



# Preparing Your Sustainable Agricultural Lands Conservation Acquisition Pre-proposal

May 12, 2022 | virtual



California  
Department of  
Conservation



CALIFORNIA  
STRATEGIC  
GROWTH  
COUNCIL



Cap and Trade  
Dollars at Work

# Webinar Structure

- **One-hour webinar**
- **Questions will be addressed 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 documents handy**



# Outline

- SALC Overview
- Pre-Proposal and Application Process
- Completing your Pre-proposal
- Eligibility Criteria
- Priority Population Status
- Next Steps and Questions

# SALC Basics



# Sustainable Agricultural Lands Conservation

- **Protect** agricultural lands to support infill and compact development
- **Contribute** to carbon neutrality and build climate resilience
- **Safeguard** economic sustainability and food security
- **Protect** biodiversity
- **Enable** enduring conservation of working lands
- **Advance** equity and opportunity for all regions of California



# Funding

- 10% of the AHSC Program's GGRF monies
- Round 7 cycle awarded \$65 million in funding to 19 acquisition projects and 3 planning projects
- Round 8 funding to be determined after May auction



# Eligible Project Types

Agricultural Conservation  
Acquisition Grants

Agricultural Conservation  
Land Use Planning Grants

## **New in Round 8:**

Agricultural Conservation  
Capacity and Project  
Development Grants



# Acquisition Grant Project Types

Agricultural conservation acquisition grants will be provided to fund the following:

- **Purchase of conservation easements**
  - Awards will cover up to 75% of the value of agricultural conservation easements
- **Purchase of fee title**
  - Awards will be given to up to not more than 25% of available funding
  - Awards will cover up to 75% of the agricultural conservation easement value of the property's fair market value.
  - Fee title projects will be held to the same eligibility criteria and scored by the same selection criteria as easement projects



# Who can apply for an Agricultural Conservation Easement grant?

- Cities, counties, nonprofit organizations, resource conservation districts, regional park or open-space districts or regional park or open-space authorities
  - Note: Non-Profit applicants 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)

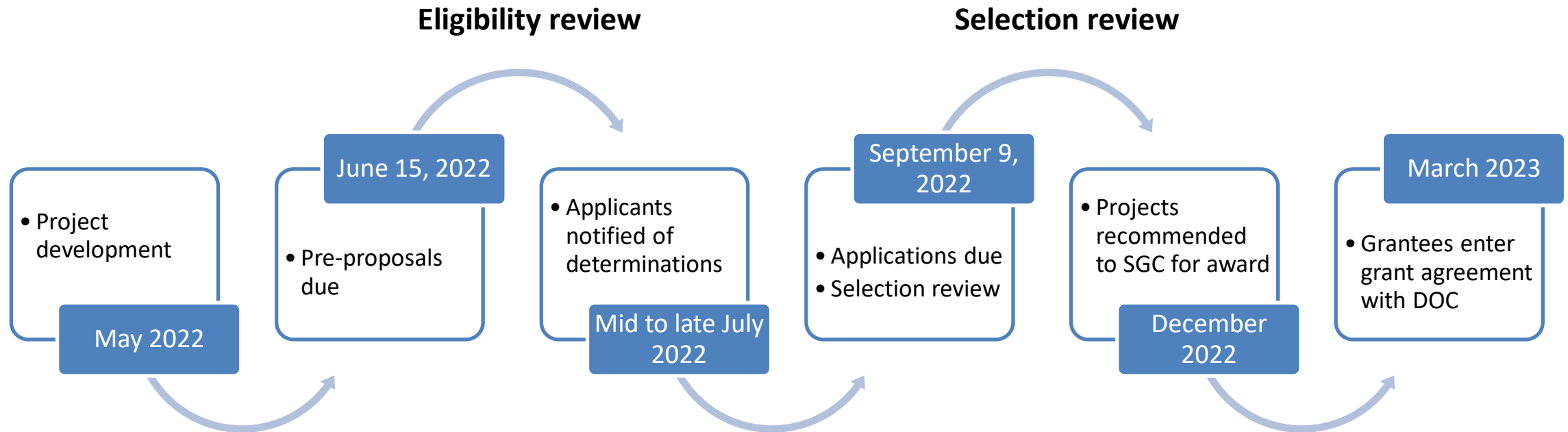
# Basics

- Fund conservation of:
  - cropland
  - rangeland
  - land used by tribes for gathering/activities that promote healthy trees, shrubs, and perennial forbs for the cultivation of traditional foods, herbal medicine, fibers, and dyes
- Restrictions are in perpetuity
- No minimum parcel size
- Projects cannot prohibit secondary dwellings or farmworker housing
- No permanent severance of water rights

# Conditions of Funding

To receive funding from SALC, the applicant must agree to **ALL** of the conditions of funding listed on pages 34-36 of the Guidelines for easement or fee projects for the entirety of the grant term.

# Acquisition Timing



# Process

## Pre-proposals

- Review basic project features to identify questions/concerns
- Eligibility review and determination
- For projects claiming CARB's priority population benefit status, initial review
- Initial title review
- Initial readiness review

## Applications

- Confirm basic project features/review any updates
- For projects claiming CARB's priority population benefit status, review and determination
- Title review
- Final readiness review
- Selection evaluation

# Basic Project Features



# Property Information

Project Title	
Location (County and Nearest City)	
Distance to nearest city or census designated place	
Real property interest to be acquired	<input type="checkbox"/> Easement <input type="checkbox"/> Fee
Located within a <a href="#">priority population</a>	<input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b> [Census tract number]
Priority Population Status	<input type="checkbox"/> <b>Y</b> <input type="checkbox"/> <b>N</b> [If yes, attach Priority Population Benefits Table]



# Project Funding

A: SALC Acquisition Request Amount	\$
B: SALC Associated Costs Request:	[Up to \$60,000]
C: SALC Management Plan or Carbon Farm Plan Request	[Up to \$10,000 for a management plan or up to \$10,000 for a carbon farm plan]
E: SALC Total Grant Request (A+B+C)	\$
Match Amount ( <i>toward easement value only</i> )	\$
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?	<input type="checkbox"/> Y <input type="checkbox"/> N List:
Estimated Easement Fair Market Value	\$
Estimated Fee Title Fair Market Value ( <i>fee acquisitions only</i> )	\$





# Basics

- Restrictions on agricultural use
- Project acreage
- Sale and subdivision
- Water and mineral rights
- Single family residences
- Farm labor residences
- Building envelopes
- Other reserved rights



# Eligibility Criteria



# Required Documents

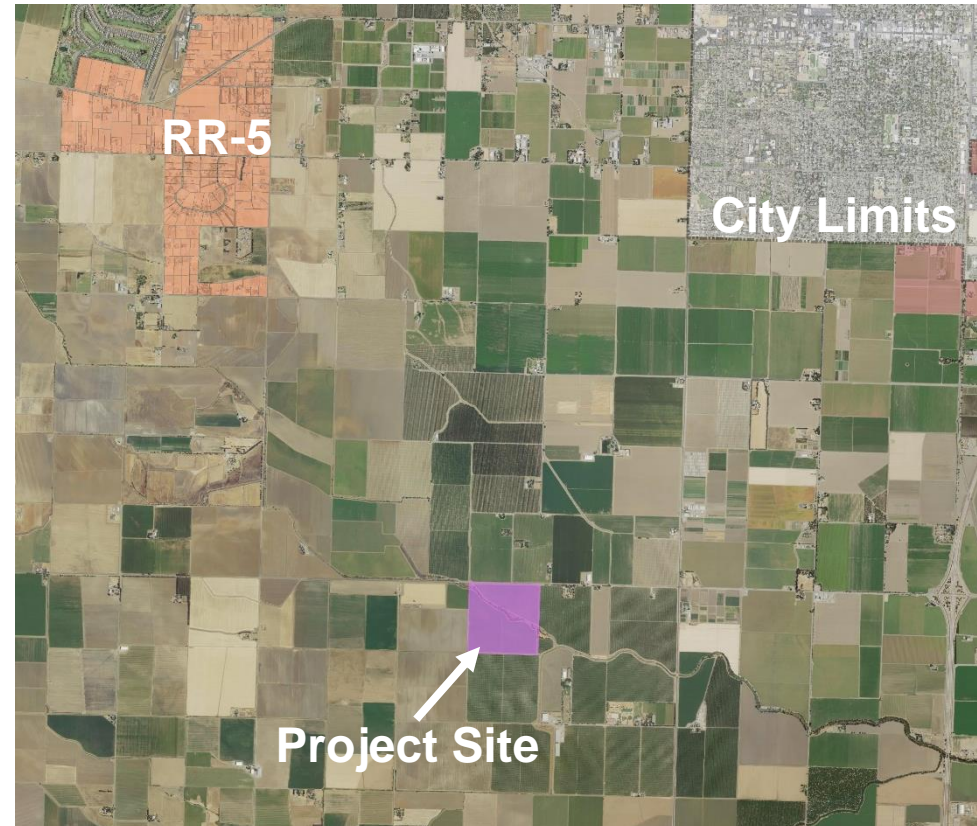
- Proof of applicant eligibility and capacity
- Signed applicant landowner letter of intent



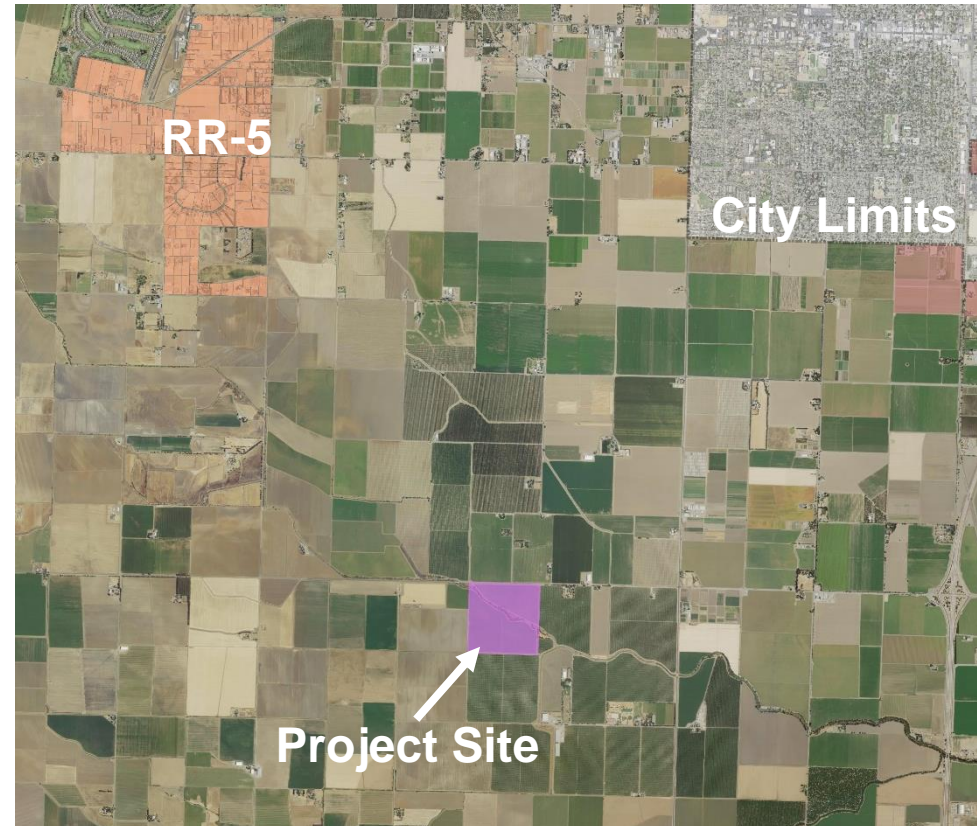
# Support infill development and risk of conversion

- Likelihood of conversion to non-agricultural uses
- Property acts as a community separator or greenbelt
- Relevant land conversion and development trends in the region
- Changes in land use, housing development patterns, and increasing housing costs
- Commute times to job centers
- Development rights associated with and developability of the property
- Existing and/or planned transportation infrastructure
- Access to broadband

# Supports Infill and compact development



# Risk of conversion to non-agricultural uses

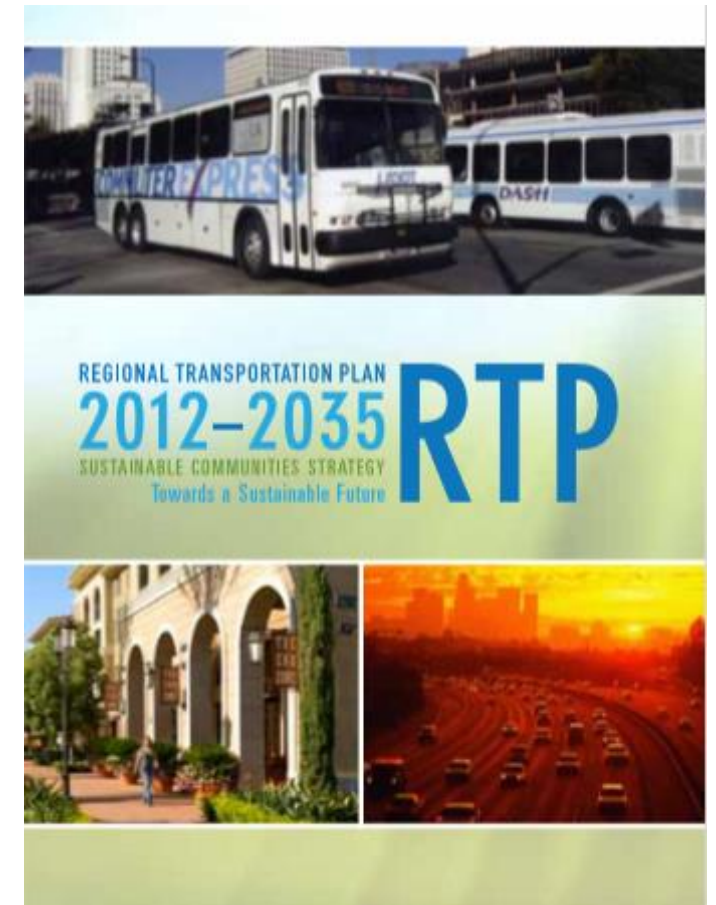




# Greenhouse Gas Emissions Reduction

## Demonstrate a reduction in GHGs

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



# 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://ww2.arb.ca.gov/our-work/programs/sustainable-communities-program/regional-plans-evaluations>
- 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
- Tribes
  - A tribal plan to reduce greenhouse gas emissions
  - Signatory to an international agreement to reduce greenhouse gas emissions
  - Signatory to an agreement with other tribal authorities to reduce greenhouse gas emissions





# Agricultural Use

- Parcel(s) are in an area that possesses the necessary market, infrastructure, and support services to support long-term commercial agricultural production
- Parcel(s) proposed for conservation are expected to continue to be used for and are large enough to sustain commercial agricultural production
- For tribes, gathering and activities that promote healthy trees, shrubs, and perennial forbs for the cultivation of traditional foods, herbal medicine, fibers, and dyes will be considered to meet these criterion

*Note: For a full definition of agricultural uses, refer to the glossary (Appendix K) of the guidelines*

# Priority Populations



# Priority Population Benefit Status

- SALC provides up to 100% funding for projects where 50% or more of the project is located within a priority population area and provides benefits to a priority population.
- Projects that don't qualify for priority population status but are led by a tribe or provide secure land tenure to a member of a priority population, or to a beginning or Veteran farmer/rancher are eligible for 100% funding and will be prioritized for funding.

# Miscellaneous



# Pre-Proposal Requirements

- Include a preliminary title report that is less than 12 months old
  - Include all parcels proposed for conservation under the easement
  - Include underlying documents
  - Provide a description of title concerns and proposed resolution
- Map your project's structure (i.e., boundaries, acreage, exclusions)

# Management Plans and Carbon Farm Plans

All projects awarded funding are eligible to receive up to \$10,000, in addition to the funding toward the acquisition and associated costs

The plan must:

- Be incorporated by reference into the deed
- Be approved by the Department prior to close of escrow
- Be updated when changes occur that have the potential to significantly impact the conservation values
- Be reviewed by the landowner and easement holder at least every ten years

# Management Plans and Carbon Farm Plans – cont.

- Must meet the minimum requirements in Appendix L of the SALC FY 2021-22 Guidelines
- The Plan must be developed by a qualified planner or resource conservation district
- The grantee must report the landowner's management plan's implementation and any changes in the agricultural operation or ownership from the previous year on its monitoring report

# NEXT STEPS

## 2022 Key Dates and Deadlines

- **June 15** – Acquisition Preproposals Due (mandatory for acquisition projects)
- **July 1** – Planning pre-proposals due
- **August 8** – Capacity Applications Due
- **September 9**-- Applications Due (Acquisition and Planning)
- **Mid December 2022\*** -- Awards recommended for approval by SGC
- **March 2023\*** -- Grantees enter into grant agreements with DOC

\*Subject to change



# Contact Information

**Email pre-proposals by June 15 to:**  
**SALCP@conservation.ca.gov**

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

**Staff can be reached at:**  
**salcp@conservation.ca.gov**



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# Questions

# Thank You!