



Agricultural Mitigation Ordinance Work Session

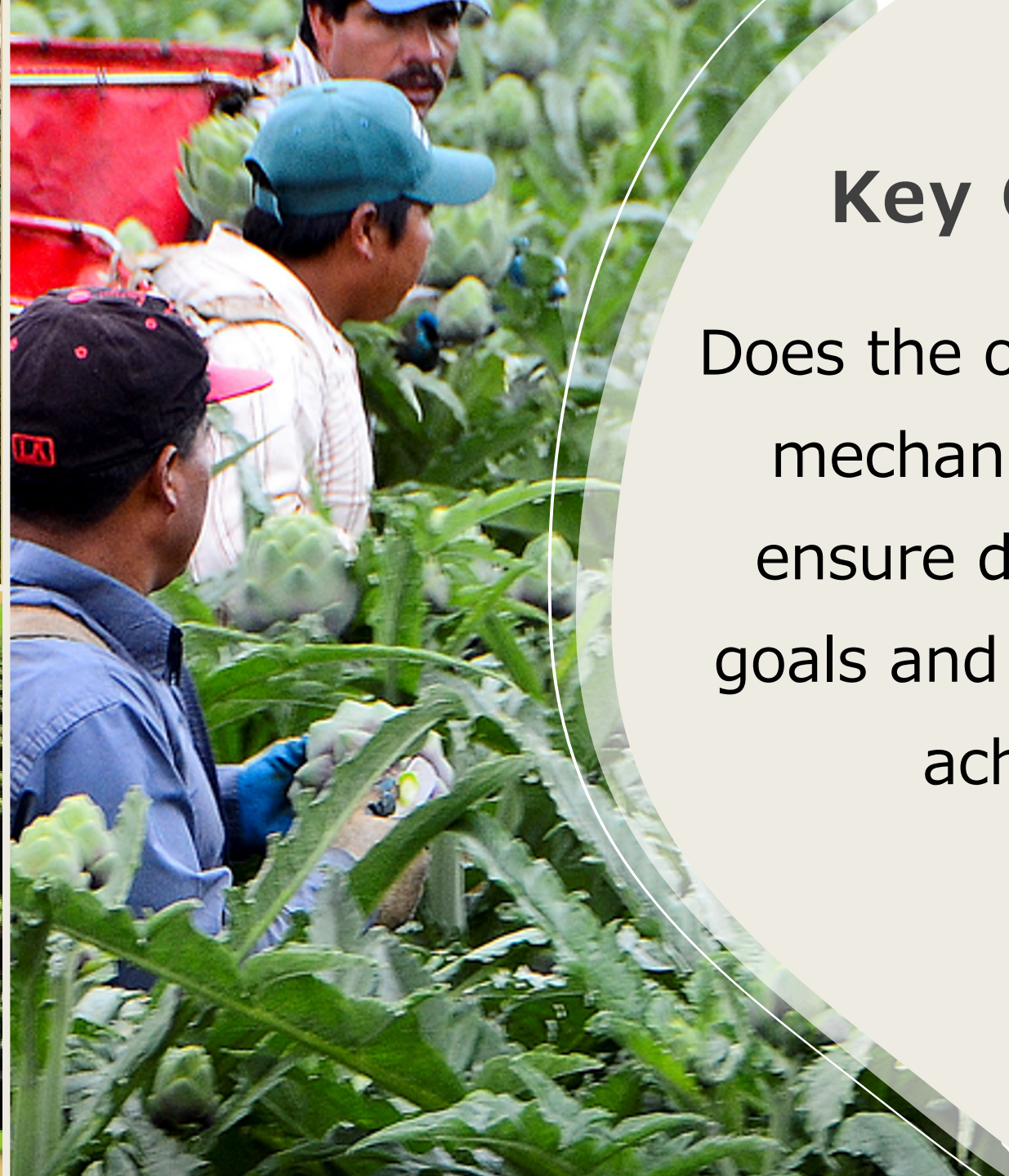
AAC – Ad Hoc Subcommittee

April 10, 2023

Goals & Outcomes of Ag. Mitigation

- Protect productive and potentially productive farmland.
- Ensure commercial viability of the agricultural industry.
- Encourage growth in or near developed or developing areas.





Key Question?

Does the ordinance need mechanisms to help ensure desired policy goals and outcomes are achieved?

Defining “Urban-Ag Edges”

□ Community Areas & Rural Centers

- *Mapped*
- *Adopted Boundaries*
- *Within set distance*

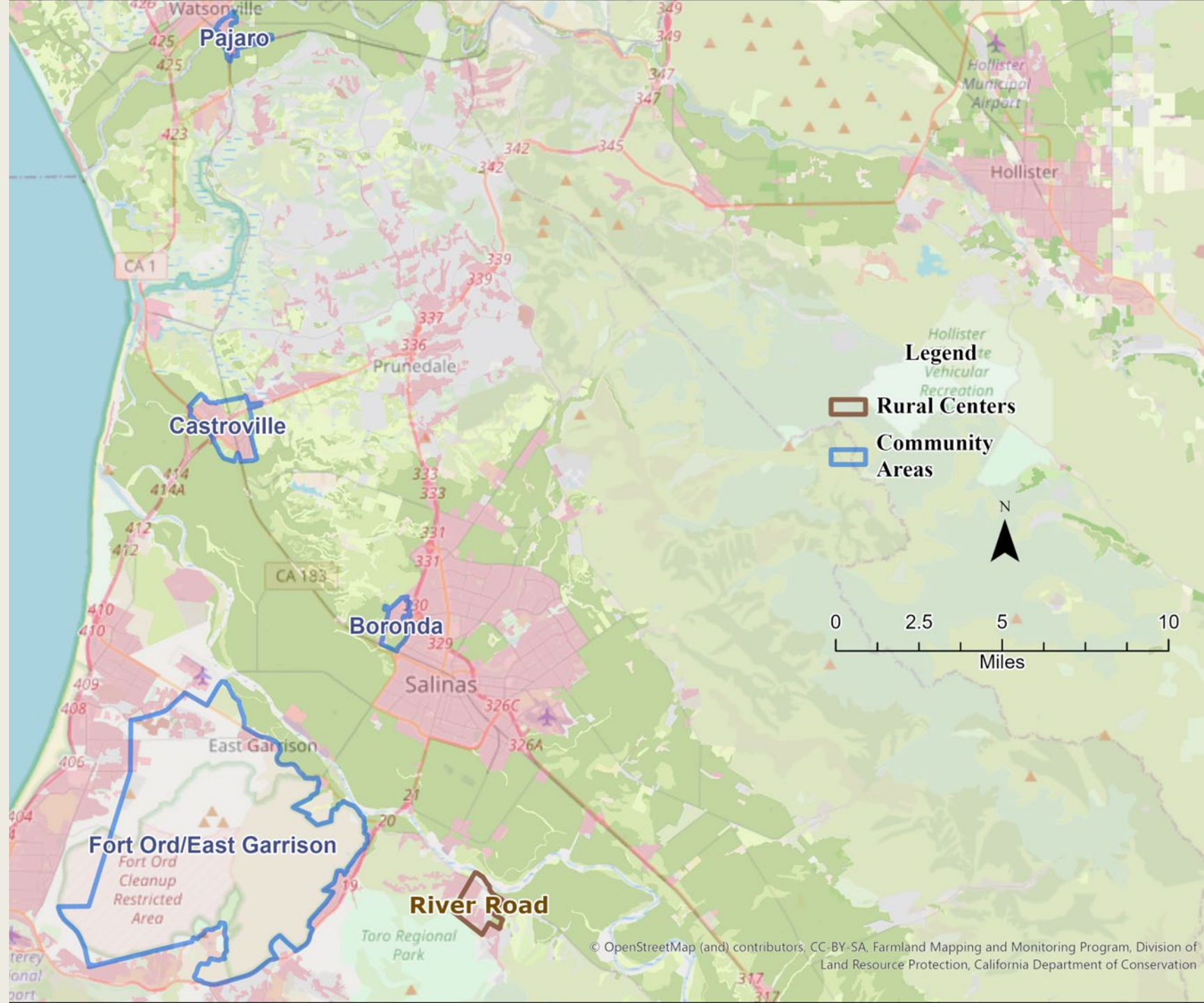
□ Incorporated Cities

- ***Sphere of Influence (LAFCO)***
- ***Agreements with Cities***
 - *Urban Growth Boundary*
 - *Permanent Ag Edge*

□ Other?



Community Areas & Rural Centers



Monterey County Farmland

Farmland

- Total \approx 1.4 million agriculture, of which 220,000 acres are irrigated farmland
- Williamson Act Acres \approx 800,000 acres (farm & grazing)
- Ag Easements \approx 80,000 acres (farm & grazing)

Unincorporated County

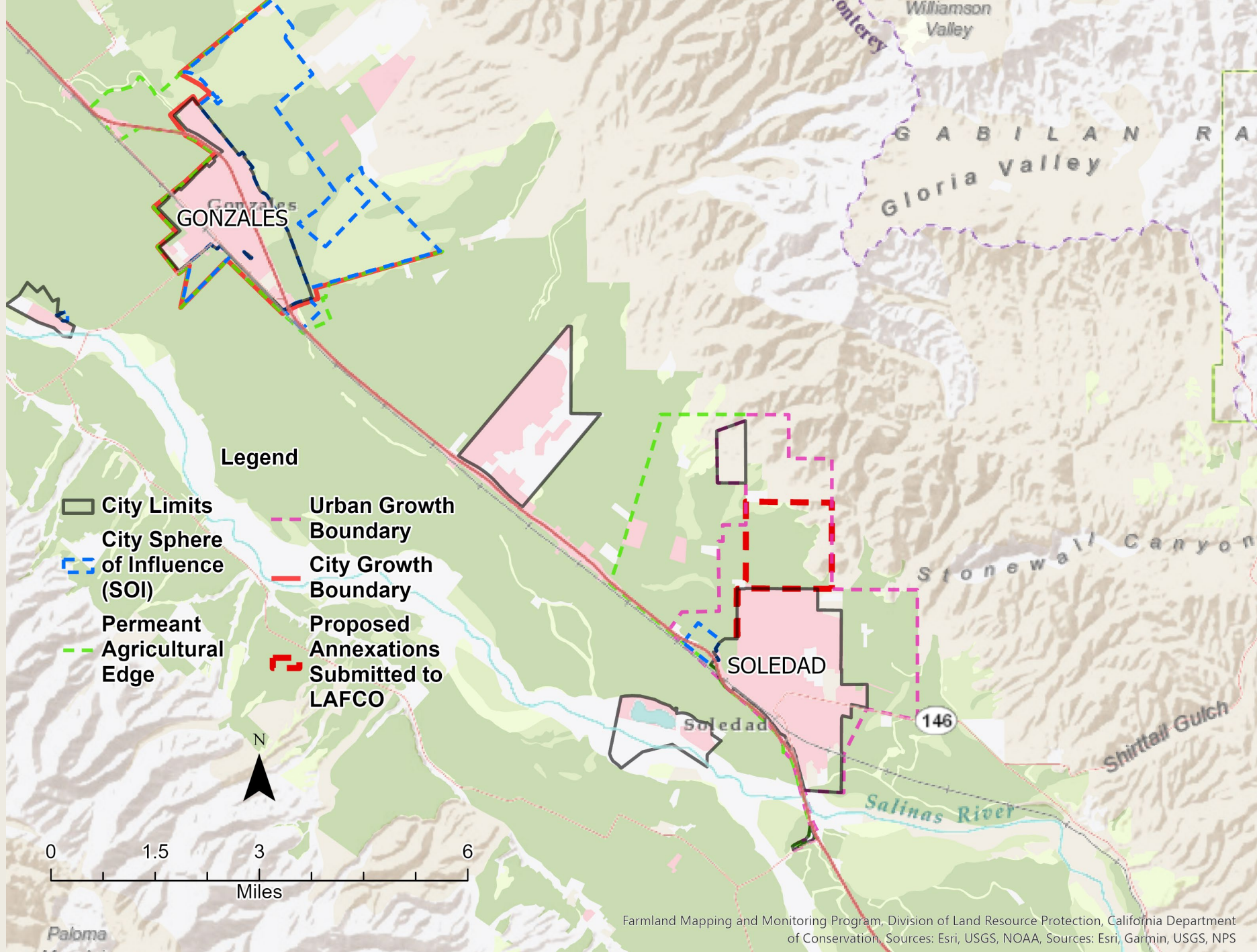
- Community Areas \approx 463 acres
- 1 mile Radius of Community Area \approx 15,018 acres



Community Areas & Rural Centers

	Staff Recommendation	Options
Exemptions	Affordable Housing Ag Employee Housing Ag Support	Public Uses
“Urban-Ag Edge”	Community Area/Rural Centers <ul style="list-style-type: none"> < Unincorporated 	Community Area/Rural Centers = Unincorporated
Mitigation Ratio	<ul style="list-style-type: none"> • See Ordinance 	<ul style="list-style-type: none"> • See Ordinance
Mitigation Priority Areas	<ul style="list-style-type: none"> • See Ordinance 	<ul style="list-style-type: none"> • See Ordinance

City Boundary



Monterey County Farmland

Farmland

- Total \approx 1.4 million agriculture, of which 220,000 acres are irrigated farmland
- Williamson Act Acres \approx 800,000 acres (farm & grazing)
- Ag Easements \approx 80,000 acres (farm & grazing)

Incorporated Cities (Salinas Valley Cities + Marina)

- Cities Total Area \approx 3,321 acres
- Spheres of Influence \approx 4,189 acres
- 1 mile Radius of City \approx 37,114 acres

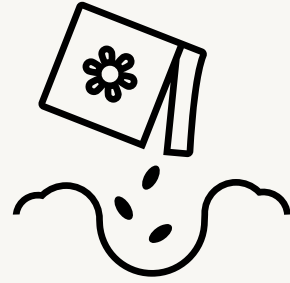
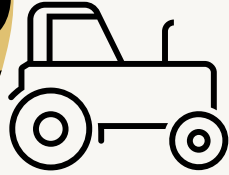




County Annexation Application Review

Draft Ordinance

- Do not include - Status quo County informally review
- Review annexation using criteria for Community Area/Rural Center, until such time as there is a Valley-wide Program.
- Review annexation per other criteria



Valley-Wide Program

HOW

- County & Cities adopt valley-wide ordinance(s)
- Negotiate/update County-City agreements

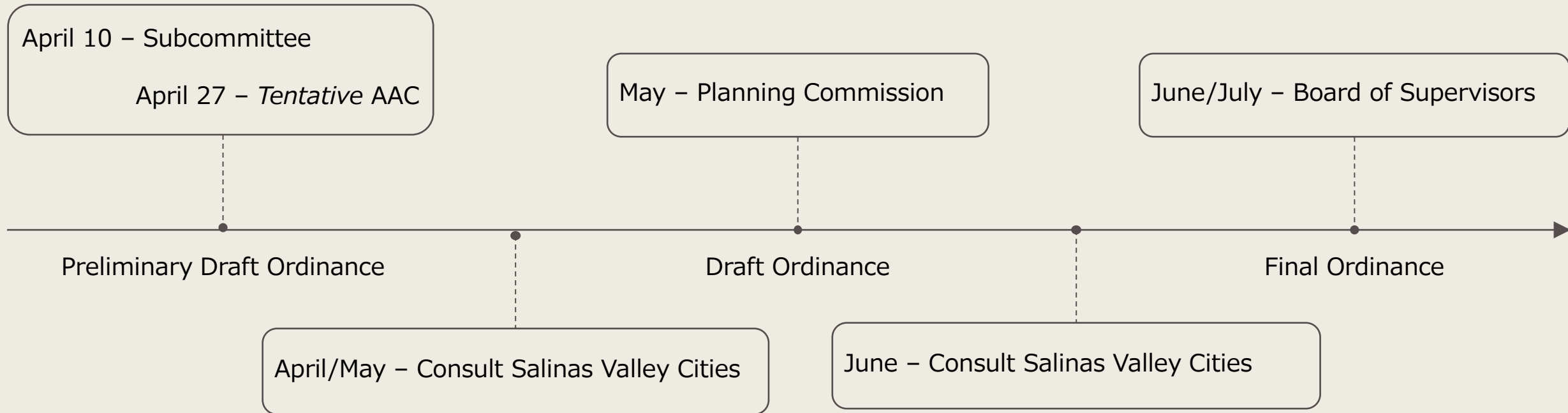
WHAT

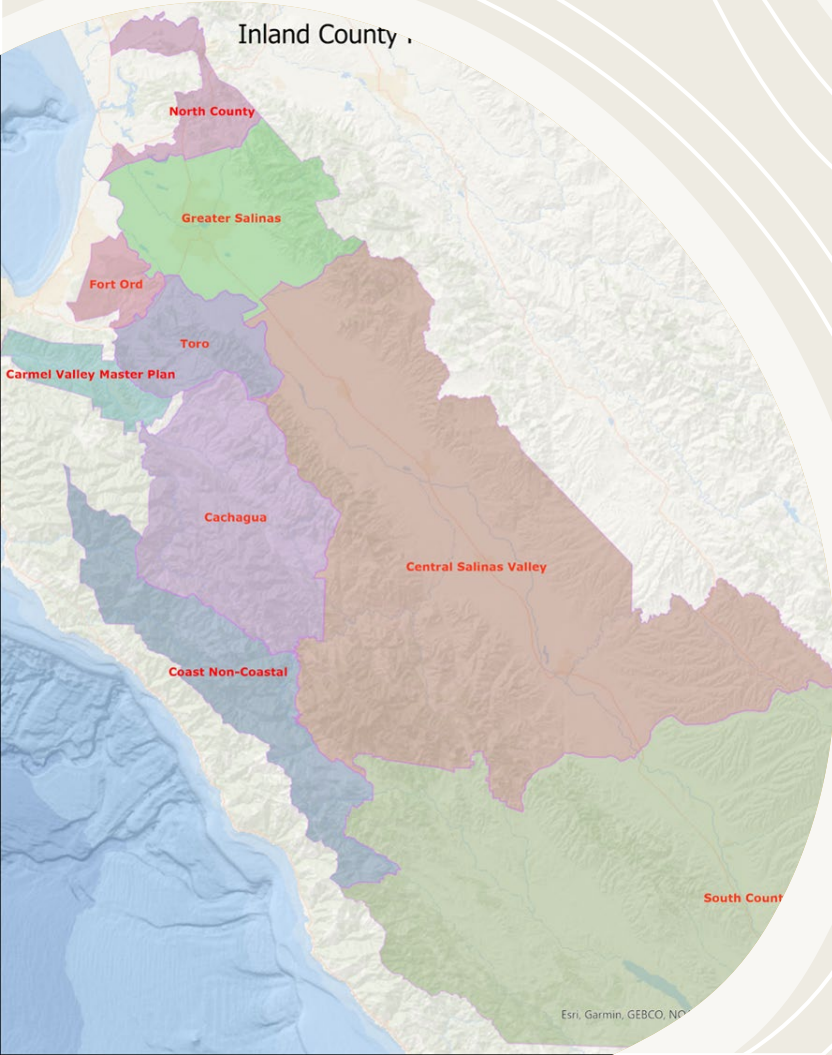
- Target orderly growth to avoid prime/important farmland & critical recharge/multi-benefit sites
- Standard, consistent regulations & best practices
- “Exemptions” for affordable housing (others?)

	Yolo County	Woodland (City)	Valley Cities Proposal
Exemptions	None	Affordable Housing Public Uses	RHNA Housing Public Uses Ag Support
“Urban-Ag Edge”	SOI & Esparto UGB	None	County Unincorporated > Annex
Mitigation Ratio	<ul style="list-style-type: none"> • 3:1 • 2:1 (.25-1 mi SOI/UGB) 	<ul style="list-style-type: none"> • 1:1 • 2:1 = 0-4 mi urban limit line • 3:1 4+ mi existing easement 	<ul style="list-style-type: none"> • County 3:1 or 2:1 • Annex 1:1
Mitigation Target Areas	1:1 (Yolo Habitat Conservation Area)	1:1 (Yolo Habitat Conservation Area)	None Proposed
Timing	None	Final parcel/subdivision map OR building permit (if no map)	Building issuance/disturbance (not annexation/use change)



Timeline





Thank You

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