

Agricultural Conservation Mitigation Program (REF220044)



Salinas Valley Cities Meeting
July 14, 2022 - Greenfield

Presentation Overview



Policy Framework



What is Agricultural Conservation Mitigation?



Process & Timeline



Cities-County Engagement & Input



Discussion

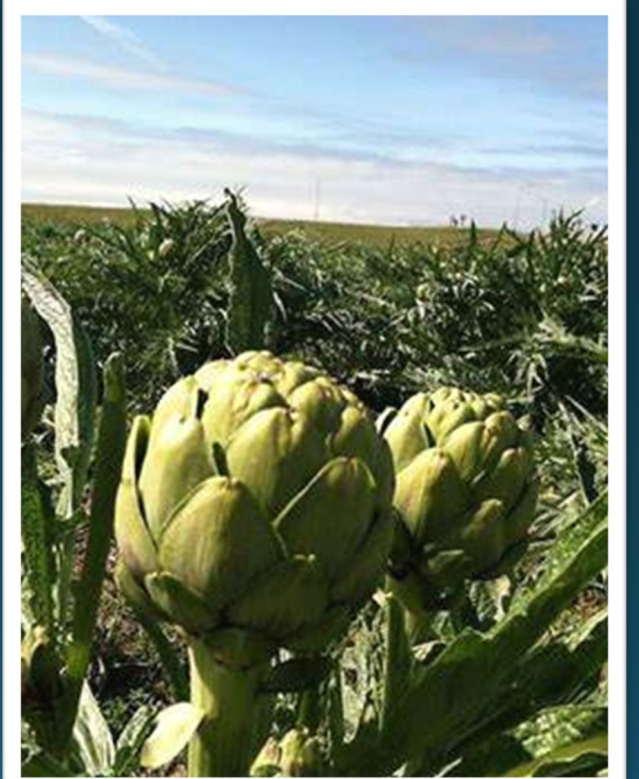
Policy Framework

- 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 Center



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

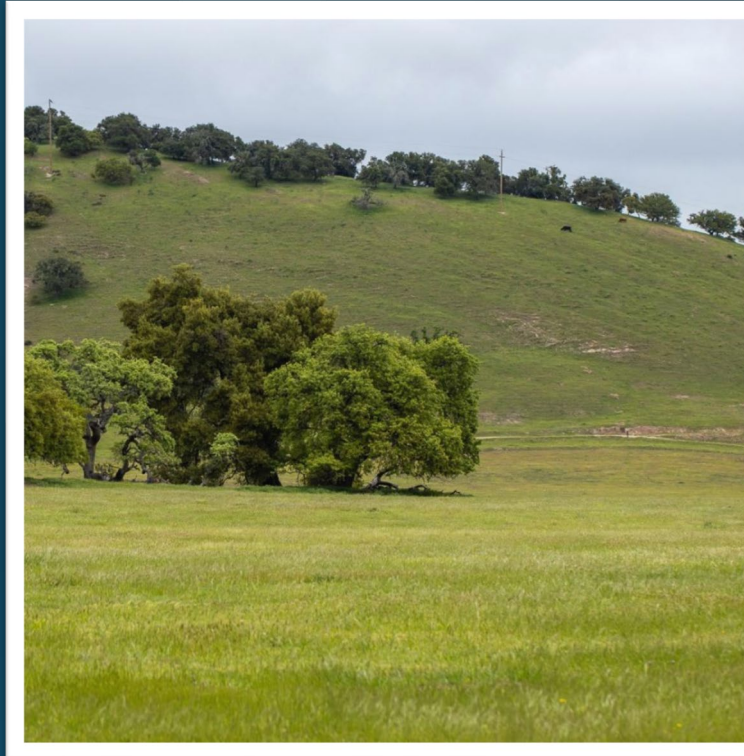


What does mitigation look like?

- 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

Timeline

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



County-Cities Coordination

- Salinas MOU 2010; Addendum 2019
- Greenfield MOA 2013
- Gonzalez MOA 2014
- Soledad MOA 2016; Addendum 2017
- Common Themes
 - Cooperatively plan
 - Provide greater certainty regarding development
 - Long-term protection of ag land and viability
 - Affordable housing
 - Establish an urban-agricultural boundary
 - Mitigate via easement in certain priority areas
 - Establish Ag Mitigation Program with interim approach until then
 - Minimize urban-ag conflicts and establish Ag Buffer Program

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

- Agricultural Conservation Mitigation Program Purpose & Goals
- Meaningful Measure or “Value” of Loss of Agricultural Land
- Eligibility Criteria of Mitigation Receiving Site
- Annexation Projects versus Other Development
- Exceptions or Special Considerations



Join the Discussion

To follow the policy development, provide comment and feedback:

Sign In today – include your email & check the box

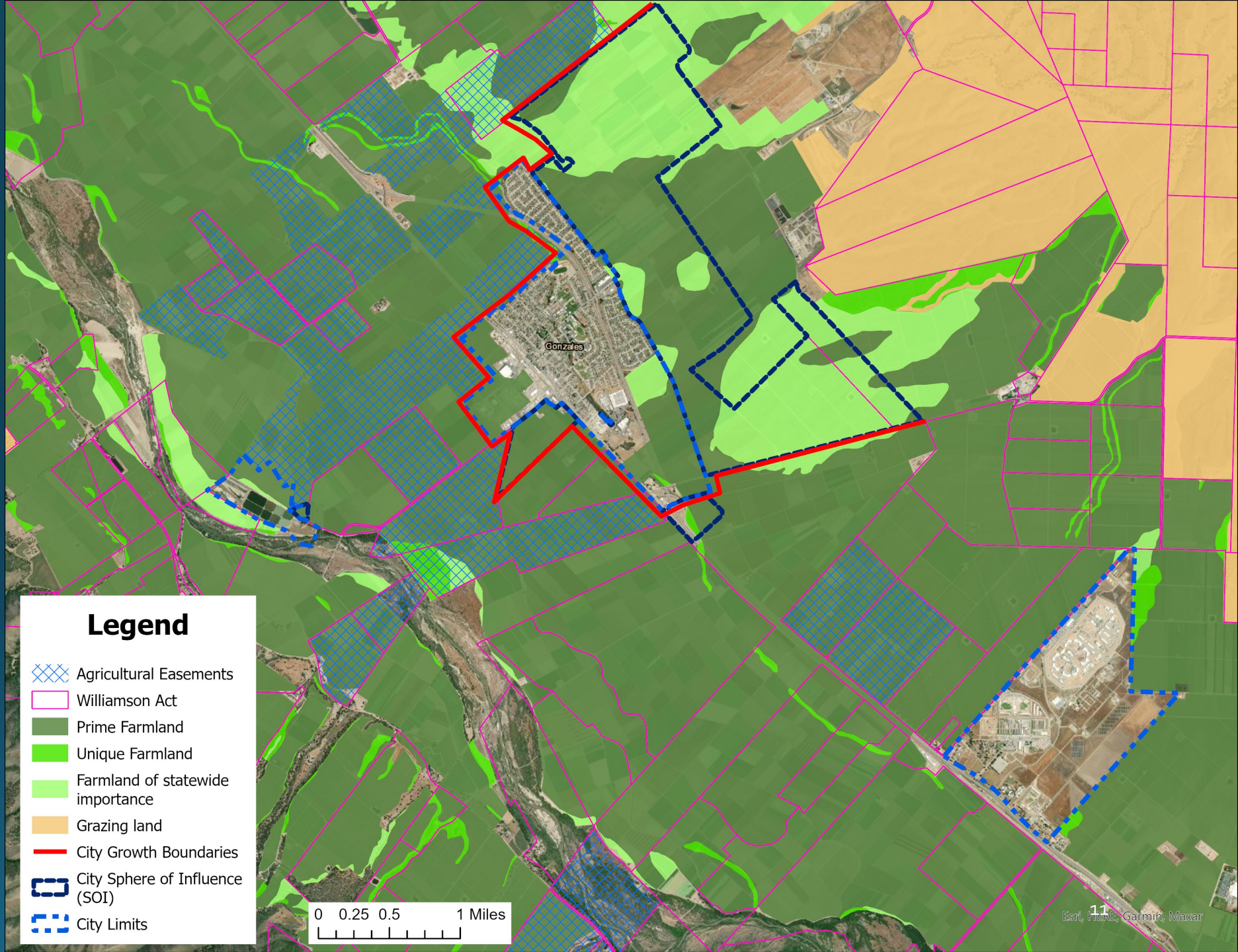
Or email - hcdcomments@co.monterey.ca.us

Questions?

Contact Melanie Beretti, AICP, Principal Planner

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

City of Gonzalez

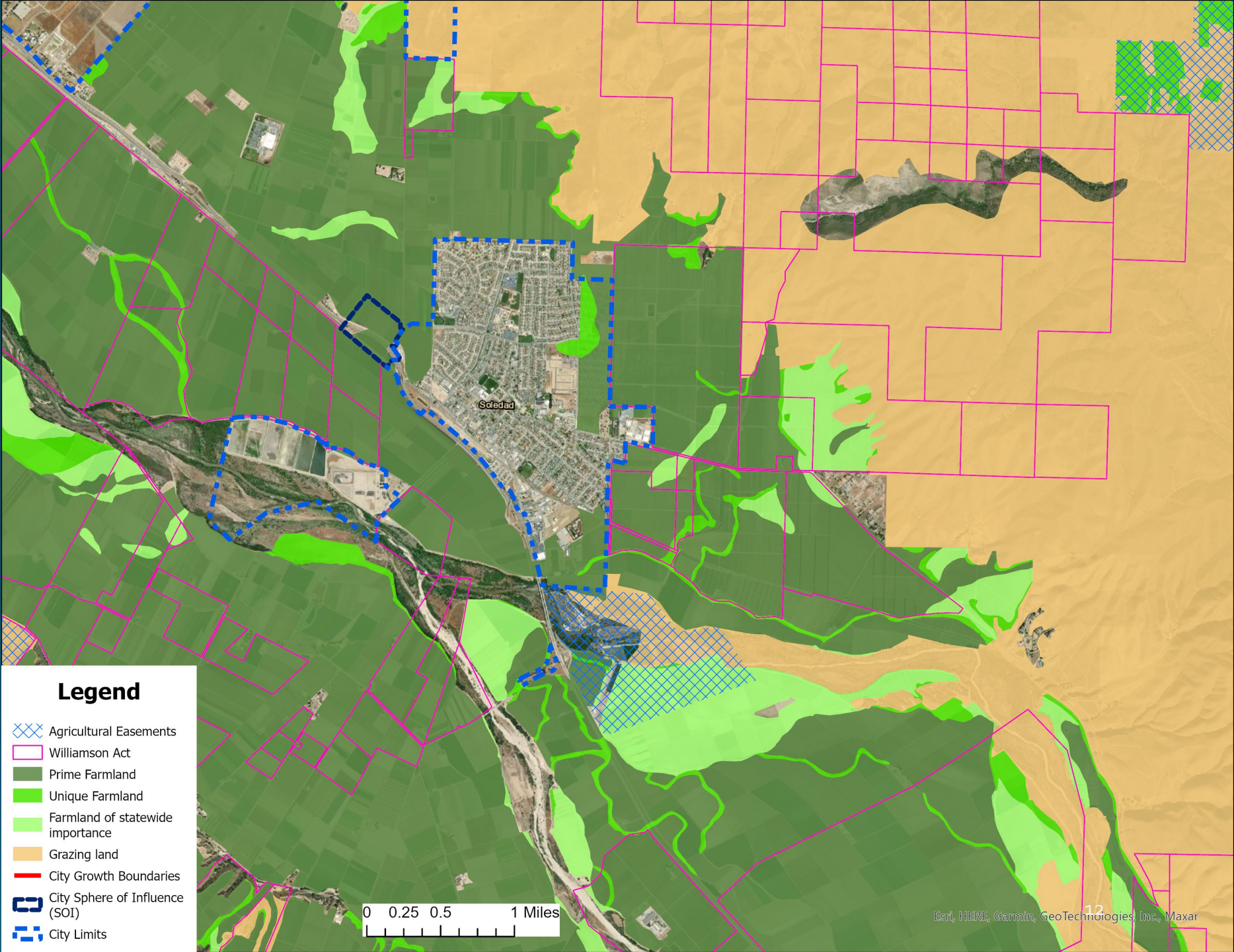


Legend

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

0 0.25 0.5 1 Miles

City of Soledad

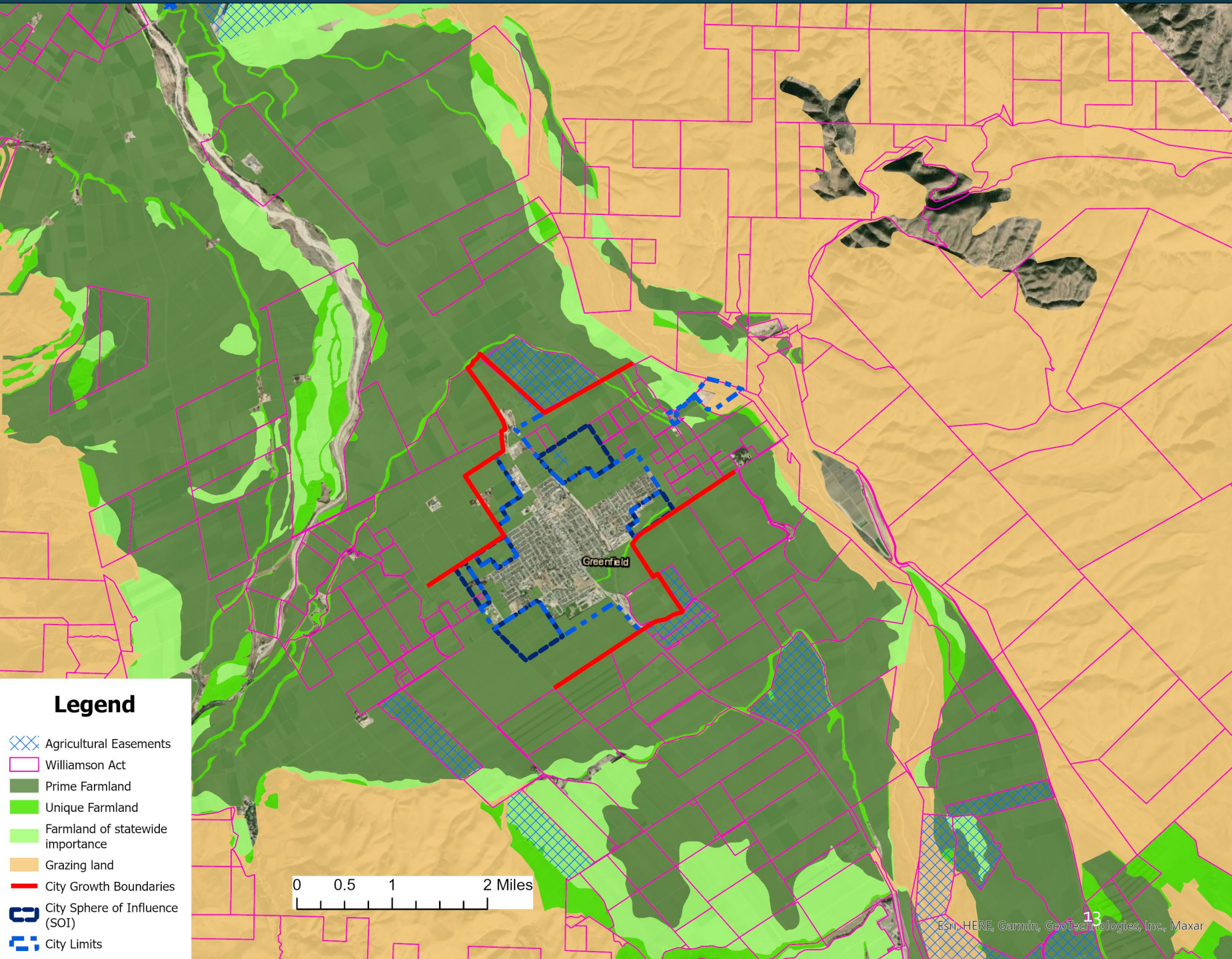


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City of Greenfield

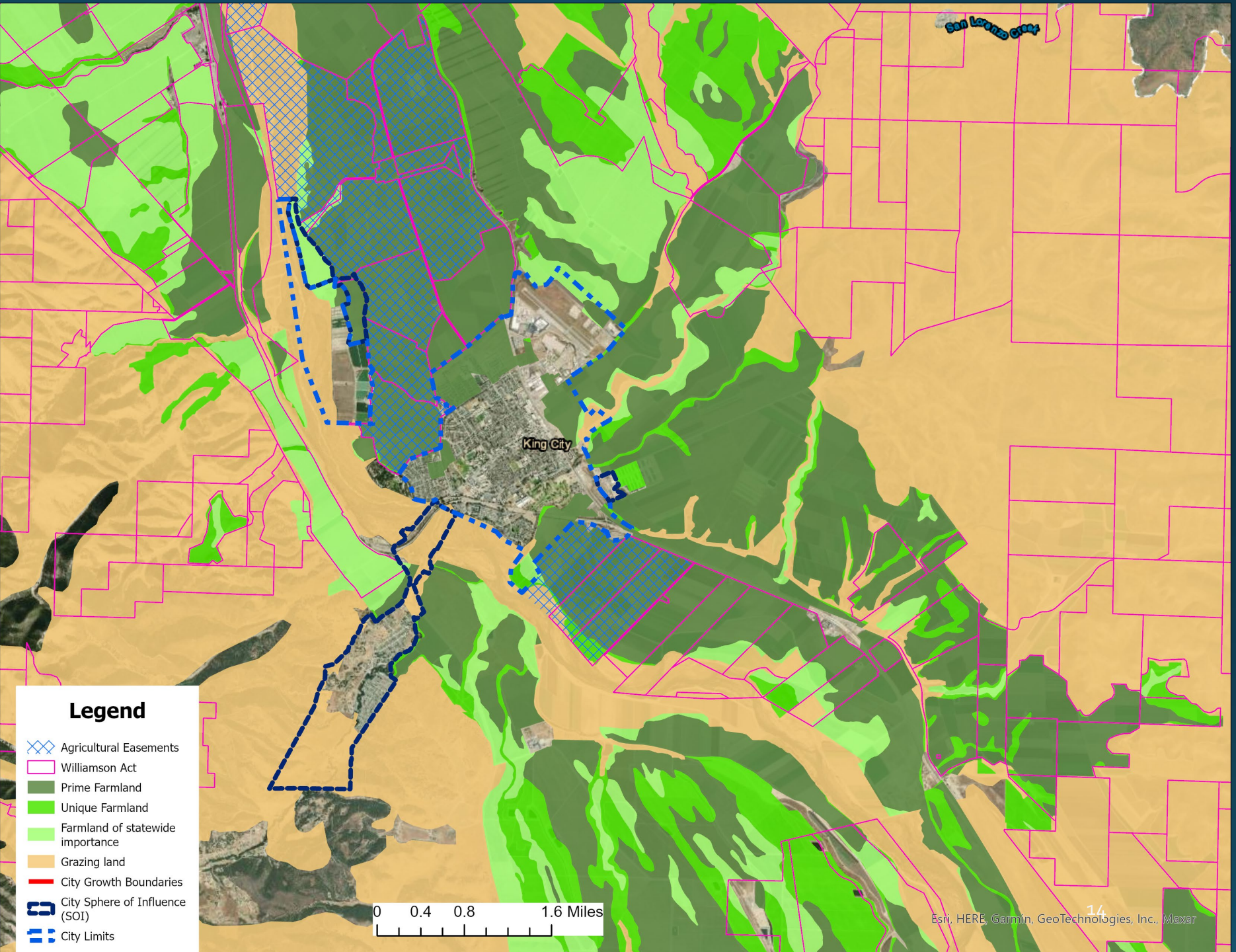


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City of King



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Program Purpose & Goals (Draft)

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Policy Input

- Meaningful Measure or “Value” of Loss of Agricultural Land; and
- Eligibility Criteria of Mitigation Receiving Site
 - Fair market appraised value
 - Important Farmland
 - (Prime; Statewide Importance; Unique; Locally Important; Grazing/Rangeland)
 - Clear definition of “Prime” farmland
 - Location
 - Specific Planning Areas
 - Greater “City” Area
 - Relative to SOI/UGB or Permanent Agricultural Edges
 - Quality & Character

Policy Input

- Exceptions or Special Considerations
 - Required by AG-1.12
 - Acreage within project/annexation utilized for inclusionary housing
 - Community Plan or Rural Center Plan that includes a mitigation program
 - Consistent with Salinas-County MOU
 - Annexations versus Other Development?
 - Thresholds for Requiring Easement (“good faith”) versus In-Lieu Fees versus other?
 - Others?