

Attachment 3

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ATTACHMENT 3

Agricultural Land Conservation Strategy and Outcome Grants

1. What to submit & Checklist for an agricultural Land Conservation Strategy and Outcome Grant Application

ALL GRANT APPLICATIONS MUST INCLUDE THE FOLLOWING:

Please indicate with a checkmark that these items are included in your application.

√	1. Completed Checklist for Agricultural Land Conservation Strategy and Outcome Grant Application (<i>this document</i>)
√	2. Completed Cover Sheet for Agricultural Land Conservation Strategy and Outcome Grant Application
√	3. Executive Summary (1 page maximum)
√	4. Application Questions (8 page maximum)
√	5. Work Plan (3 page maximum)
√	6. Work Plan Summary
√	7. Budget
√	8. Map(s) of Project Geographic Area (the geographical purview of the plan)
√	9. Signed Authorizing Resolution from Governing Bodies* ¹ (Draft Resolution)
	10. Disadvantaged Communities Benefits Checklist (optional – see section 10)*
√	11. Collaboration Letters
	12. Support Letters
√	13. Relevant Portions of Local Jurisdiction General Plan(s)

PLEASE INDICATE THE CHOSEN STRATEGY AND OUTCOME PROJECT:

ESTABLISH AN AGRICULTURAL LAND MITIGATION PROGRAM/ AGRICULTURAL CONSERVATION EASEMENT(S)

Eligible Strategies and Outcomes will focus on achievable, action-oriented approaches to agricultural land conservation that result in long-term GHG reductions. For 2015-16, five specific Strategies and Outcomes, and their administrative requirements. Please check the Strategy the proposed project will address below.

¹ Items with asterisks* – samples of these documents are available on the DOC website.



Agricultural Land Conservation Strategy and Outcome Grants

(check one)	Strategy	GHG Quantifiable Outcome
√	Establish an Agricultural Land Mitigation Program	Agricultural Conservation Easement(s) ²
	Establish an Agricultural Conservation Easement Purchasing Program	Agricultural Conservation Easement(s)
	Adoption of Urban Limit Line or Urban Growth Boundary	Zoning ordinances that effectively eliminate growth beyond the estimated Project Geographic Area
	Increase Zoning Minimum for Designated Strategic Agricultural Areas	Zoning ordinances that effectively eliminate growth in the estimated Project Geographic Area
	Adoption of an Agricultural Greenbelt and Implementation Agreement	Results in both Agricultural Conservation Easement(s) and Zoning ordinances that effectively eliminate growth in the estimated Project Geographic Area

For Projects that require an agricultural conservation easement to comply with the GHG quantifiable outcome requirement, please indicate the project title of the joint SALC Program Agricultural Conservation Easement (ACE) Application submitted simultaneously:

Joint SALC Program ACE Application: **The County of Monterey and Thompson Farm (Ag Land Trust) Agricultural Land Mitigation Program and Agricultural Conservation Easement Project**

² Please refer to page 8 of the 2015-16 SALC Program Guidelines for projects that require an agricultural conservation easement to meet project reimbursement requirements.



2. APPLICATION COVER SHEET FOR AGRICULTURAL LAND
CONSERVATION STRATEGY AND OUTCOME GRANTS

Project Title	The County of Monterey and Thompson Farm (Ag Land Trust) Agricultural Land Mitigation Program and Agricultural Conservation Easement Project	
Location (County and/or City)	County of Monterey (92 McFadden Rd, Salinas, CA 93908)	
District Number(s):	Senate: District 12 (Cannella)	
	Assembly: District 30 (Alejo)	
Disadvantaged Communities Status ³ (circle one)	Y <input checked="" type="radio"/> N	(If yes, attach Disadvantaged Communities Benefits Checklist)
Grant Request Amount	\$182,365.80	
Matching Funds Pending	\$0	
Matching Funds Committed	\$20,364.52	
Total Estimated Project Cost	\$227,595	
Applicant Name ⁴	County of Monterey and Ag Land Trust (for Thompson Farm)	
Department/Office	County of Monterey RMA-Planning Dept. and Ag Land Trust	
Federal Employer ID Number	946000524	
Mailing Address	168 W. Alisal St., 2 nd Floor, Salinas CA 93901	
Contact Person	Jacqueline R. Onciano	
Title	Planning Services Manager	
Phone Number	831-755-5193	
Email Address	<u>oncianoj@co.monterey.ca.us</u>	

³ Please refer to the CalEnviroScreen maps of the highest ranking Disadvantaged Communities available at: <http://www.arb.ca.gov/cc/capandtrade/auctionproceeds/535investments.htm> or <http://oehha.ca.gov/ej/ces2.html> and to the 2015-16 SALC Program Guidelines for further information.

⁴ For the Agricultural Land Conservation Strategy and Outcome Grants component of the SALC Program, applicants are limited to local governments with partners.



3. EXECUTIVE SUMMARY

The County of Monterey is proposing to establish an Agricultural Land Mitigation Program (Program) as a land protection strategy and at the same time, partner with the Ag Land Trust to place 129.42 agricultural acres of the Thompson Farm in an Agricultural Conservation Easement (ACE). The Thompson farm is situated at the intersection of McFadden Road and Highway 186, two miles west of the City limits of Salinas in Monterey County. The proposed land protection strategy was selected because the County is required to prepare, adopt and implement an Agricultural Land Mitigation Program as part of General Plan Policy AG-1.12 in order to enhance and support long-term productivity and commercial viability of the County's agriculture industry. The opportunity to receive grant funding for the development of the Agricultural Land Mitigation Program and at the same time, place 129.42 acres of agricultural land into an agricultural easement that not only would protect the agricultural values of the property and pursue the agricultural policies of the General Plan, but would have an additional benefit of avoiding substantial increases of GHG emissions by protecting our agricultural lands from the risk of conversion to urban and rural residential development that would then result in automobile emissions from sprawl development.

Another co-benefit of conserving our agricultural lands is the economic contributions the industry offers. Monterey County is one of the Nation's top producing agricultural counties. A recent Economic report (2015) prepared by the Monterey County Agricultural Commissioner's Office estimated that agriculture generates \$8.1 billion in revenue annually to the local economy, and is the number one economic driver in the County. The high level of productivity is largely due to the natural features of the area, including fertile alluvial soils and a mild climate that makes year-round agricultural production possible. Although most land in Monterey County has the potential to be utilized for agriculture, there are a wide range of soil types and microclimates that cause some farmland to be more productive than elsewhere. In the Salinas Valley, the highest-quality farmland is also the scarcest. Historically, urbanization in Monterey County has occurred on the best farmland. The proposal to have an ACE on the 129.42 acre Thompson Farm would conserve Prime and Unique farmland.

In the period between 2010 and 2012, 1,127 acres of Prime farmland were converted from agricultural use. For all categories (Prime, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance), over 10,000 acres of farmland were lost. See **Exhibit A- 2010-2012 Land Use Conversion Table**. Thus, pressure to convert fertile farmland is increasing with ever-expanding population numbers. The Program will directly address the conversion of agricultural land from the build-out of the General Plan over the next several decades. Particularly, if a high mitigation ratio is required via the Program and a strong off-site mitigation bank is established with private, non-profit land trusts and conservation organizations, it has the potential to greatly reduce the impacts of expected build-out of the General Plan on farmland conversion in Monterey County.



4. APPLICATION QUESTIONS

- a. Describe which of the five eligible agricultural land protection strategies is being proposed, which local government(s) and partners are participating, and the reasons that mechanism has been selected. Explain why the proposed strategy and outcome is a good option to protecting agricultural lands in your region.

Answer to question a.:

The County of Monterey is proposing to Establish an Agricultural Land Mitigation Program and at the same time, partner with the Ag Land Trust to place 129.42 agricultural acres owned by the Thompsons in an Agricultural Conservation Easement. The Thompson farm is situated at the intersection of McFadden Road and Highway 186, two miles west of the City limits of Salinas in Monterey County. The proposed land protection strategy was selected because the County is required to prepare, adopt and implement an Agricultural Land Mitigation Program as part of General Plan Policy AG-1.12 in order to enhance and support long-term productivity and commercial viability of the County's agriculture industry. The opportunity to receive grant funding for the development of the Agricultural Land Mitigation Program and at the same time, place 129.42 acres of agricultural land into an agricultural easement that not only would protect the agricultural values of the property and pursue the agricultural policies of the General Plan, but would also avoid substantial increases of GHG emissions by protecting our agricultural lands from the risk of conversion to urban and rural residential development that would then result in automobile emissions from sprawl development. Also, the County's General Plan *Land Use Element* creates a framework that encourages growth within or near developed/developing areas, such as incorporated cities or designated "community areas," in order to reduce impacts to agricultural production, natural resources, or public services. The policies within the Land Use Element discourages "premature and scattered development" (Policy LU-1.2), promotes in-fill development of vacant non-agricultural lands in existing developed areas (Policy LU-1.9), and directs cooperation with cities and LAFCO to develop sphere of influence boundaries, including annexations and requests to change city's sphere of influence, meeting the policies of the County's General Plan which directs City growth away from the highest quality farmlands (Policy LU-2.17). As such, the Land Use Element provides policies that strongly discourage sprawl residential development and in doing so, contributes to the reduction GHG emission goals set forth by the State.

- b. Describe how the proposed strategy will decrease vehicle miles traveled and GHG emissions. Include data on factors contributing to the anticipated GHG outcomes, such as estimated number of acres in area(s) targeted for protection (Project



Geographic Area), or other metrics that would characterize implementation of the plan. For how long (in perpetuity, 30 years, etc.) would the proposed project protect agricultural land from conversion to urban and/or rural residential development?

Answer to question b.:

The County of Monterey's and the Thompson Farm proposed strategy will decrease vehicle miles traveled and GHG emissions. The proposed outcome will result in the acquisition by the AG Land Trust of 129.42 acres of the Thompson Farm to be placed in an agricultural conservation easement (ACE). The 129.42 acre ACE would insure that, in perpetuity, this land would not be developed for uses other than agriculture. The Thompson Farm is located at the intersection of McFadden Road and Hwy. 186, two miles west of the City of Salinas. The AG Land Trust is a private non-profit 501 (c)3 corporation that acquires and holds in trust conservation easements and would monitor the terms of the easement. Having the ACE would prevent the development of these lands into residential, industrial or other non-agricultural uses that induce vehicle miles traveled and therefore, an increase of GHG's. Also, if the grant monies are awarded, the County of Monterey would establish an Agricultural Land Mitigation Program that will help in the preservation of additional farmland that will contribute towards the State's GHG emission reduction goals. Retention of agricultural land results in less urban sprawl, which means less vehicle miles traveled, and less GHG's generated. Through an established Agricultural Land Mitigation Program, the County will focus its protection efforts in the Salinas Valley cities (City of King City, City of Greenfield, City of Soledad, City of Gonzales and the City of Salinas). In fact, the County through LAFCO, has worked with these cities to develop Memoranda of Understanding (MOUs) to address the Salinas Valley cities' growth patterns. See **Exhibit B-LAFCO Maps**.

- c. Describe which of the conversion threat(s) on page 2 of the 2015-16 SALC Program Guidelines under "GHG Quantification and Reporting" are applicable to the proposed project area; explain what types of conversion are occurring or are expected to occur. Supporting information that documents the threat(s) should be attached to the application. If more than one threat is applicable, supporting information should focus on the most significant conversion threats under current conditions.

Answer to question c.:

Risk Conversion Options Nos. 5, 7 and 9 are applicable to the Thompson farm; all of these Risks are an equally significant conversion threat. The information below details each of these risk conversion threats:

Risk Conversion No. 5- This option demonstrates the risk of conversion for which residential zoning can be used to calculate the number of extinguished development

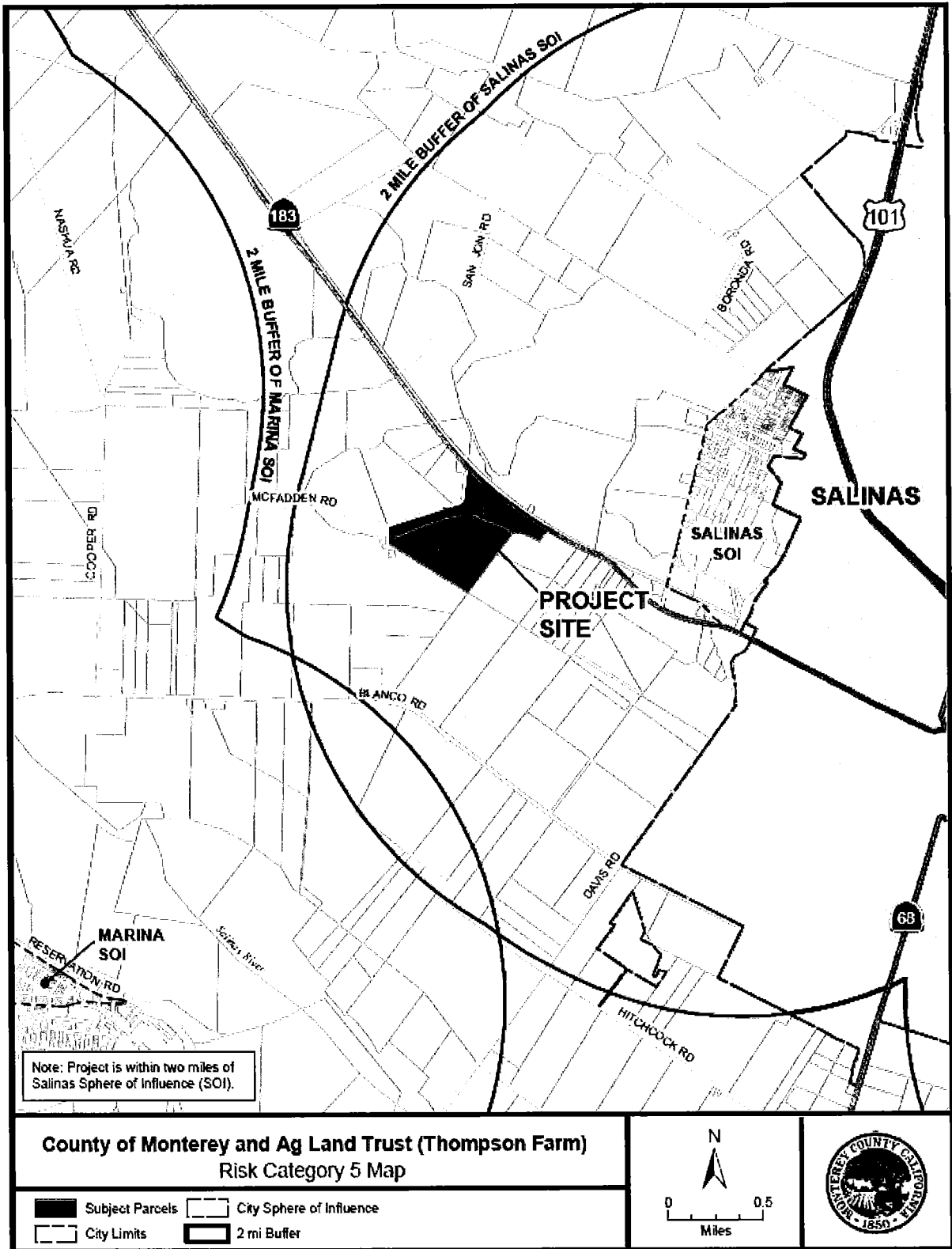


rights. It applies to agricultural land within two miles of a city's Sphere of Influence. The Thompson Farm is within the City of Salinas 2-mile buffer of their Sphere of Influence. See Risk Category 5 Map for County of Monterey and Ag Land Trust (Thompson Farm).

Risk Conversion No. 7- This option demonstrates risk of conversion for which rural residential zoning can be used to calculate the number of extinguished development rights. It applies to agricultural land up to five miles from land developed or zoned for rural residential use (one to ten acres) in the county General Plan. The Thompson Farm is agricultural land within five miles from land developed or zoned for rural residential use. See Risk Category 7 Map for County of Monterey and Ag Land Trust (Thompson Farm).

Risk Conversion 9- This option demonstrates risk of conversion for which the current level of agricultural zoning can be used to calculate the number of extinguished development rights. It applies to agricultural land located within two miles of attractions such as a casino, resort, golf course, public recreation area, school or university or within two miles of a major highway intersection or road which is planned for expansion. The Thompson Farm is not located within two miles of a casino, resort, golf course, public recreation area, but it is located within two miles of many schools, mainly schools within the City of Salinas, but one particular school, Graves School, is immediately adjacent to the project site. See Risk Category 9 Map for County of Monterey and Ag Land Trust (Thompson Farm).

Risk Category 5 Map

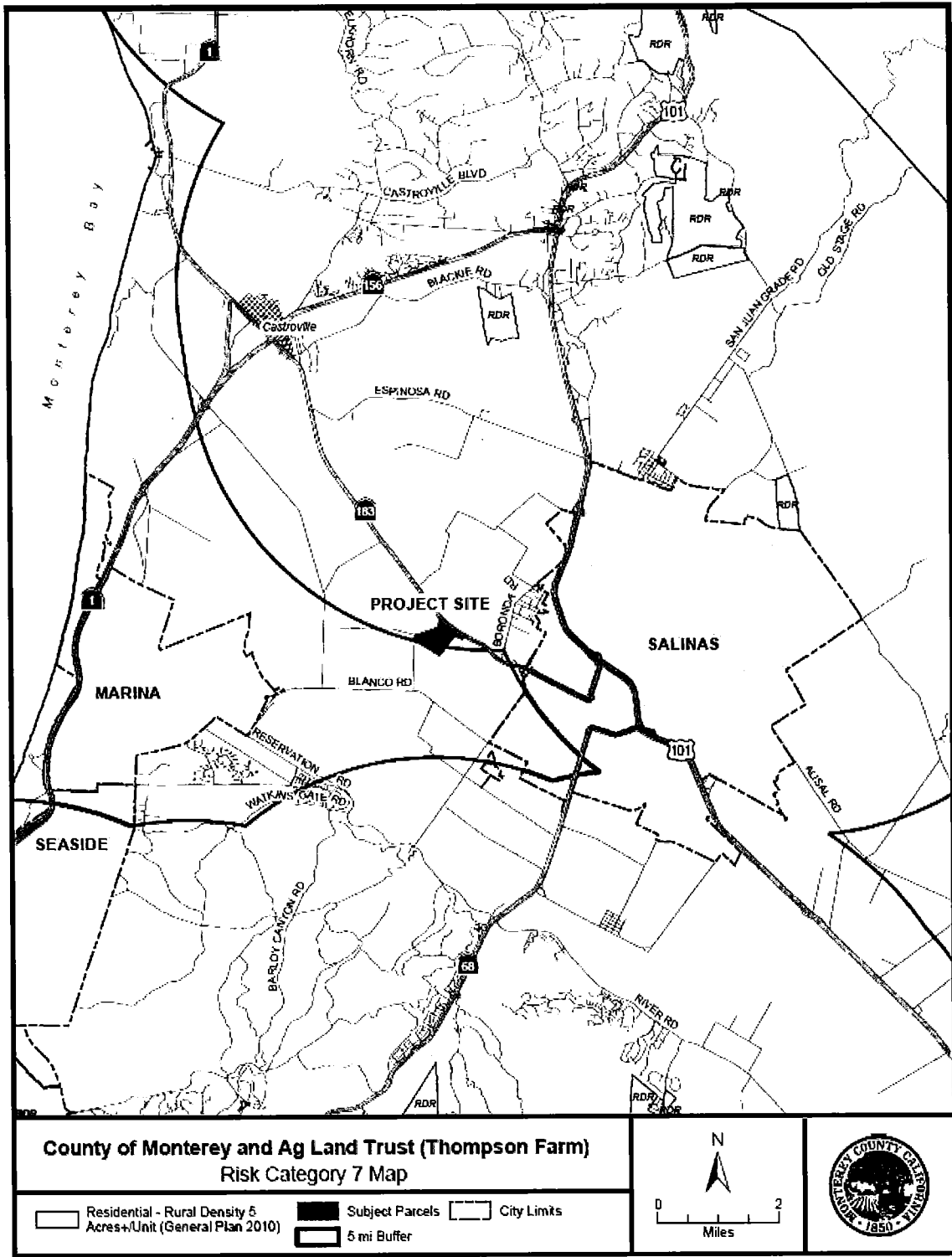


2015-16 SALC ACE PROGRAM

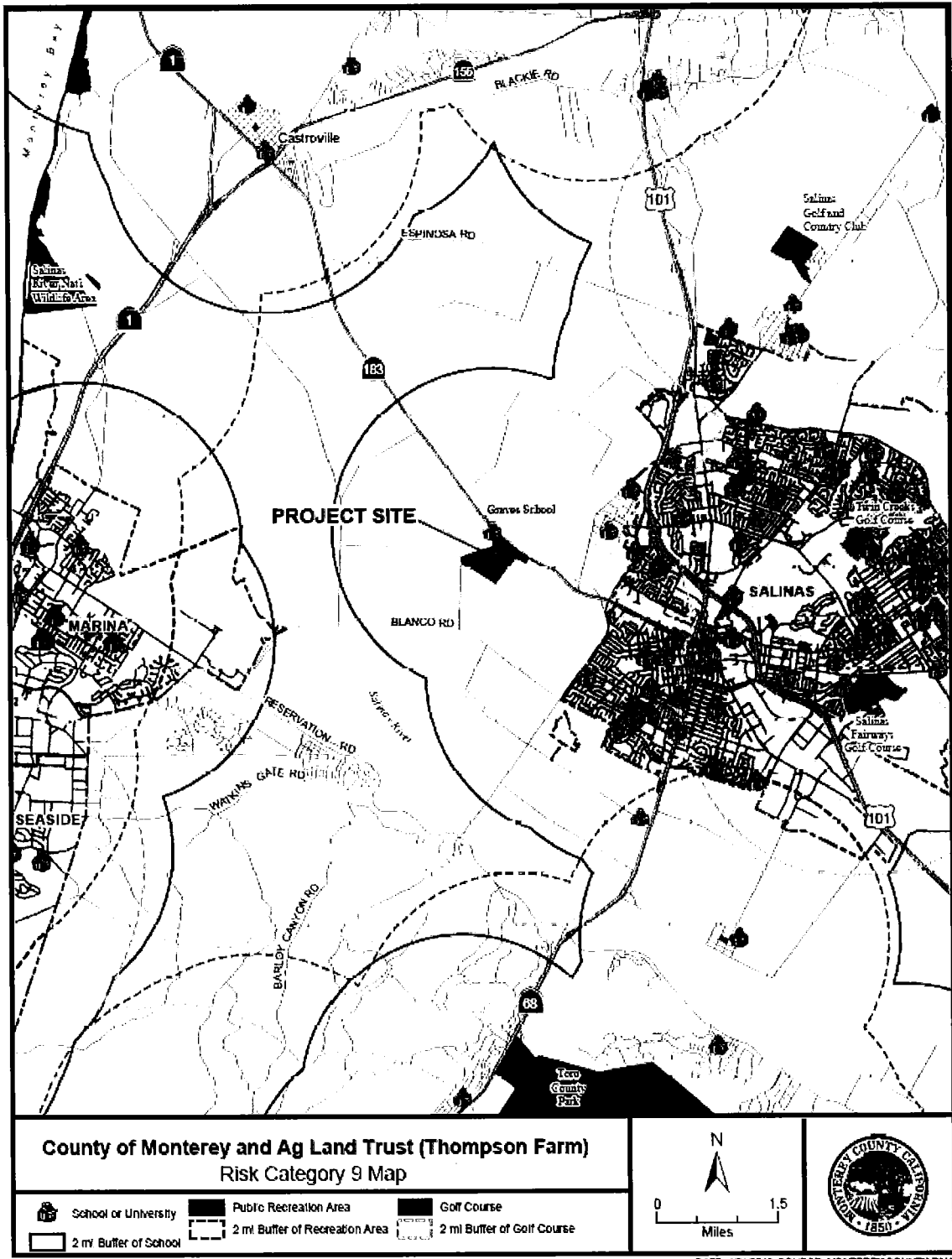
DATE: 4/21/2016. SOURCE: MONTEREY COUNTY RMA.



Risk Category 7 Map



Risk Category 9 Map



- d. Explain the likelihood of successful long-term conservation outcomes—what steps have been taken to date toward the strategy? Provide documentation of efforts (e.g., draft proposals, scoping meetings, and prior community support) and what needs to occur to bring the strategy to the implementation stage. How will the applicant collaborate with stakeholder groups to bring about successful implementation?

Answer to question d.:

The preparation of an Agricultural Land Mitigation Program for the County of Monterey is one of the required implementation tasks of the adopted 2010 General Plan. An internal draft of the Agriculture Land Mitigation Program (Program) has been prepared, but has not yet begun to move through the public process. The availability of planning staff and lack of funding has delayed the progress towards the implementation of the Program, but the implementation of it is critical and needed. The County has coordinated with Salinas Valley cities (City of Salinas, City of Gonzales, City of Soledad, City of Greenfield, City of King City) to establish Memoranda of Understanding (MOU) between the County and the Cities on their sphere of influence. To date, four of the five cities have an established MOU. In addition to the Salinas Valley cities described, the County has engaged LAFCO, the Monterey County Alternative Energy and Environment Committee [AEE], and the Monterey County Agricultural Advisory Committee [AAC] for public meetings to discuss the Program and assist in the drafting process. In addition to these, once the draft Agricultural Land Mitigation Program is prepared and vetted through the initial public process, it must be brought before the local decision-makers for consideration. The anticipated Planning Commission workshops and hearings, and ultimately, the associated Board of Supervisor hearings, will all require a great deal of staff dedication and time. This will include preparation of staff reports, discussions/presentations during hearings. This grant will assist Monterey County in allocation of dedicated staff to ensure this program is completed.



- e. Describe how the proposal will complement other planning efforts in the project area, including comprehensive planning efforts (e.g., Sustainable Communities Plans, Greenprints) and agricultural land use planning policies (e.g., Williamson Act). How would the proposal leverage other permanently protected lands in furtherance of promoting location- and resource-efficient development?

Answer to question e.:

The proposal will complement other planning efforts in the County, such as the County's Climate Action Plan goals and objectives. It will also be consistent with the County's General Plan, which deems Community Areas, Rural Centers and Affordable Housing Overlay districts as the top priority for development in the unincorporated areas of the County, since these areas have the existing population and associated infrastructure. Development in these areas will minimize impacts to productive farmland, and reduce GHG emissions by directing orderly development in appropriate areas. Furthermore, the proposal would strengthen the retention of agricultural land, including that land under Williamson Act contracts. The Program will help to ensure that when conversion of agricultural land occurs, appropriate mitigation ratios and/or permanent protection of other agricultural lands is required via conservation easements or a mitigation banking program.

- f. Describe the amount and quality of land that can be expected to receive protection under the proposal. Include maps of important farmland, jurisdictional boundaries, and other pertinent data that would portray the project scope (as attachments to the application). Provide a qualitative description of anticipated co-benefits as well as any quantitative information (e.g., acres of habitat types, miles of riparian corridors, local jobs related to farm sales, etc.).

Answer to question e.:

The maps in **Exhibit C** (Monterey County Maps) display the above-requested information. Monterey County is one of the few places on the globe that offers high quality soils and has a unique climate pattern conducive to high productivity. As is evidenced by the agricultural zoning map attached, the majority of the Salinas Valley is zoned for agriculture, and many rivers and watersheds exist throughout the County. Over 2 million acres of land are contained within the County boundaries. Table 1 highlights Monterey County's relative Agricultural Productivity:

Table 1 Monterey County's Relative Agricultural Productivity

Area	Dollars per acre per year
Nationwide Average	\$500
Statewide Average	\$2,700



Monterey County Average	\$16,000
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Monterey County currently contributes 12% of the state’s agricultural production on 2% of state’s farm land.

- g. Describe the applicant’s experience in developing and implementing similar projects. Does the applicant have the professional staff qualified to develop and successfully implement the proposal? If not, please describe how the applicant will acquire the expertise. Does the applicant have the internal resources and capacity to complete the proposed work, knowing that it must result in a successful on the ground outcome that demonstrates a net GHG benefit from the protection of agricultural lands under threat of conversion, in order to meet the administrative requirements regarding reimbursement by the State?

Answer to question g.:

The Resource Management Agency (RMA) of Monterey County was responsible for preparing the General Plan and taking it through the public process to completion. RMA Staff who have been assisting in implementing the policies contained within the approved General Plan will also be preparing the Agricultural Land Mitigation Program and taking it through the necessary local process. Nadia Amador, of RMA, will be the lead planner, in collaboration with Christina McGinnis, Agricultural Resources and Policy Manager, of the Agricultural Commissioner’s Office.



5. WORK PLAN

Applicants must provide a detailed Work Plan (**3 pages** maximum) that specifies what steps will be taken to develop and complete the Agricultural Land Conservation Strategy and Outcome, including establishing benchmarks with target completion dates and a cost estimate. The project cost estimate and schedule should be of sufficient detail to allow assessment of the progress of the Work Plan at regular intervals. This plan will be a component of the Grant Agreement should the project be selected for funding. The Work Plan should clearly address:

- A plan overview of goals and objectives, strategy, timeline, committed resources, and partner support;
- The steps/milestones, in addition to the minimum required steps on pages 7 through 9 of the 2015-16 SALC Program Guidelines, for designing and developing the proposed policy and implementation strategy⁵;
- A description of the final outcome that must occur in order to demonstrate that the strategy has resulted in a net GHG benefit through the successful long-term protection of agricultural lands from conversion. In essence, this describes the eligible final deliverable or outcome from the developed strategy, and will provide the basis for which reimbursement of work can be requested;
- The target completion dates; and,
- Work Plan Summary – A tabular summary (example below) indicating the specific benchmarks of the work plan must be included. The estimated cost for each benchmark and when these benchmarks will be completed are to be specified in this summary. Total estimated costs should equal grant amount requested plus other funders' contributions.

⁵ Please see page 10 of the 2015-16 SALC Program Guidelines for examples of steps that should be considered and may be taken to develop and complete the strategy and outcome.



See

6. WORK PLAN SUMMARY

This section should not exceed **three (3)** numbered pages.

See attached document titled:

**WORK PLAN SUMMARY ~
COUNTY OF MONTEREY AND THOMPSON FARM (AG LAND TRUST)
AGRICULTURAL CONSERVATION EASEMENT PROJECT**



6. WORK PLAN SUMMARY

COUNTY OF MONTEREY AND THOMPSON FARM (AG LAND TRUST)

AGRICULTURAL CONSERVATION EASEMENT PROJECT

Program Overview

The County of Monterey is proposing to establish an Agricultural Land Mitigation Program (Program) as a land protection strategy and at the same time, partner with the Ag Land Trust to place 129.42 agricultural acres of the Thompson Farm in an Agricultural Conservation Easement (ACE). The Thompson farm is situated at the intersection of McFadden Road and Highway 186, two miles west of the City limits of Salinas in Monterey County. On October 26, 2010 Monterey County Board of Supervisor's approved the 2010 General Plan (GP). Policy AG-1.12 of the 2010 General Plan requires the preparation, adoption and implementation of an Agricultural land Mitigation Program, in an effort to enhance and support the long-term productivity and commercial viability of the County's agricultural industry.

Program Goals and Objectives

The Program includes:

- 1) Ag Land Mitigation Ordinance/Program: In order to enhance and support long-term productivity and commercial viability of the County of Monterey's agricultural industry; the Co Mo 2010 GP requires the establishment of an Ag land Mitigation Ordinance that will:
 - a. Change land use designations to promote agricultural uses;
 - b. Mitigation for the loss of Impaction Farmland resulting from Annexations to include:
 1. Rations, payment of fees, or placement of comparable Ag Land in and Ag Conservation Easement.
 - c. Creation of Memorandums of Understanding (MOU) that include Agricultural Greenbelts Currently, without an Ag Mitigation Ordinance/Program, the County consults and cooperates with the cities so that projects that have the potential impact Important Farmland are addressed on an individual basses.

Project Strategy & Committee Resources

The initial step in the development of the Ag Land Mitigation Ordinance and Thompson Agricultural Conservation Easement Project is a needs assessment. County staff will complete and identify the areas in the county that are susceptible to annexation. Working with the Local Agency Formation Commission of Monterey County, RMA staff will review MOU's and were appropriate, initiate conversations with applicable cities to update and include the establishment of Agricultural Greenbelts. Concurrent with this process staff will reach out to community stakeholders conducting surveys and meeting with focus groups.

The Monterey County Resource Management Agency (Mo Co RMA) is working in partnership with the Monterey County Ag Commissioners Office, Agricultural Land Trust (ALT), Monterey County Water Resources Agency (WRA), Monterey County Ag Advisory Committee, Monterey County Farm Bureau and various stakeholders to bring the Ag Land Mitigation Ordinance/Program to fruition. To date approximately \$16,000 in staff time has been expended. The proposed grant, seeks support for the development and adoption of the Ag Land Mitigation Ordinance/Program and recordation of the Ag Conservation Easement on the Thompson Ranch.

6. WORK PLAN SUMMARY
COUNTY OF MONTEREY AND THOMPSON FARM (AG LAND TRUST)
AGRICULTURAL CONSERVATION EASEMENT PROJECT

Task 1: Project Management and Administration

Task 1.1 Project Administration

Mo Co RMA staff will develop the Ag Land Mitigation Ordinance/Program and process recordation of the Ag Conservation Easement on the Thompson Ranch. Mo Co RMA staff will prepare quarterly progress reports with a brief description of the work and activities performed, milestones achieved, any accomplishments and any problems encountered in the performance of the work during the reporting period. Upon completion of this milestone, a written report will be prepared that would include, but not be limited to, a description, maps of the existing conditions before the project was executed, proposed options of mitigation, and summary of scheduled outreach a description of planned long-term monitoring and adaptive management, and photographs on-site before, during and after implementation to document project conditions. Project administration activities will also include Mo Co RMA coordination with other agencies, cities and stakeholders.

Sub Task A -Needs Assessment

- Mo Co RMA will work with LAFCO and Ag Commissioners Office to map areas of vulnerability of annexation.

Sub Task B - Identify Opportunity areas for Mitigation

- Mo Co RMA staff will review existing Williamson Act contracts and county area maps that identify the location of existing contacts with contract expiration dates. This will afford staff with knowledge of the historical context of preserving the sustainability of the Agricultural industry by mapping the different sources of preservation currently being utilized within the county.
- Mo Co RMA staff will identify tools (Ag Land Mitigation, Williamson Act, Ag Conservation Easements, etc.) to sustain the Agriculture in Monterey County.

Sub Task C - Public Outreach, surveys and stakeholder meetings

- Submit complete, accurate reports on schedule

Deliverables:	▪ Quarterly Project Reports
Task Cost Estimate:	\$44,650
Schedule:	On-going, September 2016 and March 2017
Responsible Party:	MCRMA

Task 2: Ordinance Development, Public Workshops and Presentation to Planning Commission

Sub Task A - Develop draft Ordinances for review for Public Review at PC workshops

Sub Task B - Schedule hearings; prepare notices and workshop staff reports

6. WORK PLAN SUMMARY
COUNTY OF MONTEREY AND THOMPSON FARM (AG LAND TRUST)
AGRICULTURAL CONSERVATION EASEMENT PROJECT

Deliverables:	▪ Draft Ordinances for multiple stakeholder meetings, workshops, study sessions and Planning Commission hearings
Task Cost Estimate:	\$74,000
Schedule:	April – August 2017
Responsible Party:	Mo Co RMA

Task 3: CEQA Compliance

The CEQA environmental review processes will take place in association with the development of the Ag Land Mitigation Ordinance with public review anticipated to occur in 2017. Monterey County is the CEQA lead agency, with extensive involvement from the Monterey Ag Commissioners office. An administrative draft of the environmental document will be prepared by Monterey County and Ag Commission staff with review by County Council. If revisions are necessary, once completed, the document will be circulated for a 45 day public review period. Public review is planned to occur during the late summer 2017.

Deliverables:	▪ Draft Environmental Document (completed in house)
Task Cost Estimate:	\$26,000
Schedule:	August – October 2017
Responsible Party:	Mo Co RMA

Task 4: Planning Commission & Board of Supervisor’s Public Hearings on Ag Land Mitigation Ordinance/Program and Adoption of Ag Conservation Easement

The following documents will be completed for the Project:

- Ag Land Mitigation Ordinance Program
- Ag Conservation Easement on the Thompson Ran

Deliverables:	▪ Quarterly Project Reports ▪ Acceptance of certification by a registered Civil Engineer on final record drawings and appropriate contract documents
Task Cost Estimate:	\$89,965
Schedule:	October 2017 – August 2018
Responsible Party:	Mo Co RMA

7. BUDGET

This section should identify the total estimated project costs, using the budget table provided below. The total estimated cost should be broken down to clearly delineate funds being requested from this program and other commitments in the form of outside funding or donations.

The County of Monterey and Thompson Farm (Ag Land Trust) Agricultural Land Mitigation Program and Agricultural Conservation Easement Project			
Project Title	SALC Program REQUEST	MATCH FUNDING⁶	TOTAL FUNDING
Personnel⁷			
Mo Co Resource Management Agency Staff	\$104,975.80	20,364.52	
Ag Commissioner Staff	\$21,390		
County Counsel	\$56,000		
Subtotal	182,365.80	20,364.52	
Note: Information regarding Personnel and subcontractors is entered on page 2 of the Budget			
Operating Expenses (itemize/explain—examples provided)			
Material & Supplies		\$4,000	
Printing	\$11,000		
Mailing and postage	\$9,965		
Meeting Rental	\$0		
Subtotal	\$20,965	\$4,000	
Miscellaneous (itemize/explain—examples provided)			
Subcontractors/Consultants⁸	\$0		
Subtotal	\$0		

⁶ Match funding is required for the SALC Program. Funds from multiple sources may be pooled to complete projects. Please refer to the 2015-16 SALC Program Guidelines for details.

⁷ Additional budget detail may be required upon award of funding.

⁸ Per Diem and travel expenses are to be wrapped into the subcontractor's/consultants hourly rate. Please refer to the Eligible Costs section in the 2015-16 SALC Program Guidelines.



Agricultural Land Conservation Strategy and Outcome Grants

TOTAL COST OF PROJECT	\$227,595		
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PERSONNEL AND SUBCONTRACTORS

Personnel and Subcontractors required to accomplish the project should be listed in this table.

NAME	TITLE	RATE	HOURS	TOTAL
Jacqueline R. Onciano	RMA Services Manager	\$139.27	160	\$22,283.20
Christina McGinnis	Management Analyst II (Ag Commissioner's Office)	105.34	80	\$8,427.20
Nadia Amador	RMA Associate Planner	\$101.58	580	\$58,916.40
Anna Quenga	RMA Associate Planner	\$101.58	340	\$34,537.20
John Karis (1 year/1day a wk)	Intern (Ag Commissioner's Office)	\$17.00	384	\$6,528
Jacquelyn Nickerson	Administrative Secretary (Entry Level)	\$51.48	125	\$6,435
Jacqueline Estrada	RMA GIS Analyst	\$32.50	96	3,120.
Kathy Neelson	Administrative Secretary. (Ag Commissioner's Office)	\$68.73	40	\$2,749.20
Wendy Strimling	County Counsel	\$0	0	\$56,000

ADDITIONAL EXPLANATIONS

Please refer to the 2015-16 SALC Program Guidelines for more information on Eligible Costs.

Please note: additional coast has been estimated regarding review from County Counsel.



8. MAP(S) OF THE PROJECT GEOGRAPHIC AREA

Applicants must provide a map or image depicting the area to be covered by the proposed plan (the geographical purview of the plan). The map should generally depict the area, including the extent of its agricultural resources, urban and/or rural land uses, and any ancillary map data to support the need for the proposal.⁹ Maps or images must fit into an 8½" x 11" folder.

Geographic information system (GIS) data may be submitted along with printed map products. Contact SALC Program staff if you are interested in submitting data in this manner.

Answer to Item 8.:

The County of Monterey is proposing to establish an Agricultural Land Mitigation Program as a land protection strategy and at the same time, partner with the Ag Land Trust to place 129.42 agricultural acres of the Thompson Farm in an Agricultural Conservation Easement (ACE). The Thompson farm is situated at the intersection of McFadden Road and Highway 186, two miles west of the City limits of Salinas in Monterey County. **Exhibit D** contains a zoning map of the Thompson farm. The proposed land protection strategy was selected because the County is required to prepare, adopt and implement an Agricultural Land Mitigation Program as part of General Plan Policy AG-1.12 in order to enhance and support long-term productivity and commercial viability of the County's agriculture industry. **Exhibit C** contains maps demonstrating the unincorporated areas of Monterey County where the proposed Agricultural Land Mitigation Program would apply in, and where its policies would assure the protection of agricultural lands.

The opportunity to receive grant funding for the development of the Agricultural Land Mitigation Program and at the same time, place 129.42 acres of agricultural land into an agricultural easement that not only would protect the agricultural values of the property and pursue the agricultural policies of the General Plan, but would have an additional benefit of avoiding substantial increases of GHG emissions by protecting our agricultural lands from the risk of conversion to urban and rural residential development that would then result in automobile emissions from sprawl development.

⁹ Examples could include Important Farmland Maps, available at: <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>, Spheres of Influence, priority planning areas, and other protected lands. Protected lands databases can be found at the following locations: National Conservation Easement Database: <http://nced.conservationregistry.org/> California Protected Area Database: <http://www.calands.org/data> California Conservation Easement Database: <http://www.calands.org/cced>



Agricultural Land Conservation Strategy and Outcome Grants



9. Signed resolution from the board of supervisors or city council

See **Exhibit E** for Draft Board of Supervisors Resolution. It is anticipated that the County of Monterey RMA-Planning Department will be before the Board of Supervisors in the latter part of May 2016.



10. DISADVANTAGED COMMUNITIES BENEFITS CHECKLIST

This checklist is to be used by applicants claiming to provide a benefit to a Disadvantaged Community. Benefits must address a common need to a Disadvantaged Community¹⁰.

Please refer to the Disadvantaged Communities Checklist available on the DOC web site.

Not Applicable

¹⁰ Funding Guidelines for Agencies that Administer California Climate Investments, Ch. V, p.2-13-15; p 2.A-14, Appendix 2.A



COLLABORATION LETTERS

Provide copies of letters from collaborating entity(ies) within the plan service area and from the local community demonstrating match or in-kind support and their specific role in the development or implementation of the Agricultural Land Conservation Strategy and Outcome.

See **Exhibit F** for collaboration letter from the Ag Land Trust and Thompson Farm.



12. SUPPORT LETTERS - OPTIONAL

Provide copies of letters from entities within the plan service area and from the local community demonstrating support and/or willingness to participate in development of the Agricultural Land Conservation Strategy and Outcome.

Not Applicable.



13. RELEVANT PORTIONS OF LOCAL JURISDICTION GENERAL PLAN(S)

Documentation of the current status of local government goals, objectives, policies, and implementation measures for agricultural land conservation should be attached to the application. Provide either the adoption date(s) of these policies along with internet links to them or the documents on digital media (e.g., DVDs).

Applicable 2010 Monterey County General Plan internet links:

http://www.in.co.monterey.ca.us/planning/gpu/GPU_2007/2010_Mo_Co_General_Plan_Adopted_102610/Elements_Area-Master_Plans/06-Agriculture%20Element_10-26-2010.pdf

http://www.in.co.monterey.ca.us/planning/gpu/GPU_2007/2010_Mo_Co_General_Plan_Adopted_102610/Elements_Area-Master_Plans/01-Land%20Use%20Element_10-26-2010.pdf

http://www.in.co.monterey.ca.us/planning/gpu/GPU_2007/2010_Mo_Co_General_Plan_Adopted_102610/Elements_Area-Master_Plans/03-Conservation-Open%20Space%20Element_Board%20action.pdf

http://www.in.co.monterey.ca.us/planning/gpu/GPU_2007/2010_Mo_Co_General_Plan_Adopted_102610/Elements_Area-Master_Plans/07-Economic%20Development%20Element_10-26-2010.pdf

14. ATTACHMENTS

Attachments to SALC Grant Application include:

Exhibit A- 2010-2012 Land Use Conversion Table

Exhibit B- LAFCO Maps

Exhibit C- Monterey County Maps

Exhibit D- Thompson Farm Zoning Map

Exhibit E- Draft Board of Supervisors Resolution

Exhibit F- Letter of collaboration letter from the Ag Land Trust and Thompson Farm

End of Application



Exhibit A

2010-2012

Land Use Conversion Table

MONTEREY COUNTY
2010-2012 Land Use Conversion

PART I
County Summary and Change by Land Use Category

LAND USE CATEGORY	TOTAL ACREAGE INVENTORIED		2010-12 ACREAGE CHANGES				NET ACREAGE CHANGED
	2010	2012	ACRES LOST (-)	ACRES GAINED (+)	TOTAL ACREAGE CHANGED	NET ACREAGE CHANGED	
Prime Farmland	166,252	166,327	1,127	1,202	2,329	75	
Farmland of Statewide Importance	43,372	43,823	660	1,111	1,771	451	
Unique Farmland	25,526	25,707	900	1,081	1,981	181	
Farmland of Local Importance	0	0	0	0	0	0	
IMPORTANT FARMLAND SUBTOTAL	235,150	235,857	2,687	3,394	6,081	707	
Grazing Land	1,065,897	1,063,390	4,759	2,452	7,211	-2,307	
AGRICULTURAL LAND SUBTOTAL	1,300,847	1,299,247	7,446	5,846	13,292	-1,600	
Urban and Built-up Land	56,779	57,925	384	1,530	1,914	1,146	
Other Land	757,256	757,710	2,397	2,851	5,248	454	
Water Area	6,246	6,246	0	0	0	0	
TOTAL AREA INVENTORIED	2,121,128	2,121,128	10,227	10,227	20,454	0	

PART II
Land Committed to Nonagricultural Use

LAND USE CATEGORY	TOTAL ACREAGE 2012	DATA NOT AVAILABLE
Prime Farmland	166,327	0
Farmland of Statewide Importance	43,823	0
Unique Farmland	25,707	0
Farmland of Local Importance	0	0
IMPORTANT FARMLAND SUBTOTAL	235,857	0
Grazing Land	1,063,390	0
AGRICULTURAL LAND SUBTOTAL	1,299,247	0
Urban and Built-up Land	57,925	0
Other Land	757,710	0
Water Area	6,246	0
TOTAL ACREAGE REPORTED	2,121,128	0

PART III Land Use Conversion from 2010 to 2012

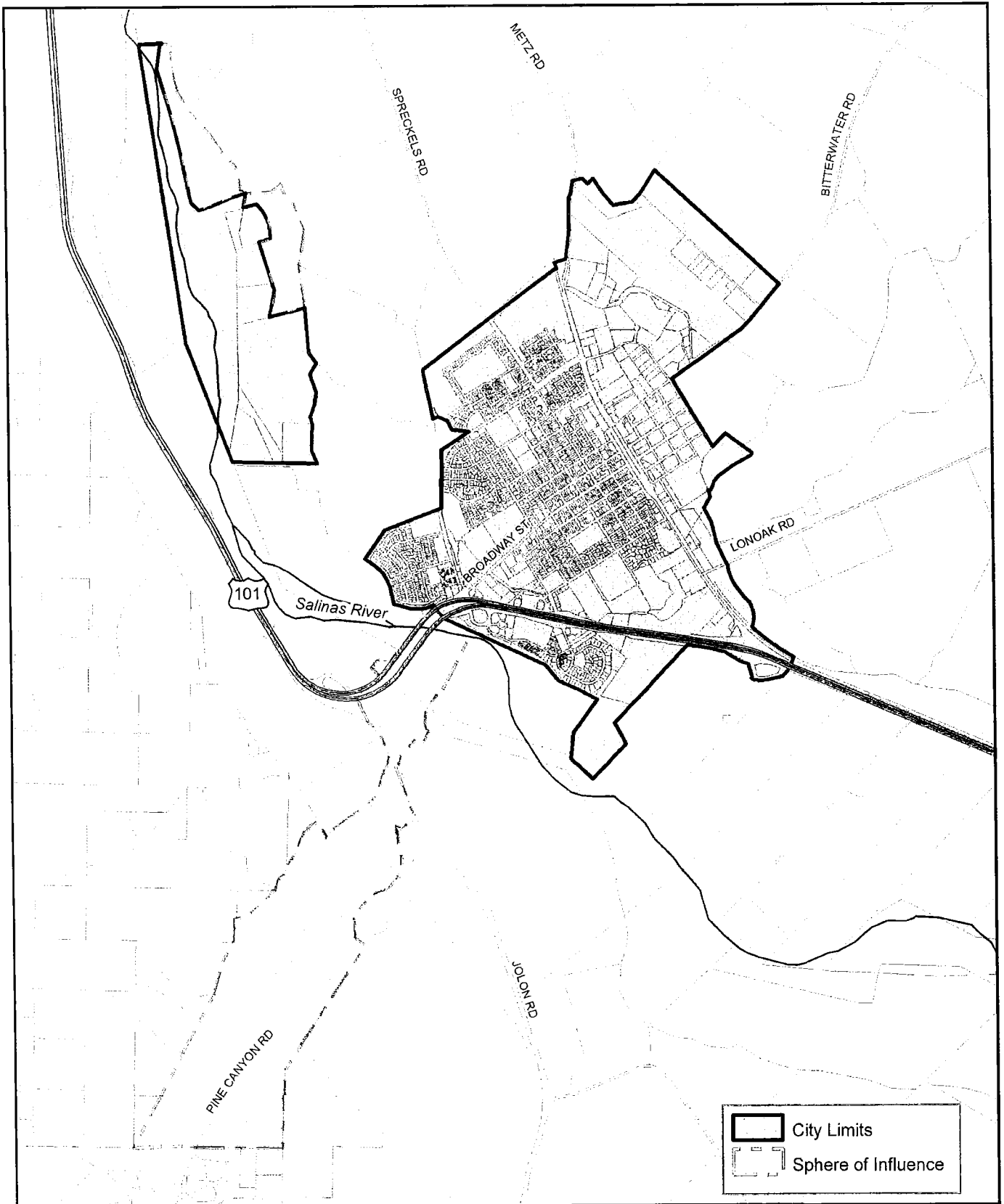
LAND USE CATEGORY	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance	Subtotal Important Farmland	Grazing Land	Total Agricultural Land	Urban and Built-up Land	Other Land	Water Area	Total Converted To Another Use
Prime Farmland	-	10	39	0	49	686	735	100	292	0	1,127
Farmland of Statewide Importance	2	-	10	0	12	506	518	15	127	0	660
Unique Farmland	31	12	-	0	43	545	588	12	300	0	900
Farmland of Local Importance	0	0	0	-	0	0	0	0	0	0	0
IMPORTANT FARMLAND SUBTOTAL	33	22	49	0	104	1,737	1,841	127	719	0	2,687
Grazing Land (1)	874	977	771	0	2,622	-	2,622	249	1,888	0	4,759
AGRICULTURAL LAND SUBTOTAL	907	999	820	0	2,726	1,737	4,463	376	2,607	0	7,446
Urban and Built-up Land (2)	46	9	11	0	66	74	140	-	244	0	384
Other Land	249	103	250	0	602	641	1,243	1,154	-	0	2,397
Water Area	0	0	0	0	0	0	0	0	0	-	0
TOTAL ACREAGE CONVERTED	1,202	1,111	1,081	0	3,394	2,452	5,846	1,530	2,851	0	10,227

(1) Conversion to Other Land primarily due to low density homes and rural commercial development throughout the county as well as bunkers and other infrastructure at Fort Hunter Liggett and the Hidden Canyon Quarry near Greenfield.
(2) Conversion from Urban and Built-up Land primarily due to areas being tracked for a lack of structures for three update cycles. The largest change was due the removal of buildings at Camp Roberts.

Exhibit B

LAFCO Maps

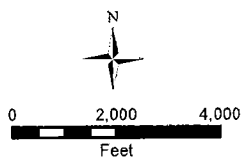
- City of King City
- City of Greenfield
- City of Soledad
- City of Gonzales
- City of Salinas



LAFCO of Monterey County
 LOCAL AGENCY FORMATION COMMISSION

P.O. Box 1369
 Salinas, CA 93902
 Telephone (831) 754-5838

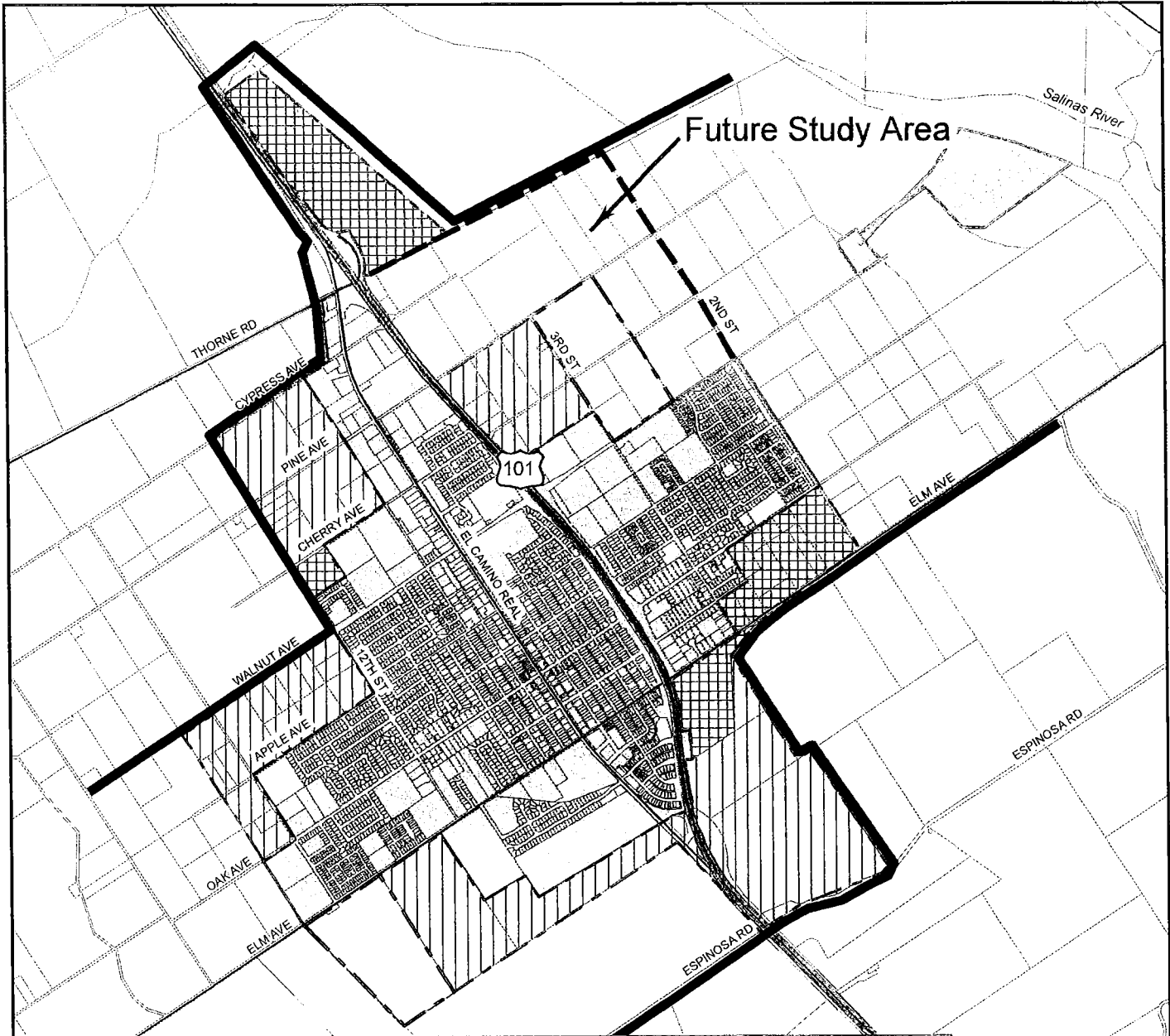
132 W. Cabilan St., Suite 102
 Salinas, CA 93901
 FAX (831) 754-5831



CITIES

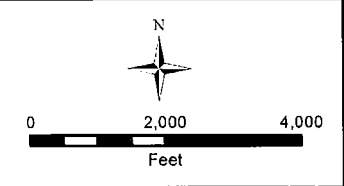
KING CITY

Last LAFCO-Approved Change: 03/25/2002
 Sphere of Influence Affirmed: 09/27/2010
 Map Prepared: 06/20/2012

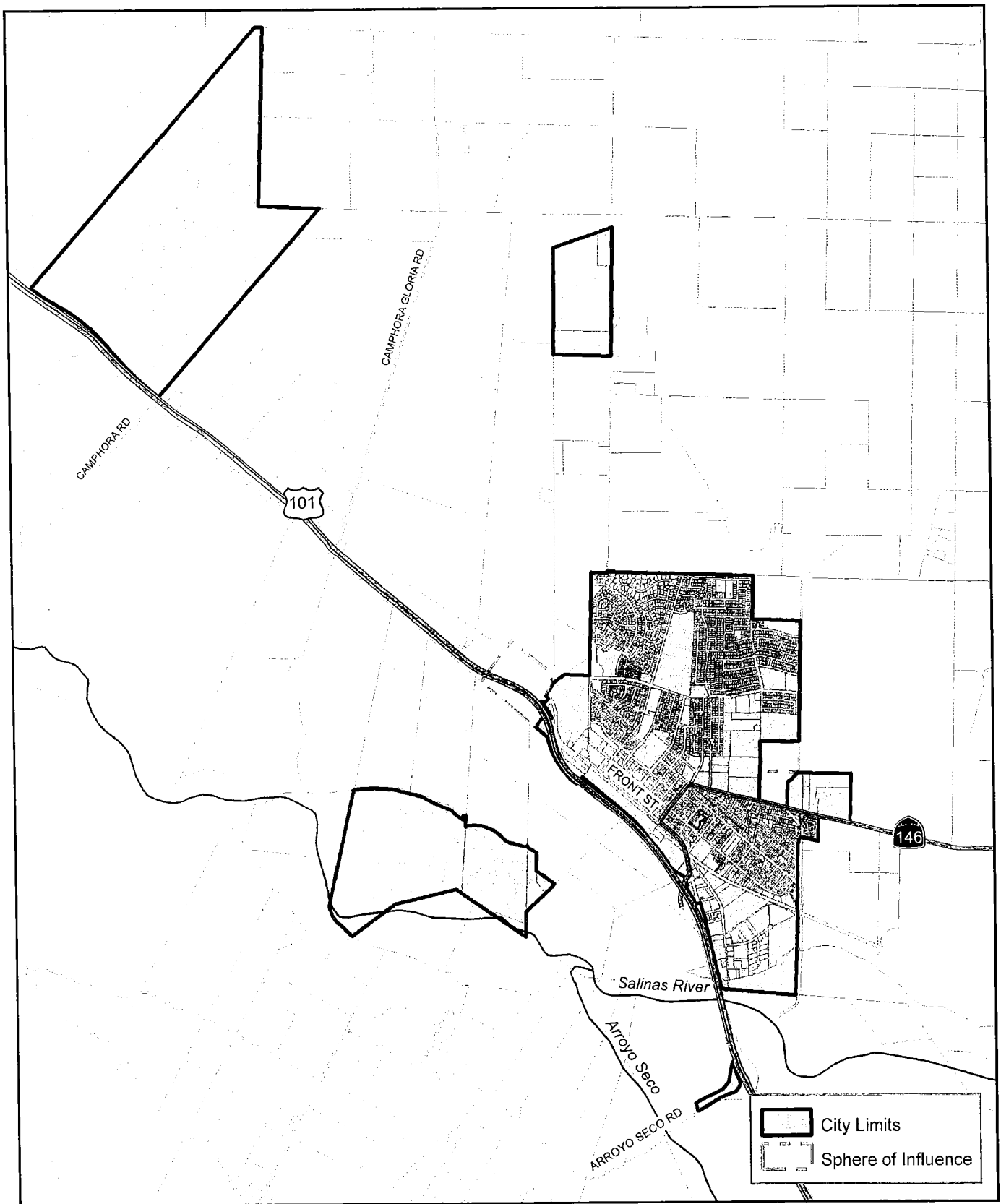


City Limits
 Sphere of Influence Adopted Prior to 2007
 Sphere of Influence Adopted in 2007 - Urban Service Area: Now served by urban services or proposed for services within 5 years
 Sphere of Influence Adopted in 2007 - Urban Transition Area: Generally proposed for urban services within 5 to 20 years
 Future Study Area: Territory outside the SOI that may warrant inclusion in the future following further study
 Growth Area Boundary: The potential future growth direction of the City through 2050 as contained in the Greater Greenfield Area Memorandum of Agreement (LAFCO Resolution No.13-13, Adopted June 24, 2013)

LAFCO of Monterey County
 LOCAL AGENCY FORMATION COMMISSION
 P.O. Box 1369
 Salinas, CA 93902
 Telephone (831) 754-5838
 132 W. Gabilan St., Suite 102
 Salinas, CA 93901
 FAX (831) 754-5831



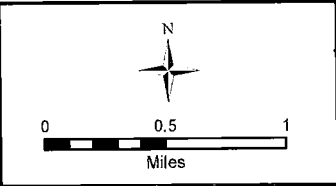
CITY OF GREENFIELD
 Last LAFCO-Approved Change: 12/1/2008
 Sphere of Influence Affirmed: 9/27/2010
 MOA Growth Boundary Added for Illustrative Purposes: 6/24/2013



LAFCO of Monterey County
 LOCAL AGENCY FORMATION COMMISSION

P.O. Box 1369
 Salinas, CA 93902
 Telephone (831) 754-5838

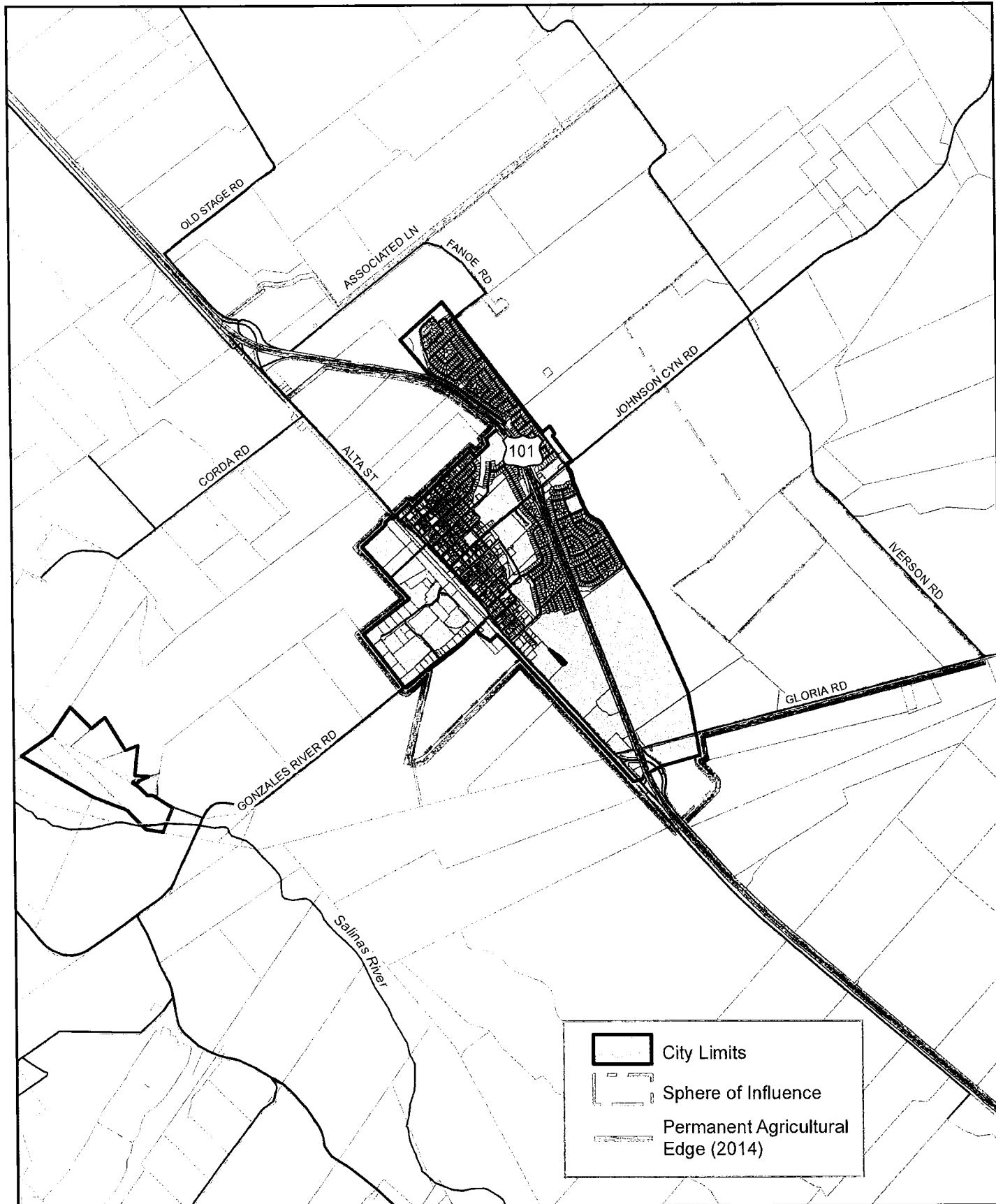
132 W. Gabilan St., Suite 102
 Salinas, CA 93901
 FAX (831) 754-5831






CITIES

SOLEDAD

Last LAFCO-Approved Change: 12/24/2006
 Sphere of Influence Affirmed: 09/27/2010
 Map Prepared: 06/21/2012

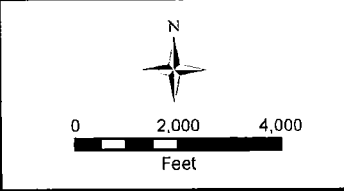


	City Limits
	Sphere of Influence
	Permanent Agricultural Edge (2014)

LAFCO of Monterey County
 LOCAL AGENCY FORMATION COMMISSION

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 Salinas, CA 93902
 Telephone (831) 754-5838

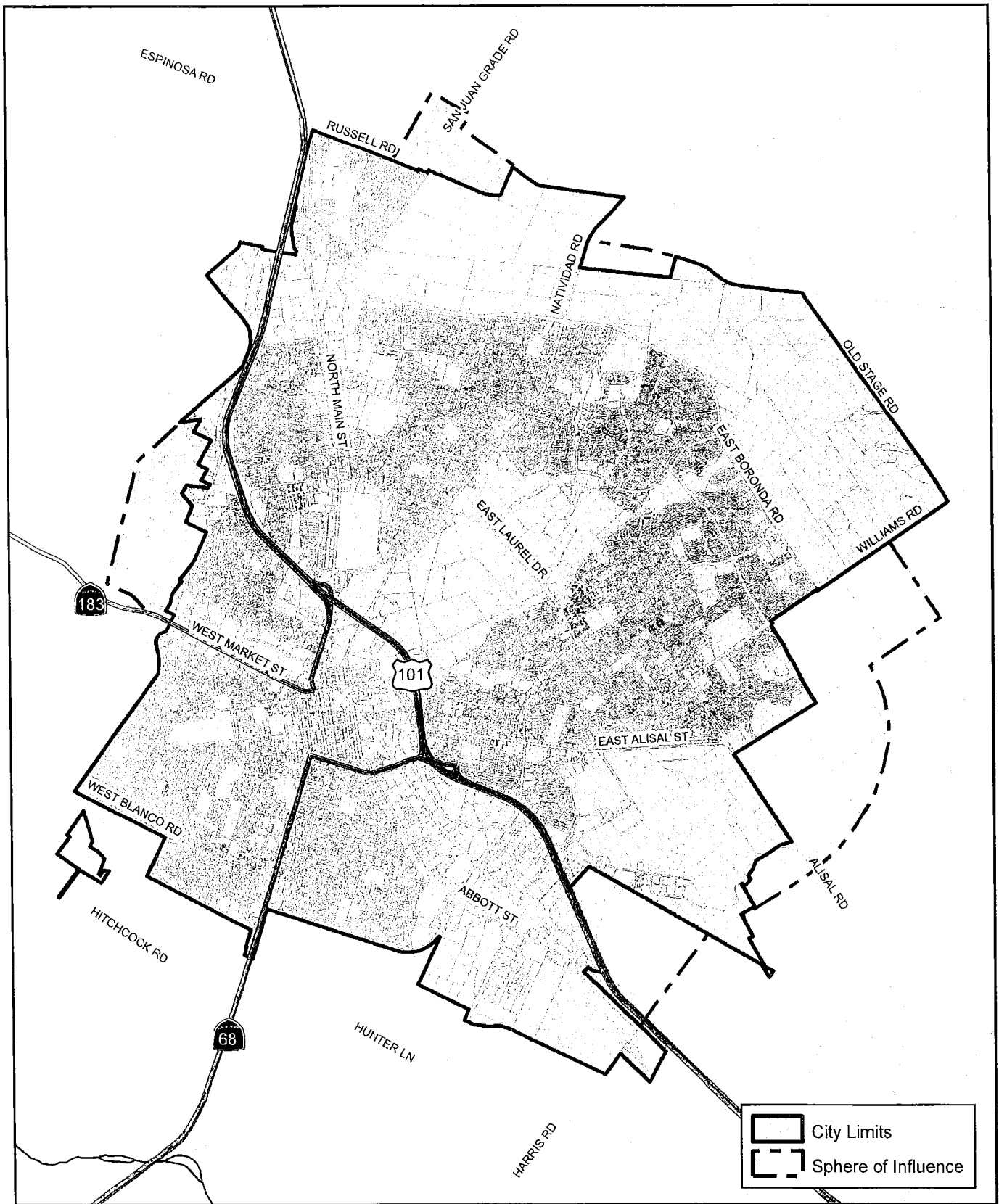
132 W. Gabilan St., Suite 102
 Salinas, CA 93901
 FAX (831) 754-5831



CITIES

GONZALES

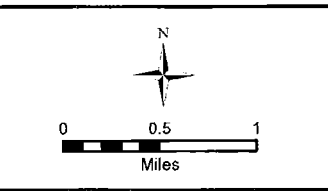
Last LAFCO-Approved Change: 09/22/2014
 Map Prepared: 09/25/2014



LAFCO of Monterey County
 LOCAL AGENCY FORMATION COMMISSION

P.O. Box 1369
 Salinas, CA 93902
 Telephone (831) 754-5838

132 W. Gabilan St., Suite 102
 Salinas, CA 93901
 FAX (831) 754-5831



CITIES

SALINAS

Last LAFCO-Approved Change: 03/29/2010
 Sphere of Influence Affirmed: 09/27/2010
 Map Prepared: 06/21/2012

Exhibit C

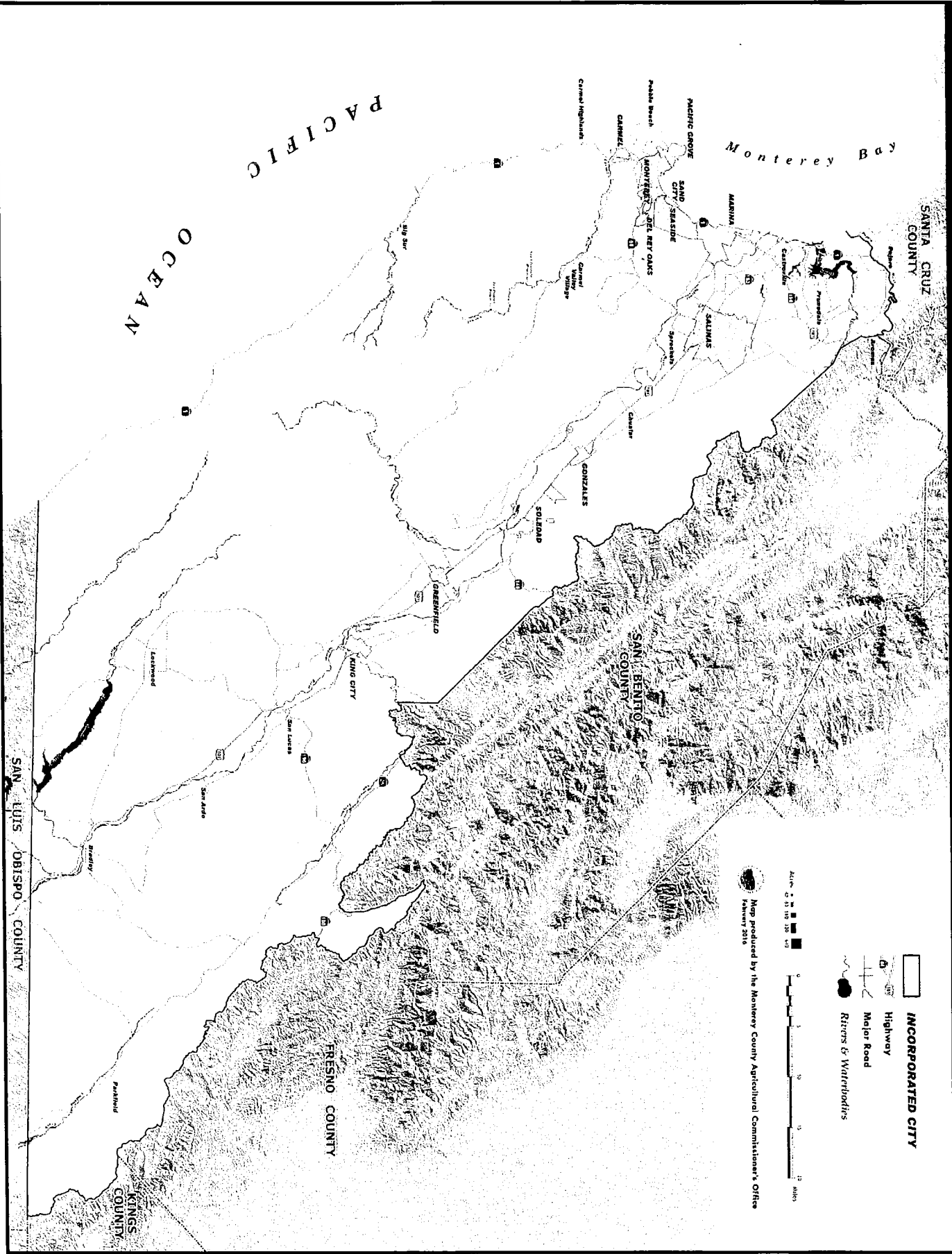
Monterey County Maps

- Jurisdictions Map
- CDC FMMP Map
- Agricultural Zoning Map



MONTEREY COUNTY

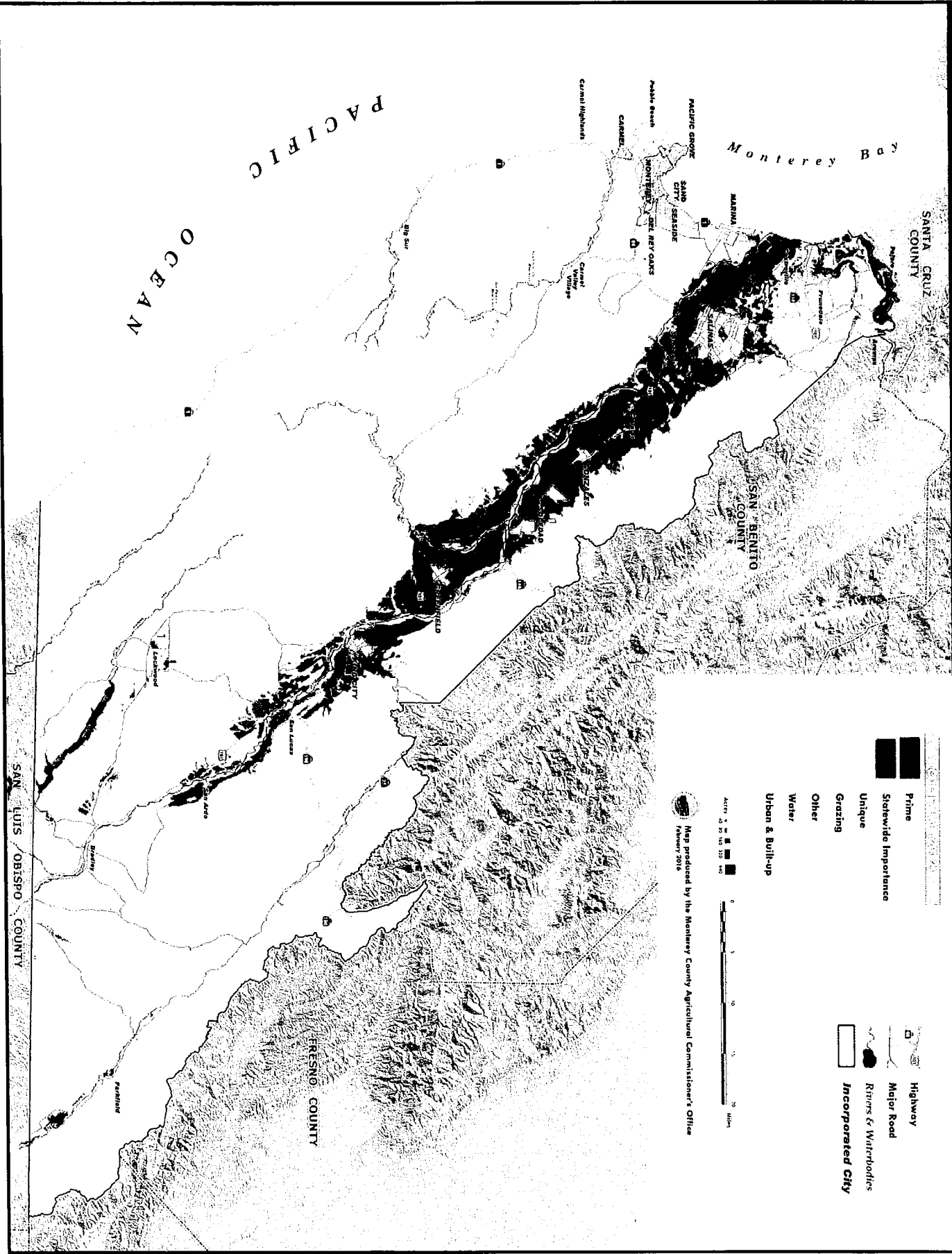
Jurisdictions





MONTEREY COUNTY

CDC FMMP



Map produced by the Monterey County Agricultural Commissioner's Office
February 2012

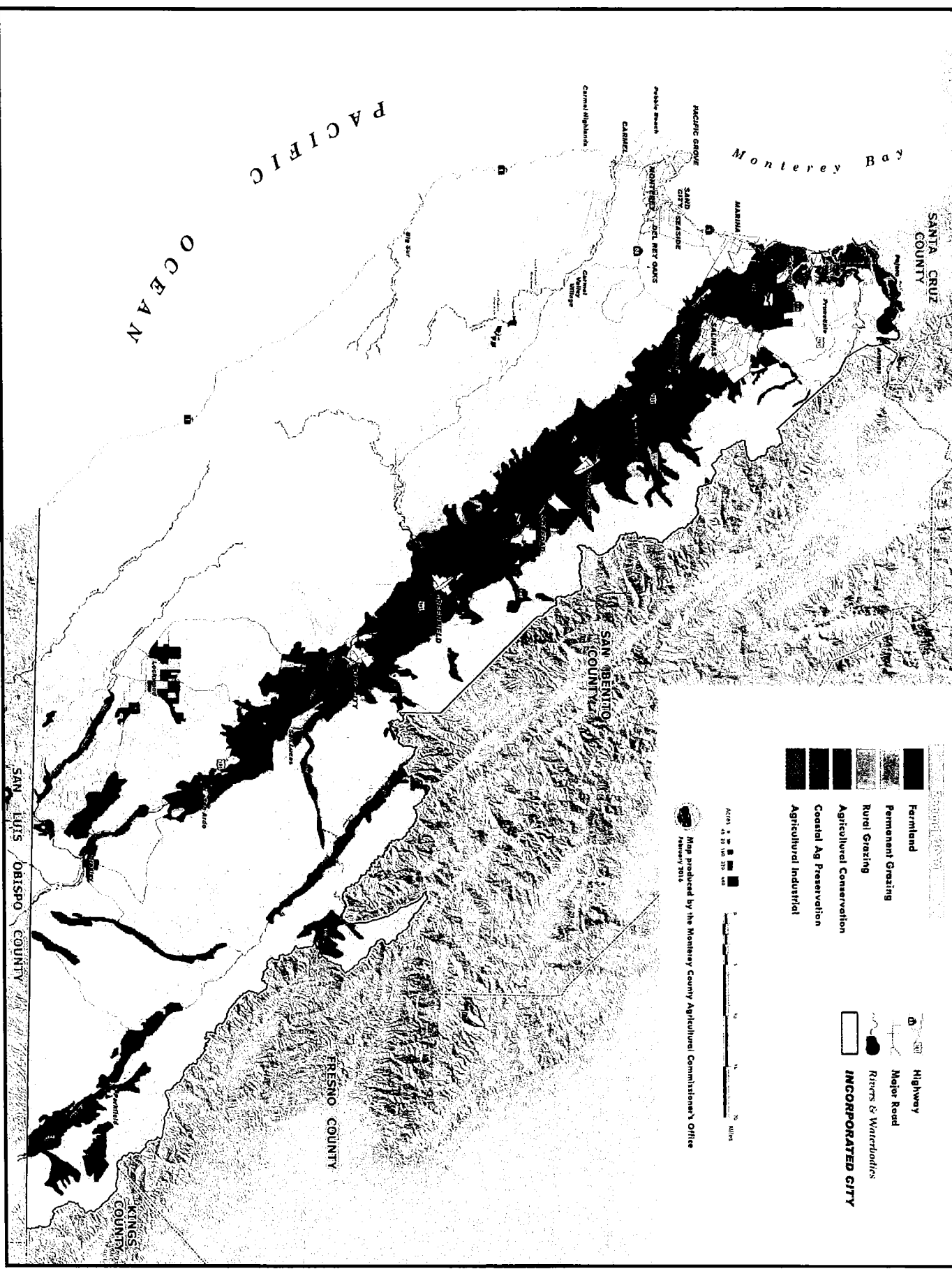


- Prime
- Statewide Importance
- Unique
- Grazing
- Other
- Water
- Urban & Built-up
- Highway
- Major Road
- Rivers & Waterbodies
- Incorporated City



MONTEREY COUNTY

Agricultural Zoning



- Legend**
- Farmland
 - Permanent Grazing
 - Rural Grazing
 - Agricultural Conservation
 - Coastal Ag Preservation
 - Agricultural Industrial

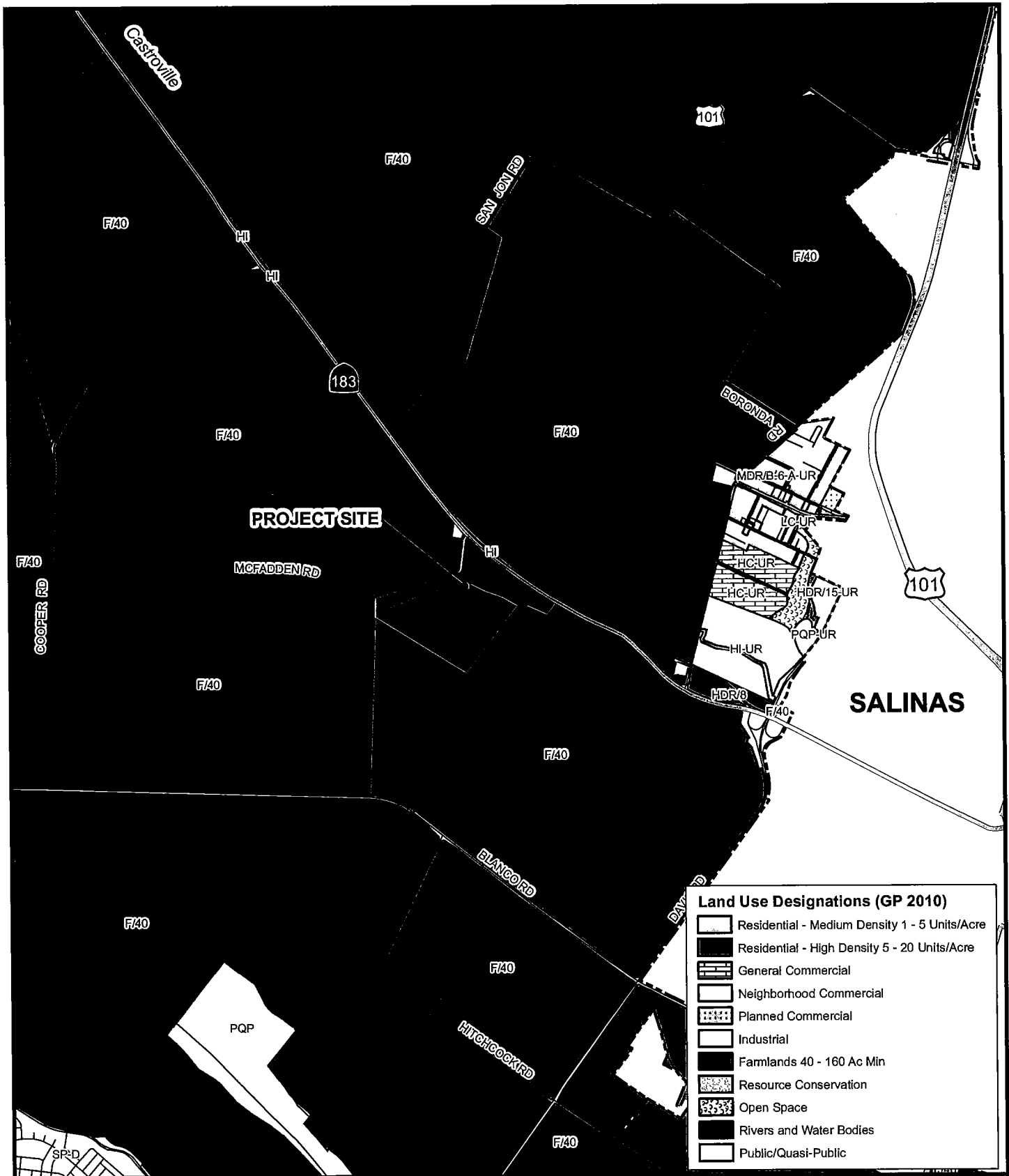
- Highway
- Major Road
- Rivers & Waterholes
- INCORPORATED CITY

Map produced by the Monterey County Agricultural Commissioner's Office
 February 2015

Scale: 0 1 2 3 4 5 Miles

Exhibit D

Thompson Farm Zoning Map



**County of Monterey and Ag Land Trust (Thompson Farm)
Zoning Map**

Subject Parcels
 City Limits
 Zoning District

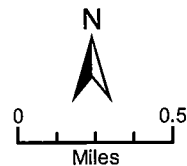


Exhibit E

Draft Board of
Supervisors Resolution

**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No.

Resolution of the Monterey County Board of Supervisors approving the easement proposal to the California Department of Conservation's California Farmland Conservancy Program for the County of Monterey and Thompson Farm (Ag Land Trust) Agricultural Land Mitigation Program and Agricultural Conservation Easement Project.])

The County of Monterey and Thompson Farm (Ag Land Trust) Agricultural Land Mitigation Program and Agricultural Conservation Easement Project came on for public hearing before the Monterey County Board of Supervisors on May XX, 2016. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

WHEREAS, the Legislature has established the California Farmland Conservancy Program within the Department of Conservation, and through a grant program is providing assistance to conserve important agricultural land resources that are subject to conversion pressures; and

WHEREAS, the County of Monterey intends to establish an Agricultural Land Mitigation Program (Program) and partner with the Ag Land Trust to place 129.42 agricultural acres of the Thompson Farm in an Agricultural Conservation Easement (ACE) for the purpose of conserving priority agricultural land resources. The Thompson Farm is situated at the intersection of McFadden Road and Highway 186, two miles west of the City limits of Salinas in Monterey County (APN Nos. 227-063-004-000 and 414-012-001-000); and

WHEREAS, the Monterey County Board of Supervisors approves the easement proposal and certifies that the easement proposal meets the eligibility criteria set forth in Public Resources Code Section 10251, to wit:

- (a) The parcel proposed for conservation is expected to continue to be used for, and is large enough to sustain, commercial agricultural production. The land is also in an area that possesses the necessary market, infrastructure, and agricultural support services, and the surrounding parcel sizes and land uses will support long-term commercial agricultural production.
- (b) Monterey County has a general plan which demonstrates a long-term commitment to agricultural land conservation. This commitment is reflected in the goals, objectives, policies, and implementation measures of the plan, as they relate to the area of Monterey County where the easement acquisition is proposed.
- (c) Without conservation, the land proposed for protection is likely to be converted to nonagricultural use in the foreseeable future.

NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF THE County of Monterey HEREBY:

approves the filing of an application for funding from the California Farmland Conservancy Program.

PASSED AND ADOPTED on this XX of May, 2016, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book___ for the meeting on _____.

Dated:

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

Exhibit F

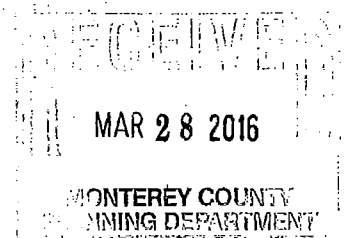
Collaboration Letter

Exhibit F

Collaboration Letter

March 24, 2016

Mr. Mike Nova
Planning Director
Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



Dear Mr. Nova:

I am writing to inform you that the Ag Land Trust intends to acquire an agricultural conservation easement on the 129.42 acre farm known as the Thompson farm that is located at the intersection of McFadden Road and HWY 186, 2 miles west of the City Limits of Salinas in Monterey County. The Assessor's parcel numbers are 227-063-004-000 and 414-012-001-000. The purpose of the agricultural conservation easement is to protect the agriculture values of the property forever, support the agriculture economy, maintain the open space and scenic views for the benefit of the public and to prevent future urban development of the property.

An agricultural conservation easement is a recorded restriction on title that limits the use of the land to agricultural purposes. The 129.42 acre agricultural conservation easement would insure that, in perpetuity, this land would not be developed for uses other than agriculture. The easement would be held by the Ag Land Trust and the Ag Land Trust would monitor the terms of the easement annually to insure that the purposes of the easement were fulfilled.

The Ag Land Trust is a private non-profit 501(c)3 corporation that exists to protect the valuable land resources of Monterey County by acquiring and holding in trust conservation easements.

The Ag Land Trust has applied to the California Department of Conservation for partial funding from the Sustainable Agricultural Lands Conservation Program (SALCP). The primary purpose of the SALCP is to support the State's climate adaptation and greenhouse gas (GHG) emission goals by making strategic investments that protect agricultural lands. Preventing the conversion of critical agricultural lands to urban or rural residential development will promote smart growth within existing jurisdictions, ensure open space remains available, and support a healthy agricultural economy. A healthy and stable agricultural sector will become increasingly important to meet the challenges anticipated as a result of climate change.

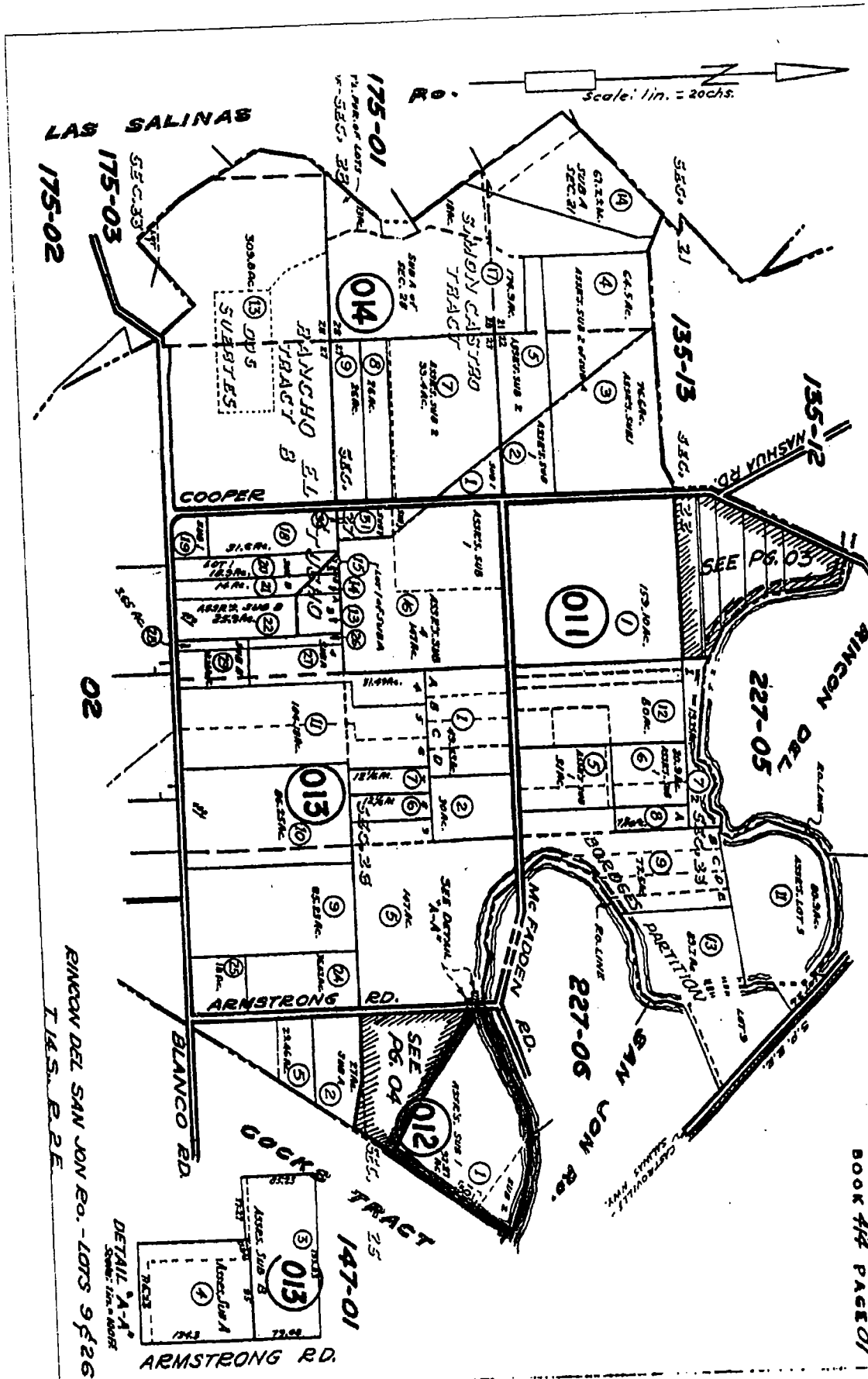
Please find enclosed a parcel map with the proposed acquisition outlined.

If you have any questions, please write to the above address or call me at 422-5868.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Darlington". The signature is written in a cursive style with a large initial "S" and a long horizontal stroke extending to the right.

Sherwood Darlington
Managing Director



TAX CODE AREA

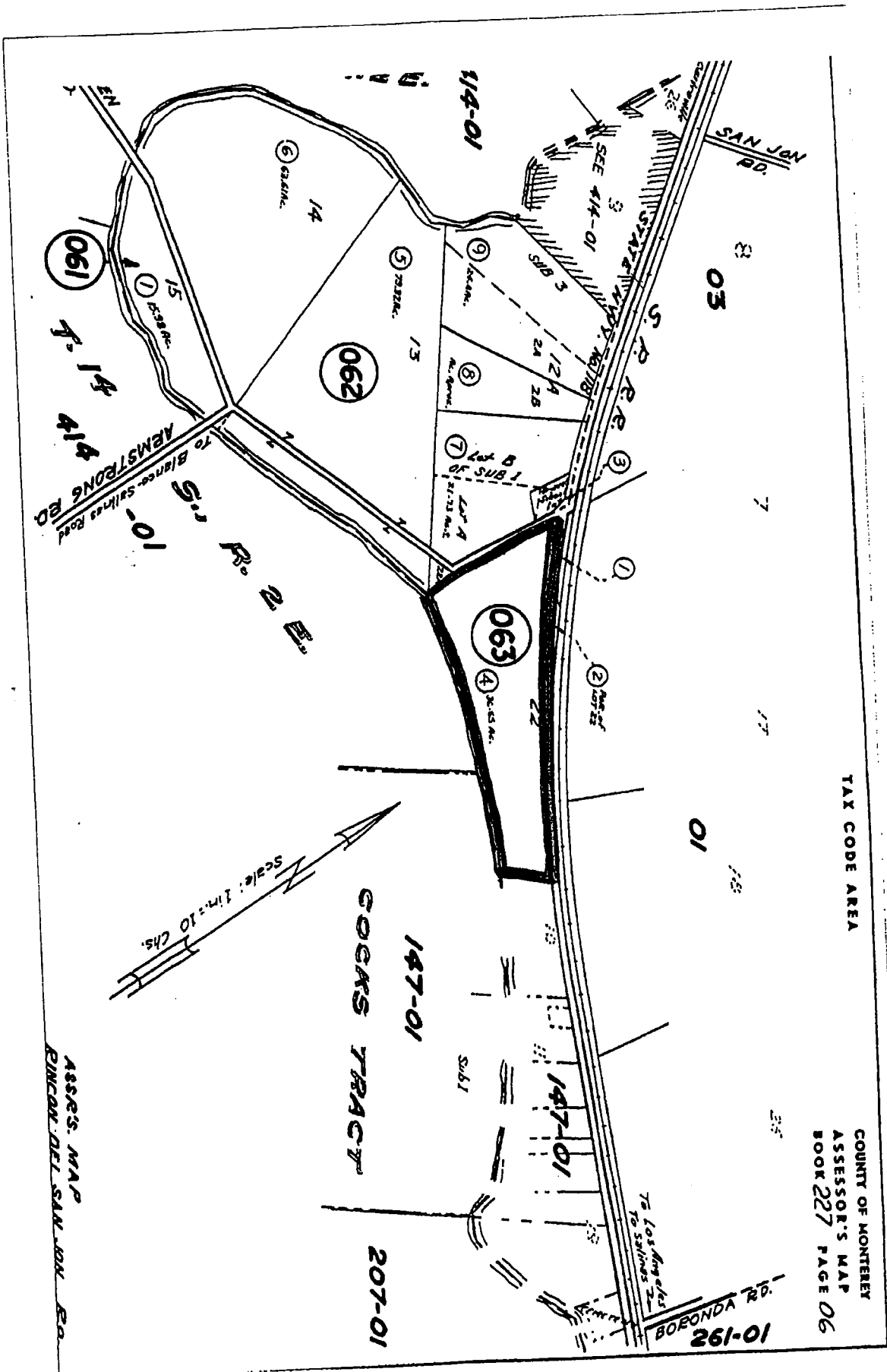
COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 44 PAGE 01

RINCON DEL SAN JON RO. - LOTS 9 & 26
T.A.S. B. 2.E

DATA SOURCE

TAX CODE AREA

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK 227 PAGE 06



ASSESS. MAP
PINACAL DEL SAN JON RD.

Scale: 1 in. = 10 chs.

GOGKS TRACT

BORONDA RD.
261-01

ARNSTRONG RD.
To Bridge-Salinas Road

SAN JON RD.

207-01

147-01

063

062

061

114-01

03

01

147-01

Sub 1

To Los Angeles
To Salinas

SEE 414-01

S.P.R.R.

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