitable for agriculture) whenever possible, consistent with the operational needs of agricultural production. If use of agricultural land is necessary, prime agricultural land shall not be converted if it is possible to utilize other lands suitable for agricultural use. In addition, as little agricultural land as possible shall be converted.  b. ~~The development is necessary because agricultural use of the property is no longer feasible. The purpose of this standard is to permit agricultural landowners who face economic hardship to demonstrate how development on a portion of their land would ease this hardship and enhance agricultural operations on the remainder of the property.~~ *~~.~~[see C-AG-7.B.4]*  c. ~~The land division or development would not conflict with the continuation of agriculture on that portion of the property which is not developed, on adjacent parcels, or those within one mile of the perimeter of the proposed development.~~*~~.~~[see C-AG-7.B.5]*  ~~d.~~ **2.** Development shall be permitted only where ~~A~~adequate water supply, sewage disposal, road access and capacity and other public services are available to ~~service~~ support the proposed development after provision has been made for existing and continued agricultural operations. Water diversions or use for a proposed development shall not adversely impact stream or wetland habitats, have significant effects on groundwater resources, or significantly reduce freshwater inflows to Tomales Bay, either individually or cumulatively.  e. Appropriate public agencies are able to provide necessary services (fire protection, police protection, schools, etc.) to serve the proposed development.  ~~f. The proposed land division and/or~~**3**. Permitted development shall ~~will~~ have no significant adverse impacts on environmental quality or natural habitats, ~~including stream or riparian habitats and scenic resources. In all cases, LCP policies on streams and natural resources shall be met.~~ and shall meet all other applicable policies, consistent with the LCP.  **4.** In order to retain the maximum amount of land in agricultural production or available for future agricultural uses, farmhouses, intergenerational homes, and agricultural homestay facilities shall be placed in one or more groups along with any non-agricultural development on a total of no more than five percent of the gross acreage, to the extent feasible, with the remaining acreage retained in or available for agricultural production or open space.  ~~g. Development consists of permitted and conditional uses as authorized in the APZ.~~  **B. Standards for Non-Agricultural Uses**:… *[revised Unit II Policy 5 incorporated here].*  **Policy Status**  This policy has been carried forward to LCPA Policy C-AG-7, which also draws language from Unit II Agriculture Policy 5 (p. 99) and carries forward the concept of Unit I Agriculture Policy 30 (p. 35). | C-AG-7 Development Standards for the Agricultural Production Zone (C-APZ) Lands.  Proposed development in the C-APZ zone shall be designed and constructed to preserve agricultural lands and to be consistent with all applicable standards and requirements of the LCP , and in particular the policies of the Natural Systems and Agriculture Element of the LUP.  **A.\_Standards for Agricultural Uses in the C-APZ:**  All of the following development standards apply:   1. Permitted development shall protect and maintain continued agricultural use and contribute to agricultural viability. Development of agricultural facilities shall be sited to avoid agricultural land (i.e., prime agricultural land or other land suitable for agriculture) whenever possible, consistent with the operational needs of agricultural production. If use of agricultural land is necessary, prime agricultural land shall not be converted if it is possible to utilize other lands suitable for agricultural use. In addition, as little agricultural land as possible shall be converted. 2. Development shall be permitted only where adequate water supply, sewage disposal, road access and capacity and other services are available to support the proposed development after provision has been made for existing and continued agricultural operations. Water diversions or use for a proposed development shall not adversely impact stream or wetland habitats, have significant effects on groundwater resources, or significantly reduce freshwater inflows to water bodies, including Tomales Bay, either individually or cumulatively.   **3.**  Permitted development shall have no significant adverse impacts on environmental quality or natural habitats, and shall meet all other applicable policies, consistent with the LCP.  **4.** In order to retain the maximum amount of land in agricultural production or available for future agricultural uses, farmhouses, intergenerational homes, and agricultural homestay facilities shall be placed in one or more groups along with any non-agricultural development on a total of no more than five percent of the gross acreage, to the extent feasible, with the remaining acreage retained in or available for agricultural production or open space.  **B. Standards for Non-Agricultural Uses**:… *[see following]*  [BOS app. 10/2/2012, 11/13/2012, 2/26/2013]  (PC app. 2/13/12, 1/9/11, 1/24/11)  [Adapted from Unit II Agriculture Policies 4 and 5, pp. 98-99. This policy also carries forward Unit I Agriculture Policy 30, p. 35.] |
| **~~Policy 5, p. 99~~** C-AG-7 Development Standards for the Agricultural Production Zone (C-APZ) Lands.  ~~Conditions. As part of the approval of a master plan, the following conditions shall be required:~~   1. **Standards for Non-Agricultural Uses**:   In addition to the standards of Section A. above, all of the following development standards apply to non-agricultural uses, including division of agricultural lands or construction of two or more dwelling units (excluding agricultural worker or intergenerational housing). The County shall determine the density of permitted residential units only upon applying Policy C-AG-6 and the following standards and making all of the findings listed below.   1. ~~All development shall be clustered~~ **1.** In order to retain the maximum amount of land in agricultural production or available for agricultural use, homes, roads, residential support facilities, and other non-agricultural development ~~Development, including all land converted from agricultural use such as roads and residential support facilities,~~ shall be ~~clustered on no more than five percent of the gross acreage,~~ placed in one or more groups on a total of no more than five percent of the gross acreage, to the extent feasible, with the remaining acreage ~~to be left~~ retained in or available for agricultural production and/ or open space. Proposed ~~D~~development shall be located close to existing roads, or shall not require new road construction or improvements resulting in significant impacts on agriculture, natural topography, major vegetation, or significant natural visual qualities of the site. Proposed development ~~and~~ shall be sited to minimize impacts on scenic resources, wildlife habitat and streams, and adjacent agricultural operations and shall be designed and sited to avoid hazardous areas. Any new parcels created shall have building envelopes outside any designated scenic protection area. 2. **3.** Where consistent with state and federal laws, a Permanent conservation easements over that portion of the property not used for physical development or services shall be required for proposed land divisions, non-agricultural development, and residential projects, other than a farmhouse, agricultural worker housing, or intergenerational housing, to promote the long-term preservation of these lands. Only agricultural and compatible uses shall be allowed under the easements. In addition, the County shall require the execution of a covenant not to divide for the parcels created under this division so each will be ~~that they are~~ retained as a single unit and are not further subdivided. 3. The creation of a homeowner's or other organization and/or the submission of agricultural management plans may be required to provide for the proper utilization of agricultural lands and their availability on a lease basis or for the maintenance of community roads or mutual water systems. *~~.~~[see C-AG-7.B.2]*   **4.** Proposed development shall only be approved after making the following findings:  **a.** The development is necessary because agricultural use of the property would no longer be feasible. The purpose of this standard is to permit agricultural landowners who face economic hardship to demonstrate how development on a portion of their land would ease this hardship ~~or~~ and enhance agricultural operations on the remainder of the property.  **b.** The proposed development will not conflict with the continuation or initiation of agricultural uses on that portion of the property that is not proposed for development, on adjacent parcels, or on other agricultural parcels within one mile of the perimeter of the proposed development.  **c.** Appropriate public agencies are able to provide necessary services (fire protection, police protection, schools, etc.) to serve the proposed development without extending urban services.  **Policy Status**  This policy has been carried forward to LCPA Policy C-AG-7, which also draws language from Unit II Agriculture Policy 4 (p. 98) and carries forward the concept of Unit I Agriculture Policy 30 (p. 35). | C-AG-7 Development Standards for the Agricultural Production Zone (C-APZ) Lands.  *[See policy language for “A” above]*  **B. Standards for Non-Agricultural Uses**:  In addition to the standards of Section A. above, all of the following development standards apply to non-agricultural uses, including division of agricultural lands or construction of two or more dwelling units (excluding agricultural worker or intergenerational housing). The County shall determine the density of permitted residential units only upon applying Policy C-AG-6 and the following standards and making all of the findings listed below.  **1.** In order to retain the maximum amount of land in agricultural production or available for future agricultural use, homes, roads, residential support facilities, and other non-agricultural development shall be placed in one or more groups on a total of no more than five percent of the gross acreage, to the extent feasible, with the remaining acreage retained in or available for agricultural production or open space. Proposed development shall be located close to existing roads, or shall not require new road construction or improvements resulting in significant impacts on agriculture, natural topography, major vegetation, or significant natural visual qualities of the site. Proposed development shall be sited to minimize impacts on scenic resources, wildlife habitat and streams, and adjacent agricultural operations and shall be designed and sited to avoid hazardous areas. Any new parcels created shall have building envelopes outside any designated scenic protection area.  **2.** The creation of a homeowners’ or other organization and/or the submission of an Agricultural Production and Stewardship Plan (APSP) may be required to provide for the proper utilization of agricultural lands and their availability on a lease basis or for the maintenance of the community’s roads, septic or water systems.  **3.** Where consistent with state and federal laws, a permanent agricultural conservation easement over that portion of the property not used for physical development or services shall be required for proposed land divisions, non-agricultural development, and residential projects, other than a farmhouse, agricultural worker housing, or intergenerational housing, to promote the long-term preservation of these lands. Only agricultural and compatible uses shall be allowed under the easement. In addition, the County shall require the execution of a covenant not to divide for the parcels created under this division so that each will be retained as a single unit and will not be further subdivided.  **4.** Proposed development shall only be approved after making the following findings:  **a.** The development is necessary because agricultural use of the property would no longer be feasible. The purpose of this standard is to permit agricultural landowners who face economic hardship to demonstrate how development on a portion of their land would ease this hardship or enhance agricultural operations on the remainder of the property.  **b.** The proposed development will not conflict with the continuation or initiation of agricultural uses on that portion of the property that is not proposed for development, on adjacent parcels, or on other agricultural parcels within one mile of the perimeter of the proposed development.  **c.** Appropriate public agencies are able to provide necessary services (fire protection, police protection, schools, etc.) to serve the proposed development without extending urban services. |
| **~~Policy 6, p. 100~~**  Definitions and uses. **Article VIII, Chapter 22.130 (Definitions)**  **Agriculture (coastal).** This land use consists of agricultural production, and the facilities that are accessory and incidental to, in support of, and compatible with the property’s agricultural production, including agricultural accessory structures and activities, one farmhouse per legal lot, intergenerational housing, agricultural worker housing, agricultural product sales and processing, non-profit and owner-operator conducted agricultural tours, and agricultural homestay facilities.  The definition of agricultural uses in the APZ is given below, along with permitted and conditional uses.  **22.62.060 – Coastal Agricultural and Resource-Related Districts**  **A. Purpose of Section.** This Section provides regulations for development and new land uses proposed within the coastal agricultural and resource-related zoning districts established consistent with Local Coastal Program policies by Section 22.62.030 (Coastal Zoning Districts Established). The purpose of these zoning districts is to protect agricultural land, continued agricultural uses and the agricultural economy by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, and prohibiting uses that are incompatible with long-term agricultural production or the rural character of the County’s Coastal Zone and to preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands. (Policy C-AG-1)  ~~a. Definitions. For the purposes of the Agricultural Production Zone,~~ agricultural uses shall be defined as uses ~~of land to grow and/or produce agricultural commodities for commercial purposes, including~~:  **B. Purposes of zoning districts.** The purposes of the individual zoning districts are as follows.  **1. C-APZ (Coastal, Agricultural Production Zone) District.** The C-APZ zoning district is intended to preserve privately owned agricultural lands that are suitable for land-intensive or land-extensive agricultural production. (Policy C-AG-2)  The principal permitted use of lands in the C-APZ district is agricultural, including activities that are accessory and incidental to, in support of, and compatible with agricultural production. These activities include use of land for the breeding, raising, pasturing, and grazing of livestock; the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; the planting, raising, harvesting and producing of agriculture, aquaculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries; substantially similar uses of an equivalent nature and intensity; accessory structures or uses appurtenant and necessary to the operation of agricultural uses, including one farmhouse per legal lot, one intergenerational home, agricultural worker housing, limited agricultural product sales and processing, educational tours, agricultural homestay facilities with three or fewer guest rooms, barns, fences, stables, corrals, coops and pens, and utility facilities (not including wind energy conversion systems and wind testing facilities). (Policy C-AG-2)  • ~~Livestock and poultry - cattle, sheep, poultry, goats, rabbits, horses~~ unless they are the primary animals raised~~.~~  ~~• Livestock and poultry products - milk, wool, eggs.~~  ~~• Field, fruit, nut, and vegetable crops - hay grain, silage, pasture, fruits, nuts, and vegetables.~~  ~~• Nursery products - nursery crops, cut plants.~~  b. ~~Permitted uses. Permitted uses include the following:~~  ~~• Agricultural uses as defined above.~~  ~~• One single-family dwelling per~~ parcel. "Parcel" is defined as all contiguous assessor's parcels under common ownership.  ~~• Accessory structures~~ or uses appurtenant and necessary to the operation of agricultural uses, other than dwelling units of any kind, ~~but including barns, fences, stables, corrals, coops and pens, and utility facilities.~~  ~~c. Conditional uses. Conditional uses include the following:~~  Conditional uses in the C-APZ zone include additional agricultural uses and non-agricultural uses including land division and residential development potentially up to the zoning density, consistent with Policies C-AG-7, 8 and 9. Conditional residential development shall not exceed a maximum density of 1 residential unit per 60 acres. Densities specified in the zoning are maximums that may not be achieved when the standards of the Agriculture policies and, as applicable, other LCP policies are applied. (Policy C-AG-1, 2)  • ~~Land divisions.~~  ~~• Farmworker housing.~~  ~~• Mobile homes so long as they are used exclusively for employees of the owner who are actively and directly engaged in the agricultural use of the land.~~  ~~• Hog ranch.~~  ~~• Veterinary facilities.~~  ~~• Fish hatcheries and rearing ponds.~~  ~~• Stabling of more than five horses on ranches where horses are the primary or only animals raised.~~  ~~• Raising of other food and fiber producing animals not listed under (a) above.~~  ~~• Planting, raising, or harvesting of trees for timber, fuel, or Christmas tree production.~~  ~~• Facilities for processing~~ or retail sale of agricultural products~~.~~  • Greenhouses.  ~~• Commercial storage and sale of garden supply products.~~  ~~• Water conservation dams and ponds.~~  ~~• Mineral resource production.~~  ~~•~~ Game or ~~nature preserve~~ or refuge.  • Public or private recreational activities, such as hunting, fishing, and camping.  ~~• Bed and breakfast operations~~ in existing structures up to a maximum of 5 rooms.  ~~• Construction, alteration, or maintenance of gas, electric, water, communication, or flood control facilities, unrelated to an agricultural use, as approved by the appropriate governmental agencies.~~  • Dump.  The C-APZ zoning district is consistent with the Agriculture 1 land use category of the Marin County Local Coastal Program.  **Policy Status**  The contents of this policy are more appropriate for the development code rather than the land use plan. Therefore, they have been modified and carried forward to LCPA Development Code **Section 22.62.060.B.1** (p. 26) and Chapter 22.62 **Table 5-1** *Allowed Uses and Permit Requirements for Coastal Agricultural & Resource-related districts* (not shown, pp. 29-35). | **Article VIII, Chapter 22.130 (Definitions)**  **Agriculture (coastal).** This land use consists of agricultural production, and the facilities that are accessory and incidental to, in support of, and compatible with the property’s agricultural production, including agricultural accessory structures and activities, one farmhouse per legal lot, intergenerational housing, agricultural worker housing, agricultural product sales and processing, non-profit and owner-operator conducted agricultural tours, and agricultural homestay facilities.  **22.62.060 – Coastal Agricultural and Resource-Related Districts**  **A. Purpose of Section.** This Section provides regulations for development and new land uses proposed within the coastal agricultural and resource-related zoning districts established consistent with Local Coastal Program policies by Section 22.62.030 (Coastal Zoning Districts Established). The purpose of these zoning districts is to protect agricultural land, continued agricultural uses and the agricultural economy by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, and prohibiting uses that are incompatible with long-term agricultural production or the rural character of the County’s Coastal Zone and to preserve important soils, agricultural water sources, and forage to allow continued agricultural production on agricultural lands. (Policy C-AG-1)  **B. Purposes of zoning districts.** The purposes of the individual zoning districts are as follows.  **1. C-APZ (Coastal, Agricultural Production Zone) District.** The C-APZ zoning district is intended to preserve privately owned agricultural lands that are suitable for land-intensive or land-extensive agricultural production. (Policy C-AG-2)  The principal permitted use of lands in the C-APZ district is agricultural, including activities that are accessory and incidental to, in support of, and compatible with agricultural production. These activities include use of land for the breeding, raising, pasturing, and grazing of livestock; the production of food and fiber; the breeding and raising of bees, fish, poultry, and other fowl; the planting, raising, harvesting and producing of agriculture, aquaculture, horticulture, viticulture, vermiculture, forestry crops, and plant nurseries; substantially similar uses of an equivalent nature and intensity; accessory structures or uses appurtenant and necessary to the operation of agricultural uses, including one farmhouse per legal lot, one intergenerational home, agricultural worker housing, limited agricultural product sales and processing, educational tours, agricultural homestay facilities with three or fewer guest rooms, barns, fences, stables, corrals, coops and pens, and utility facilities (not including wind energy conversion systems and wind testing facilities). (Policy C-AG-2)  Conditional uses in the C-APZ zone include additional agricultural uses and non-agricultural uses including land division and residential development potentially up to the zoning density, consistent with Policies C-AG-7, 8 and 9. Conditional residential development shall not exceed a maximum density of 1 residential unit per 60 acres. Densities specified in the zoning are maximums that may not be achieved when the standards of the Agriculture policies and, as applicable, other LCP policies are applied. (Policy C-AG-1, 2)  The C-APZ zoning district is consistent with the Agriculture 1 land use category of the Marin County Local Coastal Program.  [BOS app. 10/2/2012, 11/13/2012, 1/15/2013, 2/26/2013]  **…**  [Rest of section not shown] |
| **~~Policy 7, p. 101~~** C-AG-10 Marin Agricultural Land Trust (MALT) and Other Methods of Preserving Agriculture  ~~Alternative methods of preserving agricultural lands. The County strongly~~ ~~s~~Support~~s~~ the objectives of the Marin Agricultural Land Trust (MALT) to protect agricultural lands through the transfer, purchase, or donation of development rights or agricultural conservation easements on agricultural lands. ~~The County~~ ~~s~~Support~~s~~ ~~and encourages action by the Trust in the coastal zone to preserve agricultural land for productive uses. The County also supports~~ the use of County’s adopted model agricultural easement, implementation Transfer of Development Rights (TDR) programs and similar innovative techniques to permanently preserve agricultural lands.  **Policy Status**  This policy has been carried forward to LCPA Policy C-AG-10. | C-AG-10 Marin Agricultural Land Trust (MALT) and Other Methods of Preserving Agriculture. Support the objectives of the Marin Agricultural Land Trust (MALT) to protect agricultural lands through the transfer, purchase, or donation of development rights or agricultural conservation easements on agricultural lands. Support and encourage action by MALT in the Coastal Zone to preserve agricultural land for productive uses. Support the use of County’s adopted model agricultural easement, implementation of Transfer of Development Rights (TDR) programs and similar innovative techniques to permanently preserve agricultural lands.  (PC app. 10/10/11, 1/24/11)  [Adapted from Unit II Agriculture Policy 7, p. 101] |
| **~~Policy 8 p. 101~~**  ~~Agriculture on state parklands. State parklands with the potential for agricultural use should be made available for such use, especially during the interim period before the parks are opened for public use. Once opened, the parks should retain agricultural uses unless public recreation or natural resources on the site would be adversely affected. If conflicts between agriculture and public uses occur, they should be resolved in such a way as to protect resources and public safety while still allowing the continuation of the agricultural operation. Agricultural leases with private operators should be reviewed five years prior to expiration for compatibility with park goals. Operators should be notified at that time whether or not their leases will be renewed and what revisions in operating arrangements, if any, are necessary~~.  **Policy Status**  This policy is not applicable because the County does not have jurisdiction on state parklands, and thus the policy language has not been carried forward to the LCPA. **[NOTE: This is an error I hadn’t been aware of- may need suggested mod.]** | **n/a** |
| **End of Unit 1 Agricultural Policies** | **LCPA Policies Continued…** |

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| **LCPA - Proposed Policy** |
| **C-AG-8 Agricultural Production and Stewardship Plans.**  **1.** Submission of an Agricultural Production and Stewardship Plan (APSP) shall be required for approval of land division or non-agricultural development of Agricultural Production Zone (C-APZ) lands, except as provided for in (3) below.  **2.** The purpose of an APSP prepared and submitted for land division or for residential or other non-agricultural development of C-APZ lands is to ensure that long-term agricultural productivity will occur and will substantially contribute to Marin’s agricultural industry. Such a plan shall clearly identify and describe existing and planned agricultural uses for the property, explain in detail their implementation, identify on-site resources and agricultural infrastructure, identify product markets and processing facilities (if appropriate), and demonstrate how the planned agricultural uses substantially contribute to Marin’s agricultural industry. An APSP shall provide evidence that at least 95% of the land will remain in agricultural production or natural resource protection and shall identify stewardship activities to be undertaken to protect agriculture and natural resources. An APSP shall be prepared by qualified professionals with appropriate expertise in agriculture, land stewardship, range management, and natural resource protection. The approval of a development proposal that includes an APSP shall include conditions ensuring the proper, long-term implementation of the plan.  **3.** The requirement for an APSP shall not apply to agricultural worker housing or to intergenerational housing units. The APSP may be waived for residences and residential accessory buildings or structures to be occupied or used by the property owner(s) or lessee who is directly engaged in the production of agricultural commodities for commercial purposes on the property. It may also be waived for non-agricultural land uses when the County finds that the proposal will enhance current or future agricultural use of the property and will not convert the property to primarily residential or other non-agricultural use, as evidenced by such factors as bona fide commercial agricultural production on the property, the applicant’s history and experience in production agriculture, and the fact that agricultural infrastructure (such as fencing, processing facilities, marketing mechanisms, agricultural worker housing, or agricultural land leasing opportunities) has been established or will be enhanced.  **4.** Projects subject to the potential requirement of preparing an APSP should be referred to such individuals or groups with agricultural expertise as appropriate for analysis and a recommendation. Such individuals or groups should also be requested to periodically review and evaluate the effectiveness of the APSP program.  [BOS app. 10/2/2012]  (PC app. 2/13/12, 10/10/11, 1/24/11)  *[Adapted from CWP Program AG-1.b, pp. 2-160 and 2-161]*  ***Program C-AG-8.a Commercial Agricultural Production.*** Develop criteria and standards for defining commercial agricultural production so that APSPs can differentiate between commercial agricultural production and agricultural uses accessory to residential or other non-agricultural uses.  (PC app. 10/10/11, 1/24/11)  [New program, not in Unit I or II] |
| **C-AG-9 Residential Development Impacts and Agricultural Use.** Ensure that lands designated for agricultural use are not de facto converted to residential use, thereby losing the long-term productivity of such lands.  **1.** Residential development shall not be allowed to diminish current or future agricultural use of the property or convert it to primarily residential use.**Natural Systems and Agriculture Marin County Local Coastal Program**  **2.** Any proposed residential development subject to a Coastal Permit shall comply with LCP policies including ensuring that the mass and scale of new or expanded structures respect environmental site constraints and the character of the surrounding area. Such development must be compatible with ridge protection policies and avoid tree-cutting and grading wherever possible.  The County shall exercise its discretion in light of some or all of the following criteria and for the purpose of ensuring that the parcel does not de facto convert to residential use:  **a.** The applicant’s history of production agriculture.  **b.** How long term agricultural use of the property will be preserved — for example, whether there is an existing or proposed dedication or sale of permanent agricultural easements or other similar protective agricultural restrictions such as Williamson Act contract or farmland security zone.  **c.** Whether long term capital investment in agriculture and related infrastructure, such as fencing, processing facilities, market mechanisms, agricultural worker housing or agricultural leasing opportunities have been established or are proposed to be established.  **d.** Whether sound land stewardship practices, such as organic certification, riparian habitat restoration, water recharge projects, fish-friendly farming practices, or erosion control measures, have been or will be implemented.  **e.** Whether the proposed residence will facilitate the ongoing viability of agriculture such as through the intergenerational transfer of existing agricultural operations.  **3.** In no event shall a single-family residence subject to these provisions exceed 7,000 square feet in size. Where one or two intergenerational residence units are allowed in the C-APZ zone, the aggregate residential development on the subject legal lot shall not exceed 7000 square feet.  **4.** However, agricultural worker housing, up to 540 square feet of garage space for each residence unit, agricultural accessory structures, and up to 500 square feet of office space in the farmhouse used in connection with the agricultural operation on the property shall be excluded from the 7,000 square foot limitation.  **5.** The square footage limitations noted in the above criteria represent potential maximum residence unit sizes and do not establish a mandatory entitlement or guaranteed right to development.  (PC app. 10/10/11, 1/24/11)  *[Adapted from CWP Program AG-1.a, pp.2-159 and 2-160]* |