

Agricultural Conservation Mitigation Program (REF220044)



Ad Hoc Subcommittee of the Agricultural Advisory Committee

March 27, 2023

Action

- ▶ Receive the preliminary draft ordinance for Mitigation Requirements for Development on Agricultural Lands and provide feedback to staff.

Agenda

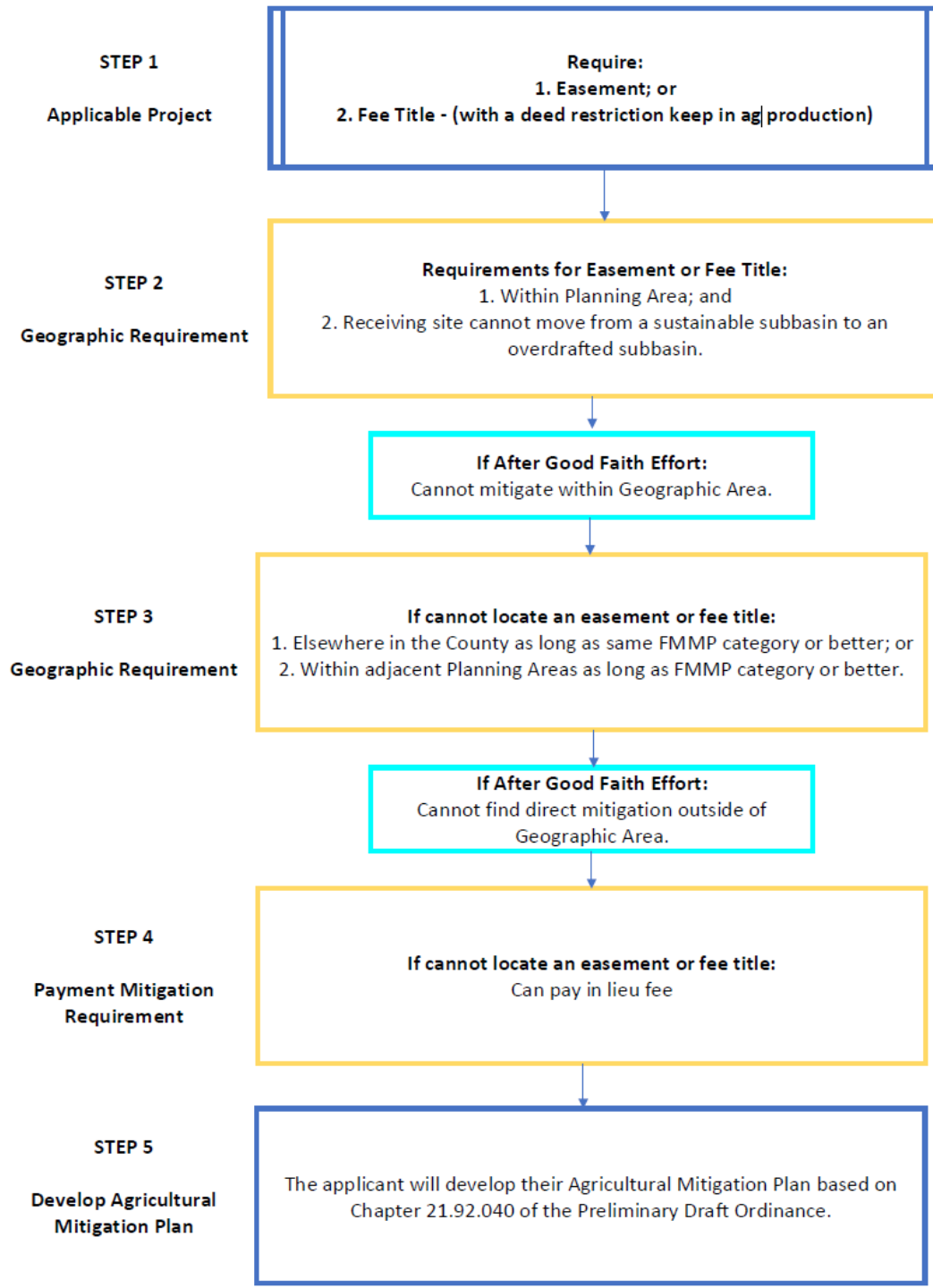
1. Flowchart walk-through (Attachment B; Section 21.92.050)
2. Subcommittee and public feedback on the Preliminary Draft Ordinance.
3. Next Steps & Timeline

21.92.050 – Mitigation Requirements

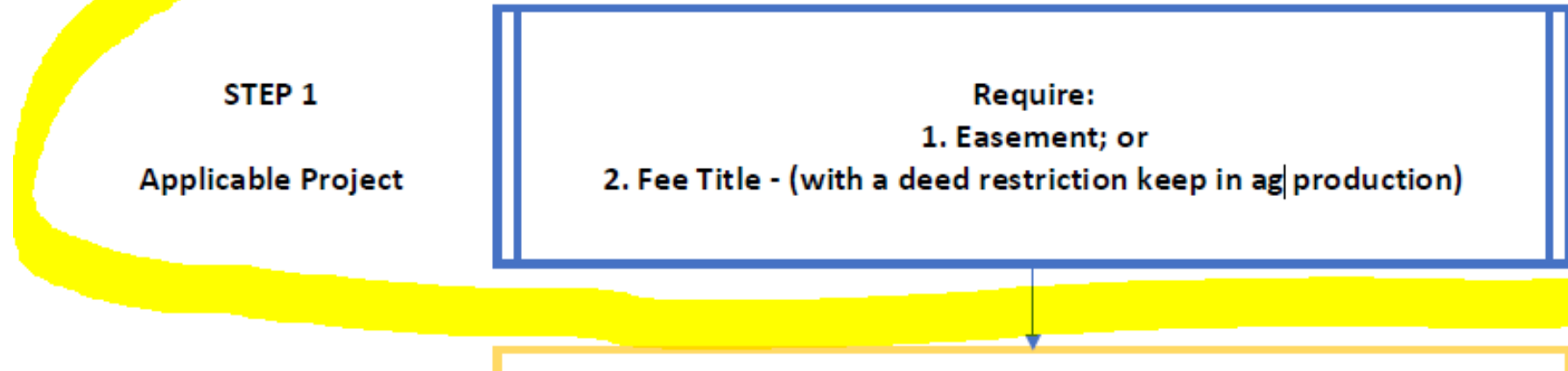
Important Components of this Chapter are:

1. Required mitigation ratios;
2. Geographic constraints on mitigation lands;
3. Under what conditions can applicants mitigate via conservation easements, fee title, or in-lieu fees;
4. When applicants must demonstrate a good faith effort;
5. Incentives for applicants to reduce required mitigation ratios.

21.92.050.C - Mitigation Requirement Flowchart – Page 1 – General Review



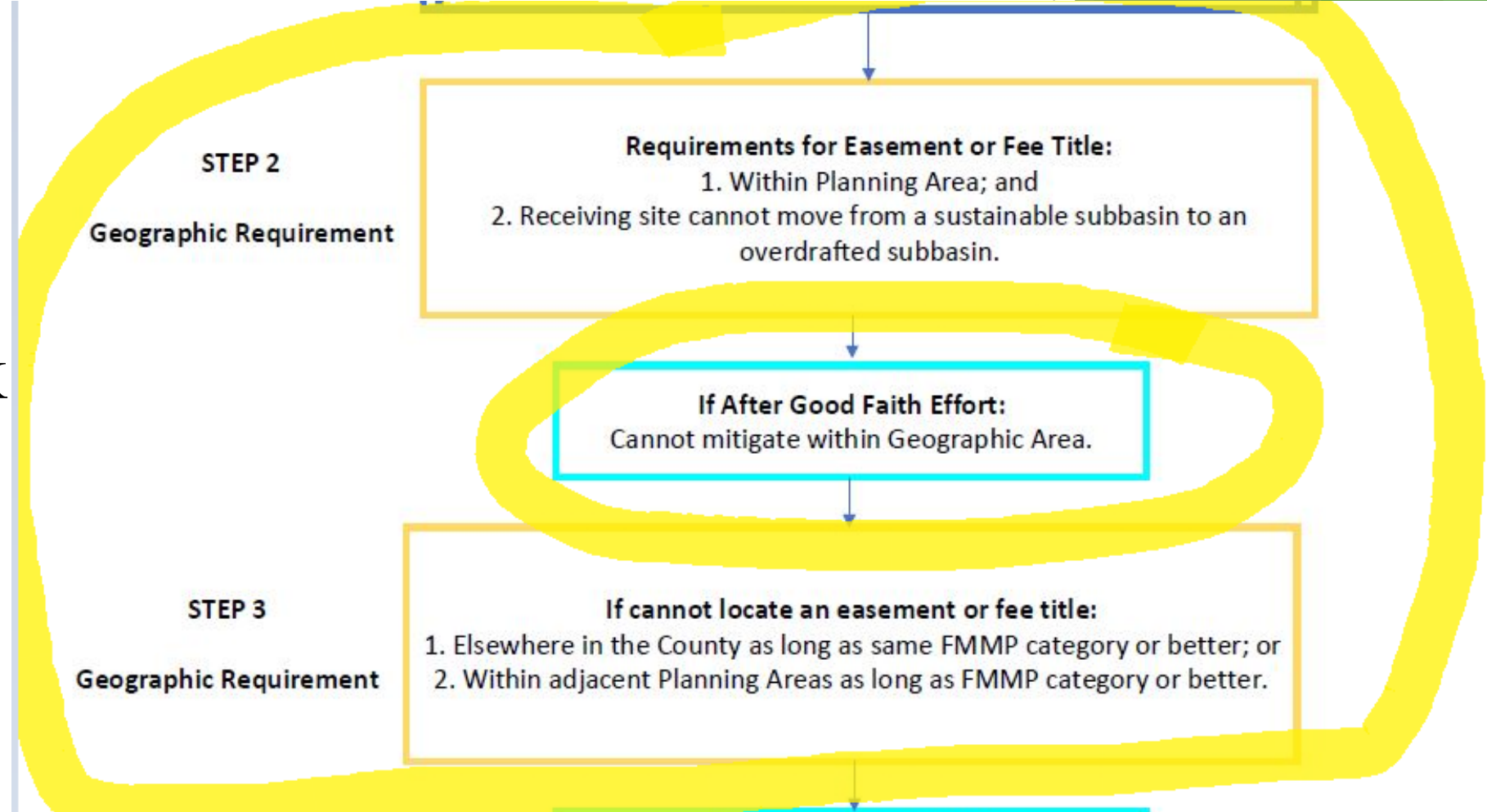
Question 1 – STEP 1



1. Does the Subcommittee support that all projects be required to first try and find an easement or fee title?

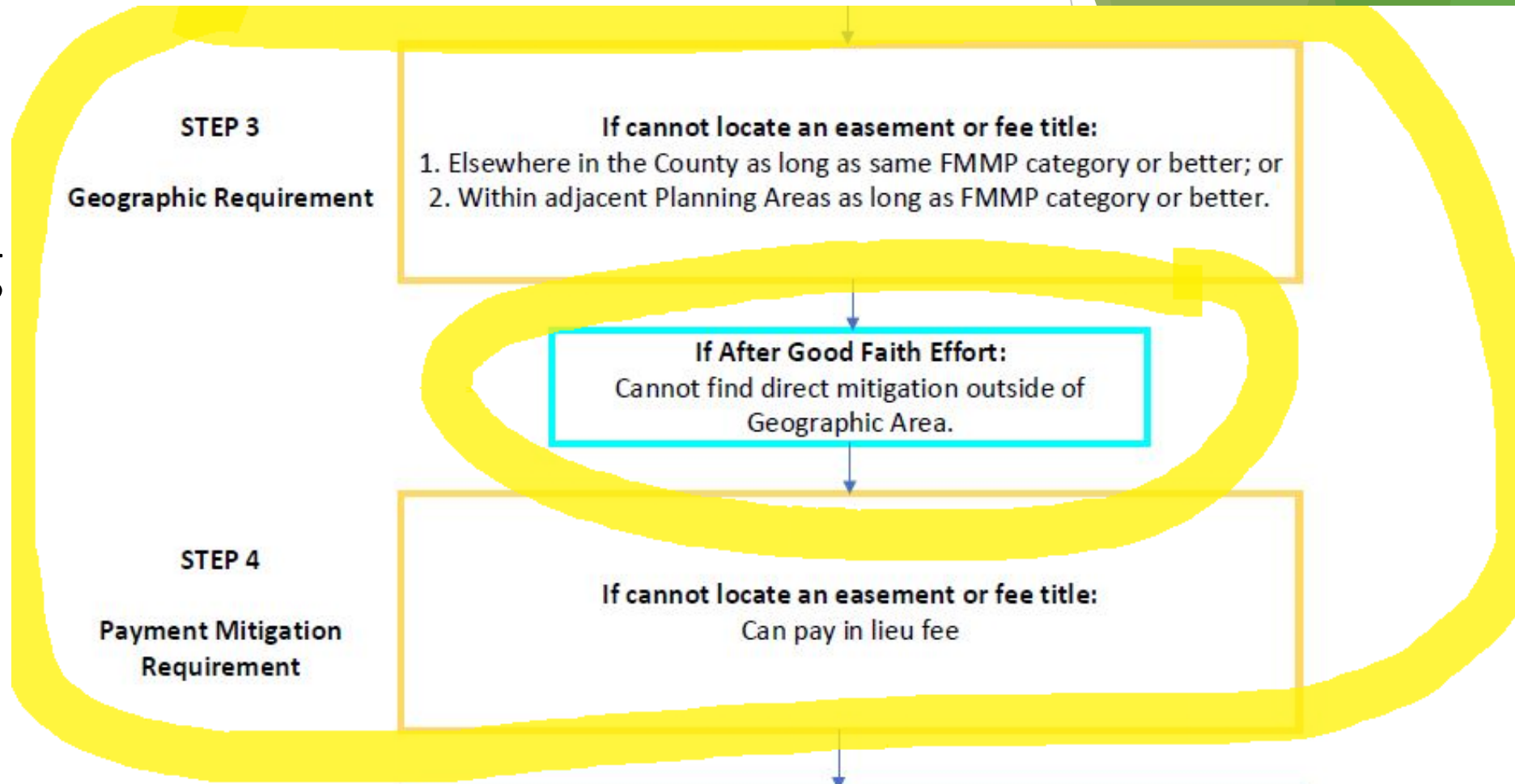
Question 2 – STEPS 2 & 3

2. Does the Subcommittee support allowing applicants to look for an easement or fee title outside their Planning Area?



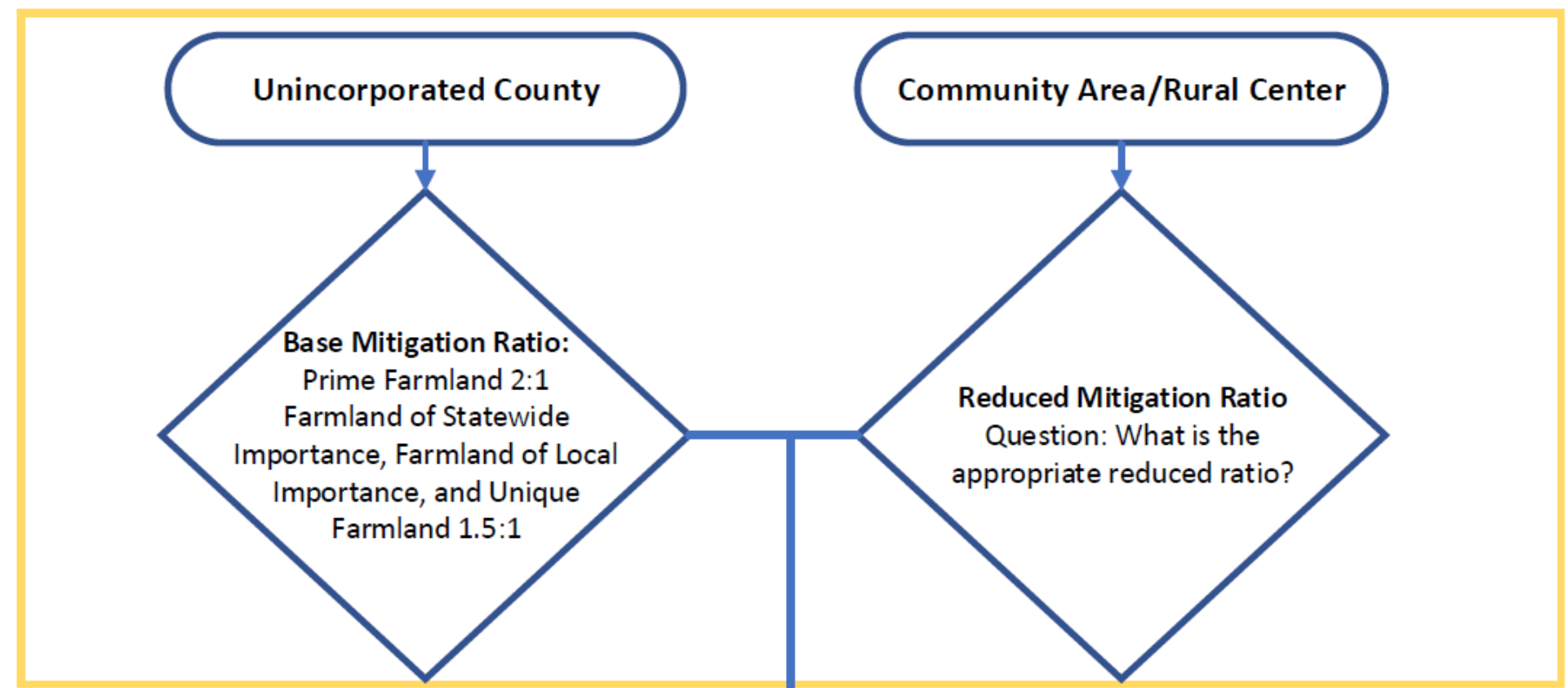
Question 3 – STEPS 3 & 4

3. Does the Subcommittee support allowing applicants to mitigate through the payment of in-lieu fees?

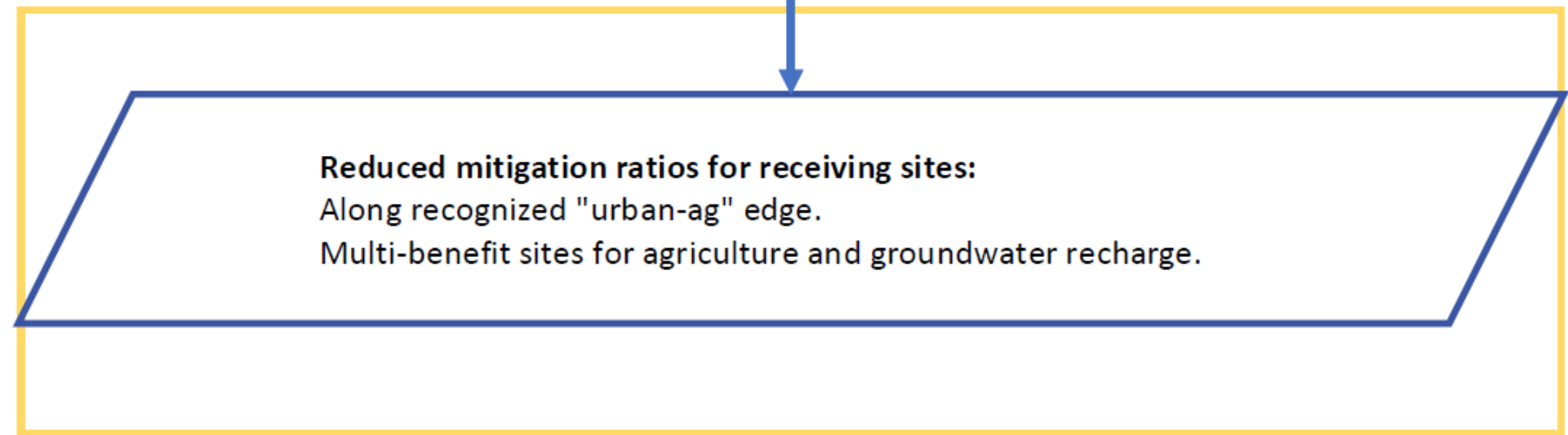


Page 2 – to be discussed

Location of Developing Site

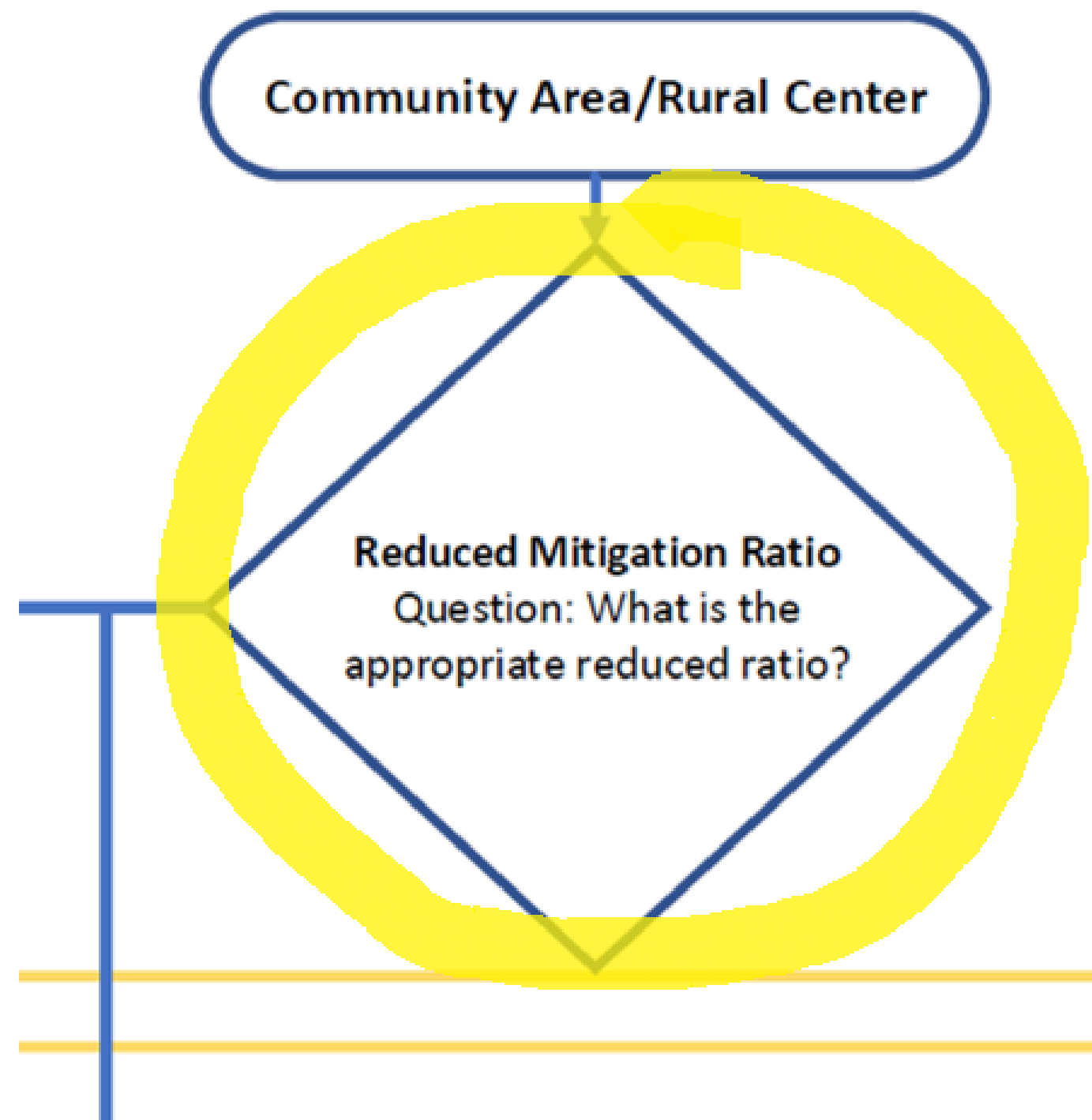


Location of Receiving Site (Incentives)

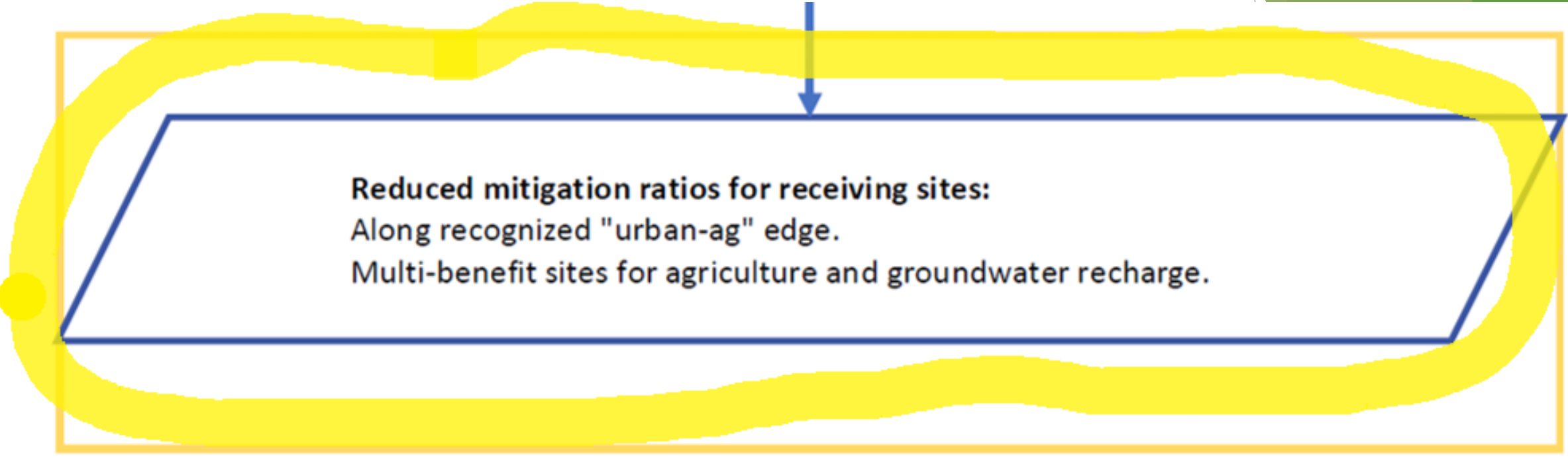


Question 1 – Community Areas/ Rural Centers

- a. Does the Subcommittee support reducing the mitigation ratio?
- b. What may be the appropriate percentage for a reduced mitigation ratio?



Question 2 – Multi-benefit Sites

A diagram showing a yellow, irregularly shaped area representing a site. A blue arrow points down from the top center of this area to a blue-bordered trapezoidal shape. Inside this trapezoid, the following text is written:

Reduced mitigation ratios for receiving sites:
Along recognized "urban-ag" edge.
Multi-benefit sites for agriculture and groundwater recharge.

- a. Does the Subcommittee support reducing the mitigation ratios if applicants find receiving sites for easements or fee title along recognized “urban-ag” edges or at sites that are multi-benefit sites for groundwater recharge?
- b. What may be the appropriate percentage for a reduced mitigation ratio?

Comments on the Draft Ordinance



Next Steps & Timeline

- ▶ **Provide additional written comments by March 31, 2023**
- ▶ April 10, 2023 – Subcommittee to consider draft revised ordinance
- ▶ April 27, 2023 – Agricultural Advisory Committee
- ▶ May 2023 – Planning Commission
- ▶ June 2023 – Board of Supervisors

Thank you

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