

Agricultural Conservation Mitigation Program (REF220044)



Countywide Stakeholder Meeting
July 29, 2022 – Salinas

Presentation Overview



Policy Framework



What is Agricultural Conservation Mitigation?



Process & Timeline



Engagement & Input

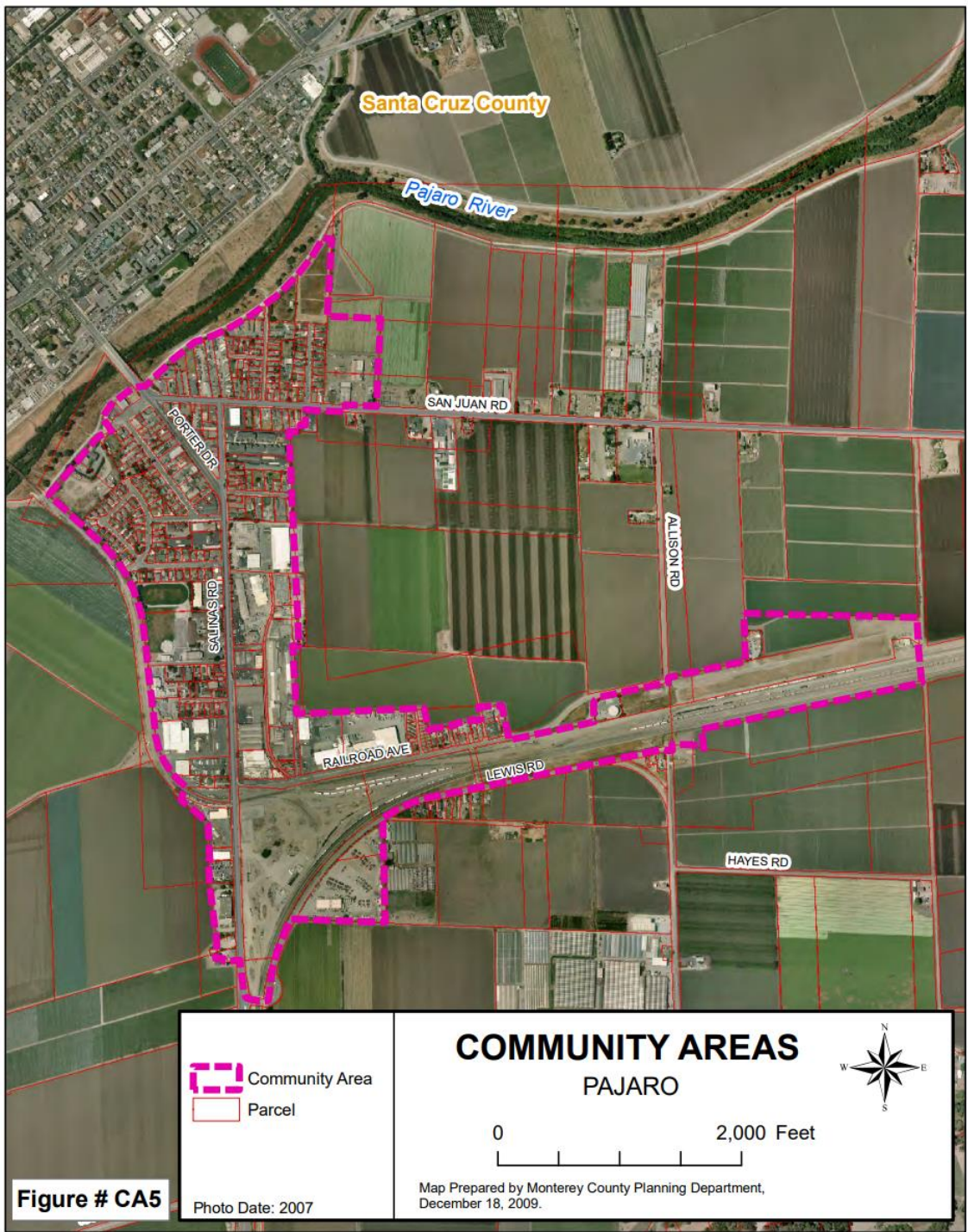


Discussion

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 & Rural Centers





Pajaro Community Area

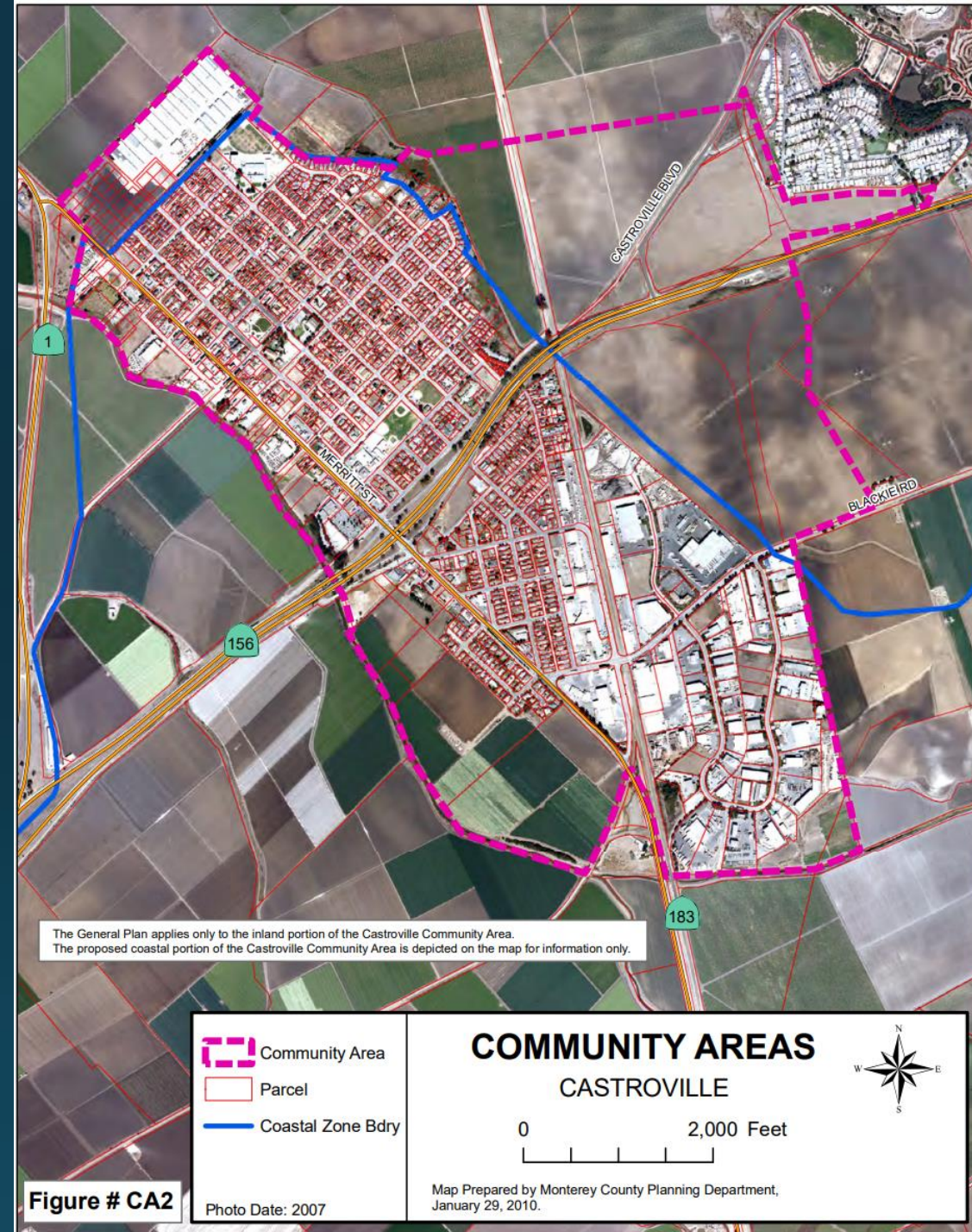
The priority for future growth in Pajaro shall be established and emphasized to occur within the Community Area boundary.



Figure # CA5

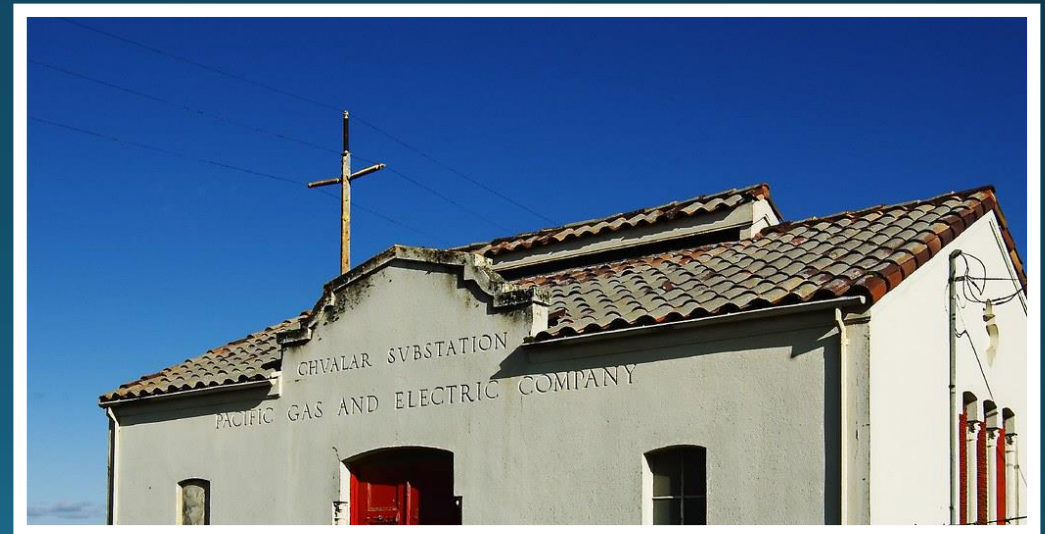
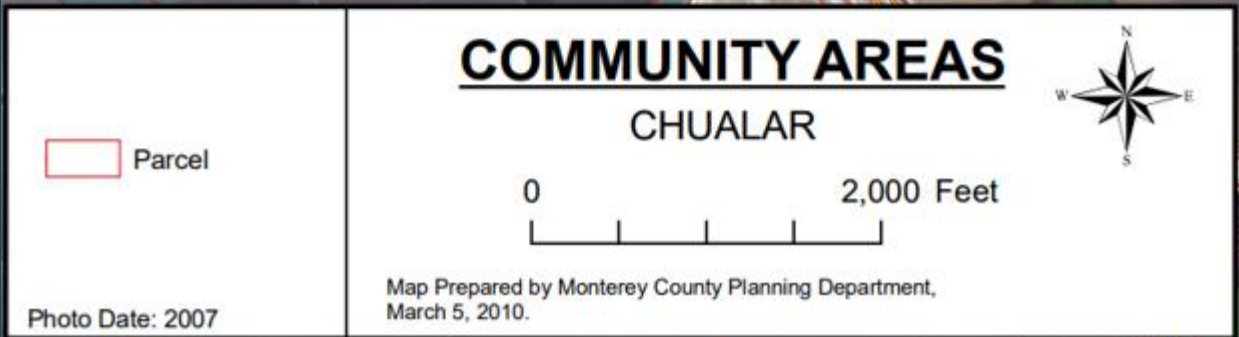
Castroville Community Area

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



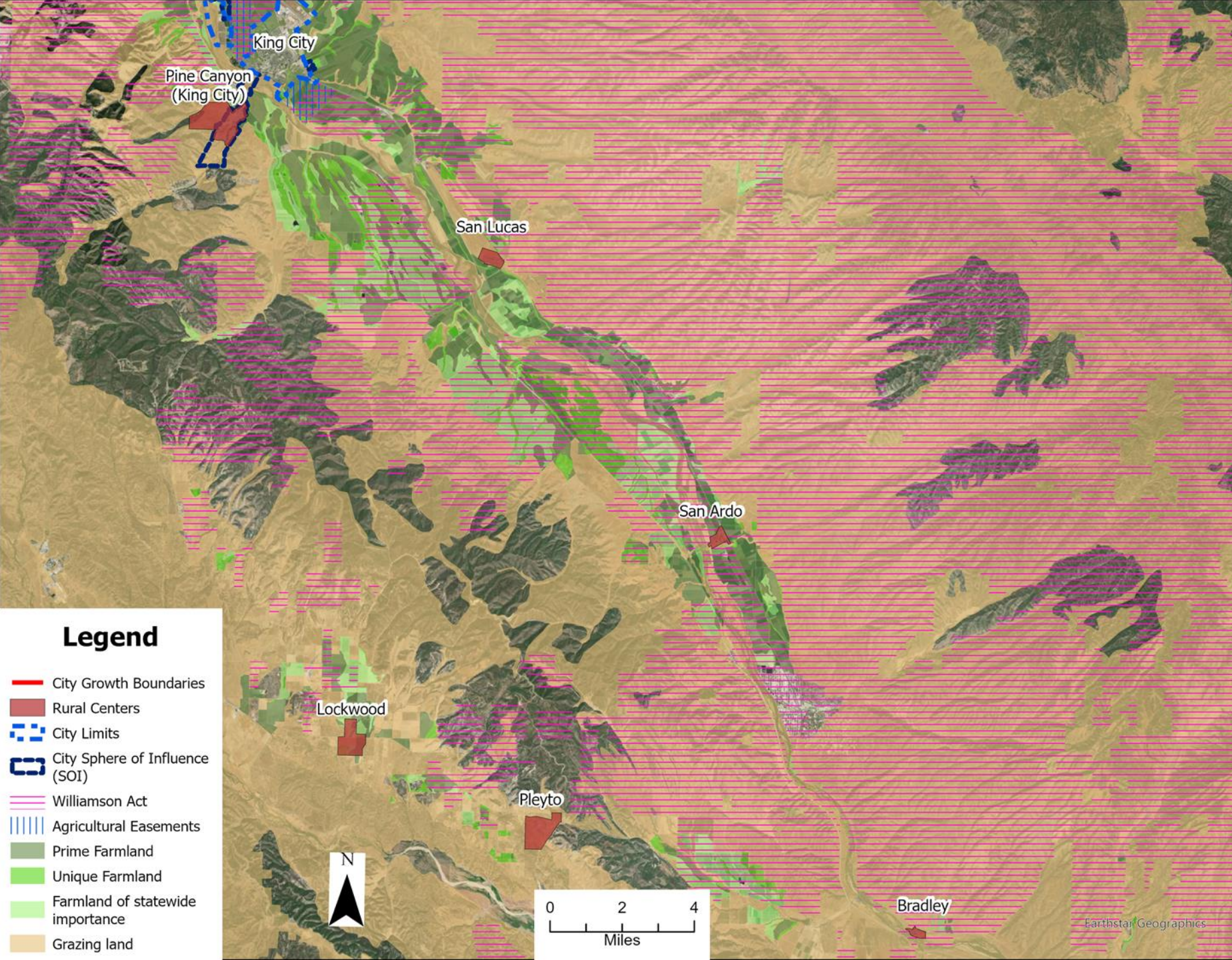
Chualar Community Area

The County shall establish and emphasize Community Areas as the preferred location and the priority for additional development in the County.



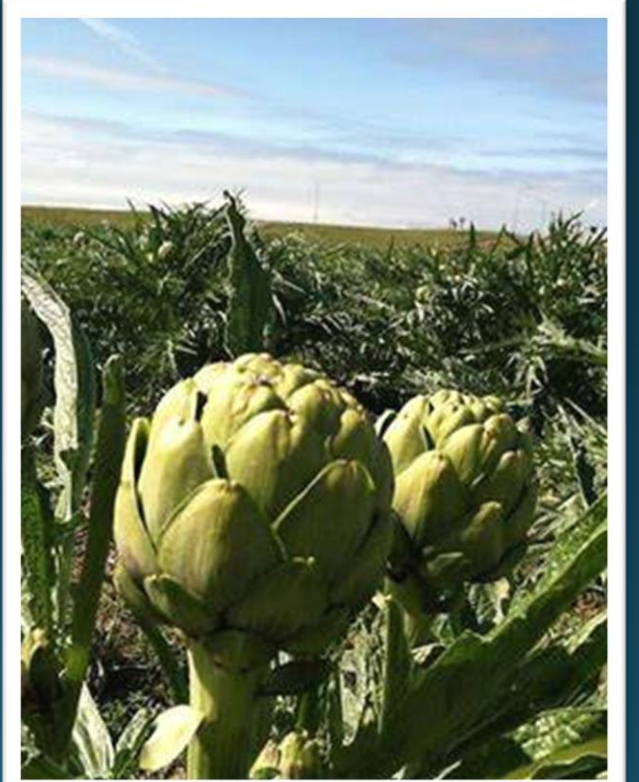
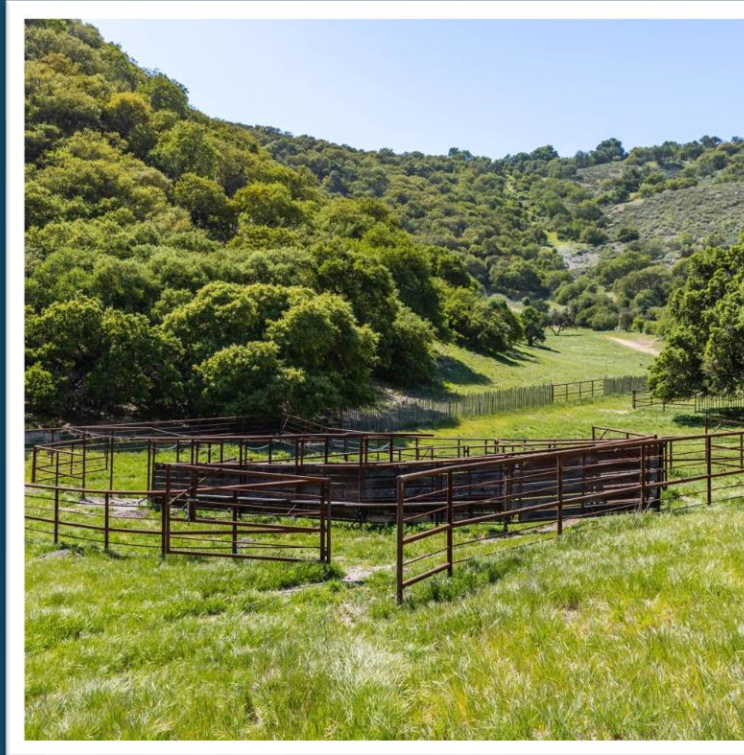
Rural Centers – South County

- Rural Centers in South County are Pine Canyon, San Lucas, San Ardo, Lockwood, Pleyto, and Bradley.
- Rural Centers are a secondary planning priority for the County.



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





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**

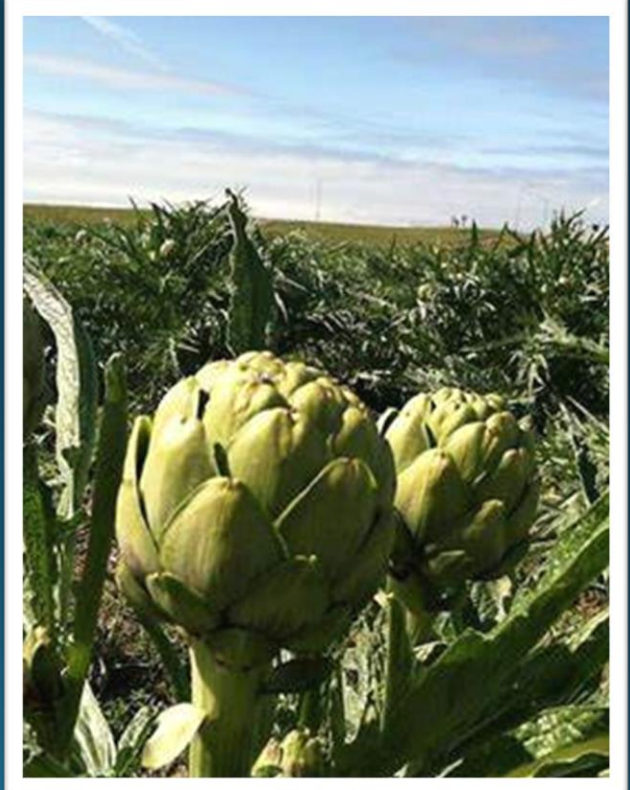
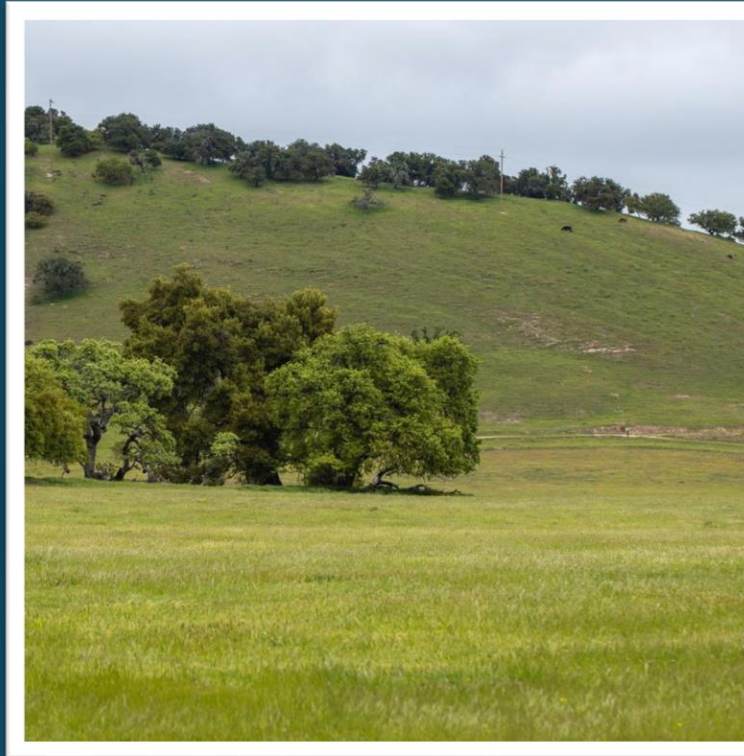
**Environmental
Analysis**

**Public
Hearings**

Final Approval

Timeline

- Community Meetings
 - Summer 2022
- Planning Commission Workshop (*Sp*)
 - September 2022
- CEQA and Policy Hearings
 - Fall 2022, complete by end of year



Policy Input

- Agricultural Conservation Mitigation Program Purpose (Draft)
- Meaningful Measure or “Value” of Loss of Agricultural Land
- Eligibility Criteria of Mitigation Receiving Site
- Exceptions or Special Considerations
- Alternative Protection Measures

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

Questions?

Contact Melanie Beretti, AICP, Principal Planner

Phone | 831-755-5285 Email | berettim@co.monterey.ca.us

Program Purpose & Goals (Draft)

Purpose

- Provide clear and consistent policies to mitigate the loss of agricultural land due to development or conversion to non-agricultural uses

Goals

- Promote the long-term protection, conservation, and enhancement of productive and potentially productive agricultural lands
- Ensure the commercial viability of Monterey County's agricultural industry
- Support growth management policies that encourage growth in or near developed or developing areas and away from valuable agricultural land

Policy Input

- Meaningful Measure or “Value” of Loss of Agricultural Land
- Eligibility Criteria of Mitigation Receiving Site
 - Fair Market Appraised Value
 - Easement diminution value as agricultural conservation
 - Important Farmland
 - Gradient: (1)Prime; (2)Statewide Importance; Unique; Locally Important; and (3) Grazing/Rangeland)
 - Clear definition of “Prime” farmland
 - Location
 - All – Mitigate within Planning Area
 - Annexations, Community Areas, Rural Centers – Prioritize mitigate at urbanized/ag boundary
 - Blanco Drain Area – Prioritize mitigation in Blanco Drain Area
 - Quality & Character
 - Water source and quality
 - Other?

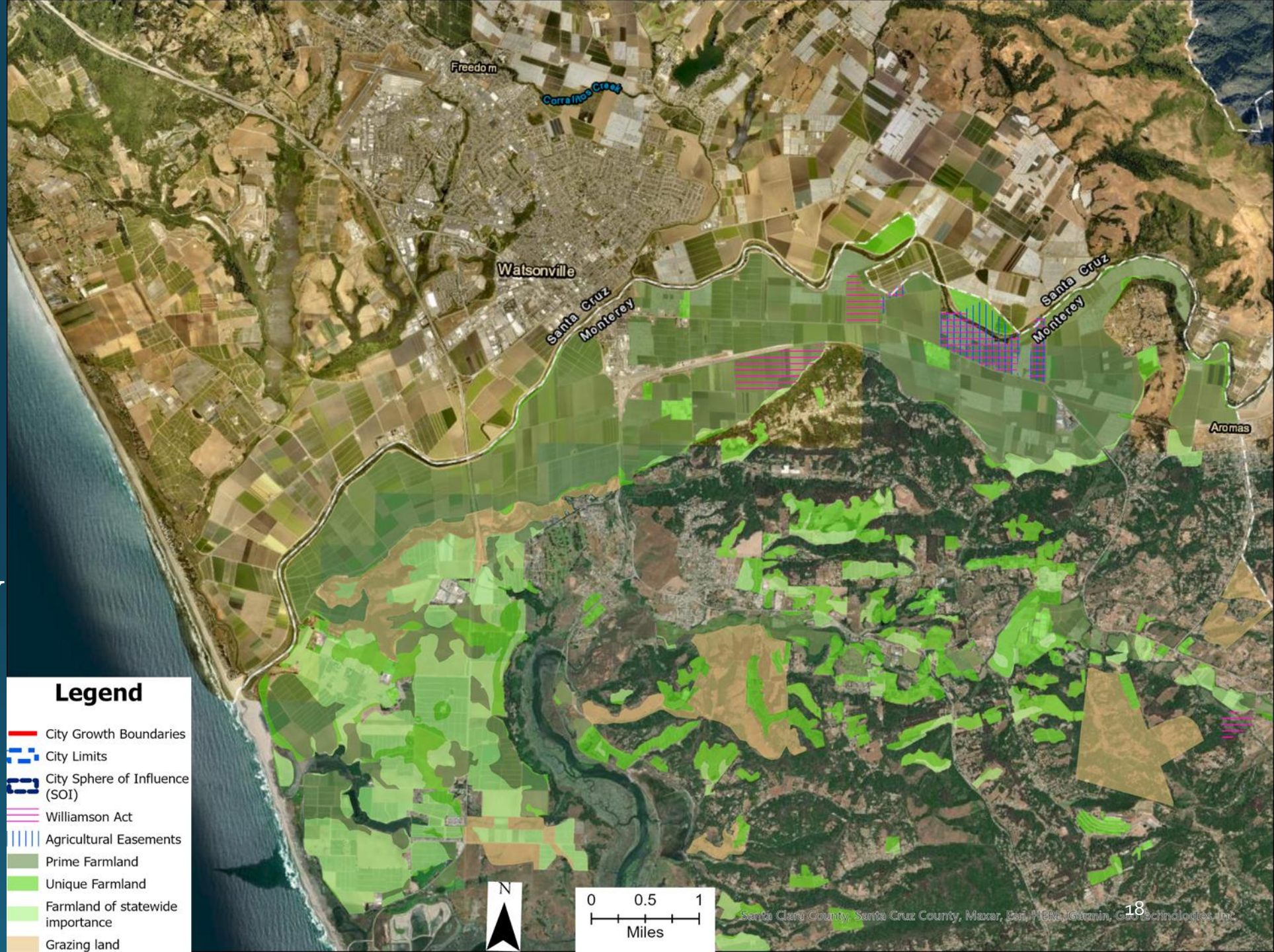
Policy Input

- Exceptions or Special Considerations
 - Exemptions - Required by AG-1.12
 - Acreage within project/annexation utilized for inclusionary housing
 - Community Plan or Rural Center Plan that includes a mitigation program
 - Exemptions – Other
 - Agricultural Support Services/Facilities
 - Agricultural Worker and Families Housing
 - Thresholds for Requiring Easement (“good faith”) versus In-Lieu Fees versus Other
 - Easement Required (“good faith offer(s)”) – 40 acres minimum
 - In-lieu Fee - Option to Easement = <40 to 10 acres; Only = <10 acres
 - Others?

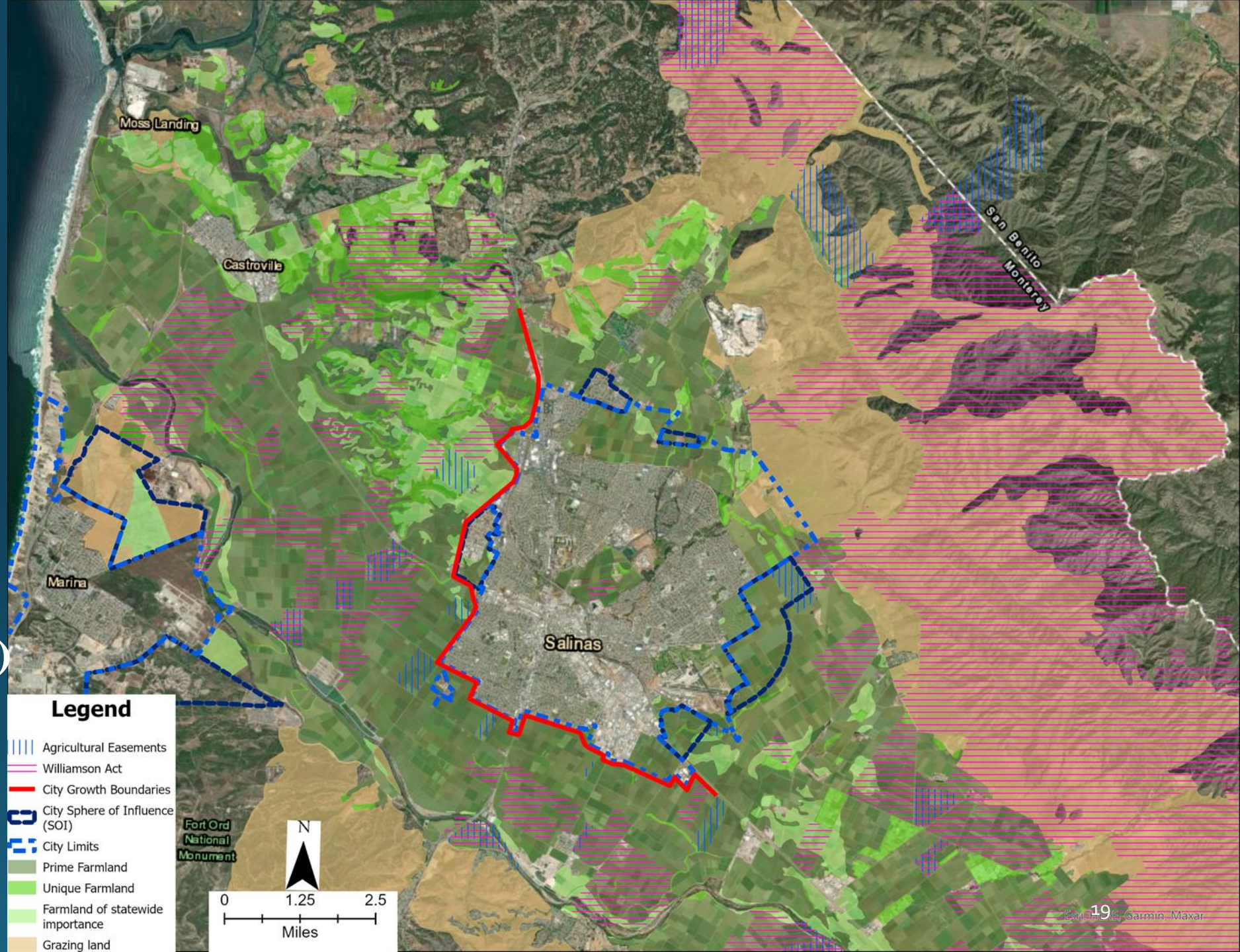
Policy Input

- County encourage the following additional protection measures
 - Conservation of Soil at Development Sites
 - Improve or Create Farmland via Preservation of Prime Soils
- Other methods
 - Development (density)-dependent
 - Mitigation of Condemned Conservation Properties
 - Discourage County-sponsored conversion of agricultural lands

Protected Agricultural Lands – Pajaro Valley



Protected Agricultural Lands – Salinas Valley (Moss Landing to Salinas)



Legend

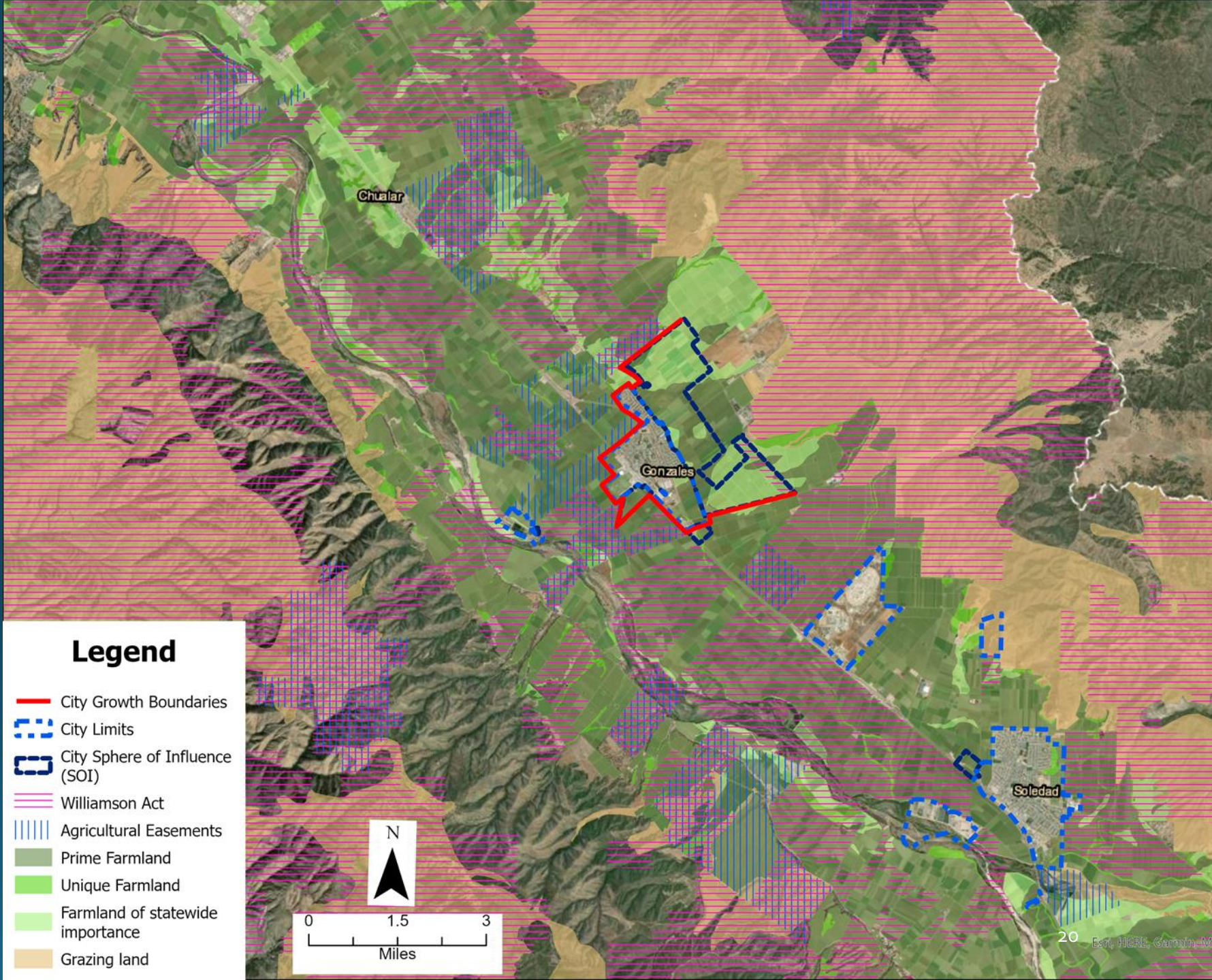
- ||| Agricultural Easements
- ||| Williamson Act
- City Growth Boundaries
- - - City Sphere of Influence (SOI)
- - - City Limits
- Prime Farmland
- Unique Farmland
- Farmland of statewide importance
- Grazing land

Fort Ord
National
Monument



0 1.25 2.5
Miles

Protected Agricultural Lands – Salinas Valley (Chualar to Soledad)



Protected Agricultural Lands – Salinas Valley (Soledad to King City)

