

2015-2016 Sustainable Agricultural Lands Conservation DRAFT Guidelines Workshops

Sustainable Agricultural Lands Conservation Program Staff

November 10, 2015 | Tulare

November 13, 2015 | Santa Rosa

November 16, 2015 | Camarillo

Purpose of today's workshop

Overview of DRAFT SALC Guidelines

To hear from YOU

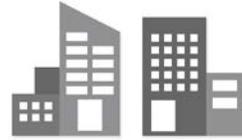
Written comments due by
November 19, 2015

Send to: SALC@sgc.ca.gov



Senate Bill 862, Statutes of 2014

“...to reduce greenhouse gas emissions through projects that implement land use,



Affordable Housing & Sustainable Communities Program



“...and agricultural land preservation practices to support infill and compact development...”

Sustainable Agricultural Lands Conservation Program

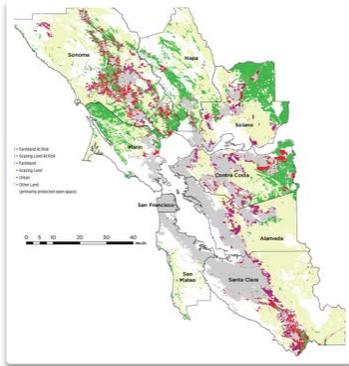


SALC Program Purpose

To avoid increases in GHG emissions associated with conversion of California's irreplaceable croplands and rangelands to urban and rural residential development



SALC Program Categories



Agricultural Strategies
and Outcomes

Agricultural
Conservation
Easements



What's Proposed for SALC in 2015-2016?

- Proposed Program Funding Increased to \$40 million
 - Up to \$2.5 M for Strategy & Outcome grants, and up to \$37.5 M for Easement grants
- Strategy grants more concretely tied to implementation outcomes.
- Reduced Match Requirement for Agricultural Conservation Easements
- Refinements to GHG Quantification Methodology

Proposed for Strategy & Outcome Grants

Eligible for cities & counties, and their partners to design & implement a local or regional agricultural land strategy. The strategy must result in the long-term protection of agricultural lands under threat of conversion and avoided GHG emissions.

- Award threshold raised from \$100K to \$250K
 - Narrowed list of eligible strategy & outcome types
 - Strategy efforts must result in a successful outcome, demonstrating implementation of measurable GHG reductions.
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**Establish Ag Land
Mitigation Program**

**Increased Zoning
Minimum for Designated
Strategic Ag Areas**

**Adoption of Urban
Limit Line**



**Establish Ag
Easement
Purchasing
Program**

**Adoption of Greenbelt and
Implementation Agreement**

**5 proposed
Strategy & Outcome
types**

Strategies with outcomes that result in the establishment of new agricultural conservation easements:

- Establish an Agricultural Land Mitigation Program
- Establish an Agricultural Easement Purchasing Program

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- **Agricultural Land Mitigation Program**
- **Agricultural Easement Purchasing Program**

To demonstrate measurable success:

- Strategy applicant must submit a joint application with an Agricultural Conservation Easement (ACE) applicant.
- The proposed ACE must exist within the County of the proposed strategy effort.
- The ACE accompanying an Ag Land Mitigation Program strategy represents a good faith relationship to agricultural protection in the jurisdiction. The ACE should not fulfill a mitigation requirement.
- Both the Strategy applicant and the ACE applicant must both be selected for funding.
- Project costs per scope will be routinely reimbursed through agreement term.

Strategies with outcomes that result in the passage of zoning ordinances that effectively limit growth

- Adoption of an Urban Limit Line or Urban Growth Boundary
- Increasing Zoning Minimum for Designated Strategic Agricultural Areas

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- **Urban Limit Line or Urban Growth Boundary**
- **Increasing Zoning Minimums**

To demonstrate measurable success:

- Applicant must be able to cover the costs necessary to complete work related to the development and execution of the Strategy, without reimbursement from the State, until the ordinance has been officially adopted through the appropriate governing mechanism.
- Official adoption will demonstrate the successful implementation of the strategy that can be measured for GHG reductions.

Strategy Type with Outcomes that result in both an ordinance and agricultural conservation easements

- Adoption of an Agricultural Greenbelt and Implementation Agreement

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Adoption of an Agricultural Greenbelt & Implementation Agreement

To demonstrate measurable success, Applicant may choose either option for demonstrating clear link to implementation:

1. Submit a joint application with an ACE applicant, where both applications are successful and the ACE exists in within the boundary of the proposed Greenbelt,

--OR--

2. Submit a stand alone application. However, applicant must be able to cover the costs necessary to complete work related to the development and execution of the Strategy, without reimbursement from the State, until a General Plan update or legally-binding agreement has been executed.

Proposed for Agricultural Conservation Easements

- Eligible entities with a mission to permanently protect agricultural lands at risk to conversion to non-agricultural uses.
- No maximum award, but requires match of 25% of the fair market value of ACEs not located within a Disadvantaged Community, or a match of 10% for ACEs located within a Disadvantaged Community as identified by CalEnviroScreen.

GHG Quantification Methodology

The California Emissions Estimator Model (CalEEMod) calculates the avoided increases in vehicle miles travelled associated with development potential of the property.

A project must establish its risk of conversion in order to meet the SALC Program requirement to reduce GHG emissions

The methodology assesses the risk of conversion on agricultural lands based on patterns of development in the vicinity.



GHG Quantification Methodology

For each project submitted, **SGC/DOC** will follow these steps from the ARB-approved quantification methodology to estimate the GHG emission reductions:

Step 1: Determine the number of development rights to be extinguished

Step 2: Define the proposed development in CalEEMod (project location, rural or urban census tract designation, etc...)

Step 3: Generate a CalEEMod report

Step 4: Calculate the avoided GHG emissions over the project life

The calculation results will be included in the information provided to the Strategic Growth Council and provided to the public in recommending projects for award.

GHG Quantification Methodology

The SALC 2015-16 GHG Quantification Methodology is posted to the California Air Resources Board website at:

www.arb.ca.gov/cc/capandtrade/auctionproceeds/quantification.htm

Or via the link provided on the SGC website for the SALC Program

Demonstrating Risk of Conversion

In order to meet the Program's purpose to reduce GHG emissions, applicants must demonstrate that agricultural lands within the project geographic boundary are at risk of conversion.

The DOC/SGC will evaluate data submitted by applicants to determine what forms of risk apply during the project review phase.

Options to Demonstrate Risk of Conversion

Reference pages 6-8 of the “DRAFT Greenhouse Gas Quantification Methodology for the Strategic Growth Council Sustainable Agricultural Land Conservation Program, Fiscal Year 2015-16”

SALC Strategy and Outcome Grants Scoring Criteria

Selection Criteria	Points
Documentation of quantifiable GHG emission reductions	10
Threat of conversion to nonagricultural uses	20
Likelihood of successful long-term conservation outcomes, including collaboration	30
Project complements other planning efforts	15
Amount and quality of land protection, including co-benefits	10
Organizational capacity	10
Disadvantaged community benefits	5
Total Available Points:	100

SALC Agricultural Conservation Easements Eligibility Criteria

Applications for ACES on cultivated and non-cultivated land (including rangeland and pasture) will be considered for funding

- Project will result in the extinguishment of development rights
- Parcel is expected to continue to be used for, and is large enough to sustain, commercial agricultural production
- Without conservation, the land proposed is at risk of conversion to non agricultural use in the foreseeable future
- The proposal is consistent with the city or county general plan, and the governing body of the city or county, by resolution, approves the proposal

SALC Agricultural Conservation Easements Eligibility Criteria Continued...

- The local government applicant has not acquired, or proposed to acquire, the agricultural conservation easement through the use of eminent domain
- The proposed ACE would not restrict agricultural husbandry practices.
- The applicant and seller of the ACE agree to restrict the use of the land in perpetuity
- The proposed easement is not part of a local government's condition placed upon the issuance of an entitlement for use of a specific property.

SALC Agricultural Conservation Easements Eligibility Criteria Continued...

- Clear title to the agricultural conservation easement can be conveyed
- Total purchase price does not exceed fair market value
- Easement appraisal complies with DOC's published "Overview and Preparation of ACE Appraisals." The appraisal will be reviewed by DOC and the Department of General Services
- The ACE acquisition can be completed within a 2 year time-frame.

PROPOSED SCHEDULE (SUBJECT TO REVISION)

SALC Draft Guideline Workshops	November 10, 13 and 16
Public Comment on Draft Guidelines and Draft Quantification Methodology (QM) Due By:	November 19, 2015 Send to SALC@sgc.ca.gov
Final Guidelines and QM Proposed for Council Approval	Late November/ Early December 2015
Final SALC 2015-16 Guidelines and QM Recommended for Approval	December 2015 Council Meeting
Request for Proposals Released	January 2016
Applications Due	Late April 2016
Awards Recommended for Approval	Late July/Early August 2016

Thank You!

Sustainable Agricultural Lands Conservation Program

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