

Preparing Your Sustainable Agricultural Lands Conservation Pre-proposal

May 2nd, 2018 | Sacramento, CA



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL



Webinar Structure

- 1 hour webinar
- We will take questions at the end of the presentation
 - Use chat function to ask questions at any time
 - Send to “Everyone”
 - Include slide number your question refers to
- Please use chat function if you are having technical difficulties
- Have Guidelines and pre-proposal handy
 - www.conservation.ca.gov/dlrp/SALCP/Pages/Apply-for-Funding.aspx

Outline

- SALC Overview
- Eligibility Criteria
- Completing your Pre-proposal
- Additional Changes in the 2017-18 Guidelines
- Priority Population Status
- Next Steps and Questions

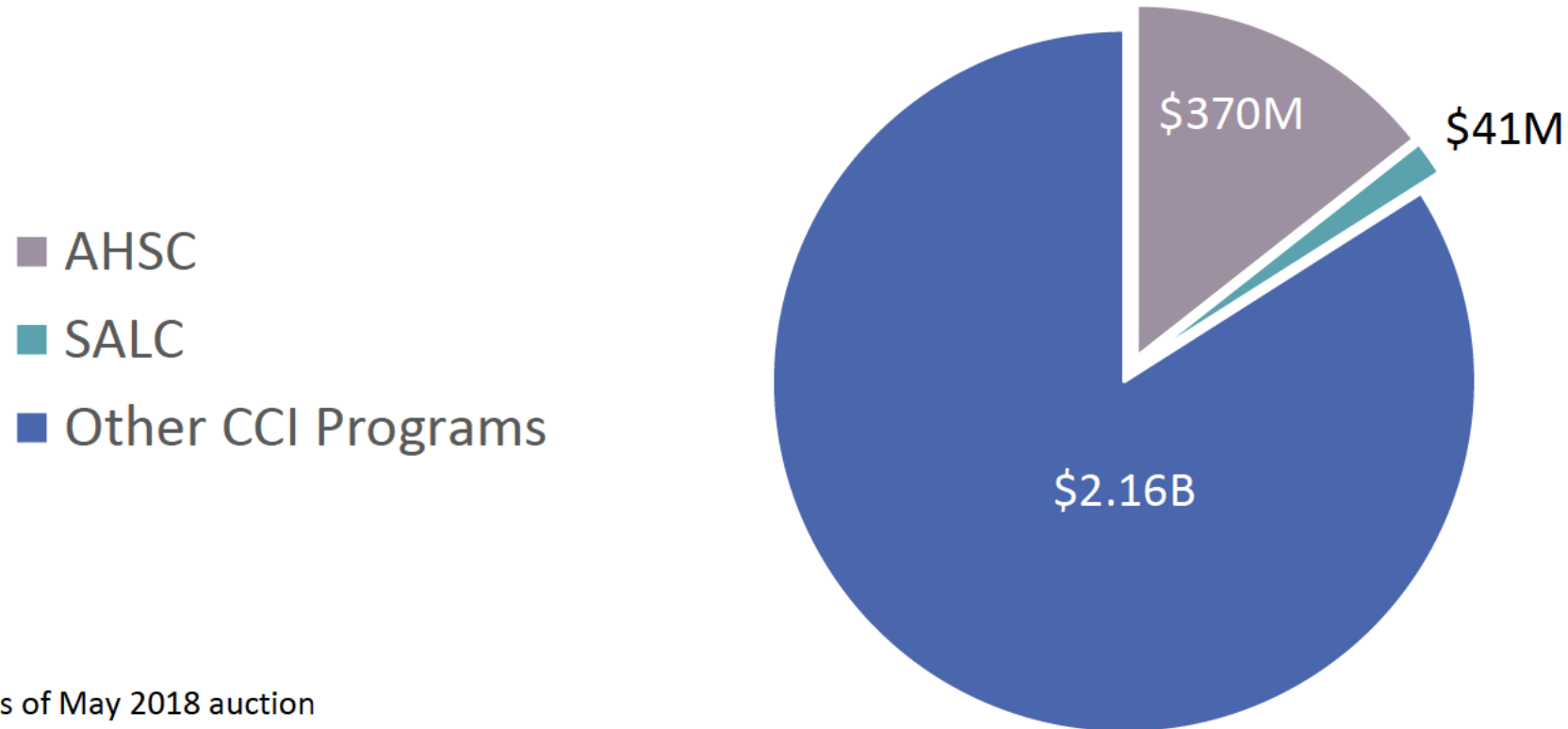
Sustainable Agricultural Lands Conservation

- Promote smart growth by protecting critical agricultural lands from conversion to urban or rural residential uses
- Support a healthy and resilient agricultural economy in order to provide food security
- Avoid future greenhouse gas emissions through protection of agricultural lands



Funding for 2017-18

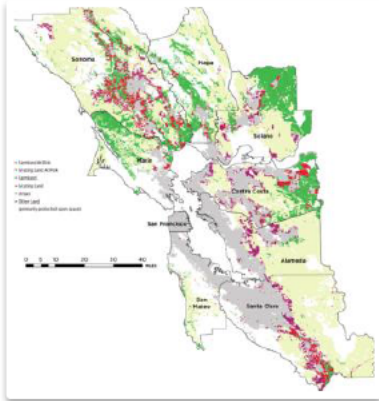
Cap-and-Trade Auction Proceeds*



*Pending results of May 2018 auction



Eligible Project Types



Agricultural Strategies
and Outcomes

Agricultural
Conservation
Easements



Eligible Project Types

Strategy & Outcome grants for a specific set of approaches and outcomes that cities, counties and their partners will use to protect agricultural land resources under threat of conversion.

Agricultural Conservation Easements grants to permanently protect important agricultural land under threat of conversion.

Who can apply for a Agricultural Conservation Easement grant?

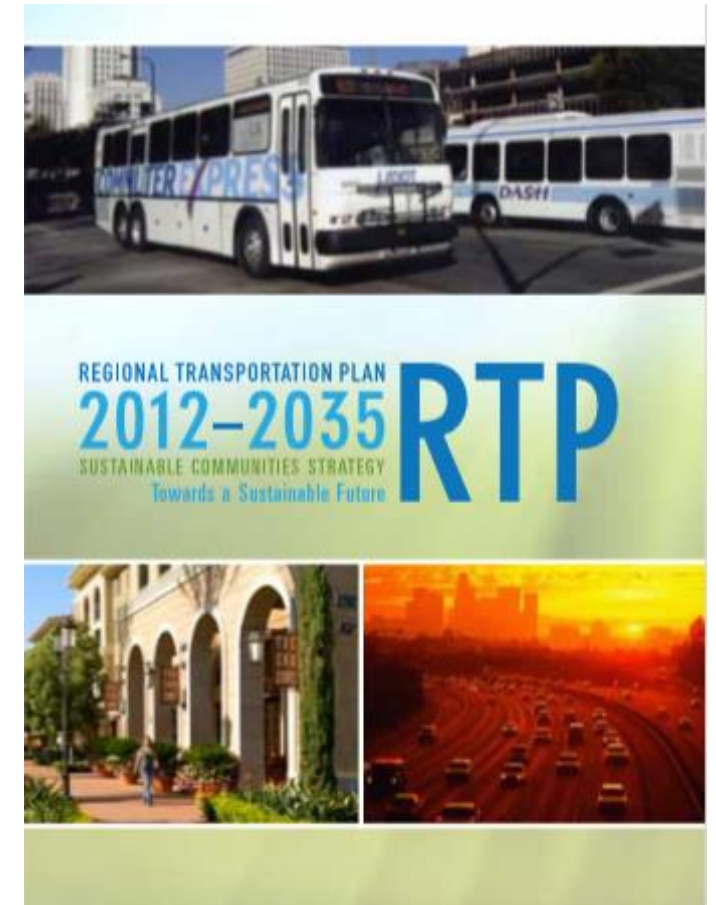
- Cities, counties, nonprofit organizations, resource conservation districts, regional park or open-space districts or regional park or open-space authorities
 - Must have the conservation of agriculture, rangeland, or farmland in their stated purpose or adopted policies
- California Native American tribes as identified in Civil Code 815.3(c)

Eligibility Criteria



Greenhouse Gas Emissions Reduction

- Risk of Conversion: Must demonstrate that the land in question is likely to be converted to a non-agricultural use (as measured using one of nine risk options)
- Sustainable Communities Strategy (SCS): Must support the implementation of an SCS or, if an SCS is unavailable, a regional plan that includes policies to reduce GHGs



Risk of Conversion



Demonstrate agricultural lands are at risk of conversion by meeting at least one of the nine Risk Options

Result in quantifiable greenhouse gas (GHG) reductions per the approved Quantification Methodology



Risk of Conversion

- Five options categorize risk based on theoretical potential for up-zoning to residential use
- Three options categorize risk based on theoretical potential for up-zoning to rural residential use
- One option categorizes risk based on theoretical subdivision to existing zoning minimums

*A complete list is available in Appendix A of the SALCP Guidelines

Risk of Conversion

Residential Risk

(Risk Option 5 example):

1. Identify project site
2. Identify any nearby cities/spheres of influence
3. Establish 2 mile radius from city edge

Project does not qualify under Residential Risk Option 5



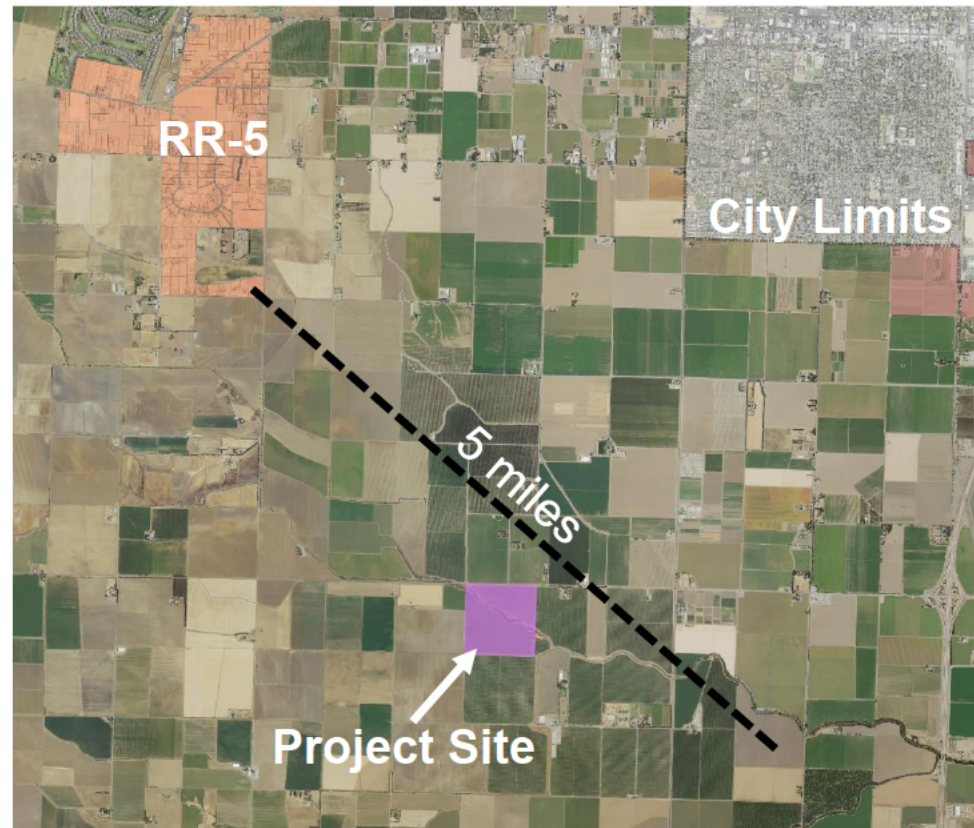
Risk of Conversion

Rural Residential Risk

(Risk Option 7 example):

1. Identify nearby rural residential parcels (1-10 acres)
2. Establish 5 mile radius from edge of nearest rural residential area.

Project qualifies under Residential Risk Option 7



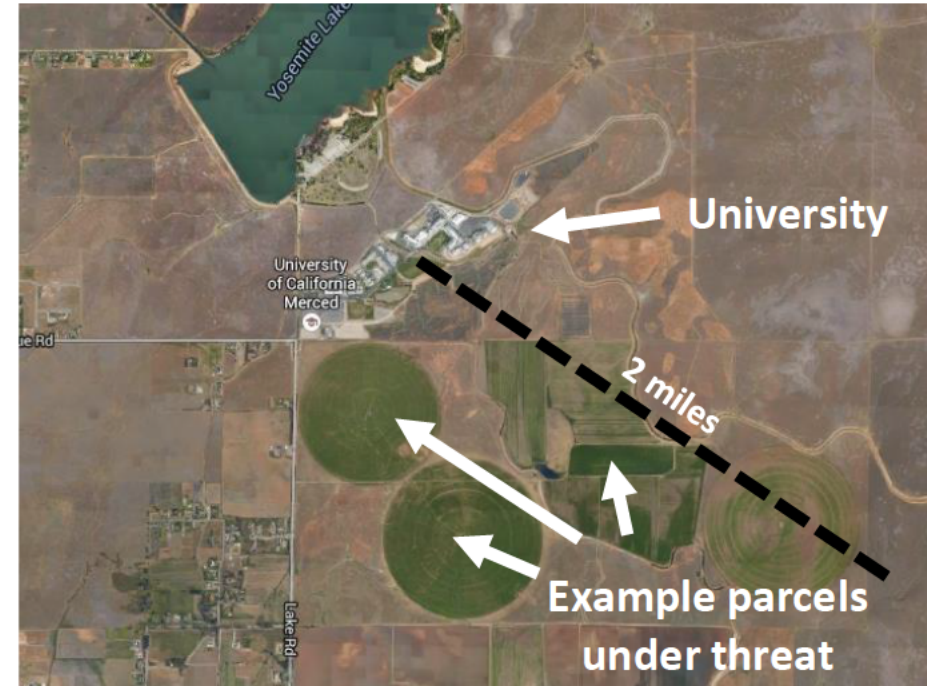
Risk of Conversion

Subdivision to Current Zoning

(Risk Option 9 example):

Look for features such as:

- Golf course
- Casino
- School/University
- Public Recreation Area



Option 9 – school/university



Risk of Conversion

- SALC Program staff will use the risk option with the strongest support to calculate the GHG reduction benefits associated with your project.
- Projects will receive up to ten points based on their GHG reduction per acre relative to similar project types.

Sustainable Communities Strategy

- Projects must support the implementation of an adopted or draft Sustainable Communities Strategy or, if an SCS is unavailable, a regional plan that includes policies to reduce GHGs
- An SCS is available for every region covered by a Metropolitan Planning Organization (MPO)
 - Additional information available at: <https://www.arb.ca.gov/cc/sb375/sb375.htm>
- Areas without an SCS can refer to an available regional plan
 - Acceptable regional plans are those included under CA Government Code sections commencing 65080 (transportation plans) and 65580 (housing elements)
 - Regional Transportation Plan information can be found at <http://www.dot.ca.gov/hq/tpp/offices/orip/rtp/> under RTP Products & Reports



Agricultural Use

- Parcel(s) proposed for conservation are expected to continue to be used for and are large enough to sustain commercial agricultural production
- Parcel(s) are in an area that possesses the necessary market, infrastructure, and support services to support long-term commercial agricultural production

Additional Eligibility Criteria

- Nonprofit applicants must have adopted the LTA standards and practices, or else apply with a co-applicant who meets those requirements
- Must accept the Conditions of Funding, which include:
 - Clear title can be conveyed at close of escrow
 - Easement will restrict land use in perpetuity
 - No restrictions on agriculture unless required by match funder and match funder provides $\geq 51\%$ of funding for easement acquisition (see Slide 24 for additional details)
 - Total purchase price of the easement shall not exceed the easement's appraised fair market value
 - Grantee has Terra Firma or carries alternative insurance sufficient to defend the easement

Completing Your Pre-proposal



- Include a preliminary title report that is less than 6 months old
 - Include all parcels proposed for conservation under the easement
 - **Include underlying documents**
- Map your project's structure (i.e., boundaries, acreage)
- Define any reserved rights (i.e., building envelopes, single family residences, etc.)

Restrictions on Ag Use

- For projects on existing irrigated cultivated lands, the easement MUST prohibit permanent restrictions on agricultural use
- Projects on irrigated pasture, non-irrigated pasture or rangeland will only be allowed to restrict ag uses if the restrictions are required by the match funder(s) AND if the match funding is at least 51% funding for the easement acquisition.
- EXCEPTIONS:
 - Agricultural uses can be restricted for those lands that are within or adjacent to riparian areas.
 - Agricultural uses MAY be restricted for those lands that are within or adjacent to wetland areas.

Budget

- Round all values to the nearest \$100
- Associated Costs
 - Accepted costs: staff/subcontractor time, PTR, BDR, one appraisal, escrow/closing fees
 - Costs subject to review and approval: survey, environmental site assessment, mineral remoteness evaluations
- Match funding
 - Identify match funders in the budget table
 - Identify match status
- Post-application
 - Addition or identification of subcontractors after the grant application is submitted requires documentation of a competitive bid process
 - No changes to hourly rates will be accepted after the grant application is submitted



Additional Changes in the 2017-18 Guidelines



The Basics

- Pre-proposals are now required (due May 22)
- Proposals must be submitted digitally

Dwelling Units

- Single family residences
 - Each single family residence will be limited to a maximum living area of 3,000 ft²
 - Homes larger than 3,000 ft² at the time of the application cannot be enlarged
- Secondary dwelling units and farmworker housing
 - Shall not be prohibited, per the terms of the easement
 - Restrictions cannot be more restrictive than Government Code Section 65852.2 and Health and Safety Code section 17021.6.



Documentation of Public Notice

- Only requirement: Submit a detailed letter to the local jurisdiction's planning director **prior to application submission**

Priority Population Status



Priority Populations

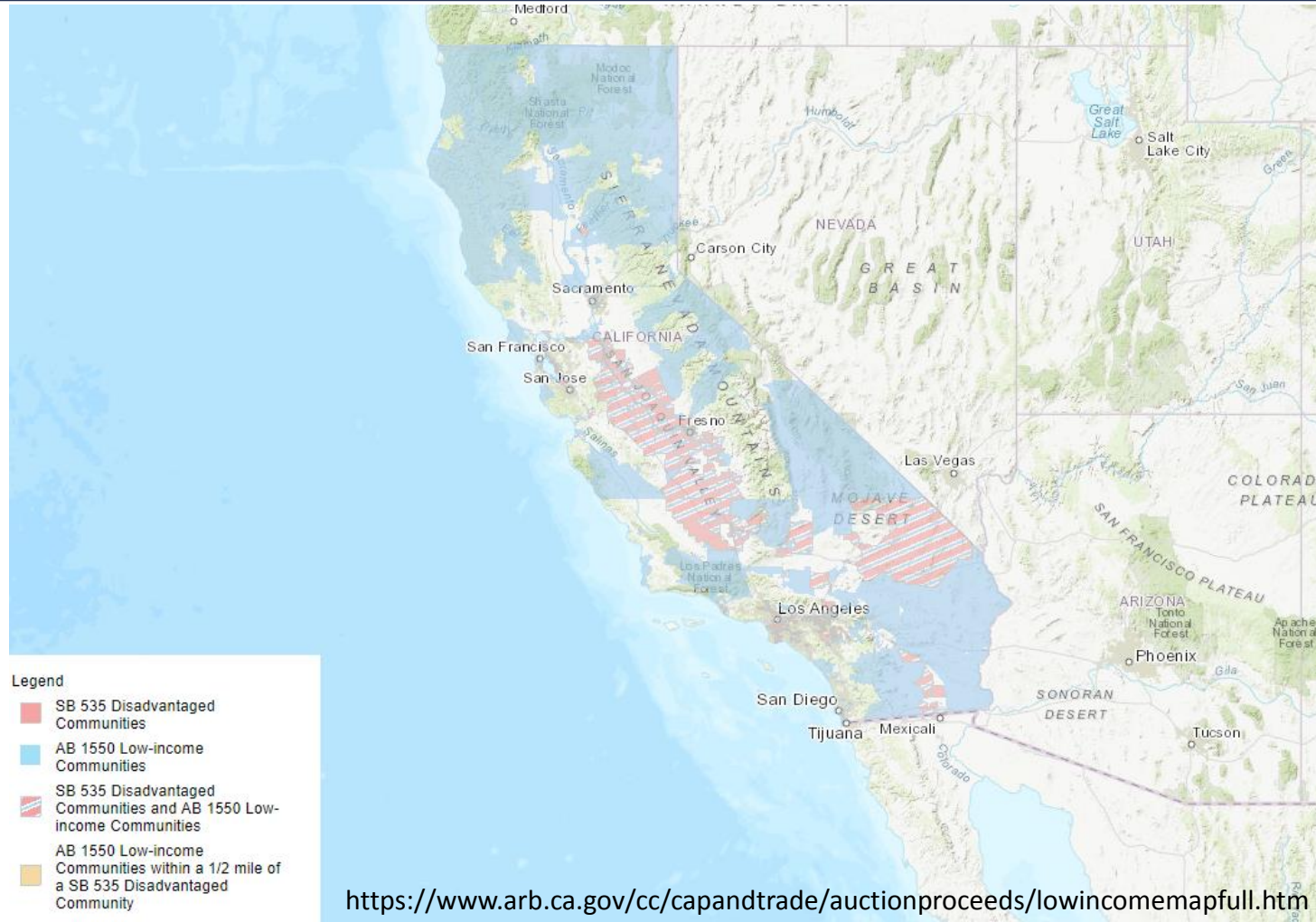
- Previously known as Disadvantaged Communities
- SALCP will now provide up to 100% funding for projects that qualify for priority population status
- Includes new definitions for what qualifies as a priority population
- Criteria for priority population status have been revised

Priority Populations

How do I know if my project falls within a priority population?

1. Is a majority (50% or more) of the project located within a disadvantaged community census tract?
 2. Is a majority (50% or more) of the project located within a low-income community census tract?
 3. Is a majority (50% or more) of the project located within a ½ mile of a disadvantaged community and within a low-income community census tract?
- <https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm>

Priority Populations

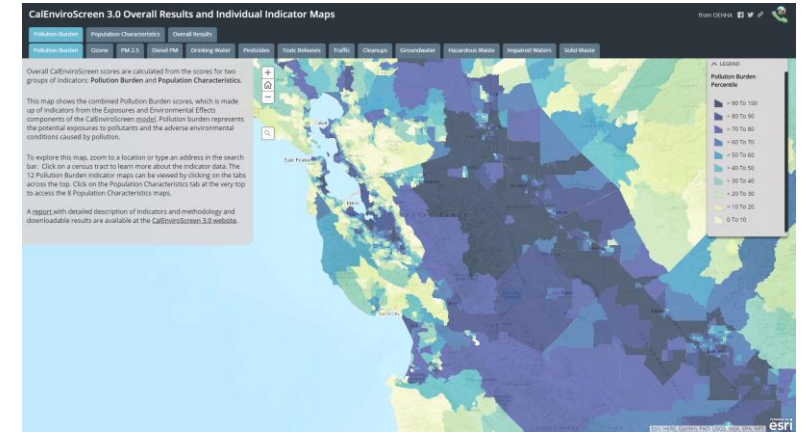


Priority Populations

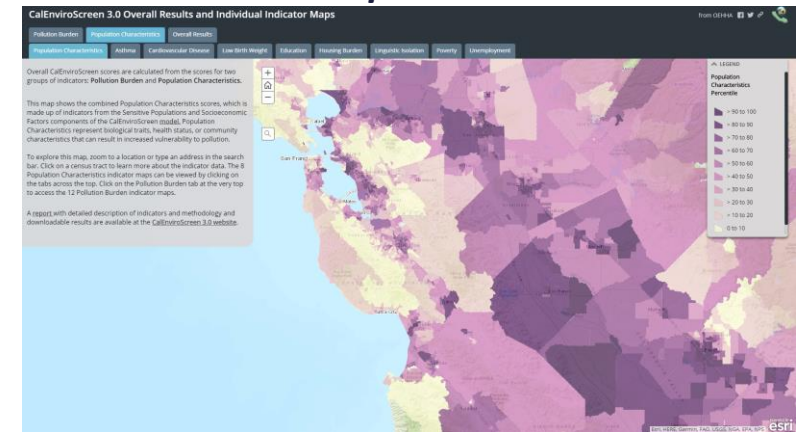
How do I determine whether my project meets an important community need?

1. Consider factors in CalEnviroScreen

Pollution Burden



Population Characteristics



Priority Populations

How do I determine whether my project meets an important community need?

1. Consider factors in CalEnviroScreen

OR

2. **Host community meetings to solicit local input**

*Provide meeting minutes,
copy of Public Notice,
sign-in sheet*



Priority Populations

How do I determine whether my project meets an important community need?

1. Consider factors in CalEnviroScreen
OR
2. Host community meetings to solicit local input
OR
3. **Receive documentation of local community support**

Letters/emails should identify the need fulfilled and how the project specifically meets that need

Priority Populations

How do I determine whether my project meets an important community need?

1. Consider factors in CalEnviroScreen

OR

2. Host community meetings to solicit local input

OR

3. Receive documentation of local community support

OR

4. **Identify common need(s) using Table 5 of CARB's Funding Guidelines**

Examples of needs:

- *Increase access to open space*
- *Provide educational opportunities through community engagement*



Priority Populations

How do I determine whether my project provides direct, meaningful, and assured benefits to a priority population?

1. Does the project preserve a site that allows public access?
2. Does the project significantly reduce flood risk to households within a priority population?
3. Does the project maintain water quality and watershed health by avoiding conversion of forest lands or wetlands that would have resulted in impacts to nearby water bodies located in or directly adjacent to the priority population the project is in?

Priority Populations

How do I determine whether my project provides direct, meaningful, and assured benefits to a priority population?

4. Does the project increase food access to a priority population through: regular farmers' markets or donations to food banks/distribution centers that serve priority populations
5. Does the project provide regular and ongoing educational opportunities through partnerships with schools or non-profit organizations located in a priority population and allow site access to residents of these communities?

NEXT STEPS

May 22:	Preproposals Due (mandatory for easement projects)
August 1:	Applications Due
December 2018*:	Awards recommended for approval by SGC
By June 2019:	Grantees enter into grant agreements with DOC (or risks forfeiting award)
By Sept. 2019:	Grantees secure match (or risks forfeiting award)

*Subject to change

Contact Information

Email pre-proposals by May 22nd to:
CFCP@conservation.ca.gov

Program information found at:
www.conservation.ca.gov
www.sgc.ca.gov

Staff can be reached at:
(916)324-0850



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Questions

Thank You!