

Agricultural Conservation Mitigation Program (REF220044)



Subcommittee of the Agricultural Advisory Committee

February 13, 2023

Action

- ▶ Receive a report on the status of the agricultural conservation mitigation ordinance and provide feedback to staff.
- ▶ Consider establishing that the Subcommittee of the Agricultural Advisory Committee meet two times in March 2023.
 - ▶ Proposed week of March 27, 2023

Agricultural Mitigation Program

- ▶ Agricultural Land Mitigation Ordinance
 - ▶ Research & Outreach – Complete January 2023, on-going as needed
 - ▶ Policy Workshops & Policy Drafting – November to March 2023
 - ▶ Planning Commission Workshop – October 26, 2022 - Complete
 - ▶ Draft Ordinance to AAC – April 2023
 - ▶ Draft Ordinance to Planning Commission – May 2023
 - ▶ Final Draft Ordinance to Board – June 2023
- ▶ Agricultural Buffer Ordinance – Pending Ag Mitigation Ordinance drafting

Outreach Overview

▶ General Public:

- ▶ Countywide (Spanish)
- ▶ North County (w/ Sup. Phillips)
- ▶ South County (Spanish) (w/ Sup. Lopez)

▶ Organizations:

- ▶ Ag Land Trust
- ▶ Big Sur Land Trust
- ▶ Building Industry Association
- ▶ Center for Community Advocacy
- ▶ Communities Organizing for Relational Power in Action
- ▶ Elkhorn Slough Foundation
- ▶ Grower-Shipper Association
- ▶ Land Trust of Santa Cruz
- ▶ Monterey County Farm Bureau
- ▶ Monterey County Farm Bureau Land Use Subcommittee
- ▶ Salinas Valley Basin Groundwater Sustainability Agency

▶ Jurisdictions and Agencies:

- ▶ City of Greenfield
- ▶ City of Gonzales
- ▶ City of Salinas
- ▶ City of Soledad
- ▶ Department of Conservation
- ▶ Department of Food and Agriculture
- ▶ King City
- ▶ Local Agency Formation Commission of Monterey County
- ▶ National Resources Conservation Service
- ▶ Resource Conservation District of Monterey
- ▶ United States Department of Agriculture

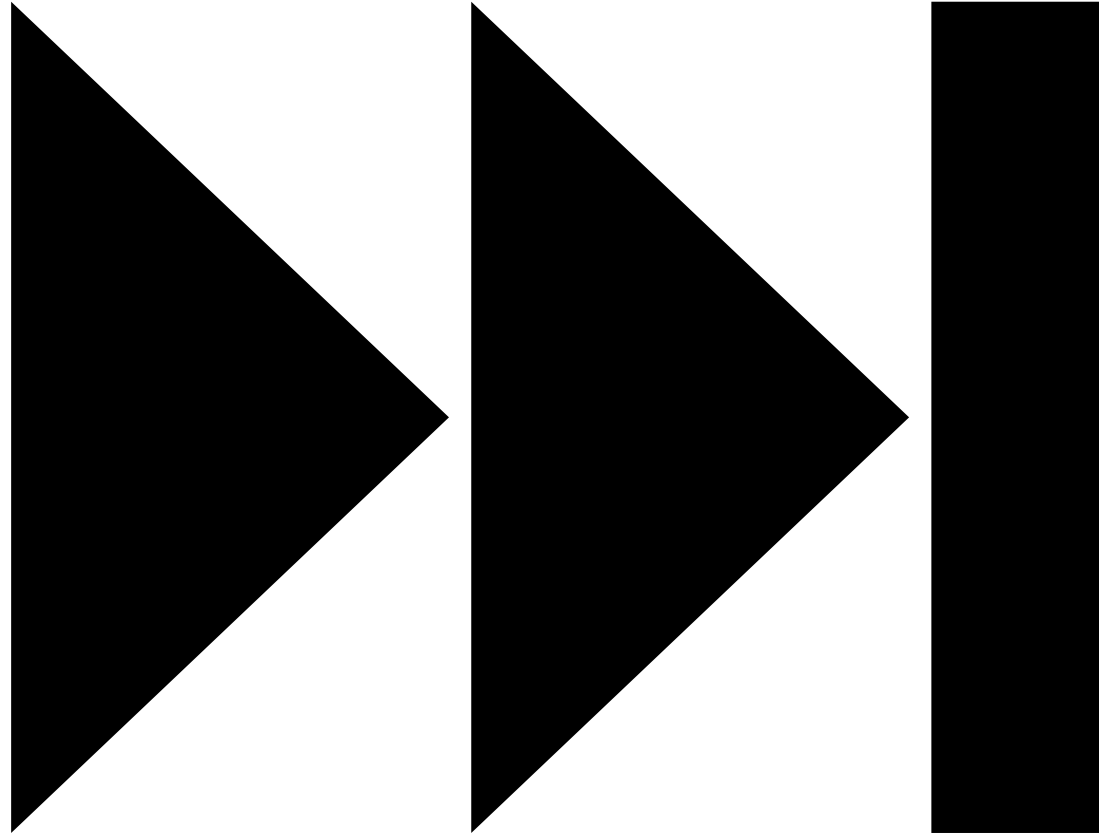
▶ Committees and Commissions:

- ▶ 5/26 - AAC
- ▶ 7/28 – AAC Workshop
- ▶ 8/25 – AAC Workshop
- ▶ 10/26 – PC Workshop
- ▶ 1/26 – AAC
- ▶ 2/13 – Subcommittee of AAC

Next Steps & Timeline

- ▶ Proposed Subcommittee Schedule:
 - ▶ Week of February 27 - Preliminary Draft distributed to Subcommittee
 - ▶ March 13 – Regular Subcommittee meeting
 - ▶ Week of March 27 – Proposed special Subcommittee meeting
 - ▶ April 10 – Regular Subcommittee meeting
- ▶ April 27, 2023 – Agricultural Advisory Committee to Consider Draft Ordinance
- ▶ Annexations – County/Cities Discussions

**Questions for
Subcommittee
input and
feedback**



Agricultural Mitigation Plan

- ▶ Staff proposes developing clear requirements for applicants who have projects that require mitigation.
- ▶ Staff proposes that the applicant provide the following in the required mitigation plan:
 - ▶ Information about the qualified entity they will be working with;
 - ▶ The total acreage of farmland being converted;
 - ▶ The total acreage of farmland in each FMMP category; and
 - ▶ The proposed methods of mitigation.

Mitigation Within Planning Area

- ▶ AAC strongly supported requiring mitigation within the same Planning Area.
 - ▶ Discussion of higher mitigation rate if not...?
- ▶ Staff proposes requiring mitigation within the same Planning Area unless the applicant's project is within 5 miles of a Planning Area boundary. If the applicant's project is within 5 miles of the Planning Area boundary, they could purchase a direct conservation easement within 15 miles of the applicant's project.
- ▶ Before staff receives Subcommittee, and public feedback, staff would like to offer two hypothetical visual examples.

Mitigation Within Planning Area



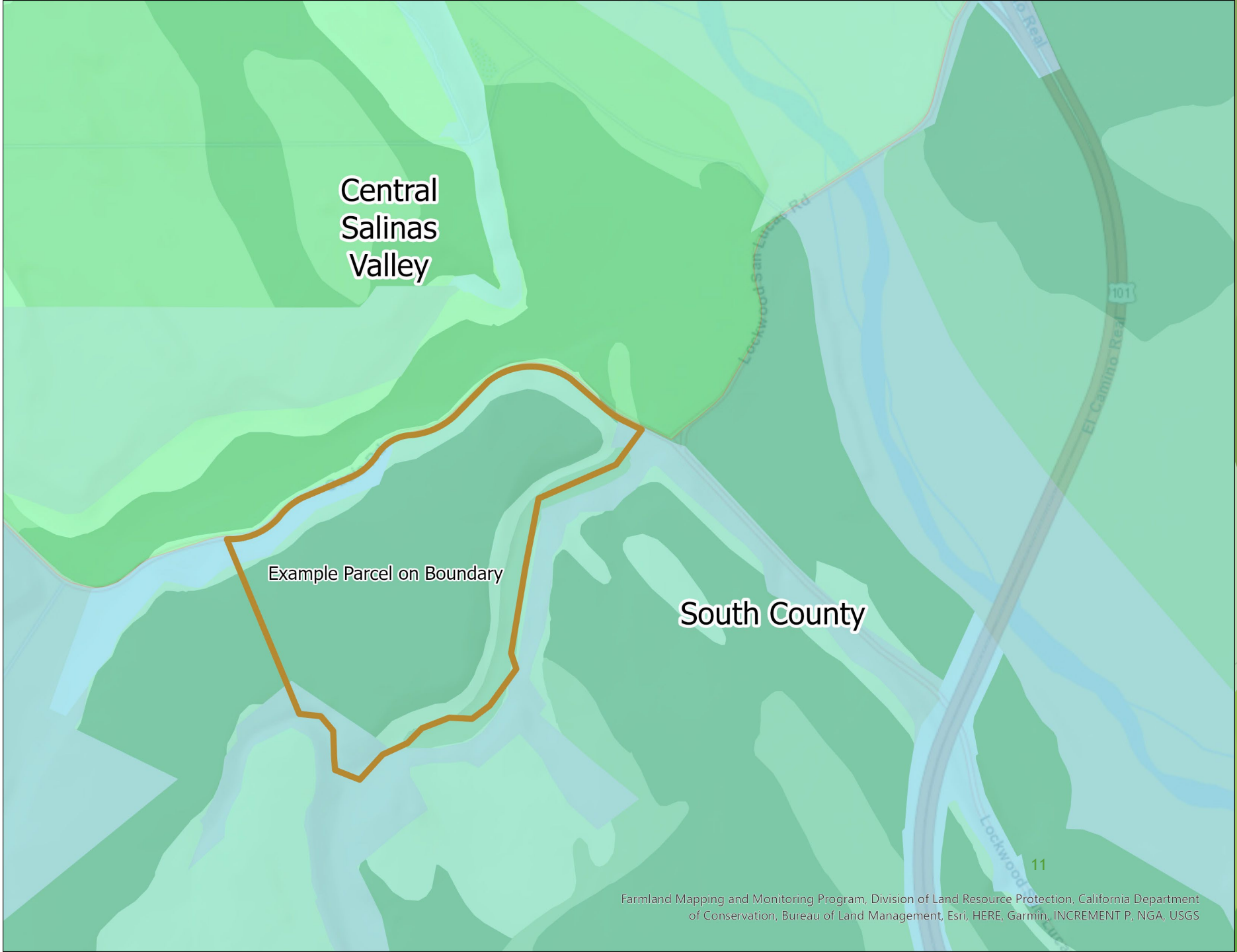
Greater Salinas

Toro

Central Salinas Valley

4.91 mi

9



Central
Salinas
Valley

Example Parcel on Boundary

South County

11

Cachagua

Central Salinas Valley

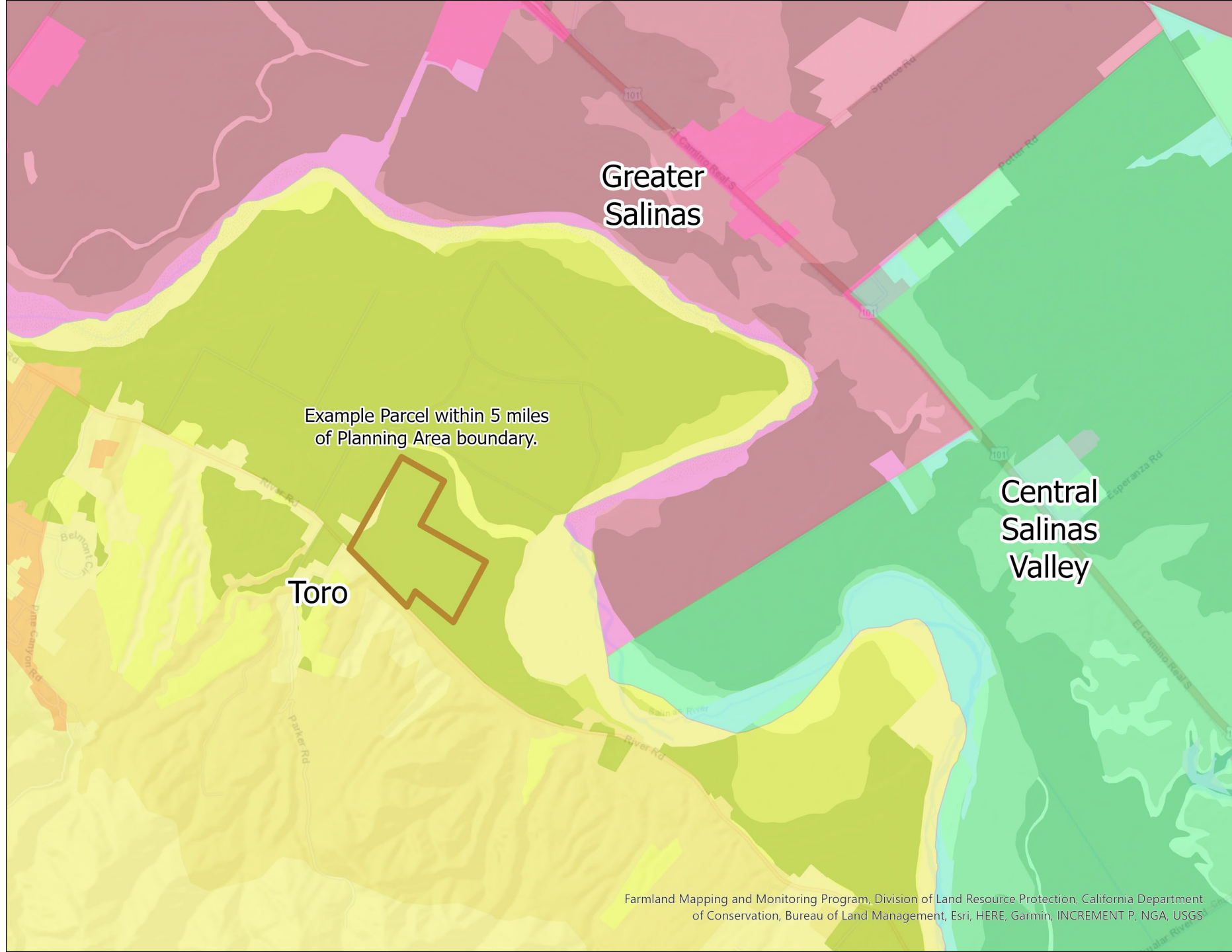
South County

Coast
Non-Coastal

Coast-Big Sur

Example Parcel On Boundary

The grey circle is the 15 mile buffer.
Mitigation would be allowed to occur
within this buffer or within the South
County Planning Area.

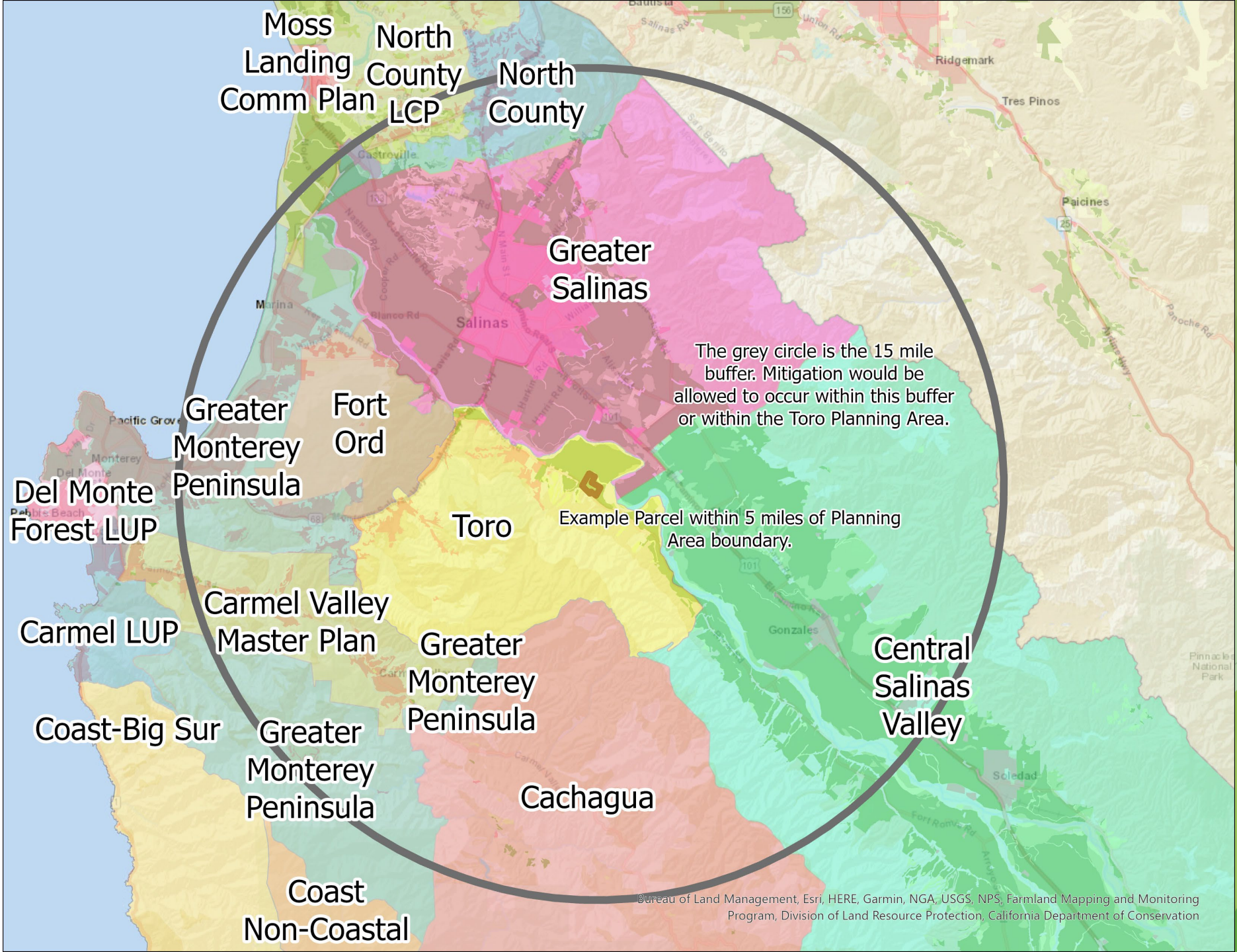


Greater Salinas

Example Parcel within 5 miles of Planning Area boundary.

Toro

Central Salinas Valley



Good Faith Effort

- ▶ How to incentivize the purchase of direct conservation easements for projects over 20 acres?
 - ▶ Required to work with a qualified agricultural conservation entity?
 - ▶ 20 acres v. 100 acres v. 500 acres?