



Farmland Mitigation Ordinance

Agricultural Advisory Committee

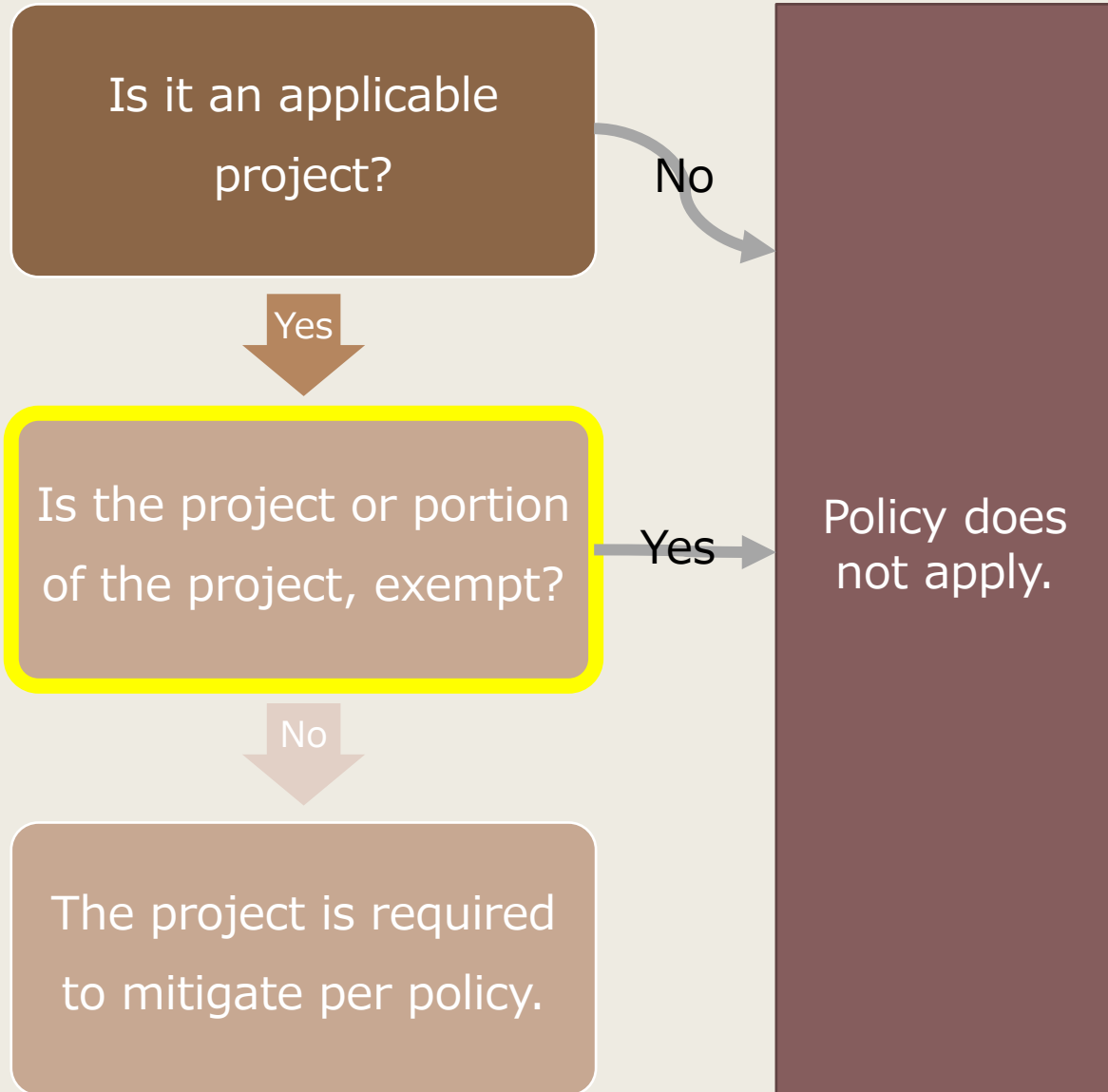
September 28, 2023

Purpose of Farmland Mitigation

- Provide clear and consistent policies to mitigate the loss of farmland.
- Protect productive and potentially productive farmland.
- Ensure commercial viability of the County's agricultural industry.
- Encourage growth in or near developed or developing areas.



What are exemptions to mitigation?



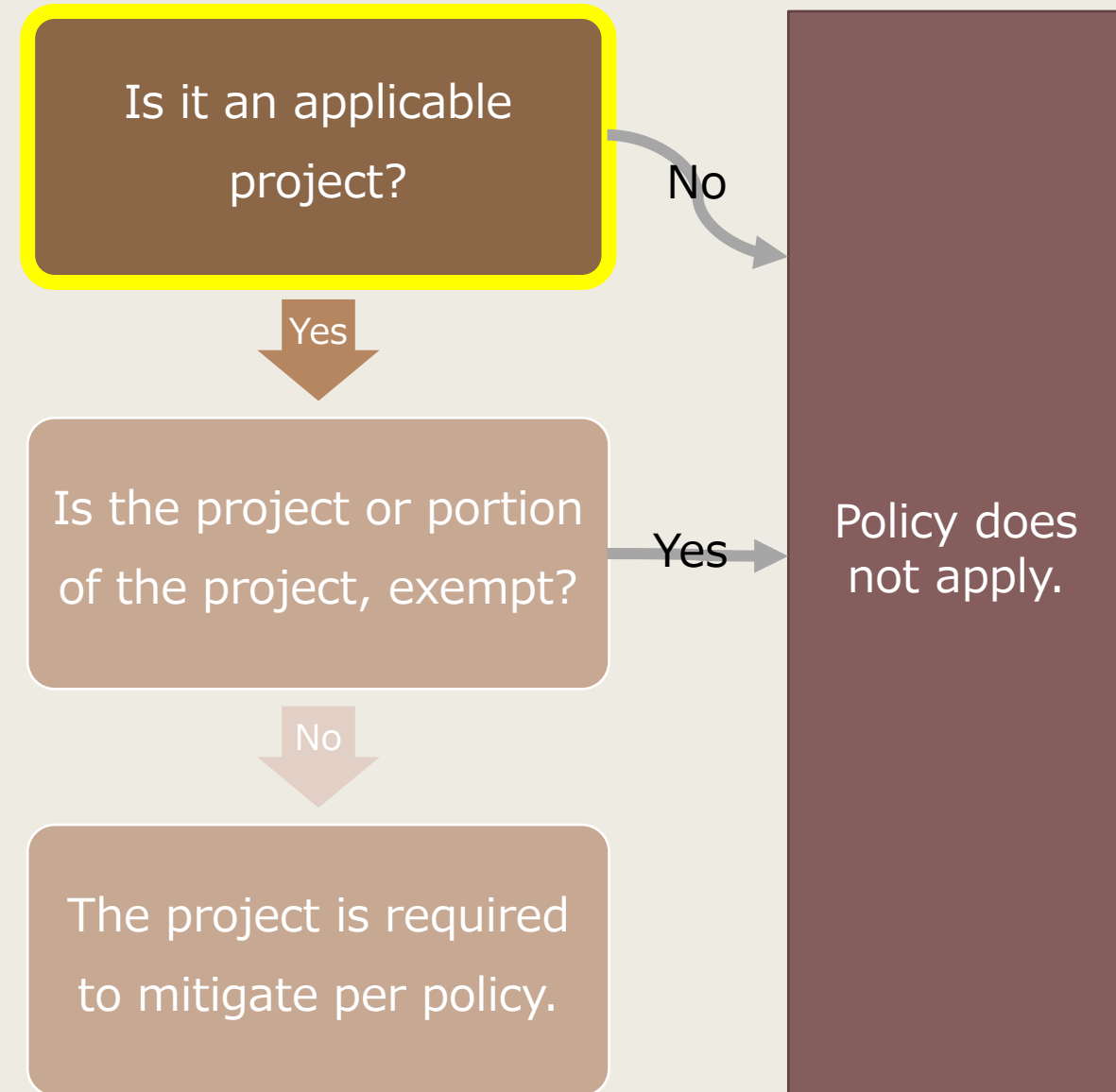
Exemptions (Section 21.92.020.C):

- Affordable Housing
- Agricultural Employee Housing
- Agricultural Processing Plant
- Agricultural Support Service
- Groundwater quality and quantity projects

What is required to mitigate per policy?

Project Applicability (Section 21.92.020.B):

- Land Use Change - Agricultural to Non-Agricultural
- Discretionary Projects in Agricultural Zones



How to Comply with Mitigation Requirements (Section 21.92.060)



Conservation Easement or Deed
Restriction on Farmland with
geographic & groundwater constraints.

One
Good
Faith
Effort

Conservation Easement or Deed
Restriction on Farmland no constraints.

One
Good
Faith
Effort

Payment of in-lieu fees.

How to Comply with Mitigation Requirements (Section 21.92.070)



Easement or Deed Restriction

- Minimum terms
- Mitigation land minimum requirements
- Qualifying Conservation Entity Holds

In-lieu Fees

- Appraised Fair Market Value
- Paid to Qualifying Conservation Entity
- AAC review & recommend

Alternative & Complementary

- Up to 5% of required mitigation
- Over 5% provide additional proof
- AAC review & recommend

Farmland Classification Categories (Section 21.92.030)



Department of Conservation

Important Farmland

Farmland Mapping and Monitoring Important Farmland Categories

Prime Farmland

Farmland of Statewide Importance

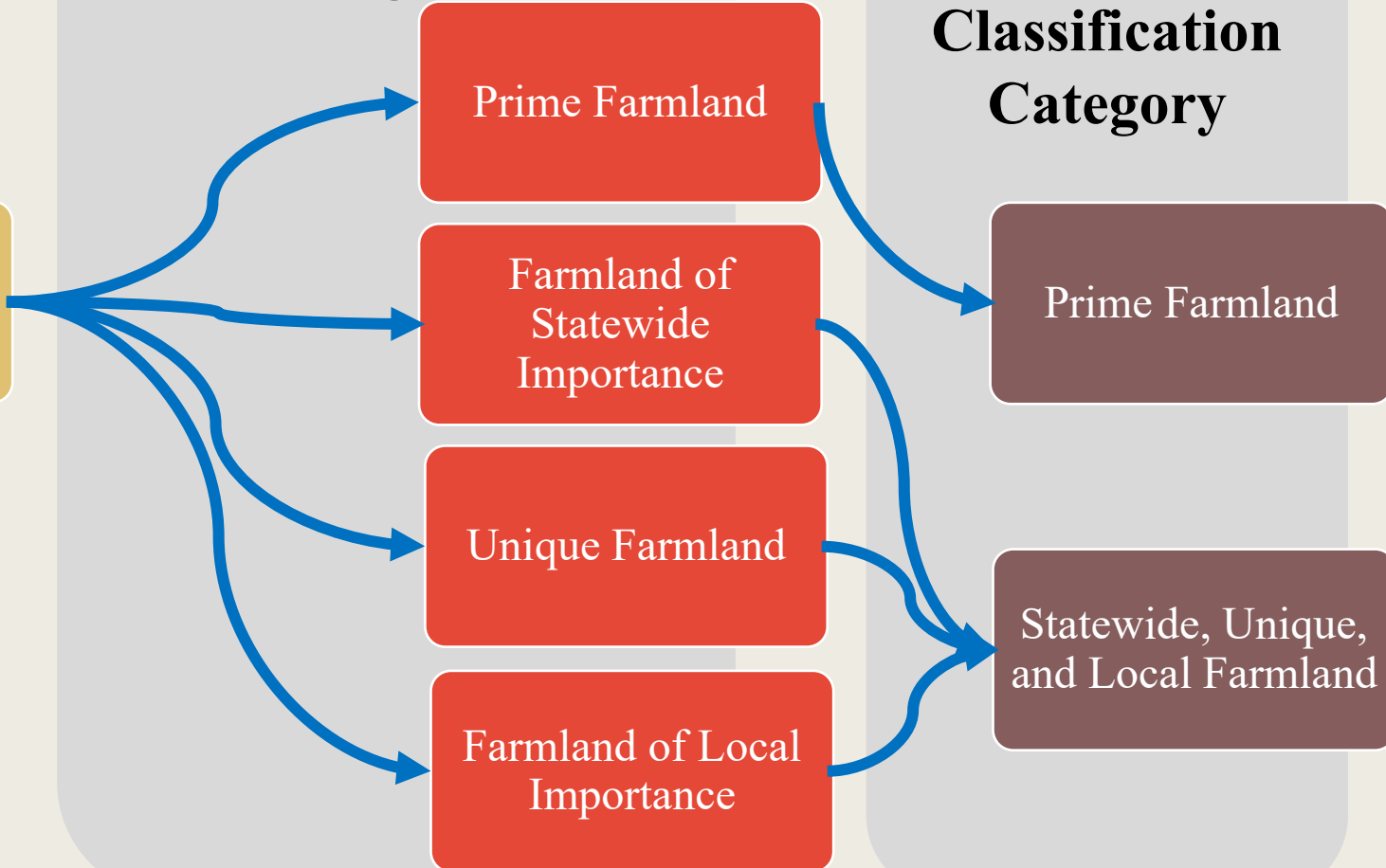
Unique Farmland

Farmland of Local Importance

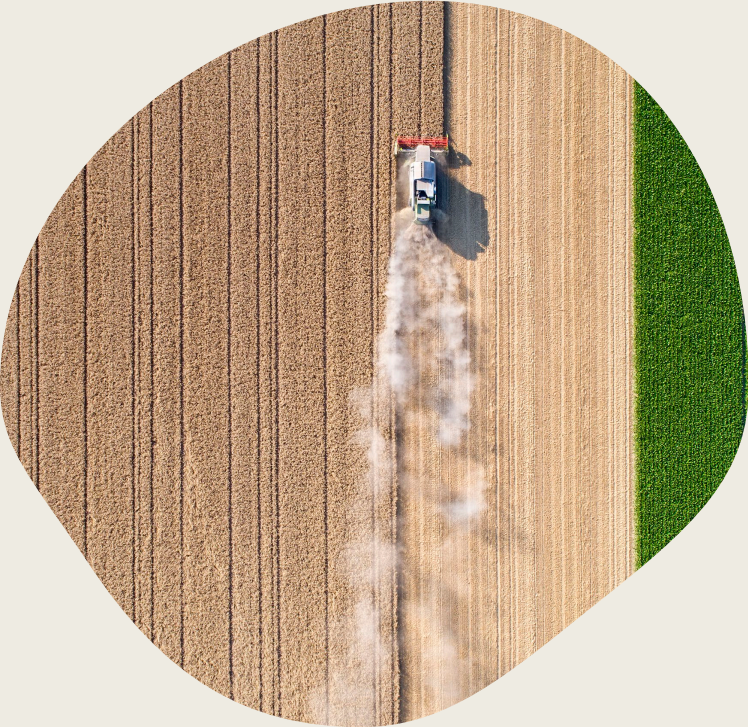
Farmland Mitigation Ordinance Farmland Classification Category

Prime Farmland

Statewide, Unique, and Local Farmland



Priority Areas for Mitigation (Section 21.92.040.G)



Water
Projects

- High potential groundwater recharge areas
- Water quality improvement projects

Exterior
Boundary

- Community Areas and Rural Centers
- Permeant Growth Boundaries & Ag. Edges in MOA/MOU

Mitigation Ratios (Section 21.92.040)

Location:	Farmland Category:	Base Mitigation Ratio:	Maximum Reduction:	Mitigation Ratio:
Outside of Community Areas, Rural Centers, and Affordable Housing Overlays	Prime	2:1	0.375	1.625:1
	Statewide, Unique, Local	1.75:1	0.375	1.375:1
Inside of Community Areas, Rural Centers, and Affordable Housing Overlays	Prime	1.5:1	0.375	1.125:1
	Statewide, Unique, Local	1.25:1	0.375	0.875:1

When does mitigation need to be completed? (Section 21.92.080)



Land Use Change

- **Whichever occurs first:**
- Within 24 months
- Or prior to issuance of occupancy certificate.

Administrative or Use Permit

- **Whichever occurs first:**
- Prior to or concurrent with recordation of parcel map.
- Prior to issuance of first construction permit.

Minimum Requirements of the Qualifying Conservation Entity (Section 21.92.090)

Non-profit that operates locally

Primary purpose conserving and maintaining agricultural lands in production.

Have an annual monitoring and reporting program.



How to determine your mitigation requirements? (Section 21.92.040)



1. The category of the farmland being converted.
2. The location of the project.
 - a. Exemptions
3. The location or characteristics of the mitigation land.

How to determine your mitigation requirements? – Example (Section 21.92.040)



- 1. Farmland Category: Prime Farmland
- 2. Project Location: Outside Community Area, Rural Center, or Affordable Housing Overlay (CARCAHO)
- 2. Required Ratio: 2:1

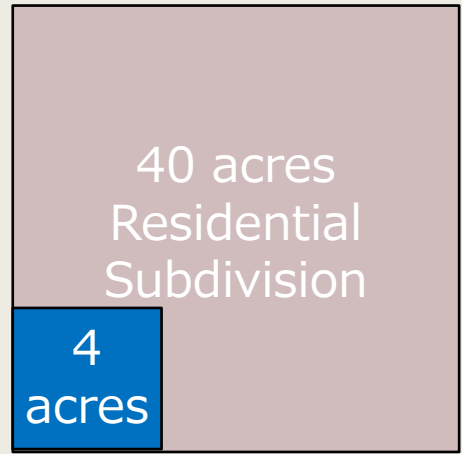
20 acres
Solar Farm

Required Mitigation: 20 acres * 2 = 40 acres

How to determine your mitigation requirements? – Example (Section 21.92.040)



- 1. Farmland Category: Prime Farmland
- 2. Project Location: Inside CARCAHO
- 2. Required Ratio: 1.5:1
 - a. Acreage Exempt: 4 acres

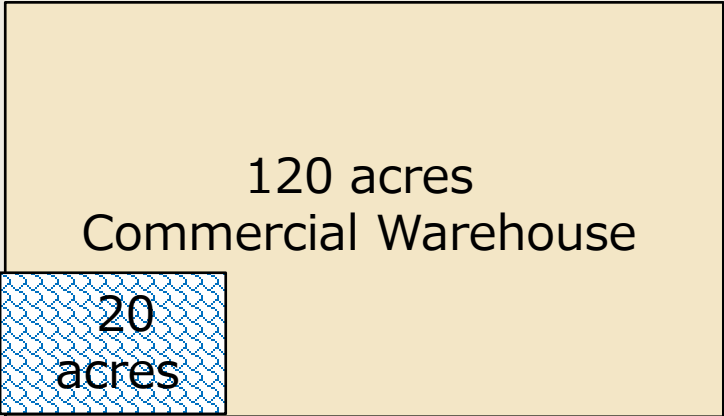


Required Mitigation: 36 acres * 1.5 = 54 acres

How to determine your mitigation requirements? – Example (Section 21.92.040)



- 1. Farmland Category: Farmland of Statewide Importance
- 2. Project Location: Outside CARCAHO
- 2. Required Ratio: 1.75:1
 - a. Acreage Exempt: 20 acres
- 3. Mitigation Land Priority Area: $1.75 - .125 = 1.625$



Required Mitigation: 100 acres * 1.625 = 162.5 acres

Next Steps



- Continued discussions with LAFCO and SV-Cities
- Fall 2023 – Planning Commission
- Winter 2024 – Board of Supervisors

Agricultural and Winery Corridor Plan



Should an **exemption** be added for allowed uses and permitted uses as allowed by the AWCP?

Recommendation

Staff requests that the Agricultural Advisory Committee recommend that staff bring forward a revised ordinance to the Planning Commission for consideration.





Thank You

Melanie Beretti, AICP, Acting Chief of Planning

BerettiM@co.monterey.ca.us

Taylor Price, Associate Planner

PriceT1@co.Monterey.ca.us