



Agricultural Mitigation Ordinance Work Session

AAC – Ad Hoc Subcommittee

May 8, 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.





Proposed Options

Staff will review proposed project development and priority mitigation land options for the Subcommittee's recommendation.

Project Development Site

Community Areas (CA) & Rural Centers (RC)

Staff Recommendation

- Outside CA & RC Boundary
 - Important 2:1
 - Prime 2:1
- Inside CA & RC Boundary
 - Important 1.5:1
 - Prime 1.5:1



Project

Residential Subdivision within a Community Area or Rural Center boundary converting 100 acres of Prime Farmland with 1/2 of the acreage for affordable housing.

Acreage exempt from required mitigation: 50 acres

Acreage that requires mitigation: 50 acres

Staff Recommended Mitigation Ratio: 1.5:1

Total Required Mitigation Acreage = 50 acres * 1.5 = 75 acres



Project (contd.)

Total Acreage Requiring Mitigation
= **75 acres**

Total Cost of Acquiring Conservation
Easement = $(75 * \$11,915) =$
\$893,625

Project Mitigation Land

Priority Areas for Mitigation Land:

1. Identified as a groundwater recharge projects or multi-property/sub-watershed water quality improvement projects.
2. Along exterior boundaries of Community Areas, Rural Centers, City permeant growth boundaries, or City permanent agricultural edges.

Project Mitigation Land

Option (Staff Recommendation)

- For mitigation land that meets criteria as a Priority Area, the base mitigation ratio may be reduced, but at no time shall the mitigation ratio be less than 1:1.

Other Options

- Base mitigation ratio shall be reduced up to a maximum of .125 per Priority Area category for a maximum of .25.
- Base mitigation ratio reduction by percentage.

Project – Mitigation Land

Residential Subdivision within a Community Area or Rural Center boundary converting 100 acres of Prime Farmland with ½ of the acreage for affordable housing.

Total Cost of Acquiring Conservation Easement without Reduced Ratio =

$$((50 * 1.5) * \$11,915) = \mathbf{\$893,625}$$

Total Cost of Acquiring Conservation Easement with Reduced Ratio =

$$((50 * 1) * \$11,915) = \mathbf{\$595,750}$$

Project Mitigation Lands

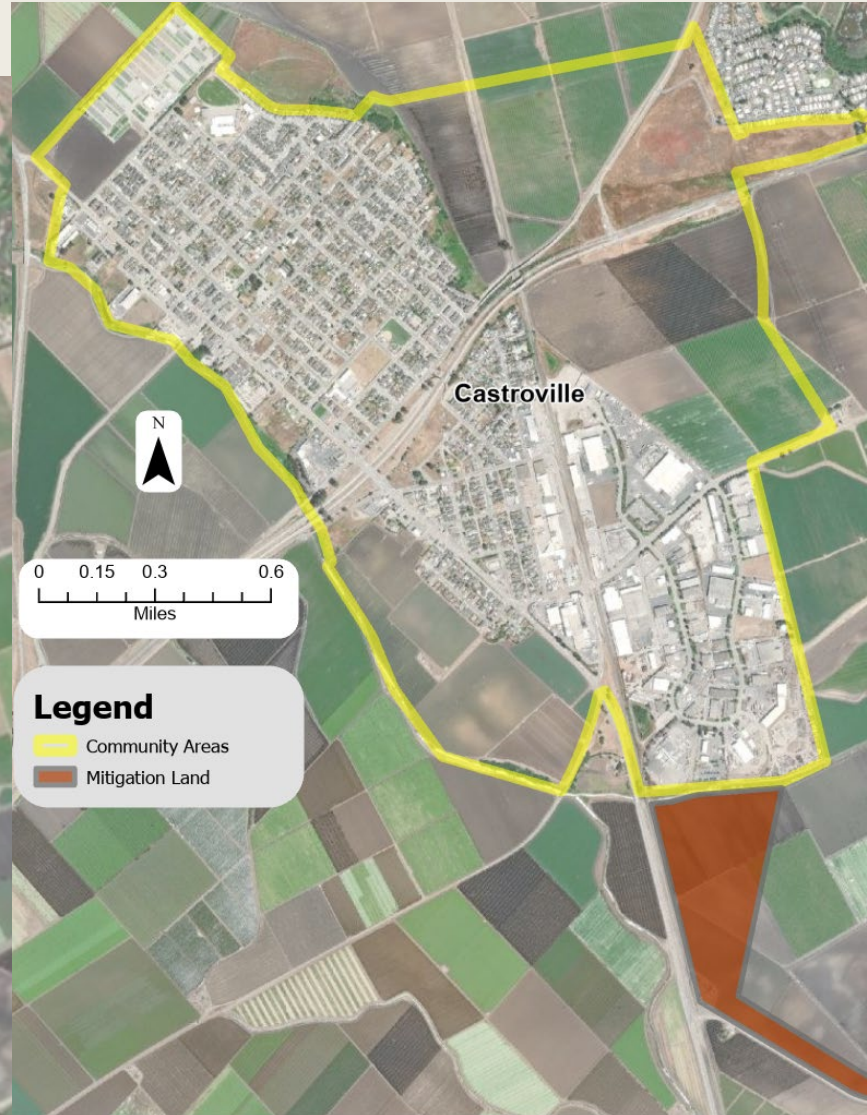
1



2



3



Policy Recommendation

Outside CA & RC Boundary

- Important 2:1 or 1.5
- Prime 2:1

Inside CA & RC Boundary

- Important 1.5:1 or 1.25
- Prime 1.5:1

The base mitigation ratio may be reduced if in a priority area, not less than 1:1.



Recommendation

Staff requests that the Subcommittee recommend that staff bring forward a revised ordinance to the AAC for consideration.





Thank You

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