

Farmland Mitigation Ordinance (REF220044)

SV Cities/County/LAFCO
August 21, 2023





Program Status - Timeline

- Subcommittee recommended Ordinance to AAC – August 14, 2023
- Agricultural Advisory Committee (AAC) – Fall 2023
- Planning Commission – Fall 2023
- Board of Supervisors – Winter 2024





Four Key Policy Topics

- Exemptions
- Mitigation
 - Priority “How” and “Where”
 - Ratios
 - Timing





Exemptions

- **Acreage Used for:**
 - **Inclusionary Housing (Chapter 18.40)**
 - **Affordable Housing (Section 21.06.005)**
 - Agricultural Employee Housing (Section 21.06.014)
 - Agricultural Processing Plant (Section 21.06.020)
 - Agricultural Support Service (Section 21.06.030)
 - Groundwater Recharge or Benefit Projects supported by a recognized GSA
 - Water quality improvement projects supported by State of California Central Coast Regional Water Board Ag Order 4.0

NOTE: **Bold indicates required per General Plan. All others are proposed.*



Priority Mitigation Receiving Sites

- **Incentives for Priority Mitigation Receiving Sites:**
 - Along exterior boundary of Community Areas/Rural Centers per General Plan
 - Along exterior boundary of city permanent growth boundary/agricultural edges per agreements
 - Groundwater Recharge or Benefit Projects supported by a recognized GSA
 - Water quality improvement projects supported by State of California Central Coast Regional Water Board Ag Order 4.0

NOTE: **Bold indicates required per General Plan. All others are proposed.*



Mitigation Ratios, Method & Timing

• Mitigation Ratios

- **Subcommittee Recommended**
- Outside Community Areas & Rural Centers
 - Prime Farmland – 2:1
 - Statewide, Unique, and Local – 1.75:1
- Inside Community Areas & Rural Centers
 - Prime Farmland – 1.5:1
 - Statewide, Unique, and Local – 1.25:1

• How you Mitigate

- Conservation Easement/Farmland Held in Fee Title [*Same FMMP or better*]
 1. Planning Area, Same/better GSA subbasin
 2. Countywide
- In-Lieu Fees (after 2 good faith efforts)
- Limited Alternative/Complementary

• Timing of Mitigation

- Prior recordation of parcel, final map or first construction permit – *Under review*