

Santa Clara Valley

# Climate and Agricultural Preservation Plan

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Webinar for Advisors  
August 19, 2016



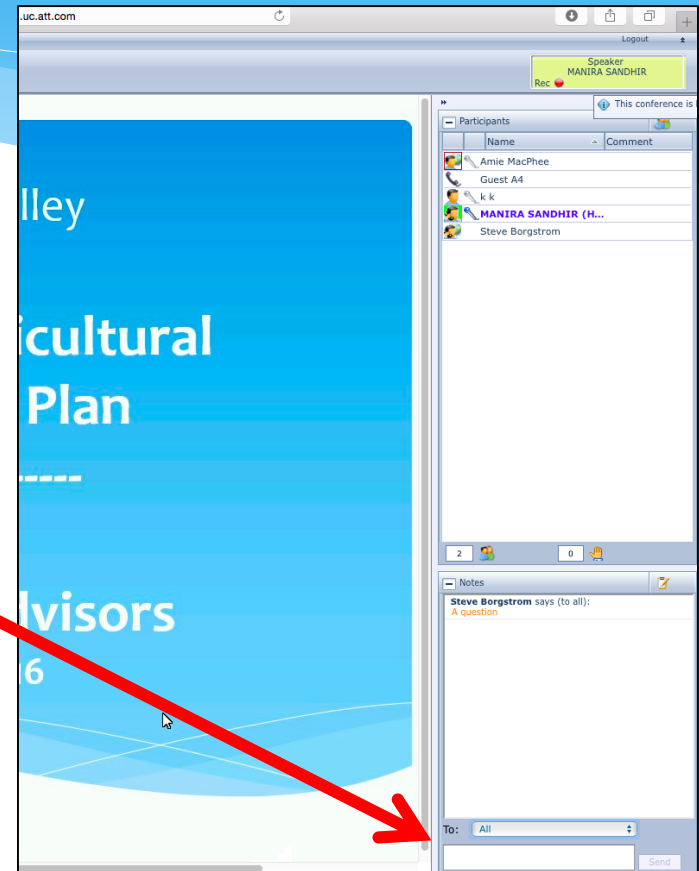
# Purpose of the Webinar

- \* Provide Advisors an overview of Santa Clara Valley Climate and Agriculture Preservation Program (CAPP)
  - \* Program Goals
  - \* Current Context, Challenges & Opportunities
- \* Set expectations on proposed role for Advisors
- \* Set expectations on time commitments and next steps



# Webinar – Technical Details

- \* Informative Presentation
- \* Q&A at end of presentation
- \* Please mute phone
- \* Use text box to ask questions.
- \* Copy of presentation in pdf.  
- email



# Webinar Agenda

- \* **Overview of Santa Clara Valley CAPP**

- \* Agriculture in Santa Clara County – History & Today
- \* Agricultural Preservation Tools in Place
- \* Current Trends, Threats, Challenges and Opportunities
- \* Goals of Program

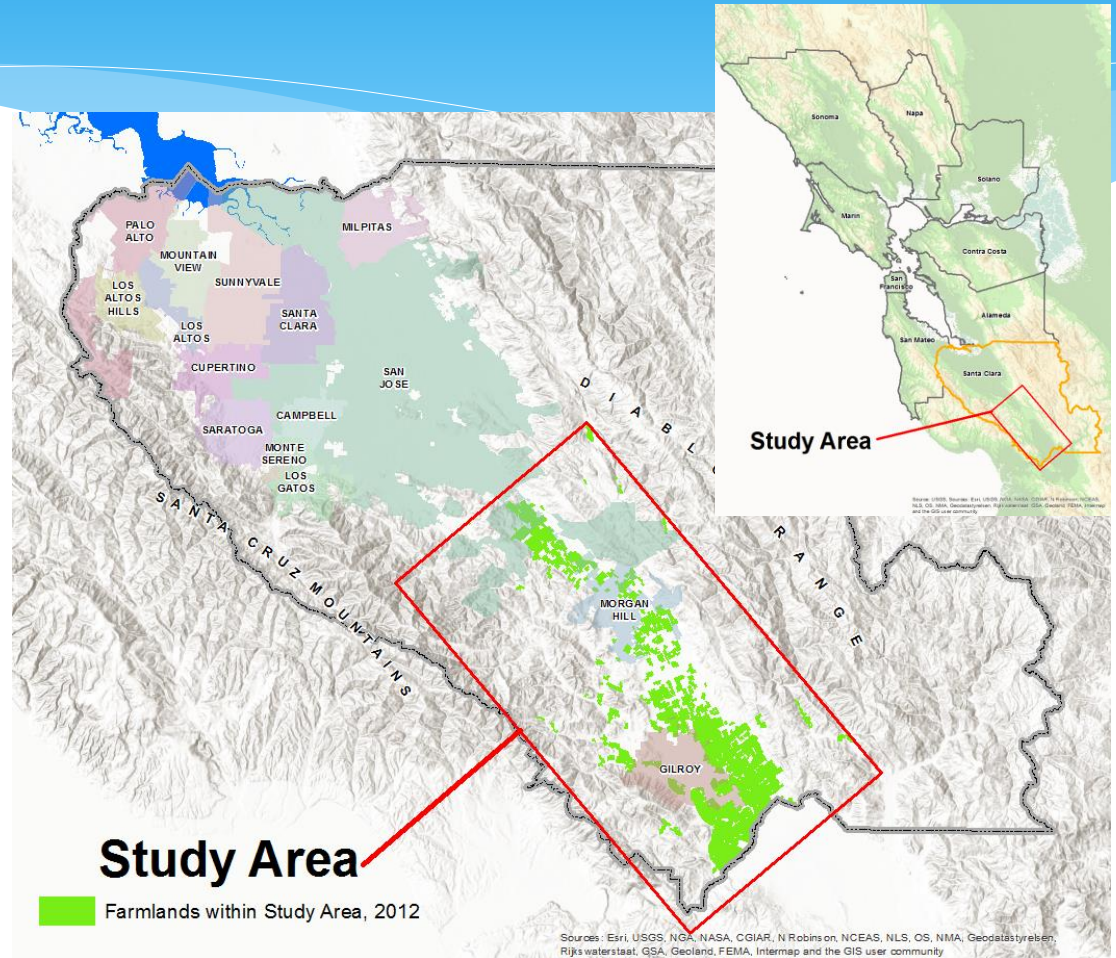
- \* **Role of Advisors in CAPP preparation**

- \* Requested feedback, time commitment
- \* Next Steps



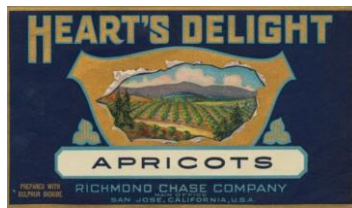
# Santa Clara County & Agriculture

- \* Santa Clara Valley
- \* Santa Cruz Mountains, Diablo Mountain Range
- \* 15 Cities in County.
  - \* Cities adjacent to Valley Floor Agriculture – San Jose, Morgan Hill, Gilroy
- \* 24,000 acres in agriculture



# Santa Clara County & Agriculture

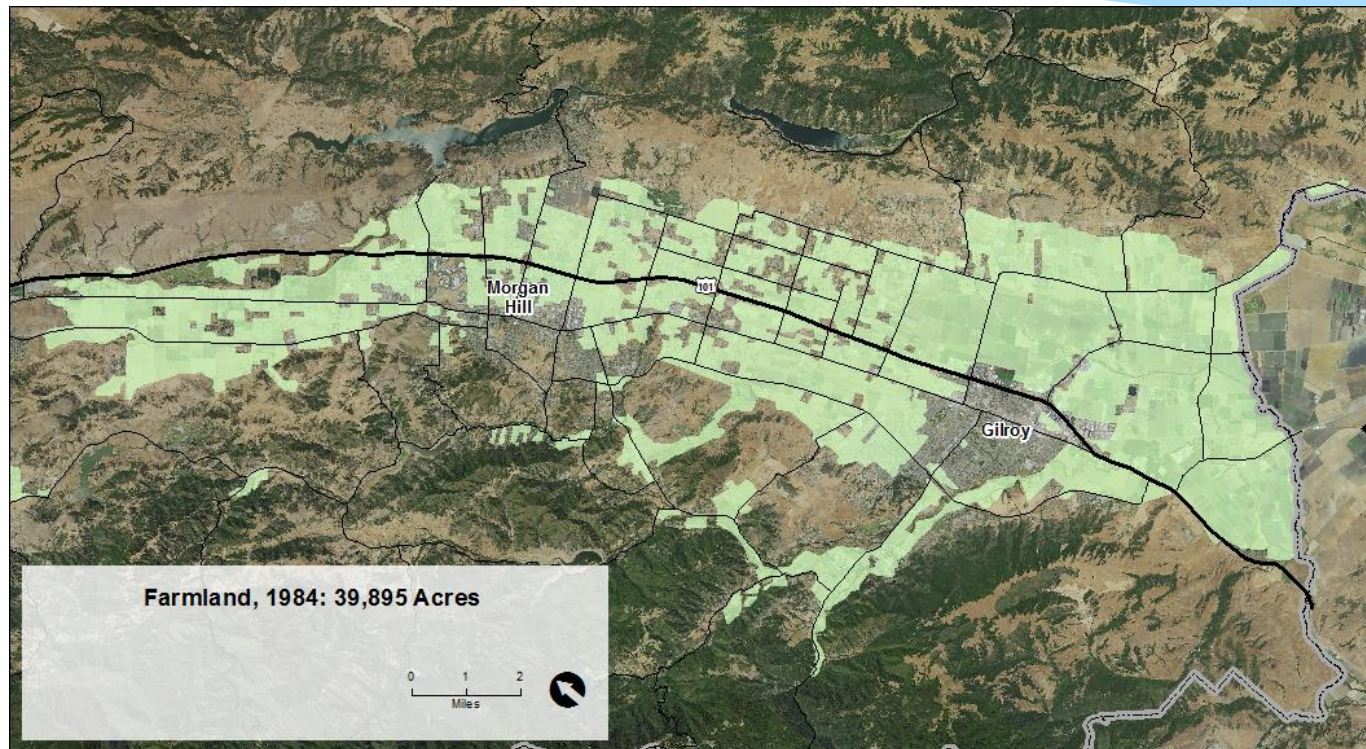
- \* History – Valley of Heart's Delight
- \* Current – Hub of Technology / Silicon Valley
- \* 1950 – 1980 – Growth of Cities in north valley – conversion of agriculture to industry to technology / services





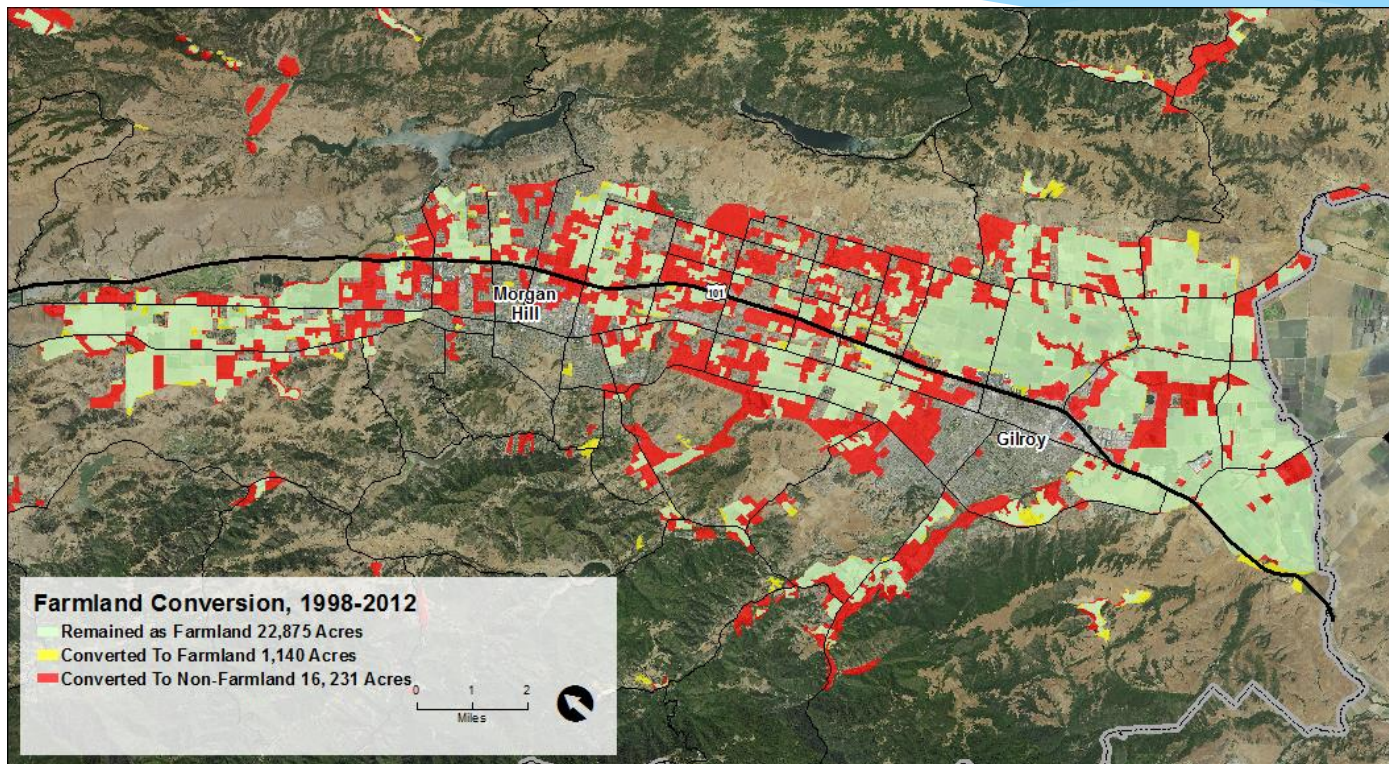
# Ongoing Agricultural Land Conversion

- \* 1984-2012 – County lost approximately 16,000 acres of farmland



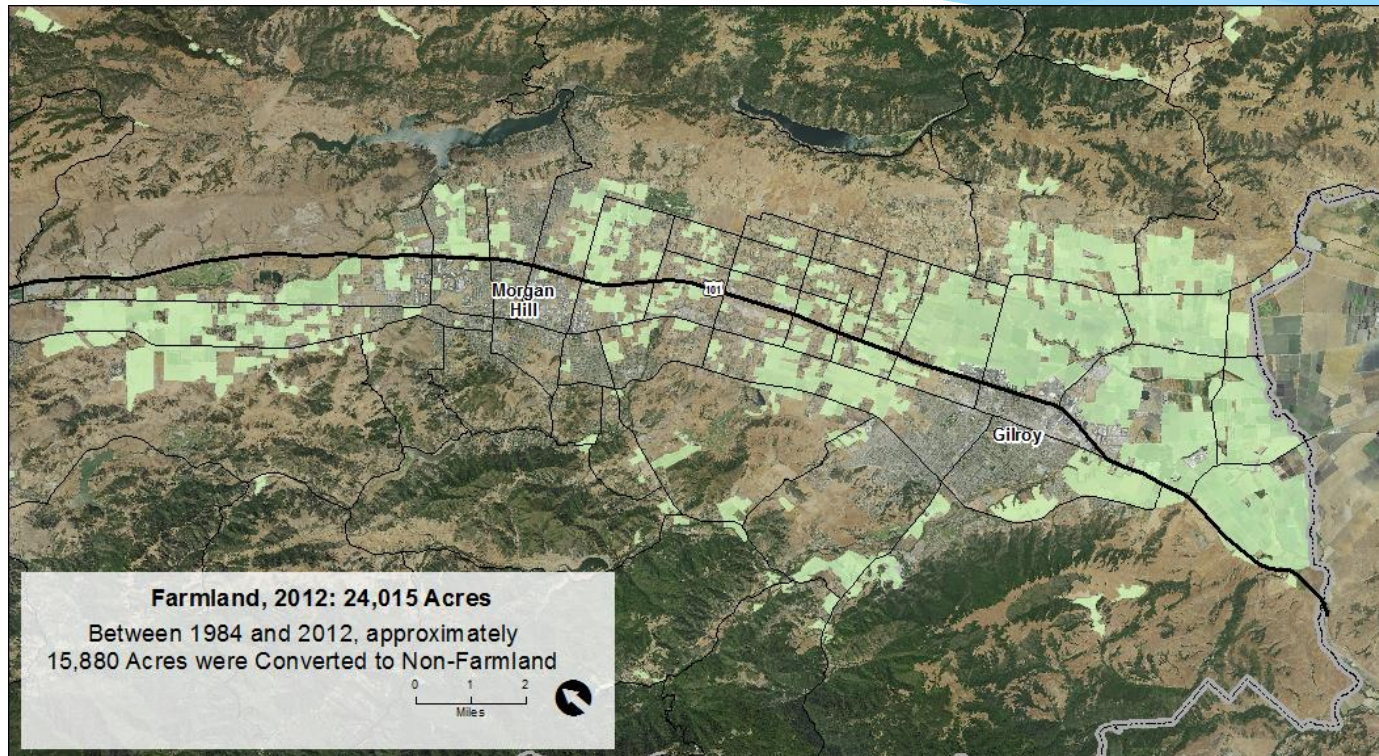


# Ongoing Agricultural Land Conversion





# Ongoing Agricultural Land Conversion



# Santa Clara Valley Agriculture Today

- \* \$830 million annual contribution to SCC Economy
- \* 8,100 workers
- \* Over 1,000 farms
- \* Ranked 4<sup>th</sup> nationally in pepper production
- \* Regional water policies – beneficial for agriculture
- \* Provides co-Benefits – open space, groundwater, flooding



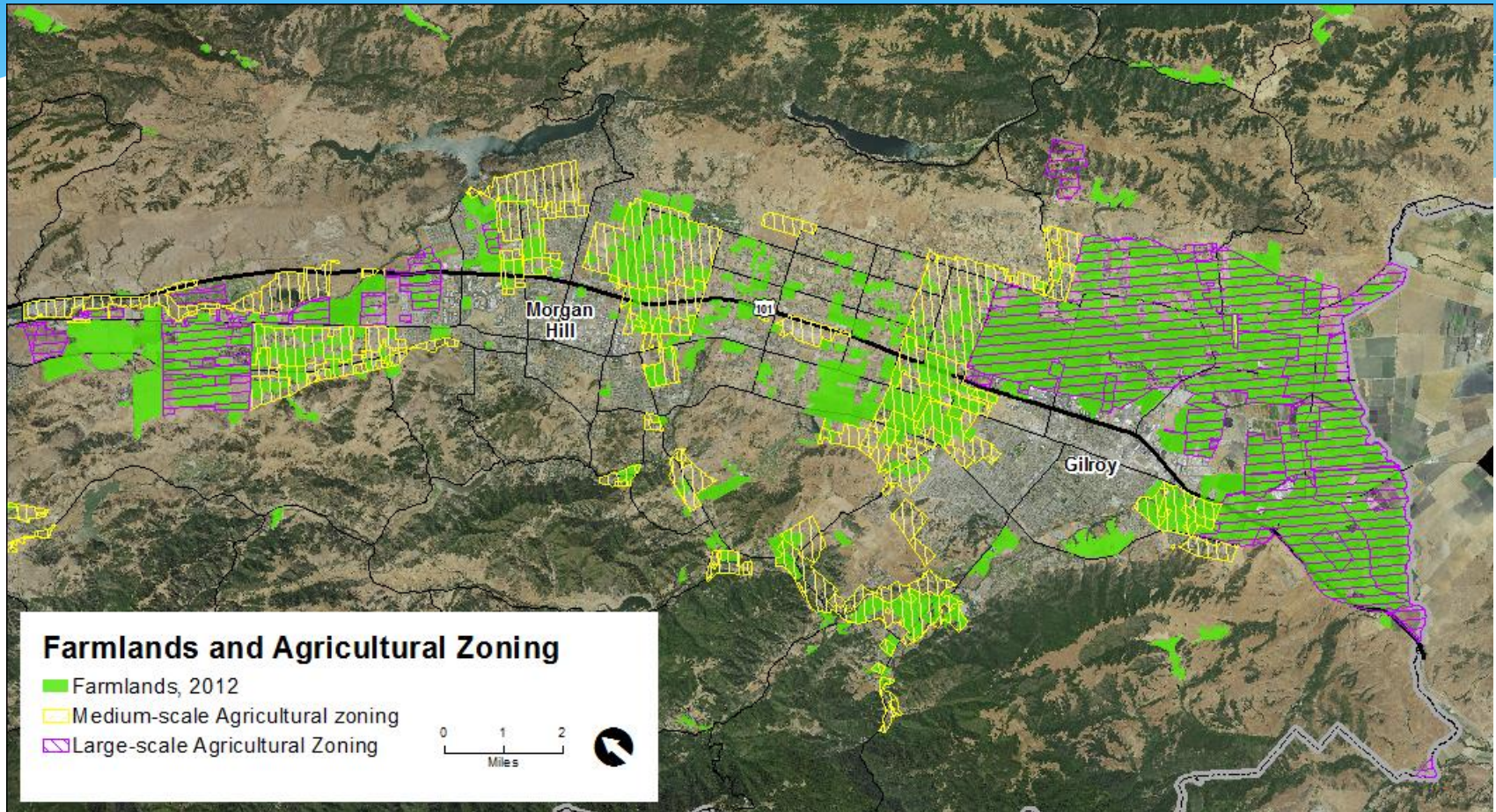
# Current Agricultural Preservation Tools

- \* **1980 County General Plan & Zoning**
  - \* Agricultural Preservation Districts
  - \* Agricultural Medium & Large Scale
  - \* 20-40 acre minimum lot sizes, only allow agricultural and residential
- \* **Williamson Act Program**
  - \* Majority of enrolled contracts in Grazing lands



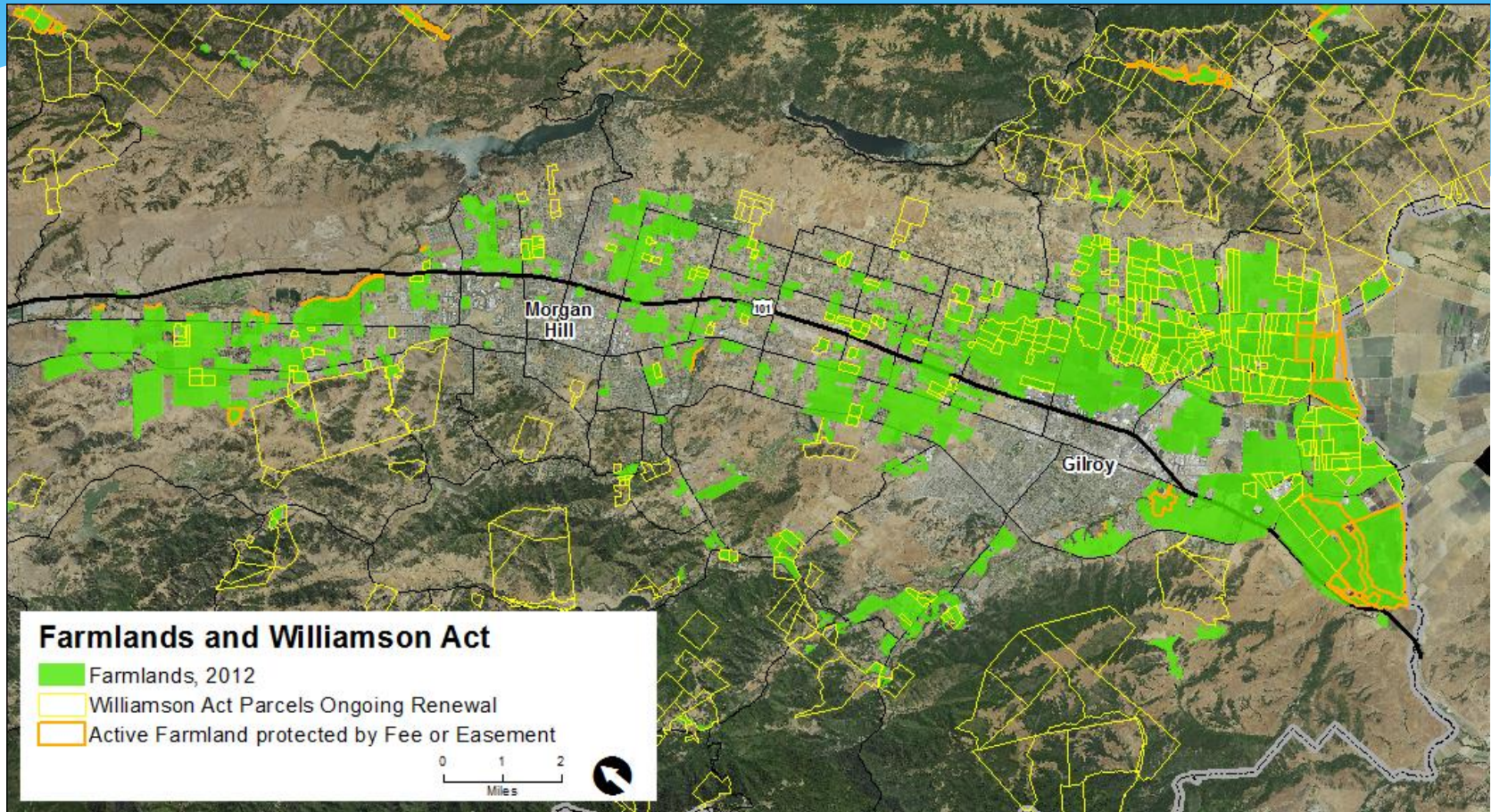


# County Agricultural Preservation Tools





# County Agricultural Preservation Tools



# Current Agriculture Preservation Tools

- \* **Urban Growth Boundaries**
  - \* San Jose – Coyote Valley
  - \* Gilroy – 20 year planning boundary
- \* **LAFCO Agricultural Mitigation Requirements**
  - \* 1:1 Ratio Mitigation for Agricultural lands converted
- \* **Morgan Hill Agricultural Preservation Program (2015)**
  - \* 1:1 Ratio Mitigation – Fees - Southeast Quadrant Area



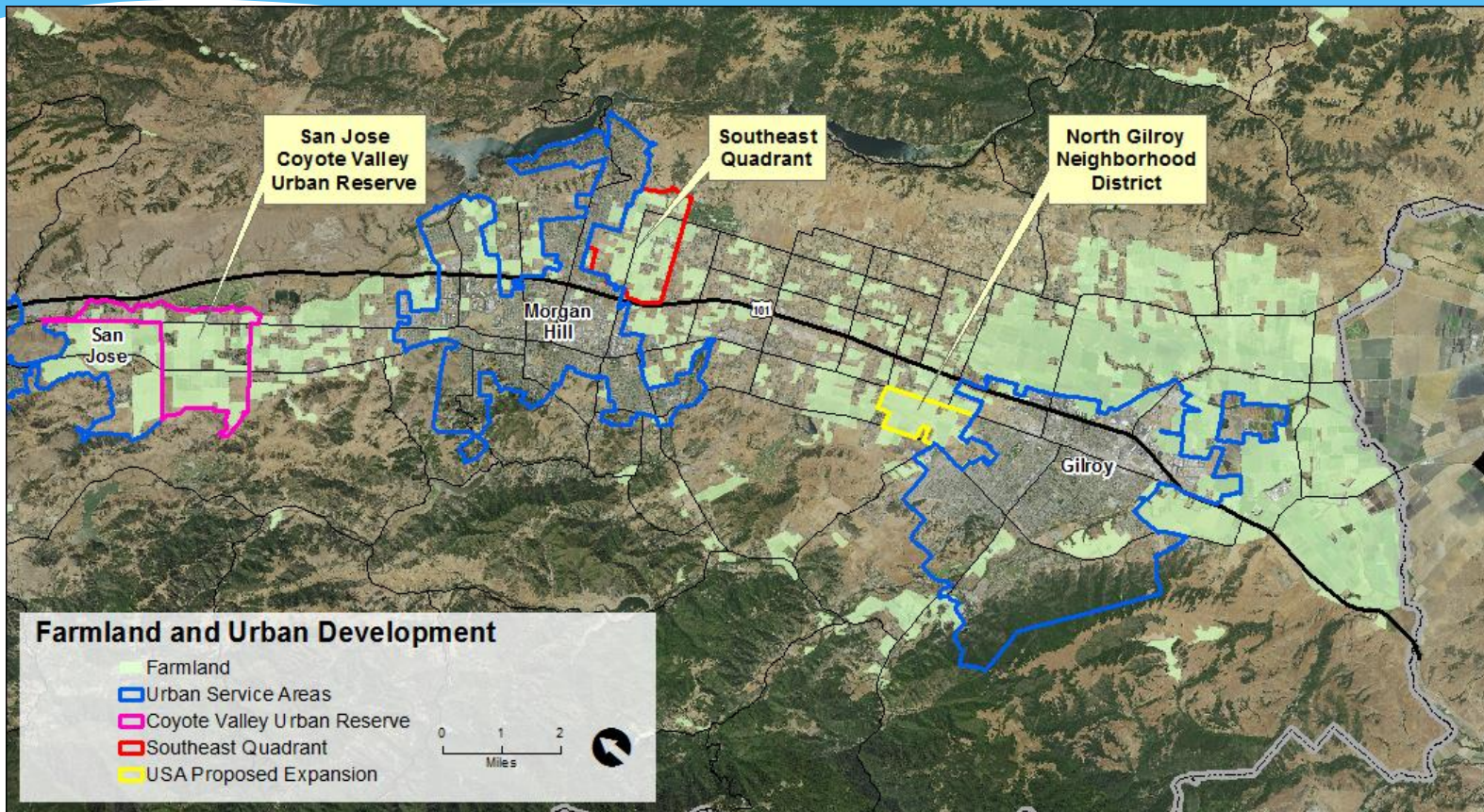
# Threats to Agricultural Lands

- \* Silicon Valley - High Median Income, High Property Values
- \* Growth pressure, Housing Demand
- \* **Smaller Lots in Agricultural Areas**
  - \* 5-10 acres in size
  - \* Adjacent to cities of Morgan Hill, Gilroy, commute to Silicon Valley
  - \* Rural Ranchettes
- \* **Urban Development**
  - \* Morgan Hill & Gilroy Urban Annexation Proposals
  - \* San Jose Urban Reserve





# Threats to Agricultural Lands





# Farming & Economics - Statistics

	Santa Clara County	Monterey County	California
Median Home Price	\$975,000	\$464,900	\$393,000
Median Income	\$93,500	\$58,562	\$61,320
Agricultural Land Value	\$95,000 per acre (Morgan Hill)	\$20,000 – 30,000	\$30,000
Average Farm Size	225 acres	441 acres	374 acres



# Past Studies & Programs

- \* South County Agricultural Study (1996)
- \* County Agricultural Conservation Easement Program (2001)
- \* SAGE Coyote Valley Study (2012)
- \* Santa Clara County Food System Assessment (2013)
- \* Open Space Authority –Healthy Lands, Healthy Economies (2014) & Greenprint (2014)
- \* Morgan Hill Agricultural Preservation Plan – Southeast Quadrant (2015)



# Overview of CAPP

- \* **New Regional Approach to Agricultural Preservation in Santa Clara County**
  - \* Program Partners – County & Open Space Authority
  - \* Project Consultants – Cultivate, Ag Innovations
- \* Partial Funding by **Sustainable Agricultural Land Conservation Grants**
  - \* Department of Conservation, Strategic Growth Council
  - \* Greenhouse Gas Reduction Fund
- \* Builds off of past studies & current programs
- \* Inter-jurisdictional



# Focus of CAPP

- \* **Regional Mapping of Agricultural Lands in Santa Clara Valley**
  - \* Agricultural Viability
  - \* Threat of Land Conversion – (DOC Criteria)
  - \* Greenhouse Gas Emissions from Conversion
- \* Co-Benefits –
  - \* Food Security / Food shed
  - \* Groundwater / Flooding
  - \* Habitat Values





# Mapping



*Agricultural Viability Mapping  
(Open Space Authority – 2014 Greenprint)*

# Focus of CAPP

- \* Policy Gap Assessment
- \* Proposed Program with new Tools
- \* **Agricultural Conservation Easement (ACE) Program**
  - \* High Priority Agricultural Preservation Lands
  - \* Funding Sources –
    - \* DOC – SALC funding
    - \* Local Funding
    - \* Agricultural Conversion Mitigation Fees
    - \* Transfer of Development Rights



# Focus of CAPP

- \* **County Regulatory / Zoning Modifications**

- \* Restrictions on Residential / Nonresidential development on Ag lands
- \* Liberalize regulations for Agriculture and Ag Supportive Uses

- \* **Farming and Economic Development**

- \* New Tools?
- \* Viability, Marketing, Incentives, Distribution



# Focus of CAPP

- \* **Inter-jurisdictional Agreements**

- \* County, Open Space Authority, San Jose, Gilroy, Morgan Hill, LAFCO
- \* Agricultural Preservation Areas
- \* Agricultural Mitigation Fees

- \* **Past Example –**

- \* Santa Clara Valley Habitat Plan





# CAPP Phases

- \* **Phase 1** – Mapping – *August / September 2016*
- \* **Phase 2** – Draft Program – *February 2017*
- \* **Phase 3** – Final Program – *September 2017*



# Expert & Stakeholder Engagement

## \* **Advisors**

- \* Advise on Approach to Program – Best Practices / Models
- \* Land Use Tools, Agricultural Conservation Easements, Program Administration, Public Engagement
- \* Peer review of work products

## \* **Technical Working Groups**

- \* Municipal and Farming / Food System Panels
- \* Engagement throughout process – review and provide input on work products

## \* **Community Outreach**



# Role of Advisors

## Time Commitments & Next Steps (7-10 hours)

- \* Today's Webinar
- \* August 30<sup>th</sup> Social Event – Meet other Advisors and Technical Panel Members
- \* September – Focused Discussion with Advisor Subgroups  
Virtual Meeting Based  
1:1 Follow Up



# Advisor Subgroups

<b><u>Agricultural Easement Implementation</u></b> <i>Facilitators - Open Space Authority</i>		<b><u>Farming Economics and Vitality</u></b> <i>Facilitators – Santa Clara County Agricultural Commissioner</i>
Chris Kelly		Dave Runsten
Darla Guenzler		Ed Thompson
Jeff Stump		Serena Unger
John Lowrie		Jim Leap
Nancy Schaeffer		Reggie Knox/ Mika Maekawa
Tom Scharffenberger		Justin Fields
Craige Edgerton		Sibella Kraus
Kathryn Lyddan		Stephen Hohenrieder
<b><u>Land Use Planning and Policy</u></b> <i>Facilitators – Santa Clara County Planning</i>		
Bill Keene		Stephanie Moreno
Don Weden		Kevin O'Day
Eli Zigas		David Shabazian
Brian Schmidt		Duncan MacEwan
Marianna Leuschel		
Pete Parkinson		
Jeanne Merrill		
Neelima Palacherla		



# Questions regarding the CAPP?

- \* What did we miss explaining?
- \* Questions regarding the program and context?
- \* Questions regarding Advisors role – next steps...?





# Thank You!!



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More information -

<https://www.sccgov.org/sites/dpd/PlansOrdinances/Studies/Pages/SustainableAgLands.aspx>