**CALIFORNIA**

**SUSTAINABLE AGRICULTURAL LANDS CONSERVATION PROGRAM**

**Acquisition Grant Preproposal**

**STATE OF CALIFORNIA**

**STRATEGIC GROWTH COUNCIL**

**Final**

**February 2020**

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For additional information, please contact:

**STRATEGIC GROWTH COUNCIL**
(916) 322-2318
<http://www.sgc.ca.gov/programs/salc/>

**California Department of Conservation
Division of Land Resource Protection**

(916) 324-0850

<http://www.conservation.ca.gov/dlrp>

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| At-A-GlanceProgramThe Sustainable Agricultural Lands Conservation Program is a component of the Strategic Growth Council’s Affordable Housing and Sustainable Communities Program. The Department of Conservation, in conjunction with the Natural Resources Agency, administers SALC on behalf of the Strategic Growth Council.Funding SourceThis program is funded through the California Climate Investments Program.Critical Dates for Round 6 (proposed, subject to change)Draft Guidelines released for comment December 20, 2019Public comment closed January 27, 2020 12 p.m.Guidelines adopted February 25, 2020Acquisition Pre-proposal due April 30, 2020Planning Pre-proposal due July 1, 2020Determination of available funding September 2020Full Applications due August 28, 2020Project Awards December 2020Contact for QuestionsDepartment of ConservationDivision of Land Resource ProtectionVirginia Jameson, Program Managersalcp@conservation.ca.gov(916) 324-0868 |

**Submittal Requirements**

Submittal of a pre-proposal worksheet for prospective grant applications is mandatory to be eligible for SALC acquisition funding. Grant applications are due August 28, 2020 and will not be accepted unless a pre-proposal worksheet was received for the project by the April 30, 2020 deadline.

Pre-proposals will be reviewed, and technical assistance provided to facilitate the development of competitive grant applications. Applicants interested in receiving technical assistance prior to submission of a pre-proposal may contact the Department with questions.

Please submit this worksheet along with:

* Preliminary title report that is less than twelve months old, and
* Maps of the project boundaries and location of existing and/or reserved building envelopes.

Please submit the below for to the Department of Conservation via email to salcp@conservation.ca.gov.

|  |  |
| --- | --- |
| **Basic Information** |  |
| Project Title |  |
| Location (County and Nearest City) |  |
| Real property interest to be acquired | **[ ]** Easement**[ ]** Fee |
| Located within a [priority population](https://ww3.arb.ca.gov/cc/capandtrade/auctionproceeds/lowincomemapfull.htm)  | **[ ]  Y [ ]  N** *[Census tract number]* |
| Priority Population Status | **[ ]  Y[ ]  N***[If yes, attach Priority Population Benefits Checklist]* |
| Risk Option number |  |
| **Project Funding** |  |
| SALC Acquisition Request Amount | $  |
| Match Amount *(toward easement value only)* | $ |
| Matching Funds Source | *[i.e., NRCS-ACEP, WCB-CAPP, etc.]* |
| Status of Match | *[i.e., application submitted, in grant agreement, etc.]* |
| Does all or a portion of the match come from another CCI program? | **Y/N** |
| *[If yes, indicate source(s) and amounts]* | *[i.e., NRCS-ACEP and $100,000]* |
| Estimated Fee Title or Easement Fair Market Value | $ |
| Associated Costs Request | *[Up to $50,000]* |
| Management Plan Request | *[Up to $10,000]* |
|  |  |
| **Applicant Information** |  |
| Applicant |  |
| Federal Employer ID Number |  |
| Mailing Address |  |
| Contact Person |  |
| Title |  |
| Phone Number |  |
| Email Address |  |

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| --- | --- |
| **Co-Applicant Information** *(if applicable)* |  |
| Co-Applicant  |  |
| Contact Person |  |
| Phone Number |  |
| Email Address |  |
| **Parcel Information** |  |
| Project APN(s) |  |
| Current Zoning/ Minimum Parcel Size |  |
| Number of existing legal parcels (Please confirm this information with the relevant County Planning Department.) |  |
| Proposed number of easements |  |
| Restrictions on Agricultural Use? | **[ ]  Y[ ]  N** Explanation: |

|  |  |
| --- | --- |
| **Project Acreage** |  |
| Total Project Acreage (Assessor’s Acreage) |  |
| Prime Farmland Acres mapped by the Farmland Mapping and Monitoring Program. |  |
| Irrigated Acres |  |
| Non-irrigated / Grazing Acres |  |
| Nonagricultural Acres |  |
| **Sale and Subdivision** |  |
| Would proposed acquisition prohibit further subdivision of existing legal parcels? (please explain) | **[ ]  Y[ ]  N** Explanation: |
| Would proposed acquisition prohibit sale of existing legal parcels separately from other parcels in project area? (please explain) | **[ ]  Y[ ]  N** Explanation: |
| **Water and Mineral Rights** |  |
| Water Rights and Source(s) |  |
| Third party mineral rights holder(s)? | **[ ]  Y[ ]  N** Explanation: |
| Severed mineral rights? | **[ ]  Y[ ]  N** Explanation: |
| Evidence of past mining? | **[ ]  Y[ ]  N** Explanation: |
| **Existing and Reserved Single-family Residences** |  |
| Number of **single-family (SF) residences** currently on the property |  |
| Approximate size of each **SF residence** (square footage of living area) |  |
| Number of additional **SF residences** to be reserved in easement (if any): |  |
| Size restriction (sq. ft), if any, on reserved and/or existing **SF residences** |  |
| **Existing Farm Labor Residences** |  |
| Number of **farm labor residential** structures/units currently on property |  |
| Approximate size of each **farm labor residence** (square footage of living area) |  |
| **Building Envelopes** |  |
| **Existing Building Envelope(s)**on the property? | Number:      Approximate Acres (each):       |
| **Additional Building Envelope(s)** to be reserved (e.g., residential, ag. employee, agricultural infrastructure)? | Number:      Approximate Acres (each):       |
| **Additional Information** |  |
| **Other Reserved Rights** (e.g., oil and gas site, solar, communication towers)  | Please list:  |
| **Any critical deadlines?** | Please describe:  |
| **Will you utilize the Minimum Deed Terms?**  | **[ ]  Y[ ]  N** |

**Risk of Conversion Summary Sheet and Supporting Evidence**

To be eligible for funds, the proposed property must be considered at risk of conversion to a non-agricultural land use. The applicant must demonstrate this risk of conversion by providing supporting evidence for the selected risk option below. Risk options set forth in [Appendix A](#_APPENDIX_A_–). Applicants are encouraged to contact the Department should they require assistance in understanding or documenting the risk of conversion facing the proposed property.

The Department will also utilize the selected risk option to determine the number of development rights to be extinguished for purposes of quantifying greenhouse gas benefits associated with the project.

Please check the option below that best describes the risk to the property and describe the supporting evidence provided, such as relevant development proposal, map showing distance to nearest development, etc. Attach supporting evidence.

|  |  |
| --- | --- |
| Check one | Risk |
|  | 1. Agricultural land identified for development as evidenced by inclusion in a development proposal submitted to the local government, undergoing environmental review, or publicly available from controlling interests within the past 5 years.
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|  | 1. Agricultural land identified for potential rezoning from agricultural to residential use by a jurisdiction as evidenced by a revised zoning proposal or land use plan, or undergoing environmental review, within the past 5 years.
 |
|  | 1. Agricultural land within a city’s Sphere of Influence or municipal service boundary and, if applicable, within the city’s urban growth boundary according to the city’s general plan.
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|  | 1. Agricultural land within a proposed expanded city boundary (annexation), Sphere of Influence, municipal service boundary, or specific plan.
 |
|  | 1. Agricultural land within two miles of a city’s Sphere of Influence or municipal service boundary, or within two miles of an unincorporated area which is zoned for or contains residential development where the average lot size is two acres or less.
 |
|  | 1. Agricultural land identified for potential rezoning from agricultural to rural residential use (one to ten acres) by a jurisdiction as evidenced by a revised zoning proposal or land use plan, or undergoing environmental review, within the past 5 years.
 |
|  | 1. Agricultural land within two to five miles of land developed or zoned for residential use where the average lot size is one acre or less, or agricultural land up to five miles from land developed or zoned for rural residential use (one to ten acres) in the county General Plan.
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**Preproposal questions**

Please answer the following pre-proposal questions. Please limit responses to **five pages or less.**

More detailed information is required in the full grant application.

1. Confirm that the applicant is an Eligible Applicant as defined on Page 6 of the Guidelines.
2. Confirm that the applicant agrees to all the Conditions of Funding for the proposed project type.
3. Is the proposed acquisition part of a local government’s condition placed upon the issuance of an entitlement for use of a specific property? If yes, please describe.
4. Does the property have any known agricultural constraints (e.g., due to soil or water contamination)? If so, please describe.
5. If the applicant intends to restrict agricultural intensification on the property, describe the restrictions and discuss (a) how those restrictions are consistent with the property’s continuing agricultural use, and (b) whether the restrictions would substantially impair agricultural use on the property.
6. Describe how the property will support infill and compact development.
7. Describe how the proposal will support the implementation of an adopted or draft sustainable communities strategy or, if a sustainable communities strategy is not required for a region by law, a regional plan that includes policies and programs to reduce greenhouse gas emissions.
8. Describe how the project is consistent with California’s [Planning Priorities](https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65041.1).
9. Describe the market, infrastructure, and agricultural support services around the property.
10. Provide a brief description of the project, including the current agricultural use of the property. Is the parcel proposed for conservation expected to continue to be used for, and is it large enough to sustain, commercial agricultural production?
11. Provide a brief discussion of the environmental, economic, public health, and other co-benefits that this project will provide.
12. If the proposal is for fee title acquisition, how will the property be utilized for agricultural use? What is the plan to lease or sell the property? Will this occur as part of the project and if not, what is the anticipated time frame?

Provide any other comments, potential concerns, etc.