

Agricultural Management: Infrastructure – Structures

- **Policy Guidance**
 - *City Charter ARTICLE XII. OPEN SPACE*
 - *Sec. 176 Open Space Purposes – Open space lands*
 - *Open space land may not be improved after acquisition unless such improvements are necessary to protect or maintain the land or to provide for passive recreational, open agricultural, or wildlife habitat use of the land. (Added by Ord. No. 4996 (1986), 1, adopted by electorate on Nov. 4, 1986.)*
 - *Open Space Long Range Management Policies*
 - *Facilities can be constructed on OSMP land if necessary to support approved activities as specified in an Open Space management plan (and in accordance with the Charter Section 176).*
 - *Structures should be consistent with Open Space purposes, be compatible with natural processes, functional, energy efficient and cost-effective.*
 - *Existing buildings will be considered before new construction is contemplated.*
 - *All facility costs including initial construction, refurbishment, or restoration, ongoing maintenance and operational costs should be considered.*
 - *Facilities will be integrated into the Open Space environment so as to result in minimum impact.*
 - *Facilities will be designed and developed to avoid competing with or dominating Open Space features.*
- **Existing Conditions**
 - *Types of Agricultural Structures commonly found on OSMP*
 - *General condition description – many in poor condition*
 - *Reference to ongoing system-wide structures assessment*
 - *Summary statistics from structures assessment if available at time of writing Draft Plan.*
 - *Desire to maintain and support a diversity of agricultural operations and increase the acres for diversified vegetable farming will likely result in requests and/or needs for additional structures and/or significant repairs.*
- **Objective(s)**
 - *Provide the infrastructure necessary to support a diversity of agricultural operations.*
 - *Maintain agriculturally related structures in an acceptable condition.*
- **Management Strategies**
 - *Evaluate new or replacement structures with the following process/criteria:*
 - *Primary test= Charter Test – OSMP determination the proposed structure is “necessary for open agriculture”*
 - *If the primary test is passed, conduct secondary Alternatives Analysis – OSMP determination there are no cost effective and energy efficient alternatives to the proposed structure*

- *If secondary test is passed, conduct Site Analysis – OSMP review of aesthetic impacts, proximity to building sites, costs, and other existing structures*
 - *Land use review – Permitting process with the land use agency with jurisdiction*
 - *Include a case study/evaluation of Greenhouses and Hoophouses*
 - *Develop criteria to prioritize current and future infrastructure needs*
- **Measures of Success**
 - *Proportion of operations for which the necessary infrastructure has been identified.*
 - *Proportion of operations for which the necessary infrastructure is currently available.*
 - *Proportion of necessary structures in an acceptable condition.*
- **Estimated Cost(s)**
 - *\$\$\$\$\$*
 - *More than \$500,000 for structure improvements, construction, de-construction*