

Agricultural Conservation Mitigation Program (REF220044)



Grower-Shipper Association
August 26, 2022

Advanced Planning Active Projects

- General Plan - 6th Cycle Housing Element (REF220004)
- General Plan - Safety Element (REF220004)
- General Plan - Environmental Justice Element (REF220004)
- Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Ordinance (REF 200029 [Ordinances] & REF 210034 [Coastal Submittal])
- Community Climate Action Plan & Greenhouse Gas Reduction Plan (REF120045)
- Development Evaluation System (REF120030)
- Moss Landing Community Plan Update (GPZ090005)
- Vacation Rental (aka Short-Term Rental) Ordinances (REF130043& REF100042)
- Agricultural Conservation Mitigation Program Inland (REF220044)

General Plan Elements

- 6th Cycle Housing Element (Update)
- Safety Element (Update)
- Environmental Justice Element (New)

- Professional Agreement with Contractor – September 2022
- Research and Outreach Commences – October 2022

- Housing Element – Complete by 12/2023
- Safety & Environmental Justice Elements – Complete by 06/2024

Vacation Rental Ordinances

- Allows Vacation Rentals on properties zoned for agriculture
- Requires property manager reside on-site while rented, if active ag operation
- Notice of Preparation of an EIR with Initial Study – Public Review 8/29-9/28
- Scoping Meetings 9/6 & 9/18

Agricultural Mitigation Program

- Agricultural Land Mitigation Ordinance
 - Research & Outreach – Underway to be complete September 2022
 - Policy Workshops & Policy Drafting – October to December 2022
 - Final Ordinance – Early 2023
- Agricultural Buffer Ordinance – Pending Ag Mitigation Ordinance drafting

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

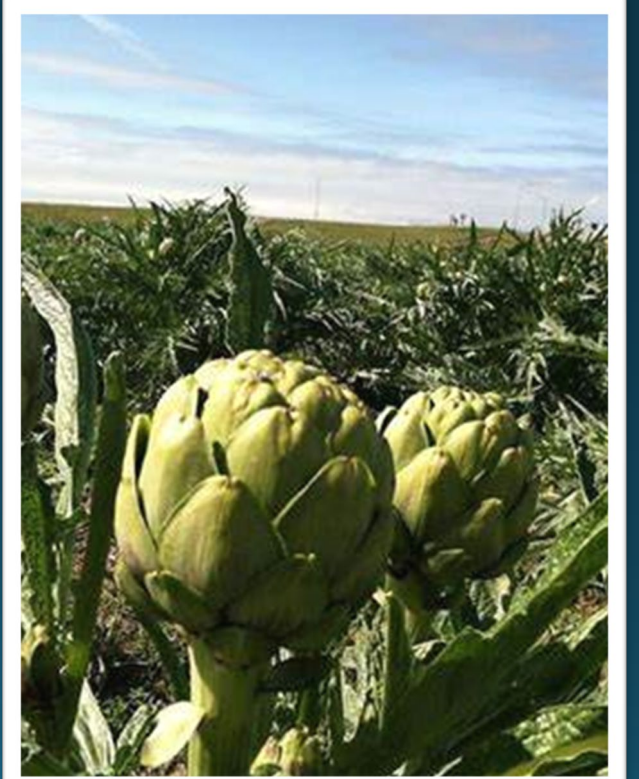
Questions?

Contact Melanie Beretti, AICP, Principal Planner

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

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 (Select) 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**

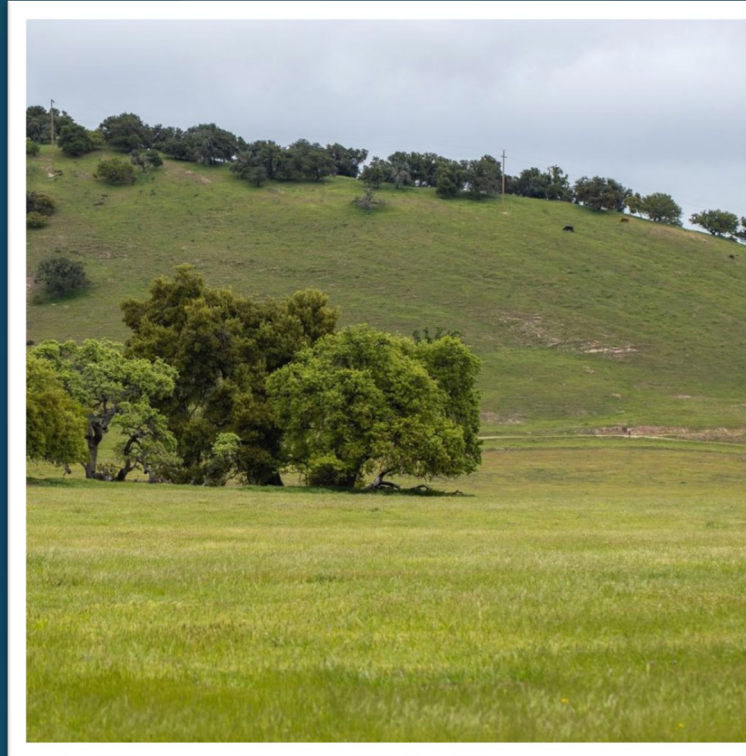
**Environmental
Analysis**

**Public
Hearings**

Final Approval

Timeline

- Meetings & Workshops
 - 5/26 - AAC
 - 7/5 – North County
 - 7/14 – Salinas Valley Cities
 - 7/18 – South County (Sp)
 - 7/28 – AAC Workshop
 - 7/29 – Countywide (Sp)
 - 8/3 – Building Industry Association
 - 8/9 – USDA NRCS
 - 8/25 – AAC Workshop
 - 8/26 – Salinas Valley Basin Groundwater Sustainability Agency
 - 8/26 – Grower-Shipper Association
 - 9/8 – Monterey County Farm Bureau
- Planning Commission Workshop (Sp) – 10/2022





Policy Input

- Agricultural Conservation Mitigation Program Purpose (Draft)
- Key Definitions to be Developed
 - Prime Farmland
 - Development and Conversion
- Meaningful measure or “Value” of Loss of Agricultural
- Eligibility Criteria of Mitigation Receiving Site
- Exceptions or Special Considerations
- Alternative Protection Measures



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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

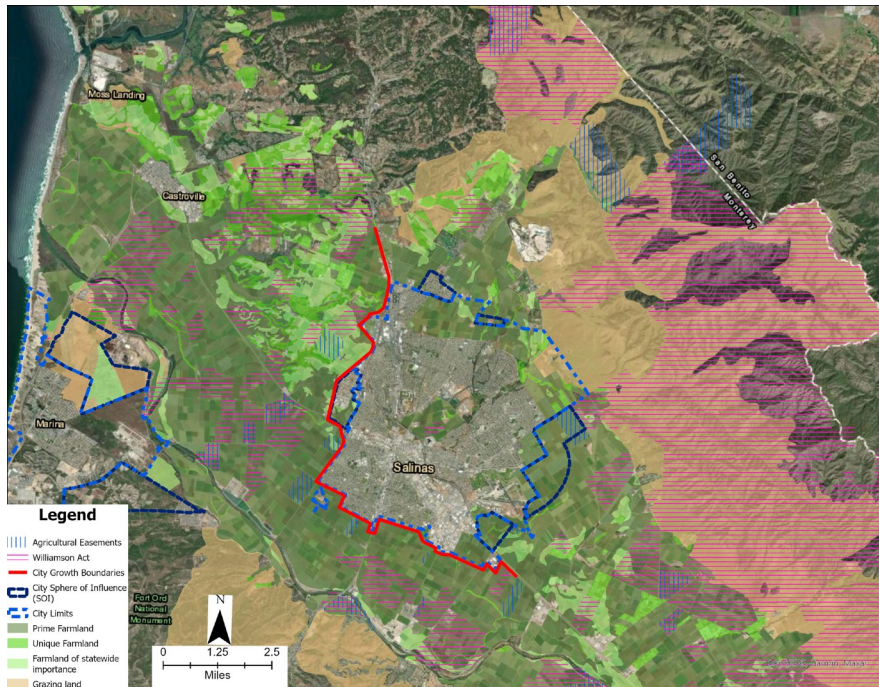
Policy Input

- Meaningful Measure or “Value” of Loss of Agricultural Land
 - Fair Market Value
 - Easement diminution value as agricultural conservation (appraisal)
 - Methods that account for water availability, soil conditions, and crop production
 - Gradient of Farmland
 - Prime Farmland-Blanco Drain Area
 - Prime Farmland-Other
 - Farmland of Statewide Importance, Unique Farmland and Locally Important
 - Grazing/Rangeland
 - Gradient of Mitigation Ratios

Farmland Category	Option 1	Option 2	Option 3
Prime – Blanco	2 : 1	>2 : 1	>2 : 1
Prime - Others	2 : 1	2 : 1	>2 : 1
State/Unique/Local	1.5 : 1	1.5 : 1	>1.5 : 1
Grazing/Rangeland	1 : 1	1 : 1	>1 : 1

Policy Input

- Eligibility Criteria of Mitigation Receiving Site
 - Like for Like Classification (or better)
 - Location
 - Mitigate within Planning Area, except
 - Blanco Drain Area – mitigate within the Blanco Drain Area
 - Or within a certain radius – 5 miles? 25 miles? Other?
 - Prioritize at or near the urban/ag boundary
 - SOI/Growth Boundary
 - Within 1/4 mile? 1/2 mile? 1 mile? Other?
 - Adjacent to non-agricultural parcel



Policy Input

- Eligibility Criteria of Mitigation Receiving Site can't
- Water
 - Adequate water supply & quality for agricultural use
 - LESA Water Resource Availability Scoring

Table 5. Water Resource Availability Scoring

Option	Non-Drought Years			Drought Years			WATER RESOURCE SCORE
	RESTRICTIONS			RESTRICTIONS			
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	
1	YES	NO	NO	YES	NO	NO	100
2	YES	NO	NO	YES	NO	YES	95
3	YES	NO	YES	YES	NO	YES	90
4	YES	NO	NO	YES	YES	NO	85
5	YES	NO	NO	YES	YES	YES	80
6	YES	YES	NO	YES	YES	NO	75
7	YES	YES	YES	YES	YES	YES	65
8	YES	NO	NO	NO	--	--	50
9	YES	NO	YES	NO	--	--	45
10	YES	YES	NO	NO	--	--	35
11	YES	YES	YES	NO	--	--	30
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years						25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)						20
14	Neither irrigated nor dryland production feasible						0

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
 - Do not exempt solar/renewable energy projects (except supporting ag operation)
 - For Consideration
 - Exempt acreage in required agricultural buffer?
 - Exempt public benefit portions of development, such as regional roads, parks, or open space?
 - Consider limiting the size of exempted development (e.g., “larger” projects mitigate)?

Policy Input

- Exceptions or Special Considerations Con't
 - Thresholds for Requiring Easement (“good faith”) versus In-Lieu Fees versus Other
 - Easement Required (“good faith offer(s)”) – 5 acres or 20 acres minimum?
 - In-lieu Fee -
 - Projects smaller than required easement minimum acreage
 - For balance of what unable to acquire via easement, up to what acreage or %?
 - Size Exempt from mitigation - None

	Acre Threshold	
Location	In-Lieu Fees	Direct Conservation Easements
Butte County	5 acres or less	5 acres or more
Yolo County	20 acres or less	20 acres or more
City of Woodland	20 acres or less	20 acres or more