

Agricultural Conservation Mitigation Program (REF220044)



City of Salinas Meeting
July 28, 2022

Presentation Overview



Policy Framework



What is Agricultural Conservation Mitigation?



Process & Timeline



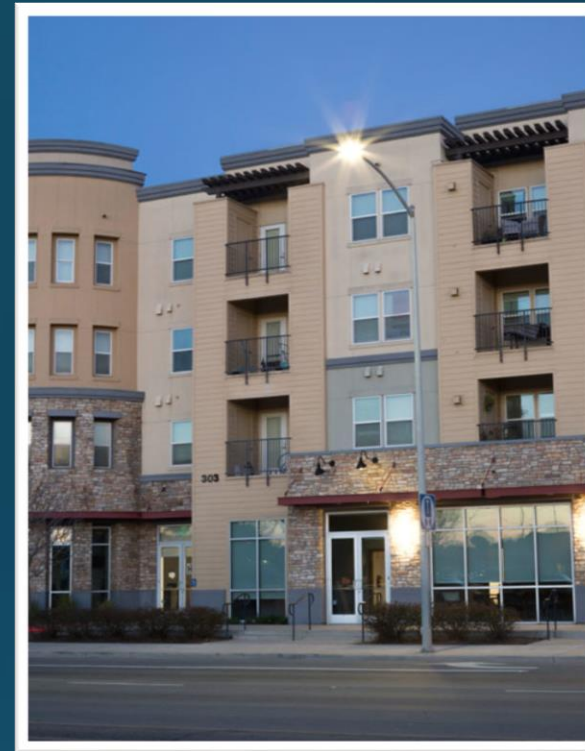
Cities-County Engagement & Input



Discussion

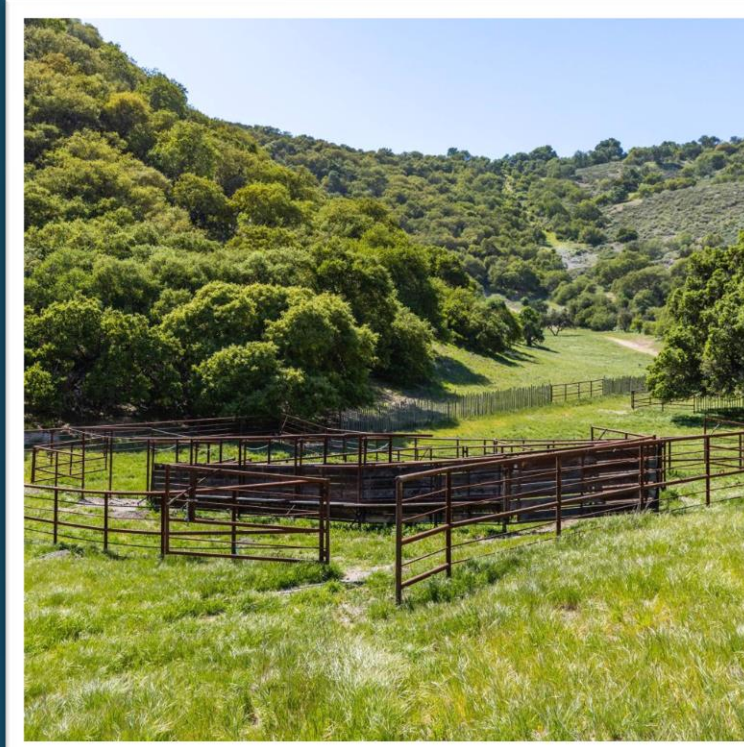
Policy Framework

- 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

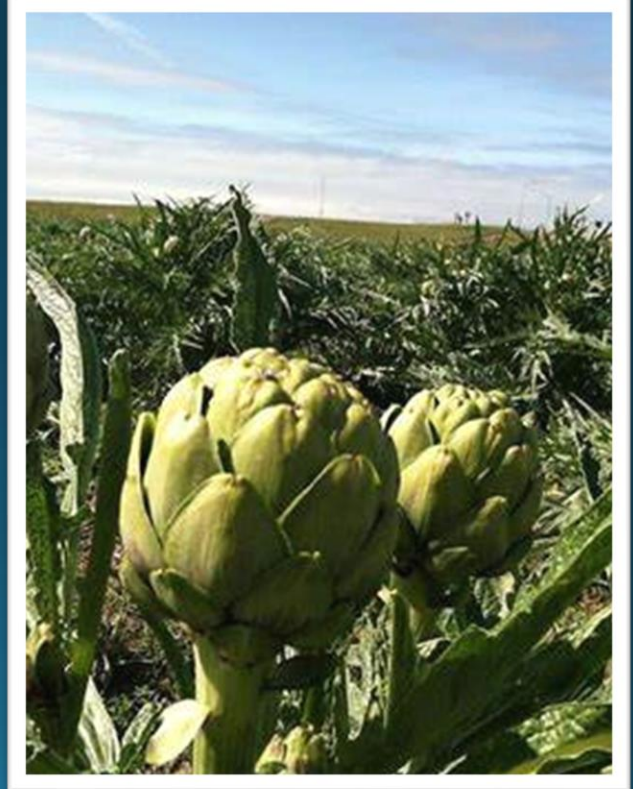
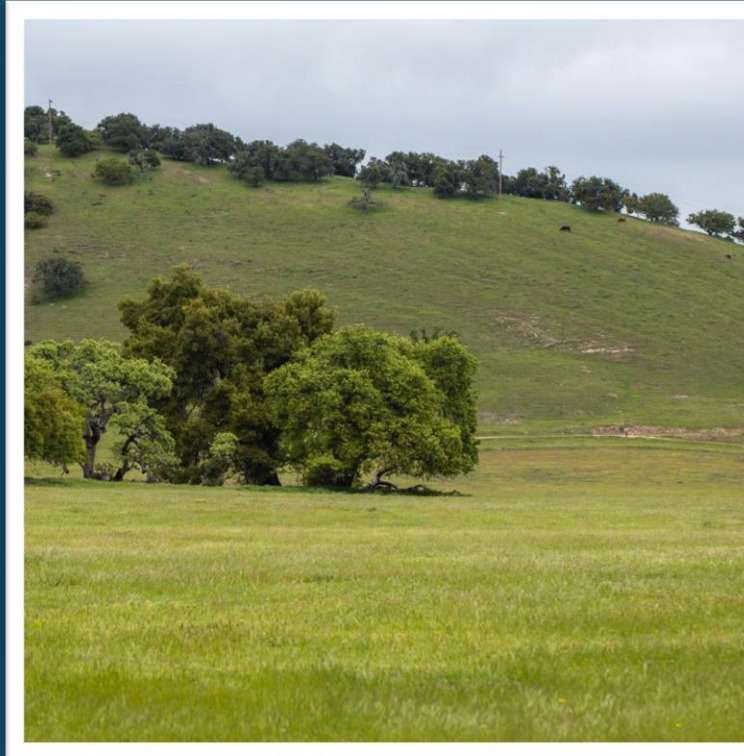


What does mitigation look like?

- 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

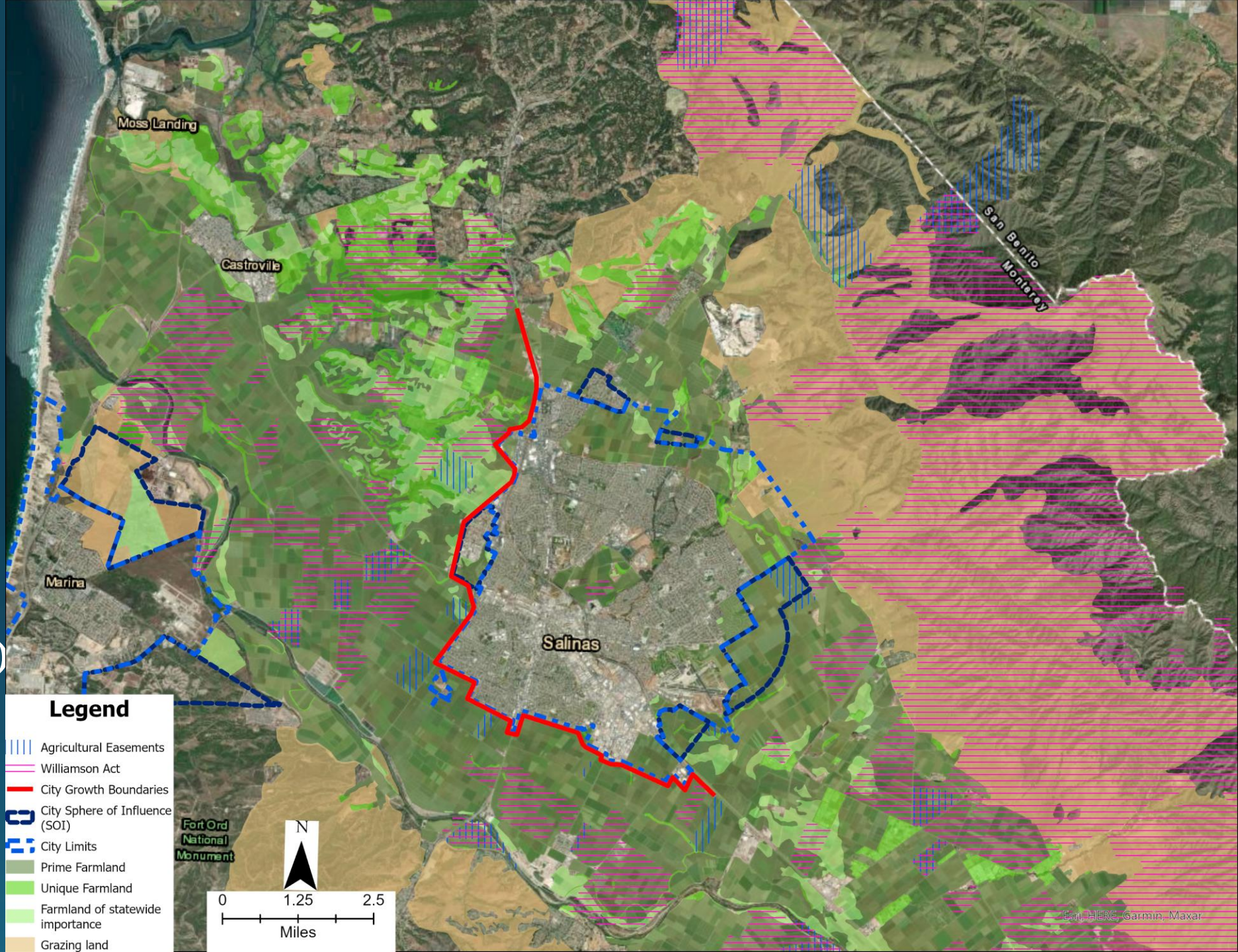
- Meetings & Workshops
 - 5/26 - AAC
 - 7/5 – North County
 - 7/14 – Salinas Valley Cities
 - 7/18 – South County (*Sp*)
 - 7/28 – AAC Workshop
 - 7/28-City of Salinas
 - 7/29 – Countywide (*Sp*)
 - 8/3 – Building Industry Association
- Planning Commission Workshop (*Sp*) – 9/2022



County-Cities Coordination

- Greater Salinas Area (GSA) 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

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

N

0 1.25 2.5
Miles



Policy Input

- Agricultural Conservation Mitigation Program Purpose & Goals
- 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
 - Consistent with Salinas-County MOU
 - 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
 - Annexations versus Other Development
 - 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