

Agricultural Conservation Mitigation Program (REF220044)



Community Meeting North County
July 5, 2022 - Castroville Library

Presentation Overview



Policy Framework



What is Agricultural Conservation Mitigation?



Policy Process



Timeline



Public Engagement & Input

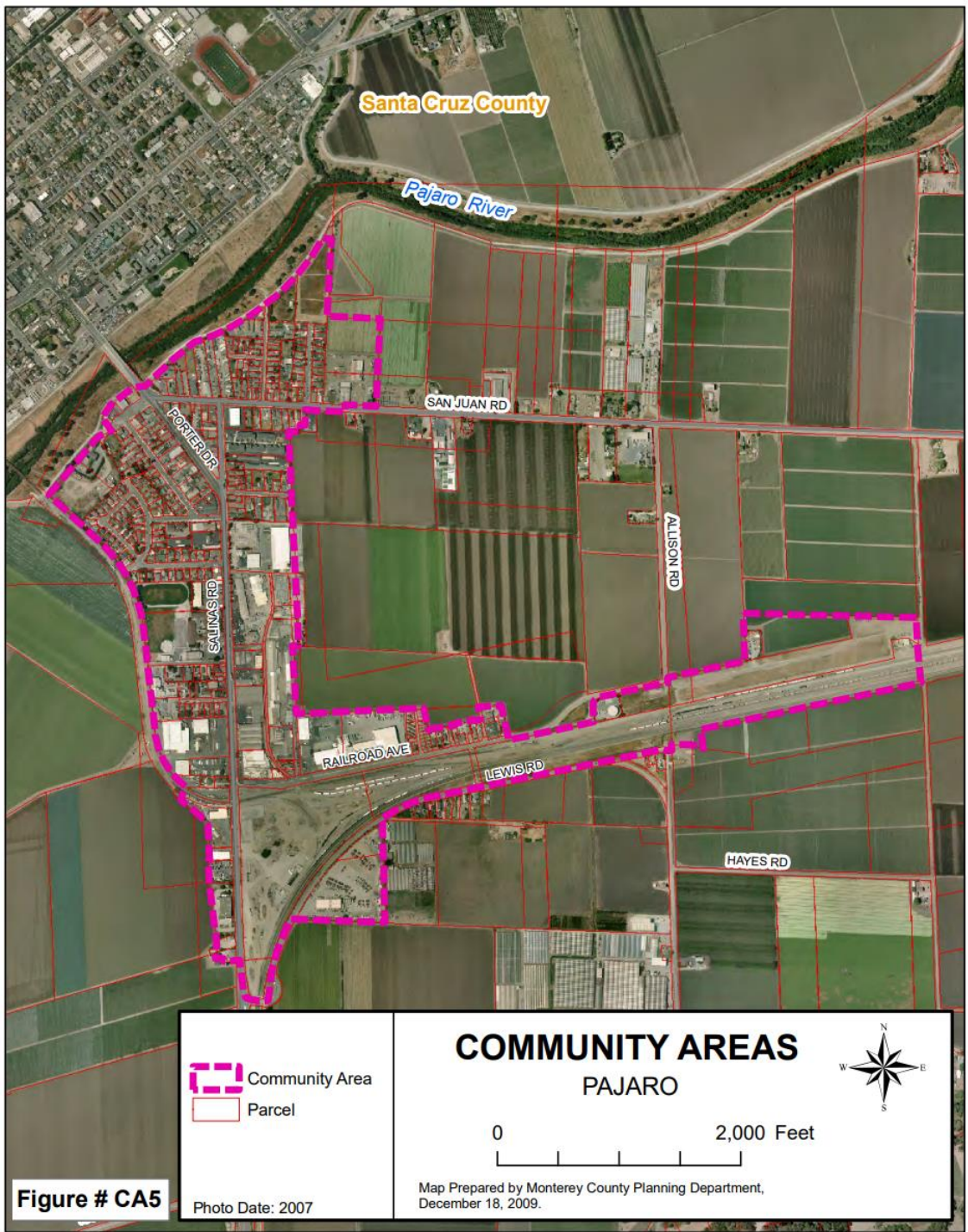


Closing Remarks

Policy Framework

- 2010 General Plan: Policies that address existing and future land use for the large rural areas that are predominantly for agricultural purposes and for diversity of unincorporate communities
- Land Use Element: Creates a general framework that encourages growth within or near developed/developing areas in order to reduce impacts to agricultural production, natural resources, or public services
- Community Areas





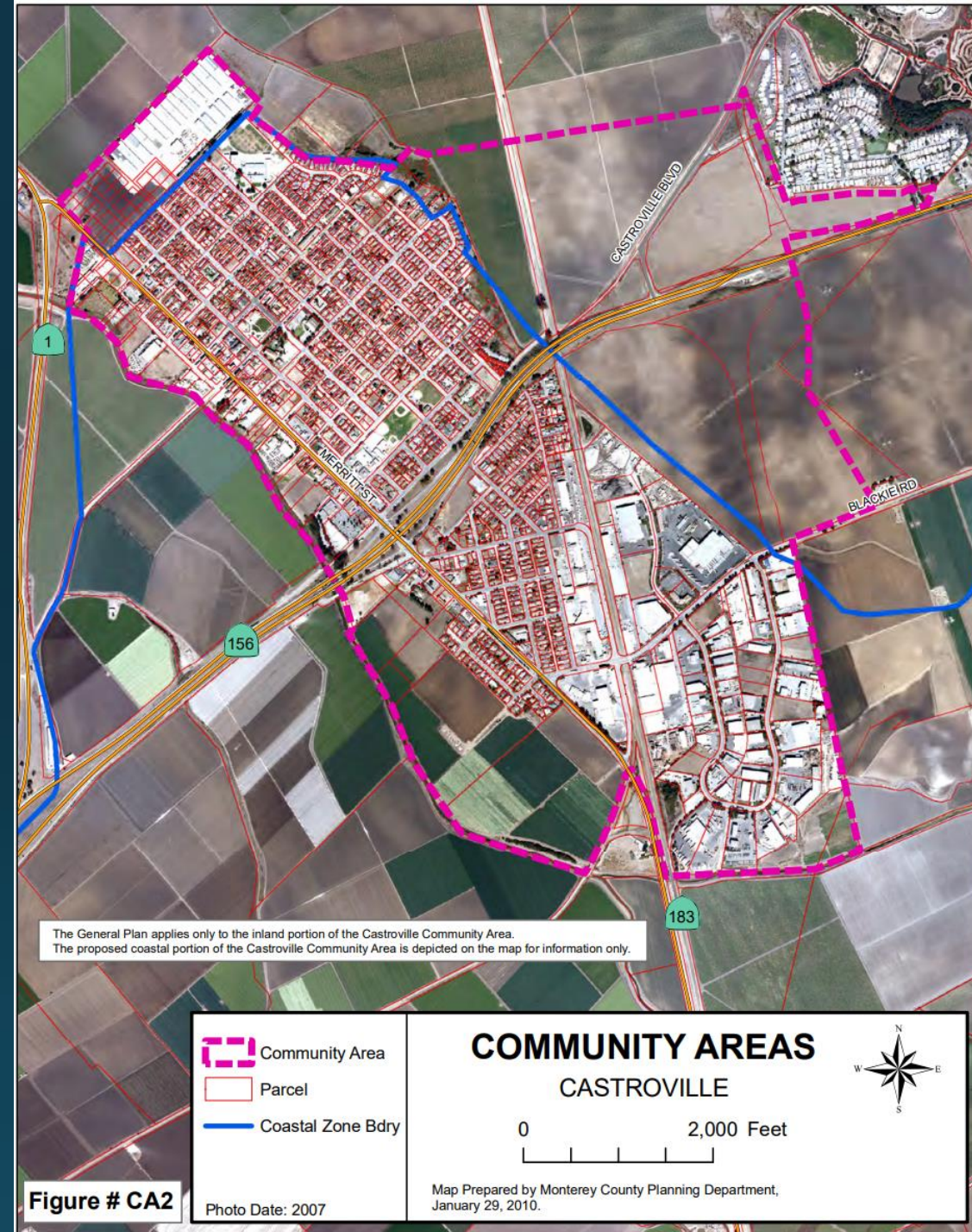
Pajaro Community Area

The priority for future growth in Pajaro shall be established and emphasized to occur within the Community Area boundary.



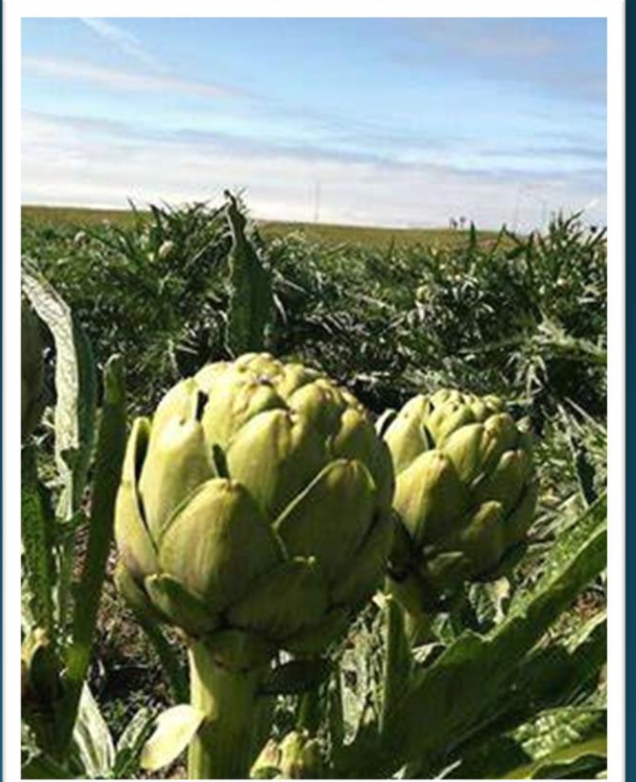
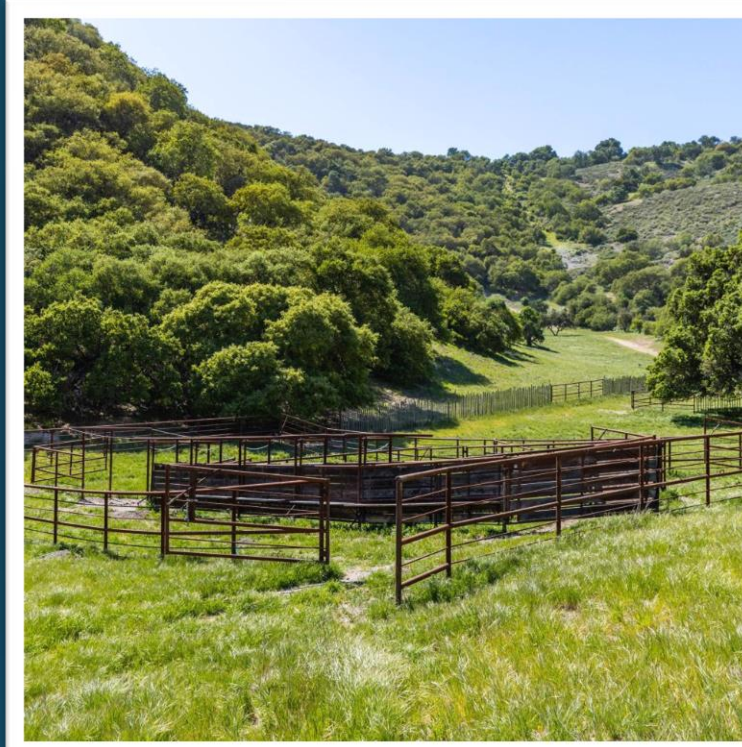
Castroville Community Area

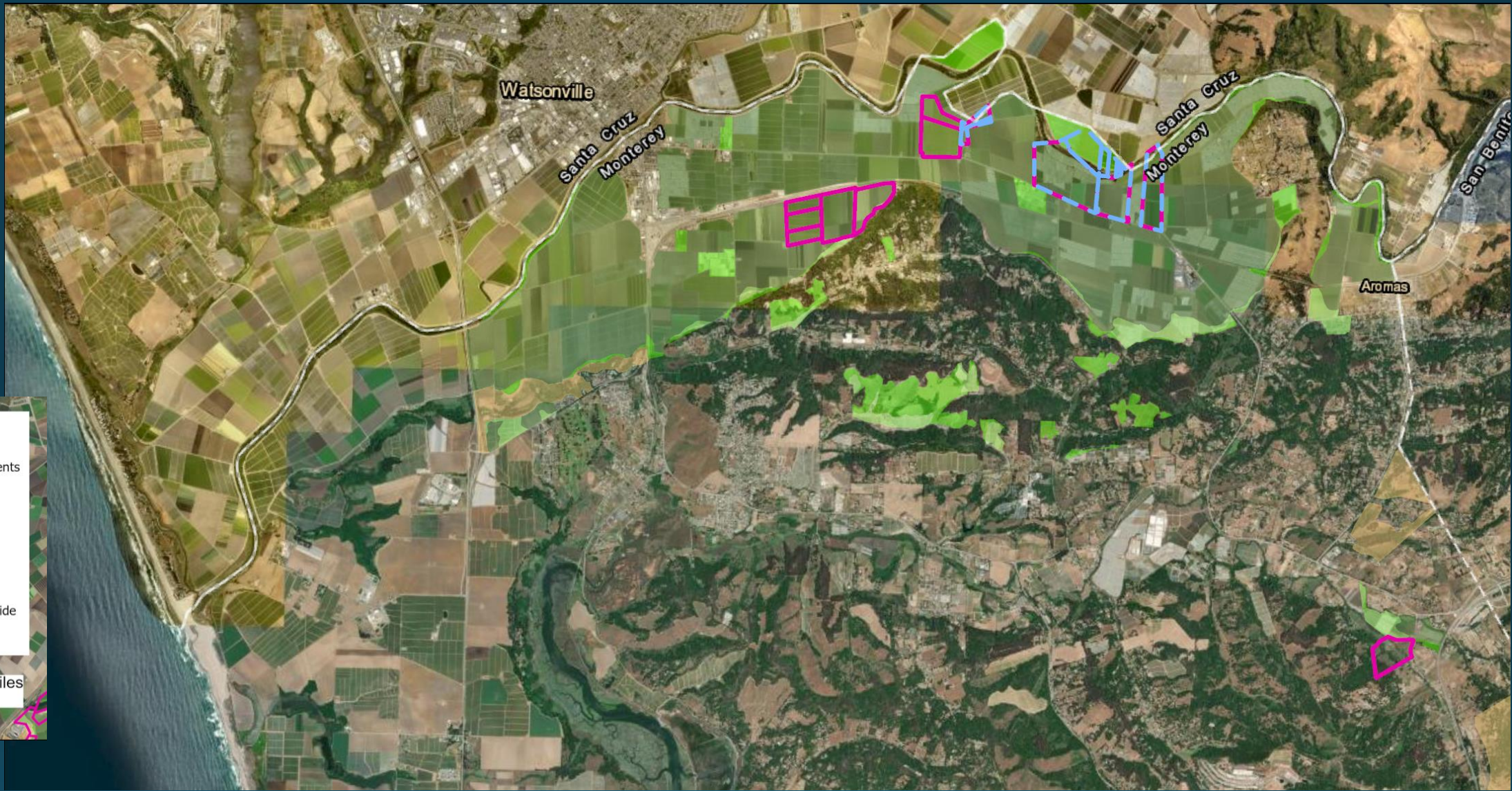
Future growth in the Castroville Community Area will be directed to infill development and within the Community Area boundaries.



Policy Framework

- 2010 General Plan: Preserve, protect, and enhance farmland in order to maintain the productivity and viability of the County's agricultural industry.
- Agricultural Element: Promote the long-term protection, conservation and enhancement of productive and potentially productive agricultural lands.
- Agricultural Conservation Mitigation Program: Mitigate loss of farmland to development





Legend

-  Agricultural Easements
-  Williamson Act

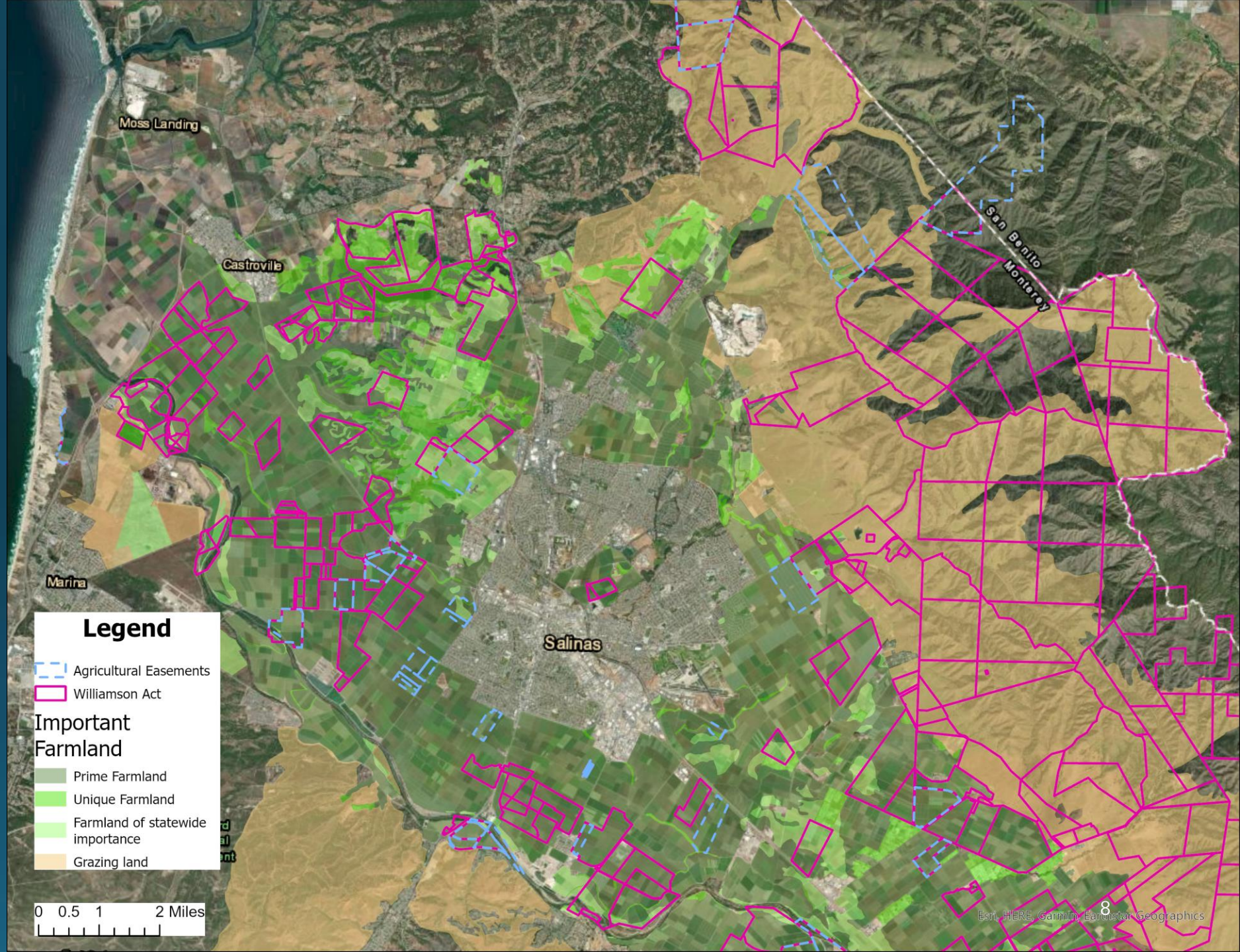
Important Farmland

-  Prime Farmland
-  Unique Farmland
-  Farmland of statewide importance
-  Grazing land

0 0.75 1.5 Miles

Protected Agricultural Lands – Pajaro Valley

Protected Agricultural Lands – Lower Salinas Valley



What does mitigation look like?

- Purchase of Permanent Agricultural Conservation Easement
- Payment of In-Lieu Fees
- Other Mitigation Tools
 - Conservation of Soil at Development Sites
 - Improve or Create Farmland via Preservation of Prime Soils



Policy Process

**Staff Research
and Analysis**

**Community
Meetings &
Workshops**

**Drafting
Policies**

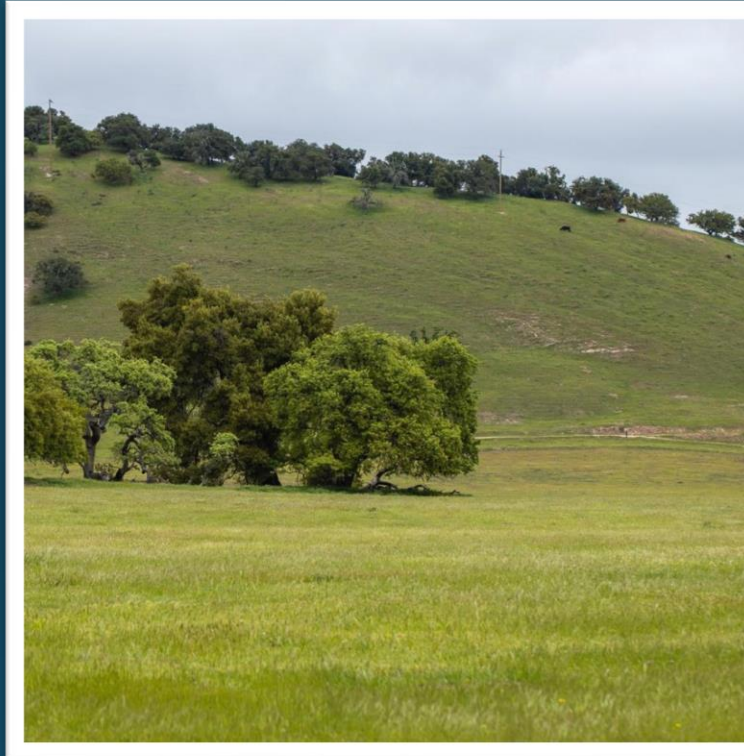
**Environmental
Analysis**

**Public
Hearings**

Final Approval

Timeline

- Meetings & Workshops
 - Summer 2022
- Environmental Analysis & Public Comment
 - Late Summer/Fall 2022
- Final Draft Policies and CEQA Public Hearings
 - End of 2022



Policy Input

- Agricultural Conservation Mitigation Program Purpose
- Meaningful Measure or “Value” of Loss of Agricultural Land
- Eligibility Criteria of Mitigation Receiving Site
- Exceptions or Special Considerations
- Others

Join the Discussion

To follow the policy development, provide comment and feedback:

Sign In today – include your email & check the box

Or email - hcdcomments@co.monterey.ca.us

Thank You



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Planner

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- Email: berettim@co.monterey.ca.us



Policy Input

- Agricultural Conservation Mitigation Program Purpose
 - Preserve, protect and enhance farmland
 - Maintain farmland productivity
 - Ensure commercial viability of agricultural industry
 - Promote long-term protection, conservation, enhancement of productive and potentially productive agricultural lands
 - Establish clear policy and mitigation requirements for development impacts to agricultural lands
 - Others?

Policy Input

- Meaningful Measure or “Value” of Loss of Agricultural Land
 - Fair market appraisal?
 - Important Farmland?
 - (Prime; Statewide Importance; Unique; Locally Important; Grazing/Rangeland)
 - Location?
 - Quality & Character?

Policy Input

- Eligibility Criteria of Mitigation Receiving Site

Policy Input

- Exceptions or Special Considerations
 - Required Exemptions
 - Farmworker and agricultural employee housing?
 - Housing for farmworker and agricultural employee families?
 - Agricultural support facilities?
 - Small projects?
 - Others?