



Preparing Your 2016-17 SALC Program Application



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 application handy
- www.conservation.ca.gov/dlrp/SALCP/Pages/Apply-for-Funding.aspx



Outline

Program Overview

Strategy and Outcome Grants

Agricultural Conservation Easements

Risk of Conversion

Quantifying GHG Reduction Benefits

Disadvantaged Community Status



SALC Program Goals

- 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
- Reduce future greenhouse gas emissions through protection of agricultural lands



Legend:

- 1. Greenish-backed Goldfinch
- 2. Greenish-backed Goldfinch
- 3. Greenish-backed Goldfinch
- 4. Greenish-backed Goldfinch
- 5. Greenish-backed Goldfinch
- 6. Greenish-backed Goldfinch
- 7. Greenish-backed Goldfinch
- 8. Greenish-backed Goldfinch
- 9. Greenish-backed Goldfinch
- 10. Greenish-backed Goldfinch
- 11. Greenish-backed Goldfinch
- 12. Greenish-backed Goldfinch

Scale: 0 5 10 20 30 40 km

Agricultural Conservation Easements



FY 2016-17 Overview

- Full applications due August 1, 2017
- Up to 10% of cap and trade auction proceeds allocated to Affordable Housing and Sustainable Communities will likely be available for SALC Program grants
- Up to \$1 million in funding available for Strategy & Outcome grants



Feedback for Applications

- 25 pre-proposals received
- Review of complete pre-proposals will be completed by July 7th
- Technical assistance with full applications will be provided based on available resources



FY 2016-17 Updates

- No major policy changes
- Clarified language for Risk Option 9
- Expanded language on how mineral rights are addressed
- Added request for information about potential non-agricultural uses
- Revised criteria for projects claiming disadvantaged community (DAC) status



Agricultural Strategies and Outcomes



What Constitutes a Strategy and Outcome?

- This grant category provides support for local jurisdictions to design and implement an agricultural land conservation strategy.
- The strategy must result in an outcome that reduces GHG emissions through the long-term protection of agricultural lands under threat of conversion.



Who can apply for a Strategy and Outcome grant?

- Cities and/or counties must be the lead applicant and grantee
- Can apply in partnership with other organizations
- Examples of stakeholder groups:
 - Agricultural organizations
 - Agricultural support businesses
 - Nongovernmental organizations (NGOs)
 - Community members



Strategy and Outcome Pairings

- Strategies and Outcomes are paired to create a direct linkage between policy and implementation. They were developed through multiple meetings and a public comment period.
- Anticipated outcomes include:
 - SALC Program funded ACEs
 - The adoption of specific zoning, growth boundary, or greenbelt mechanisms



	Strategy	GHG Quantifiable Outcome	Administrative Requirement
1	Establish an Agricultural Land Mitigation Program: Formal program to conserve agricultural land at a 1:1 ratio (or higher) as identified in ordinances and policies via a General Plan Update or Amendment.	Agricultural Conservation Easement(s)	Reimbursement concurrent with an ACE grant agreement approved and executed under the SALC Program
2	Establish an Agricultural Conservation Easement Purchasing Program: The development and implementation of a locally-driven strategy to purchase agricultural easements on strategic properties using dedicated funding source(s), such as dedicated sales or property tax increments.	Agricultural Conservation Easement(s)	Reimbursement concurrent with an ACE grant agreement approved and executed under the SALC Program
3	Adoption of Urban Limit Line or Urban Growth Boundary: The development and implementation of a locally-driven urban limit line program and restricted Urban Service Area (e.g., water, sewer).	Zoning ordinances that effectively eliminate growth beyond the estimated Project Geographic Area	Reimbursement after the ordinance has been officially adopted through the appropriate governing mechanism
4	Increase Zoning Minimum for Designated Strategic Agricultural Areas: Updating or amending the local jurisdiction's General Plan to increase minimum acreage (upzoning) for strategic agricultural areas (e.g., from 20-acre to 40-acre minimums).	Zoning ordinances that effectively eliminate growth in the estimated Project Geographic Area	Reimbursement after the ordinance has been officially adopted through the appropriate governing mechanism
5	Adoption of an Agricultural Greenbelt and Implementation Agreement: Enactment of specified agricultural greenbelt(s) between cities, tied to General Plan updates or legally-binding agreements, that focus agricultural mitigation funds or related farm/open space funds to establishing the greenbelt buffer. The greenbelt will contain primarily agricultural lands. Other lands with conservation values may be given secondary consideration for inclusion in an Agricultural Greenbelt.	Results in both Agricultural Conservation Easement(s) and Zoning ordinances that effectively eliminate growth in the estimated Project Geographic Area	Reimbursement concurrent with an ACE grant agreement approved and executed under the SALC Program or Reimbursement after completion of the Greenbelt and Implementation Agreement



5 Eligible Strategy and Outcome Pairings



If selected for award, how will Strategy grantees be reimbursed?

- Agricultural Conservation Easement
 - Strategy and Outcome #1
 - Strategy and Outcome #2
 - Strategy and Outcome #5

SALC
ACE

Concurrent
Reimbursement

- Zoning Ordinance
 - Strategy and Outcome #3
 - Strategy and Outcome #4

NO
SALC
ACE

Delayed
Reimbursement



What role does collaboration play in a proposal's eligibility?

- Demonstration of collaboration with stakeholder groups is an eligibility requirement
- For purposes of final selection, strategies which show strong collaborative efforts will be given priority consideration.
- We recommend that applicants reach out to stakeholders early to increase the strength of the application



Demonstrating Collaboration

Joint Strategy and ACE grant applications: strong demonstration of collaboration

Documentation: reference the ACE grant on the Strategy application

Stakeholder Meetings: Discussing the proposed Strategy, receiving feedback, and garnering support

Documentation: Public notice, meeting minutes, and sign-in sheets; Letters of support from community members and groups

Partnership Arrangements: Signing agreement(s) with other jurisdictions/local government organizations to pursue the Strategy

Documentation: Copies of agreements from those organizations; Letters outlining how other organizations will assist in the development or implementation of Strategy

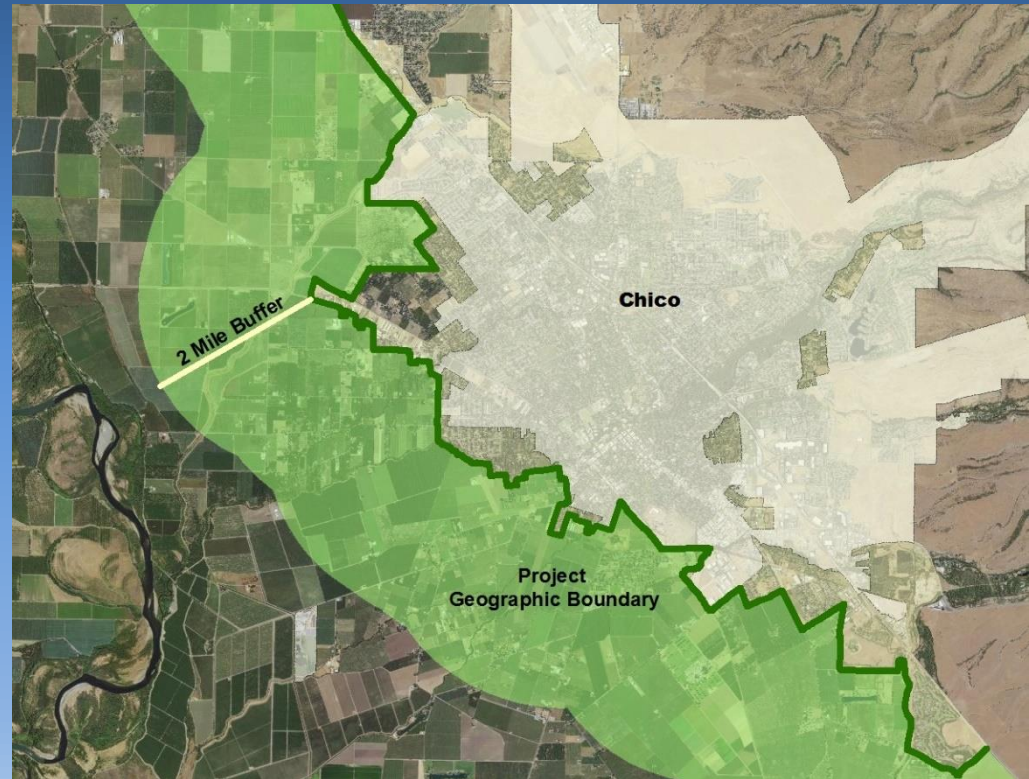
Funding Arrangements: Receiving match funding or in-kind services to support development of the Strategy

Documentation: Letters providing details about proposed collaboration including specific funding and in-kind contributions



What is a Project Geographic Area?

The physical geographic extent of an area that is assessed for estimating the GHG emission reductions of the project at the application stage.



Map example: Adopting an Urban Limit Line



This map is for example and discussion purposes only and does not reflect the actual city policies or ordinances associated with the Chico Greenline. For further information on the Chico Greenline, please contact the City of Chico Planning Department: (http://www.chico.ca.us/planning_services/PlanningServicesHomePage.asp)



How does Disadvantaged Community (DAC) status affect an application?

- Strategy and Outcome application:
Adds 5 points to the application score



Agricultural Conservation Easements



ACE Eligible Applicants

- Cities
- Counties
- Nonprofit organizations including land trusts
- Resource conservation districts
- Regional park and open-space districts or authorities

Applicants must have the conservation of farmland among their stated purposes or locally adopted policies in order to be eligible for funding.



Please see page 21 of the FY16-17 Guidelines for additional requirements.



ACE Grant Eligibility Criteria

Basic Criteria

- Project must achieve a reduction in GHG emissions
- Land use will be restricted in perpetuity
- Clear title can be conveyed
- Total purchase price of easement does not exceed easement's appraised fair market value



Complete language and selection criteria can be found on pgs. 30-31 of the FY16-17 Guidelines.



ACE Grant Eligibility Criteria

Public notice requirements and local government approval

- Consistent with the jurisdiction's general plan
- Project is approved by local government via a resolution of support¹
- Easement cannot be acquired by eminent domain
- Project is not part of a local jurisdiction's entitlement process



¹Public noticing requirement options can be found on pg. 37 of the FY16-17 Guidelines.



ACE Grant Selection Criteria

- Size is typical of agricultural operations in the region
- Parcels are above their current minimum zoning
- Property is in active agricultural production (cultivated and non-cultivated)
- Structural improvements are in proportion to the agricultural operation



Complete selection criteria can be found on pg. 31 of the FY16-17 Guidelines.



ACE Grant Selection Criteria

- Adjacent to other permanently protected property
- A community separator or green-belt
- Additional conservation values or co-benefits
- Water is available in quantities and is of a quality for agricultural purposes



Complete selection criteria can be found on pg. 31 of the FY16-17 Guidelines.



Risk of Conversion



What is a risk of conversion?

- Definition: The threat that the land in question will be converted to a non-agricultural use
- Conversion would result in additional vehicle miles travelled (VMT), and therefore increased GHGs
- SALC Program measures risk of conversion using 9 Risk Options
 - Certain risks are time-dependent (e.g., Options 1 and 2)
 - Others are distance-dependent (e.g., Options 5, 7, 8, and 9)



Why is this important?

For the SALC Program

- SALC Program funding comes from GGFRF, which aims to reduce future GHG emissions (as measured in VMT)
- Funding is provided for projects that would result in VMTs (and therefore GHG emissions) avoided

For Applicants

- Risk of conversion is an eligibility criterion



Determining Risk of Conversion

- Review Risk Options

Residential

5 Risk Options

Rural Residential

3 Risk Options

Agricultural

1 Risk Option



*Available on pgs. 2-3 of the FY2016-17 Guidelines and pg. 14 of the ACE application



Determining Risk of Conversion

Residential Risk
(Risk Option 5 example):

1. Identify project site



Determining Risk of Conversion

Residential Risk
(Risk Option 5 example):

1. Identify project site
2. Identify any nearby cities/spheres of influence



Determining 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***



Determining Risk of Conversion

Rural Residential Risk
(Risk Option 7 example):

1. Identify nearby rural residential parcels (1-10 acres)



Determining Risk of Conversion

Rural Residential Risk
(Risk Option 7 example):

1. Identify nearby rural residential parcels (1-10 acres)

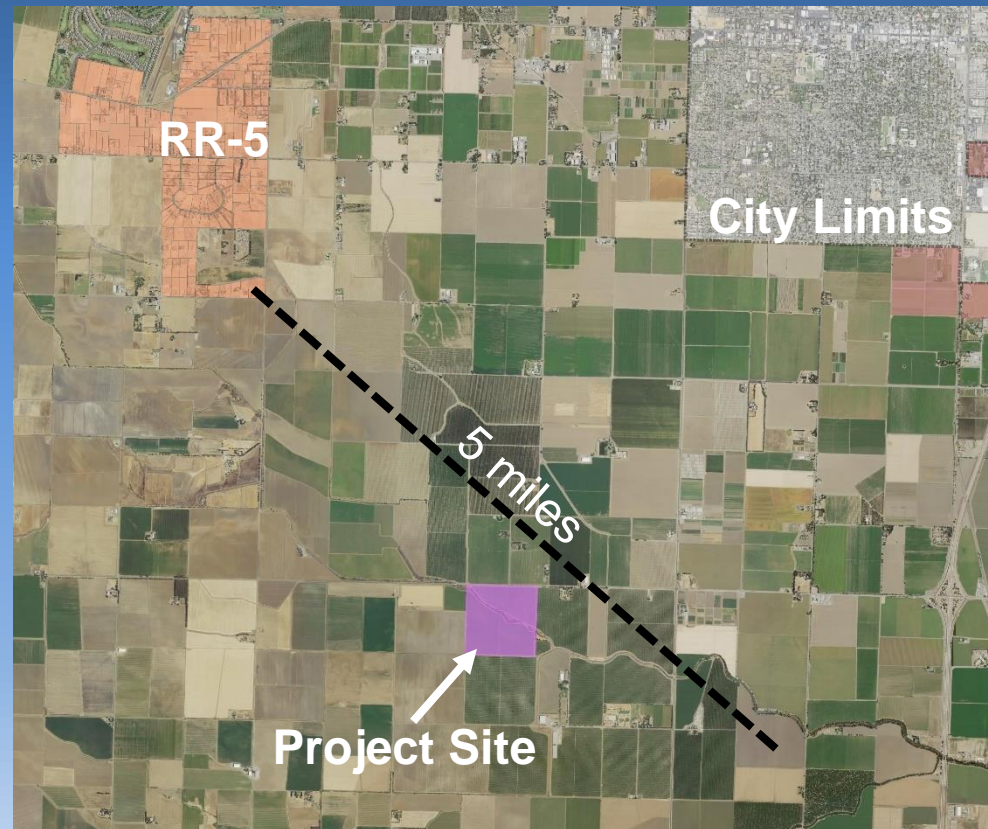


Determining Risk of Conversion

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***



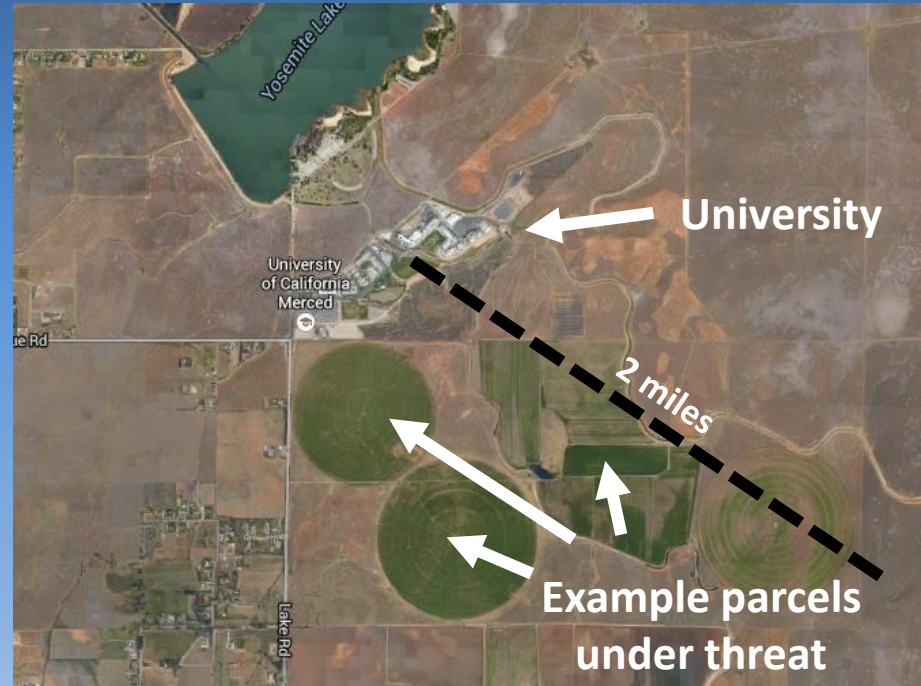
Determining Risk of Conversion

Subdivision to Current Zoning
(Risk Option 9 example):

Within 2 miles

Look for features such as:

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



Option 9 – school/university



RISK OPTION	EVIDENCE EXAMPLES	X
At risk of conversion to Residential Zoning		
1. Identified for development (within last 5 years)	Included in a development proposal submitted to a local government Included in a development proposal undergoing environmental review Included in a development proposal publicly available from controlling interests	
2. Identified for rezoning to non-ag use (within last 5 years)	Revised zoning proposal Revised land use plan Zoning proposal or land use plan undergoing environmental review	
3. (a) W/in a city's SOI or MSB	Sphere of Influence map/General Plan Municipal Service Boundary map/General Plan	
(b) W/in a city's urban growth boundary	Urban growth boundary map/ General Plan	
4. W/in proposed expanded city boundary (annexation), SOI, MSB, or specific plan	Submit copy of relevant proposal/maps Copy of specific plan	
5. (a) W/in 2 miles of a city's SOI/MSB	Map of SOI and location of site in relation to SOI Map of MSB and location of site in relation to MSB	
(b) W/in 2 miles of an unincorporated area zoned for/containing residential dev. w/ an avg. lot size of 2 acres or less.	Plot on map (w/ proof of avg. lot size); relevant zoning code	
At risk of conversion to Rural Residential Zoning		
6. In conformance with the Subdivision Map Act	County Certificate(s) of Compliance	
7. (a) Up to 5 miles from land developed for rural residential use (1-10 acres)	Plot on map (w/ rural residential use and acreage identified)	
(b) Up to 5 miles from land zoned for rural residential use (1-10 acres)	Zoning codes; plot on map	
8. W/in 5 miles of other ag. land sold or zoned for rural residential use (1-10 acres)	Proof of sale of land for rural residential use/map of distance from sold land Zoning codes (in relation to project site)	
At risk of conversion within Agricultural Zoning designation		
9. (a) Located w/in 2 miles of casino, resort, golf course, public recreation area, school, or university	Map of project location in relation to relevant attraction	
(b) Located w/in 2 miles of a major highway intersection; or w/in 2 miles of a road planned for expansion	Map of project location in relation to relevant intersection or roadway; copy of CalTrans/County road expansion plan	



Quantifying GHG Reductions



How are the GHG reduction benefits anticipated to accrue as a result of a proposed project determined?

- SALC Program staff will calculate the GHG reduction benefits of each project based on the Risk Option selected.



How GHG reduction benefits are determined:

1. Calculate development rights extinguished

Determining Development Rights Extinguished						
Project Name	Acres (Within Project Geographic Boundary)	Risk Option	Zoning Category	Average Minimum ft ² per Lot	Average Density (Dwelling Units per Acre)	Development Rights Extinguished
Easement Test 1	396	5	Residential	5500	7.92	3136



How GHG reduction benefits are determined:

1. Calculate development rights extinguished

Determining Development Rights Extinguished						
Project Name	Acres (Within Project Geographic Boundary)	Risk Option	Zoning Category	Average Minimum ft2 per Lot	Average Density (Dwelling Units per Acre)	Development Rights Extinguished
Easement Test 1	396	5	Residential	5500	7.92	3136



How GHG reduction benefits are determined:

1. Calculate development rights extinguished

Determining Development Rights Extinguished						
Project Name	Acres (Within Project Geographic Boundary)	Risk Option	Zoning Category	Average Minimum ft ² per Lot	Average Density (Dwelling Units per Acre)	Development Rights Extinguished
Easement Test 1	396	5	Residential	5500	7.92	3136



Identify average values using zoning codes from city nearest to project site



How GHG reduction benefits are determined:

TABLE 26-30.020-2: DEVELOPMENT STANDARDS FOR RL, R-1, R-2, R-3, R-4 & RP DISTRICTS

Development Standard	Zoning Districts					
	RL	R-1	R-2	R-3	R-4	RP
Lot Area, Minimum						
Interior lot	8,000 sq.ft.	5,000 sq.ft. [2]	3,000 sq.ft. [2]	2,200 sq.ft. [2]	2,000 sq.ft. [2]	2,200 sq.ft. [2]
Corner lot	8,000 sq.ft.	6,000 sq.ft. [2]	4,000 sq.ft. [2]	3,000 sq.ft. [2]	2,500 sq.ft. [2]	3,000 sq.ft. [2]
Density, Minimum	—	—	—	As specified in General Plan	As specified in General Plan	As specified in General Plan

Oroville Zoning Ordinance

$$\frac{5,000 + 6,000}{2} = 5,500$$



How GHG reduction benefits are determined:

1. Calculate development rights extinguished

Determining Development Rights Extinguished						
Project Name	Acres (Within Project Geographic Boundary)	Risk Option	Zoning Category	Average Minimum ft ² per Lot	Average Density (Dwelling Units per Acre)	Development Rights Extinguished
Easement Test 1	396	5	Residential	5500	7.92	3136

1 acre (43560 ft²) divided by



How GHG reduction benefits are determined:

1. Calculate development rights extinguished

Determining Development Rights Extinguished						
Project Name	Acres (Within Project Geographic Boundary)	Risk Option	Zoning Category	Average Minimum ft ² per Lot	Average Density (Dwelling Units per Acre)	Development Rights Extinguished
Easement Test 1	396	5	Residential	5500	7.92	3136



X



=



How GHG reduction benefits are determined:

1. Calculate development rights extinguished

Determining Development Rights Extinguished						
Project Name	Acres (Within Project Geographic Boundary)	Risk Option	Zoning Category	Average Minimum ft ² per Lot	Average Density (Dwelling Units per Acre)	Development Rights Extinguished
Easement Test 1	396	5	Residential	5500	7.92	3136



X



=



How do development rights extinguished relate to the GHG reduction benefits of a project?

1. Calculate development rights extinguished
2. Input Development Rights Extinguished into California Emissions Estimator Model (CalEEMod) to obtain VMTs avoided



CalEEMod.2013.2.2

Home Project Characteristics Land Use Construction Operational Vegetation Mitigation Reporting Help

☒ Cascade Defaults

Land Use

Import csv Default Undo

Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage	Square Feet	Population
Residential	Single Family Housing	3,136	Dwelling Unit	1,018.18	5,644,800	8,969

* ↑ Zoning ↑ SFH ↑ Development Rights Extinguished

Population

Lot Acreage

Remarks

<< Previous Next >>



To access CalEEMod, visit: www.caleemod.com



How do development rights extinguished relate to the GHG reduction benefits of a project?

1. Calculate development rights extinguished
2. Input Development Rights Extinguished into CalEEMod to obtain VMTs avoided
3. Use VMTs avoided and county average vehicle emission factors to calculate GHGs avoided (per dollar) over project life*

*See Quantification Methodology on ARB's website for additional details



How will GHG reduction numbers affect an application?

- The project must achieve a reduction in GHGs to be eligible for SALC Program funding
- For ACE proposals: the GHG reductions achieved per dollar *will* affect the competitiveness of each application in relation to other proposals
- For Strategy and Outcome proposals: GHG reductions account for up to 5 points on the application score



Disadvantaged Community Status



How does DAC status affect an application?

- ACE application: Qualifies project for 90% funding (highest amount available)
- Strategy and Outcome application: Adds 5 points to the application score

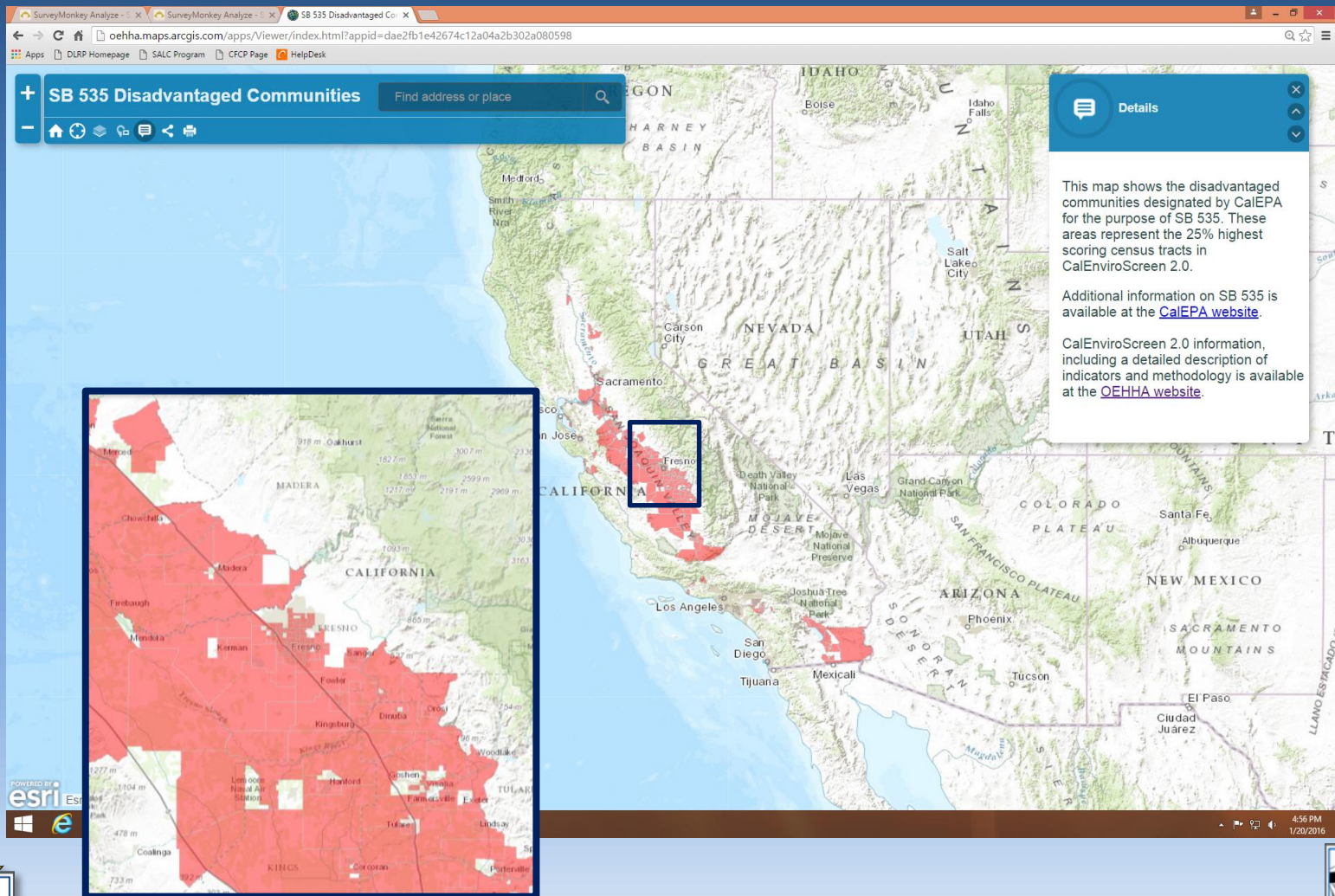


What qualifies an area as a DAC?

- Identified as a Disadvantaged Community in CalEnviroScreen 2.0 (CalEPA)
- CalEnviroScreen is a tool developed by OEHHA to assess areas disproportionately affected by multiple types of pollution and areas with vulnerable populations
- Categories of indicators:
 - Pollution burden (12)
 - Population characteristics (7)
- Accessible via:
<http://www.arb.ca.gov/cc/capandtrade/auctionproceeds/535investments.htm>



What qualifies an area as a DAC?



How do applicants determine whether their project qualifies for DAC status*?

1. Does the project preserve or restore a site where a majority of the land area is located within a Disadvantaged Community?*
2. Does the project provide direct, meaningful and assured benefits to a DAC?
3. Does the project meaningfully address an important community need?

*NOTE: Answering 'no' to question 1 does not automatically disqualify a project from achieving DAC status. Refer to the Disadvantaged Communities Benefits Checklist and ARB's Funding Guidelines for additional information.



Direct, Meaningful, and Assured Benefits

If within a DAC:

- Request a consultation with DOC staff early in the process to determine benefit

If outside a DAC:

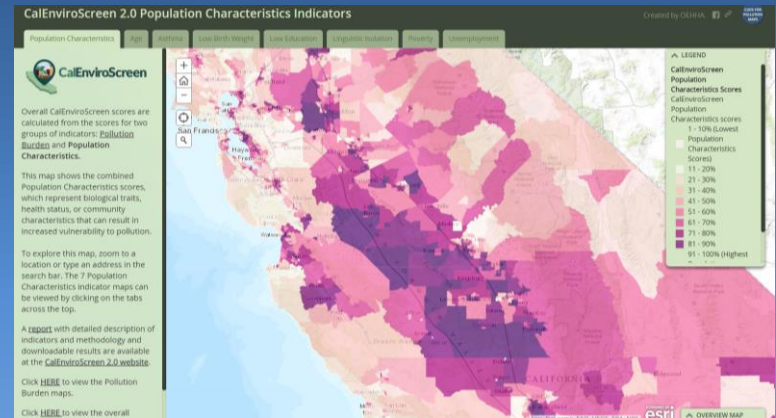
- Preserves or restores a site that allows public access and is accessible by walking within 0.5 miles of a DAC
 - For example:
 - Designates public access routes for fishing or recreational use along a stream or channel
 - Provides structured educational programs for residents of a DAC*
- Significantly reduces flood risk to an adjacent DAC

*Note that this is not an exhaustive list

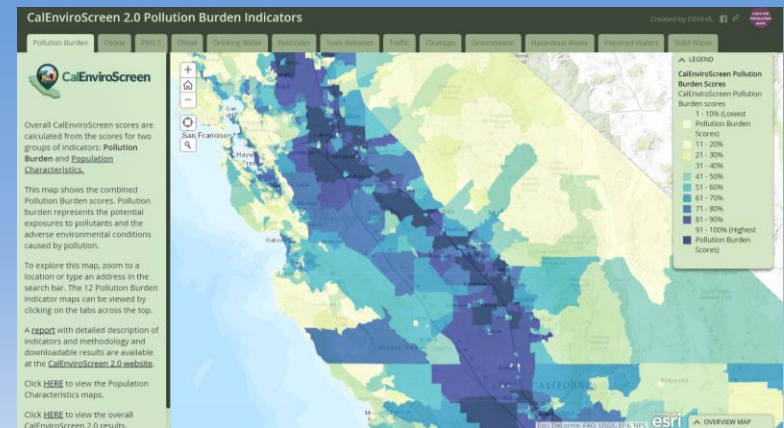


How do applicants identify/prove that their project meets a community need?

- Consider factors in CalEnviroScreen



Population Characteristics



Pollution Burden



How do applicants identify/prove that their project meets a community need?

- Consider factors in CalEnviroScreen

OR

- Host community meetings to solicit local input

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

*This is not an exhaustive list



How do applicants identify/prove that their project meets a community need?

- Consider factors in CalEnviroScreen
- Host community meetings to solicit local input

OR

- Receive documentation of community support

Provide letter(s) or email(s) of support from the community



How do applicants identify/prove that their project meets a community need?

- Consider factors in CalEnviroScreen
- Host community meetings to solicit local input
- Receive documentation of community support

OR

- Identify common need(s) per ARB's Funding Guidelines

*Examples of Needs**

- *Reduce health harms due to the built environment (e.g. by creating parks)*
- *Increase access to parks, greenways, open space, etc.*

*Note that this is not an exhaustive list



Other documents that should be submitted to prove DAC status?

- Disadvantaged Communities Benefits Checklist
- Map indicating that project is within a Disadvantaged Community (from CalEnviroScreen 2.0)
- Maps/narrative identifying the DAC impacted by the project and how the project provides benefit(s) to that community



Questions?

SALC Program Staff

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www.conservation.ca.gov