CALIFORNIA
SUSTAINABLE AGRICULTURAL LANDS CONSERVATION PROGRAM

GRANT GUIDELINES & APPLICATIONS

PART OF
CALIFORNIA CLIMATE INVESTMENTS

STATE OF CALIFORNIA

STRATEGIC GROWTH COUNCIL

FINAL DRAFT
April 6, 2018

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SALC Program At-A-Glance

Program
The 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 the SALC Program on behalf of the Council.

Funding Source
This program is funded through the California Climate Investments Program.

Critical Dates for Round 4
Draft Guidelines released for comment—February 23, 2018
Guidelines adopted—April 20, 2018 (proposed, subject to change)
Determination of funding amount available from Cap and Trade Auction proceeds—May XX, 2018
Pre-proposal summaries due—May 22, 2018
Full Applications due—August 1, 2018

Anticipated approval of projects by the Strategic Growth Council—December 4, 2018 (proposed, subject to change)

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Section 1: Sustainable Agricultural Lands Conservation Program
Introduction and Program Summary

The Sustainable Agricultural Lands Conservation Program (SALC Program), a component of the Strategic Growth Council's (Council's) Affordable Housing and Sustainable Communities (AHSC) Program, supports the State's greenhouse gas (GHG) emission reduction goals by making strategic investments to protect agricultural lands from conversion to more GHG-intensive uses. Protecting critical agricultural lands from conversion to urban or rural residential development promotes smart growth within existing jurisdictions, ensures open space remains available, and supports a healthy agricultural economy and resulting food security. A healthy and resilient agricultural sector is becoming increasingly important in meeting the challenges occurring and anticipated as a result of climate change.

Auction revenues from the Cap-and-Trade Program are deposited into the Greenhouse Gas Reduction Fund (GGRF), which the Legislature and Governor appropriate to a variety of programs such as the SALC Program and which operate under the umbrella of California Climate Investments. All projects funded by GGRF monies must reduce or avoid greenhouse gas emissions.

Request for Grant Applications

These **Round 4 SALC Program Guidelines** serve as the basis for this year's SALC Program Request for Grant Applications (Round 4 RFGA), and cover the following investment types:

1. **Agricultural Conservation Easements (Easements)** – Grants to protect important agricultural lands under threat of conversion through the acquisition of voluntary, permanent agricultural conservation easements (easements).

2. **Agricultural Land Conservation Strategies and Outcomes (Strategies)** – Grants to design and implement a local or regional agricultural land conservation strategy that reduces GHG emissions through the long-term protection of agricultural lands under threat of conversion.

Program Goals and Objectives

The principal goal of the SALC Program is to further the purposes of AB 32 by supporting infill development and avoiding increases in the greenhouse gas emissions associated with the conversion of California's irreplaceable agricultural land and resources to nonagricultural uses, particularly low-density residential development.

The SALC Program's efforts to protect agricultural lands complement the AHSC Program's efforts to promote infill development. In this way, AHSC and SALC work together to reduce GHGs in the aggregate over time. The SALC Program also complements California's existing farmland conservation efforts, including the Williamson Act, the California Farmland Conservancy Program, and the many local and regional agricultural land conservation policies in place throughout California.

These Guidelines prioritize projects that: 1) demonstrate the greatest potential to protect lands most at risk of conversion to residential or urban development, 2) promote agricultural sustainability, 3) support land use planning processes consistent with the goals of AHSC, and 4) provide multiple co-benefits.

Funding

The SALC Program will award an amount equal to 10 percent of the auction proceeds available from the 20 percent continuously appropriated to the Strategic Growth Council for the AHSC Program from the Greenhouse Gas Reduction Fund. The actual funding level will not be determined until after the fourth auction for fiscal year 2017-18. Additional funding for SALC projects may be available from funds not utilized in previous rounds.

For Round 4, up to $1 million will be allocated for Strategy grants. Individual Strategy grants are limited to up to $250,000 each. Funds not awarded under one component may be used to increase available funding for award in the other component. There is no maximum grant amount for Easements.

GHG Quantification and Reporting

The SALC Program quantifies and reports the greenhouse gas emission reductions resulting from funded projects in accordance with a California Air Resources Board (CARB) approved quantification methodology[1] and the Funding Guidelines for Administering Agencies.[2] This program measures GHG reductions based on the estimated avoided vehicle miles traveled by protecting agricultural land at risk of conversion and limiting opportunities for expansive, vehicle-dependent forms of development.

In order to be eligible for funding through the SALC Program, each application is required to demonstrate that the agricultural lands within the project's geographic area are at risk of conversion. For the purposes of this program, only projects that meet the requirements of at least one of nine risk options are considered to be at risk of conversion and will be determined to meet this Eligibility Criterion. See Appendix A for details on the nine risk options.

The risk options categorize the types and land use densities—residential, rural residential, or agricultural—anticipated, should the proposed site be converted to more intense uses based on local conditions. The density type, in conjunction with project size, will be used to quantify the number of development rights that would be extinguished by completing the project, which are then used to calculate the anticipated GHG emissions that would be avoided by completing the project.

These risk options will apply to both Strategy projects and Easement projects. Additional discussion of quantification thresholds, zoning, and current property configurations as they relate to agricultural conservation easements is contained in Appendix A of these Guidelines.

The Department will quantify the number of development rights to be extinguished based on data provided by applicants. Applicants are encouraged to contact the Department should they require assistance in understanding or documenting their project's risk option.

Co-benefits

Pursuant to AB1532, GGRF monies shall be used to facilitate reductions of greenhouse gas emissions and, where applicable and to the extent feasible, to maximize environmental and economic benefits for California. Such benefits are known as co-benefits. The Council, in discussion with the Department, has also identified co-benefits associated with agricultural

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[1] The Quantification Methodology is contained in a separate document, published by the California Air Resources Board available at:
www.arb.ca.gov/cci-quantification.

[2] 2017 Draft Funding Guidelines for Agencies that Administer California Climate Investments and the 2018 Funding Guidelines Discussion Document are available at: www.arb.ca.gov/cci-fundingguidelines.

conservation that may be met by SALC projects. Co-benefits associated with SALC Program projects may include, but are not limited to:

Environmental Benefits

- Protection of land of special environmental significance
- Improved air quality resulting from avoided vehicle miles traveled
- Protection of watershed health
- Protection of source water
- Protection of ecosystem services (e.g., wildlife habitat and corridors, pollination, and natural food web adaptation)
- Protection of open space and viewsheds
- Potential for additional carbon sequestration via conservation management practices
- Potential for groundwater recharge

Economic Benefits

- Retention of local jobs and agricultural revenue
- Retention of entrepreneurial opportunities
- Reduction in spending on municipal services for dispersed development

Additional Benefits

- Contributions to the preservation of food security
- Reductions in food waste
- Promotion of greater understanding of agriculture's importance among Californians
- Creation of community separators or greenbelts

Statutory Authority

SB 732 (Chapter 13, Statutes of 2008) established the Council and added California Government Code Sections 75127 and 75128, which direct the Council to manage and award financial assistance to support the planning and development of communities that achieve sustainability objectives. Government Code Section 75126 states that these funded activities must be consistent with the State's Planning Priorities[3], and Section 75125 states that the Council shall develop Guidelines for awarding financial assistance, including criteria for eligibility and additional considerations. Approved SALC projects are consistent with State Planning Priority (b).

AB 32 and related amendments identify climate change as a serious threat to the economic well-being, public health, natural resources, and environment of California and established the GGRF. Under SB 862 (Chapter 36, Statutes of 2014), the Council is apportioned twenty percent (20%) of GGRF auction proceeds on an annual basis.[4] SB 1018, AB 1532, and other statutes require that GGRF monies be used to reduce GHG emissions and further the purposes of AB 32 (Chapter 488, Statutes of 2006, and related amendments).

Public Resources Code Section 75212 lists the types of projects eligible for funding under the AHSC Program. Specifically, Section 75212 (h) authorizes the Council to invest in projects that meet the goals of SB 862 through the "acquisition of easements and other approaches or tools that protect agricultural lands that are under pressure of being converted to nonagricultural uses, particularly those adjacent to areas most at risk of urban and suburban sprawl or those of

[3] See the Guidelines Glossary, Appendix A, for these Government Code Section 65041.1 priorities.

[4] SB 862 (Chapter 36, Statutes of 2014), Health and Safety Code section 39719

special environmental significance." The SALC Program was developed to administer projects eligible for GGRF funds pursuant to Section 75212 (h).

The SALC Program was identified by the Council as most appropriately administered by the California Department of Conservation (Department) in conjunction with the Natural Resources Agency (Agency). The Council approved the roles of the Department and the Agency at its July 10, 2014 meeting. In addition, the SALC Program has been developed in consultation with the California Department of Food and Agriculture.

The Department's authority for agricultural land protection derives from various sections of statute:

- Public Resources Code Sections 10200-10277, the California Farmland Conservancy Program
- Public Resources Code Sections 10280-10283, Agricultural Protection Planning Grant Program
- Government Code Section 65570, the Farmland Mapping and Monitoring Program
- Government Code Sections 51190-51294.7, the Williamson Act
- Public Resources Code Division 9, governing Resource Conservation Districts

Priority Population Benefits

Assembly Bill 1550 (Chapter 369, Statutes of 2016) directs State and local agencies to make significant investments that improve California's most vulnerable communities. The statute requires that the GGRF investment plan governing all California Climate Investments (CCI) programs allocate funding to benefit residents of disadvantaged communities, low-income communities, and low-income households[5] (priority populations) as follows:

a) A minimum of twenty-five percent (25%) of available GGRF monies to projects that are located within and benefit individuals living in disadvantaged communities.
b) A minimum five percent (5%) of available GGRF monies to projects that benefit low-income households or to projects that are located within and benefit individuals living in low-income communities located anywhere in the state; and,
c) A minimum five percent (5%) of available GGRF monies to projects that benefit low-income households located within a ½ mile of a disadvantaged community or to projects that are located within and provide benefits to individuals living within low-income communities located within a ½ mile of a disadvantaged community.

SB 862 establishes a target of expending fifty percent (50%) of overall AHSC funds on projects that are located in and benefit disadvantaged communities in order to meet these GGRF goals. Funding allocated by the SALC Program to priority populations is counted toward this AHSC target.

In order to qualify for priority population status under the SALC Program, a proposal must meet all of the following requirements:

1) Fifty percent (50%) or more of the project must be located within:

[5] These Guidelines rely on Health and Safety Code Section 39711 for the definition of "disadvantaged communities" and Health and Safety Code Section 39713 for the definitions of "low-income communities" and "low-income households."

a. A disadvantaged community census tract, as designated by CalEPA;
b. A low-income community census tract, as defined in HSC 39713; or,
c. A half-mile of a disadvantaged community and within a low-income community census tract[6];

2) The project must address an important community or household need as outlined in Appendix B of these Guidelines, and,
3) The project must provide direct, meaningful, and assured benefits to a priority population as outlined in Appendix B of these Guidelines.

Applicants interested in being considered for priority population status must complete the Priority Population Benefits Checklist (Appendix B) and provide supporting documentation for their claim in their application. These materials will be evaluated in detail to determine if the benefits provided rise to a level that can be claimed to meet the AB 1550 requirements. Information provided to support a priority population benefits claim will be reviewed by the SALC Program Interagency Team, with final concurrence determined by CARB.

SALC Strategy applicants found to qualify for priority population status will receive five additional points on their application. SALC Easement applicants found to qualify for priority population status will be eligible for zero percent (0%) match, assuming all other Eligibility Criteria can be met. All projects claiming priority population benefits will be evaluated relative to the pool of applications during the round in which they were received.

Priority population status does not affect eligibility.

Grant Application

The application processes for Easement and Strategy grants are detailed in Sections 2 and 3 of these Guidelines, respectively. Pre-proposals and applications must be submitted electronically by 11:59 p.m. on the deadlines specified at the "SALC Program At-a-Glance," located at the beginning of the Guidelines.

SALC Program applications, forms, and sample documents are available at: http://www.conservation.ca.gov/dlrp/SALCP/Pages/SALCP_forms.aspx

Publicity and Confidentiality

Applicants are encouraged to inform landowners and other partners that a successful grant application may result in publicity.

Because public funds are used to secure easements under this program—or any similar government program—details related to an easement, such as the landowner's name and the amount of the grant, are public records that may be publicly released in accordance with the California Public Records Act.

All project publicity should acknowledge "California Climate Investments" as a source of funding. All written media-related or public outreach products should also include the CCI logo in a manner consistent with the most current version of the CCI Logo Usage Guidelines. Websites, announcements, press releases, and publications must also include specific CCI acknowledgement language as delineated in CARB's most recent *Cap-and-Trade Auction*

[6] A mapping tool to determine whether a project location is within a priority population census tract is available here: https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm

Proceeds, Funding Guidelines for Agencies that Administer California Climate Investments and available through the Department.

Grantees should include the email address: CCIpress@arb.ca.gov on any distribution lists and post the @CAClimateInvest Twitter link on its website.

The most recent Logo Usage Guidelines are available through the Department and are posted on the California Climate Investments website at http://www.caclimateinvestments.ca.gov/logo-graphics-request/.

Nondiscrimination Policy
Consistent with Article I, Section 31 (a) of the California Constitution, the State of California and its programs shall not discriminate against, nor grant preferential treatment to, any individual or group on the basis of race, sex, color, ethnicity, or national origin in the operation of public employment, public education, or public contracting.

Section 2: Agricultural Conservation Easement Grants

Under the Cap-and-Trade Auction Proceeds Second Investment Plan[7], the purchase of agricultural conservation easements on strategic agricultural lands strengthens land use planning processes and supports agricultural viability, which contribute to the formation of sustainable communities.

The motivation to improve agricultural practices in concert with AB 32 goals—including energy, water, and farm nutrient investments—may be more attractive to landowners with the security and financial assistance that permanent conservation easements convey. Preventing subdivision and low-density development related to the conversion of agricultural land may avoid vehicle miles traveled and related greenhouse gas emissions.

Eligible Applicants
Cities, counties, nonprofit organizations, resource conservation districts, regional park or open-space districts or regional park or open-space authorities that have the conservation of agriculture, rangeland, or farmland either: among their stated purposes, as is prescribed by statute, or as expressed in the entity's adopted policies are eligible to apply for funding. California Native American tribes as identified in Civil Code 815.3 (c) are also eligible applicants.

Nonprofit applicants must have adopted the Land Trust Alliance (LTA) Standards and Practices prior to submission of an application. Nonprofit applicants that are otherwise eligible but that have not adopted the LTA's Standards and Practices must apply with an eligible co-applicant. Government entities are exempt from this requirement but will be expected to provide evidence of their technical and fiscal capacity to complete and steward their project upon request.

Nonprofit organizations must hold a tax exemption as defined under Section 501(c)3 of the Internal Revenue Code and further qualify under Internal Revenue Code Sections 170(b)(1)(A)(vi) or 170(h)(3).

Match
The grantee will be required to cover a minimum twenty-five percent (25%) of the fair market value of the easement acquisition, either through landowner donation or other match funding sources.

No match is required for easements that qualify for priority population benefits status. Additional information on priority population status may be found on pages 4-5, 18, and in Appendix B.

Applicants should identify all existing or potential match funders in their applications. Committed match must be confirmed within nine months of Council approval.

Eligible and Ineligible Costs
Only direct costs incurred to acquire the easement during the performance period specified in the Grant Agreement and included in the application are eligible for payment. Eligible and ineligible costs are identified in the table below. All eligible costs must be supported by appropriate documentation. Costs incurred outside of the performance period, not included in the application, Indirect/Overhead Costs, travel, food or beverages (e.g., as part of meetings, workshops, training, or events), and costs for CEQA document preparation are not eligible for reimbursement.

[7] http://www.arb.ca.gov/cc/capandtrade/auctionproceeds/final_investment_plan.pdf

In cases where joint Strategy/Easement grant applications are proposed, Strategy grant-related costs cannot be included in the Easement grant application.

Eligible Costs	Ineligible Costs
○ Easement purchase price. ○ Reasonable costs associated with the acquisition of an easement funded in part by the SALC Program: • Fully-burdened applicant staff time for: • easement negotiations • title work • project mapping • Technical and legal consulting • Appraisal* • Preliminary title report • Baseline conditions report • Escrow fees • Title insurance fees • Survey(s)** • Environmental site assessment(s)** • Mineral remoteness evaluation(s)** Payment of associated costs is subject to Department review and approval and shall not exceed ten percent (10%) of the value of the easement for which the costs were incurred. *Appraisal cost can be occurred prior to the application; however, only the appraisal approved by DGS and used with the acquisition invoice will be reimbursed. **Justification of this expense must be provided in the application in order for this cost to be considered for approval.	○ Indirect overhead costs ○ Strategy grant costs ○ Ceremonial expenses (including food and beverages) ○ Expenses for publicity ○ Bonus payments of any kind ○ Interest expenses ○ Damage judgments arising from the acquisition, construction, or equipping of a facility, whether determined by judicial process, arbitration, negotiation, or otherwise. ○ Services, materials, or equipment obtained under any other State program. ○ Real estate brokerage fees and/or expenses. Stewardship or legal defense funds ○ Signs

Payment of Costs
Funds for the purchase of an easement will be deposited into an escrow account established with a title insurance company licensed by the California Bureau of Real Estate for disbursement upon completion of all requirements necessary to close the easement, as outlined in the SALC grant agreement. Associated costs for purchase of the easement will be paid on a reimbursement basis, after escrow has closed and all final documents have been received by the Department.

Eligible Projects
Applications for easements on cultivated and non-cultivated agricultural land (including rangeland and pasture) will be considered for funding under this program. Each project should provide opportunities for GHG reductions and co-benefits that complement Sustainable Community efforts.

In particular, agricultural lands within the proposed easement must be considered at risk of conversion for purposes of the CARB 2017-18 Quantification Methodology. Applicants must demonstrate that agricultural lands are at risk of conversion using one of the options listed in Appendix A (risk options).

Once the property is determined to be at risk using one of the risk options, the agricultural conservation easement application is eligible to be considered for grant funding if the project meets all of the Eligibility Criteria listed on page 10.

Applications that do not meet all of the Eligibility Criteria will not be considered for funding.

Initial Screening–Pre-proposals
Eligible applicants are not limited in the number of proposals they can submit; however, because the easement grant application process entails a significant amount of work, applicants are required to submit a pre-proposal to the Department prior to submitting an application.

A pre-proposal consists of a structured summary of the proposed easement project, preliminary title report(s) less than six months old, as well as maps of the project boundaries, location, and building envelopes, if known. A pre-proposal worksheet for the applicant's use has been developed and is available on the Department's website.

Department grant managers will utilize pre-proposal information to assist the applicant in determining whether the project meets the threshold for quantification of GHG benefits; identifying what, if any additional information will be needed in the full application; and ascertaining whether the project has title complexities or other issues that should be addressed prior to submitting a full application.

Eligibility and Selection Criteria for Agricultural Conservation Easements

Eligibility for funding under this program is based on the GHG reduction requirement associated with use of Greenhouse Gas Reduction Funds and Civil Code Section 815, and has been informed by the Department's California Farmland Conservancy Program. The framework for the program, including Selection Criteria and grant management processes, has also been informed by the California Farmland Conservancy Program. The information submitted in the application package will be used by reviewers for evaluation and should demonstrate how effectively the proposal will meet the SALC Program goals and objectives, criteria and readiness.

Projects must meet all Eligibility Criteria to be considered for funding. Projects that meet all of the Eligibility Criteria are then evaluated based on readiness using the Readiness Ranking. Projects that receive an A or B Readiness Ranking will be ranked against one another based on their Selection Criteria score.

Projects with Readiness Ranking C will be evaluated if funding allows. Projects with Readiness Ranking D will not be funded through the SALC Program and will not be further evaluated. In determining which projects to fund, the State may also consider factors including, but not limited to, geographic distribution of funds, the urgency of the project, and the Administration's priorities. Alternate projects may be identified and recommended for approval by the Strategic Growth Council in the current round of funding in the event that any of the recommended projects is withdrawn. All proposals that meet the Eligibility Criteria are evaluated relative to the pool of applications received this Round.

All proposals will be reviewed using the following Eligibility Criteria, Readiness Rankings, and Selection Criteria.

Agricultural Conservation Easement Eligibility Criteria
• The applicant is an Eligible Applicant as defined on Page 7 • The applicant agrees to all Conditions of Funding listed on Page 16 of these Guidelines. • The project demonstrates that it will achieve a reduction in GHG emissions using at least one of the risk options identified in Appendix A. • 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[8] that includes policies and programs to reduce greenhouse gas emissions. • The parcel(s) proposed for conservation is/are expected to continue to be used for, and is/are large enough to sustain, commercial agricultural production. • The parcel(s) is/are in an area that possesses the necessary market, infrastructure, and agricultural support services to support long-term commercial agricultural production. • The proposed easement is not part of a local government's condition placed upon the issuance of an entitlement for use of a specific property. • <u>For local government applicants only</u>: The local government applicant has not acquired, nor proposes to acquire, the agricultural conservation easement through the use of eminent domain, unless requested by the owner of the land.

[8] See Glossary for definitions of "Sustainable Communities Strategy" and "regional plan."

Agricultural Conservation Easement Readiness Ranking	
A	Project ready (match funding for easement acquisition secured, if applicable; no title concerns, or defined plan to address title concerns prior to close of escrow that is acceptable to Department; project structure clearly defined; and reserved rights clearly defined).
B	Project feasible but requires resolution of specific issues (match funding identified or applied for but not secured; plan to address title concerns does not appear sufficient to address those concern(s), plan is not specific, or plan is unlikely to resolve concerns prior to close of escrow because it involves either litigation or an agreement by a third-party; inconsistencies in project structure; or inconsistencies in reserved rights).
C	Larger potential issue/resolution concerns (no match identified; no plan to address title concerns has been identified; project structure unclear; or reserved rights unclear)
D	Project not ready or unsuitable for the fund source

Agricultural Conservation Easement Grants	
Selection Criteria	**Points**
The property is located within 2 miles of a city sphere of influence, or within 2 miles of a census designated place (CDP) with a population greater than 5,000.	**/15**
The property provides economic co-benefits (e.g., retention of local jobs and agricultural revenue; food production for local, national, and/or international markets; retention of entrepreneurial opportunities; reduction in spending on municipal services for dispersed development).	**/10**
The property provides environmental conservation values or co-benefits (e.g., open space, viewshed, habitat, riparian corridor, groundwater recharge, carbon sequestration potential via management practices).	**/10**
The property provides additional co-benefits (e.g., contributions to the preservation of food security, reductions in food waste, promotion of greater understanding of agriculture's importance among Californians).	**/10**
The agricultural conservation easement would act as or add to a community separator between two communities or a green-belt along the edge of a single community.	**/10**
The property has no known agricultural constraints due to soil or water contamination.	**/10**

Protection of the property is part of a Conservation Area Protection Plan, regional conservation program or mitigation plan.	**/10**
The project avoids a greater number of GHG emissions per acre than projects that propose to conserve comparable land uses within the pool of applicants evaluated this round.	**/10**
The property incorporates or is in the process of incorporating on-farm conservation management practices that build soil health for soil carbon sequestration.	**/5**
The property incorporates or is in the process of incorporating on-farm land management practices that improve water use efficiency, conservation, and reduction, increase use of recycled water, support groundwater recharge, or reduce reliance on groundwater.	**/5**
The property is surrounded by other parcels with sizes and land uses likely to support long-term commercial agricultural production.	**/5**
The property is in active agricultural production, including cultivated and non-cultivated agriculture (e.g., rangeland and pasture).	**/5**
The property is in strategic proximity to other permanently protected lands (e.g., other agricultural conservation easements, habitat conservation easements, or other fee-title protection).	**/5**
The property has adequate water availability and water quality for agricultural purposes.	**/5**
The proposal shows wide support as evidenced by submission of letters of support or resolution of support.	**/5**
The property is subject to conversion risks in addition to the identified Risk Options.	**/5**
The applicant has the technical and fiscal capacity to secure and steward the easement, as evidenced by accreditation by the Land Trust Alliance.	**/5**
Total points received/Total points possible	**/130**

Grant Application Review Process

SALC Program staff are available prior to the application deadline to provide technical assistance to eligible applicants interested in submitting an application.

Application Review

All pre-proposals and applications received by the Department will be evaluated based on the materials provided as of the pre-proposal and application deadlines, respectively, and a review of publically available information as reasonable to verify the provided information. 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. Full applications will be reviewed for completeness, whether they meet the Eligibility Criteria, and the extent to which they meet the Selection Criteria. Incomplete applications may not be evaluated or considered for funding at the sole discretion of the State.

Department staff will perform a site visit of each proposed project prior to a funding decision in order to verify the accuracy of and better understand the proposal, as well as to clarify any outstanding questions identified through the application review. Applicants will be asked to make arrangements for a tour of the property, which must be attended by a representative of the applicant and by the property owner or property owner representative.

Following the Department's site visits and initial review of the projects in relation to the Eligibility Criteria, Selection Criteria, and Readiness Rankings, an Interagency Committee consisting of Agency, Department of Food and Agriculture, CalEPA, the Council, and the Department will review and evaluate all applications. This committee will make the final determination on which projects are recommended to the Council for funding.

A summary of each project application, the Greenhouse Gas Reduction Funding request, and priority population benefits status will be posted at least ten days before the Council makes project awards. The Council determines the final awards and will announce these awards at a public meeting. Applicants will be formally notified of the Council's decision via a decision letter following the meeting at which the awards are announced.

The Agricultural Conservation Easement Application

This section provides additional information regarding the components of the Application. Please see the Department's website for forms and supporting material.[9]

Agricultural Conservation Easement Applications	
Required Components:	**Additional Components and Certifications:** ***These supporting documents are required if applicable****
• Easement Grant Application Checklist • Easement Grant Application Cover Sheet • Executive Summary (1-page maximum) • Budget • Easement Acquisition Summary Sheet • Risk of Conversion Summary Sheet and Supporting Evidence • Certification of acceptance of Conditions of Funding • Detailed Characteristics of the Proposed Easement (6 pages maximum) • Applicant Resolution of Support • Documentation of Public Notice • Preliminary Title Report, Underlying Documents, and Assessor's Parcel Maps • Appraisal or estimate of easement valuation and supporting documentation • Landowner Letter of Intent • Conflict of Interest Certification • Easement Amendment Policies • Easement Monitoring Plan (3-page maximum)	○ Priority Population Benefits Checklist and supporting documentation (if applying for priority population status) ○ Relevant Portions of the County General Plan ○ Documentation of Organizational Eligibility (documents differ for nonprofit and governmental applicants) ○ Letters of Support from Partners ○ Accreditation documents ○ Project Geographic Area Map showing parcel boundaries, nearest Sphere of Influence, and Protected Lands ○ Implementation Schedule (approved proposals will require this as part of the Grant Agreement process) ***Applicant will provide current documents and/or certify that documents on file with the Department are current.**

[9] http://www.conservation.ca.gov/dlrp/SALCP/Pages/Index.aspx

Description of Required Components

Easement Grant Application Checklist and Cover Sheet

These pages provide the applicant's contact information and a checklist to ensure all components of the application are attached.

Executive Summary

This section, not to exceed one page, should provide a brief but thorough description of the proposed project and its scope (agricultural land quality, project geographic area, size, and type of agricultural use). It should explain the development pressure impacting the surrounding area. Please also include any information regarding the landowner's need to meet any critical deadlines for concluding the transaction.

Budget

This section should identify the total estimated project cost using the budget table provided in the application. The total estimated cost should be broken down to clearly delineate funds being requested from this program and other commitments of outside funding or donations. Associated costs directly related to the easement acquisition are be eligible for reimbursement if the costs:

- Were included in the application approved by the Council.
- Were incurred after the SGC meeting at which the project is awarded funding.
- Occur during the time period of the written Grant Agreement.
- Include rates comparable to those of similar expertise in the applicable profession.

Subcontractors identified by the applicant should be listed in the proposed budget, along with the subcontractors' rates. After the grant application is approved, addition or identification of subcontractors requires documentation of a competitive bid process. The bid process and reasonableness of any changes are subject to Department review. Please see Section 4 for more information regarding grant administration. Eligible and ineligible costs toward project completion are shown on pages 7-8.

Because of the competitive nature of the program, any requests to increase the overall grant amount, allocate money from Easement Acquisition to Associated Costs, or increase hourly rates beyond what was identified in the grant application will not be approved.

Easement Acquisition Summary Sheet

The easement acquisition summary sheet describes the property and its characteristics in a standardized tabular format. Information regarding the ownership structure, number of legal parcels, water sources, mineral rights, and existing and proposed infrastructure on the property (home sites, farm labor housing, etc.) is entered in this form. Applicants should clearly identify any reserved rights requested by the landowner here, as later changes may modify the project to such an extent that the project may need to be withdrawn.

Risk of Conversion Summary Sheet

The Risk of Conversion Summary Sheet describes which land use conversion risks are applicable to the property and the nature of substantiating documentation that is being provided. Substantiating documentation must be provided as an appendix to the application. Department staff will review and verify the validity of each risk option and will utilize the risk option with the most supporting evidence for reporting purposes.

Conditions of Funding

In order to receive funding from the SALC Program, the applicant must agree to the following conditions within their application and adhere to these conditions for the entirety of the grant term. Failure to adhere to these conditions will result in denial of funding.

The SALC Program's conditions of funding are as follows:

- Clear title to the agricultural conservation easement can be conveyed at close of escrow.
- The applicant and seller of the agricultural conservation easement agree to restrict the use of the land in perpetuity.
- For projects on irrigated cultivated lands, the easement will prohibit permanent restrictions of agricultural use on existing irrigated cultivated lands, except for those lands that are within or adjacent to riparian or wetlands areas or complexes. For projects on irrigated pasture, non-irrigated pasture, and rangeland, restrictions will only be allowed if the restrictions are required by the match funder(s), if the match funding is at least fifty-one percent (51%) of the funding for the easement acquisition, and if the restrictions do not substantially prevent agricultural uses on the property.
- The total purchase price of the proposed easement shall not exceed the appraised fair market value of the easement.
- The easement appraisal must comply with the Department's published Overview and Preparation of Agricultural Conservation Easement Appraisals.
- The appraisal used to establish the easement value must be approved by DGS and the Department.
- The easement acquisition will be completed within 2 years of grant agreement signature.
- The grantee has acquired Terra Firma insurance for the easement or carries alternative insurance sufficient to defend the easement.

Detailed Characteristics of the Proposed Easement
This section is used to explain attributes of the proposed easement project, any potential co-benefits of the project, the applicant's capacity, and local government agricultural land policies that are relevant to the goals of the SALC Program. It is formatted as a sequenced series of questions. This section should not exceed six pages.

Applicant Resolution of Support
The applicant is required to submit a signed resolution of support from its board of directors or similar governing body authorizing the submittal of an easement grant application to the SALC Program. The resolution should further authorize the purchase of an agricultural conservation easement using SALC funds, in the event the project is awarded funding.

Documentation of Public Notice
In order to ensure local support for the project, the applicant must notify the local government's Planning Director about their application to the program via letter. The letter should indicate the applicant's intent to apply for a grant to acquire an agricultural conservation easement, the Department's contact information in case the local government has concerns, and the date of the proposed Council meeting at which the easement application will be considered for approval. The notification should include the applicant and not the landowner's name.

Preliminary Title Report, Assessor's Parcel Map(s)
A preliminary title report that is less than six (6) months old must be submitted with the application. This title report should be accompanied by all relevant underlying documents and associated assessor's parcel maps, as well as a plan to address any potential title concerns. Underlying

documents can be submitted as hyperlinks in the preliminary title report or as a separate file. These required documents are critical in evaluating the suitability of a property for an agricultural conservation easement and identifying issues that may need to be resolved prior to placing an agricultural conservation easement on the property. Resolution of outstanding title issues in order to obtain clear title can be time consuming for the applicant and the landowner and should begin early in the easement process.

Appraisal or Estimated Easement Valuation
A current appraisal is not a required component of the easement application. However, the applicant must provide support for the easement acquisition value identified in the budget section of the application. This support may be in the form of a preliminary or complete appraisal, or a detailed estimate for the anticipated cost of the easement and material to support the valuation estimate. The Department reserves the right to require that a current easement appraisal accompany the grant application if, in its sole discretion, it determines that insufficient data is available to support an estimate.

Applicant-Landowner Letter of Intent
The applicant must provide a letter from the landowner(s) stating their intent to work with the applicant to secure the easement. This letter should address the following items:

1. Landowner's pursuit of sale of the easement is voluntary.
2. The easement will be granted in perpetuity.
3. No government agency has conditioned the issuance of an entitlement to use on the landowner's granting of the proposed easement

Conflict of Interest Certification and Easement Amendment Policies
These two documents are important for transparency and to ensure that the applicant's Board of Directors has considered the circumstances under which they would potentially allow any future amendments to easements. A board-approved copy of the applicant's easement amendment policies should be included with the application.

Nonprofit applicants must provide certification that no conflict of interest or appearance of conflict of interest exists for any members of their Board of Directors as it relates to the proposed easement. In their evaluation of potential conflicts of interest, land trust applicants are encouraged to consider the Land Trust Alliance sample conflict of interest policies.[10] The Department provides sample conflict of interest certification forms on its website.

Easement Monitoring Plan
Because conservation easements are perpetual in nature, monitoring is important to ensure compliance with the terms of the easement. The applicant, who in most cases will become the easement holder, must submit a plan that describes how the easement will be monitored following its recordation. The plan should be no more than three pages in length and must address all of the following:

- The plan for compiling a baseline conditions report. This report must be provided to the Department at the close of escrow and is the basis for future condition comparisons.
- The process and frequency of monitoring.
- Who will be responsible for monitoring on behalf of the applicant.
- How monitoring documents will be archived.

[10] Available at: http://www.landtrustalliance.org/node/143

- How the Stewardship Fund budget reflects the costs of monitoring, necessary enforcement, and management plan for maintaining the fund in perpetuity.

Additional Components and Certifications

Priority Population (AB 1550) Benefits Checklist and Supporting Documentation

Applicants interested in being considered for priority population status must complete the Priority Population Benefits Checklist (Appendix B) and provide supporting documentation for their claim in their application. This information will be used to determine whether the project meets an important community or household need and provides direct, meaningful, and assured benefits to a priority population.

Documentation of Applicant Eligibility

For non-profit applicants, the Department requires the following documentation: (1) Internal Revenue Service 501(c)3 status as a charitable non-profit; (2) the organization's Articles of Incorporation and By Laws documenting the principal charitable or public purposes of the nonprofit organization; (3) a statement describing the organization's goals and purposes; (4) a description of the beneficiaries of the organization's programs; (5) adopted policy that describes the organization's commitment to conservation of agriculture, rangeland, or farmland; and (6) evidence of membership to the Land Trust Alliance and the adoption of the Alliance's Standards and Practices.

For governmental applicants, the Department requires the submittal the portions of the statutes, regulations, or adopted policies that demonstrates that the entity has the authority to acquire the easement.

For applicants that are applying with a co-applicant, the co-applicant must provide the documentation necessary to demonstrate eligibility.
Applicants who have previously submitted these documents to the Department may certify that the existing documents remain current or submit updated documents with the application.

Project Geographic Area Map(s)

In addition to the required assessor's parcel map(s), applicants should submit a map depicting existing and proposed building envelopes to assist Department staff in their evaluation of the proposal.

Applicants may also submit maps depicting the proposed easement parcel boundaries relative to Important Farmland data, nearest Sphere of Influence, priority planning areas, and other protected lands in the vicinity. If the applicant can document additional conserved lands or resource values that support the proposal, they are encouraged to provide supplemental maps to that effect.

Please note that detailed maps regarding property infrastructure such as home sites, farm buildings, farm labor housing, and future building envelopes must be developed for inclusion in the easement exhibits and baseline conditions report for any application selected for funding under this program.

Implementation Schedule

This section is used to explain the timeline and anticipated completion date for the easement acquisition, as well as any issues on which the timing will hinge, including the timeframe of a willing seller to complete a transaction. Please use the Easement Project Implementation Schedule provided in the Application Form, and attach any necessary explanation, not to exceed one page.

While the Easement Project Implementation Schedule is optional for the application phase, it will be required for the Grant Agreement should the project be selected for funding.

General Information Regarding Agricultural Conservation Easement Requirements

Securing an agricultural conservation easement is a complicated transaction. It represents a multi-generational commitment on the part of the farm family and an equivalent commitment by the easement holder to steward the easement in perpetuity. These factors differentiate the easement application and due diligence process from most grant funding opportunities.

Easement Language

The Department has developed model easement language specific to the SALC Program to address important terms and conditions that should be contained within each grantee's easement(s). Required elements of the easement are outlined in the SALCP Model Easement Checklist. Both the easement language and the checklist may be updated periodically. These and related documents are available on the Department website or upon request.

Use of the model easement language will streamline the easement approval process. Should a grantee choose to utilize an alternative template, additional review may be necessary to ensure that the required terms outlined in the SALCP Model Easement Checklist have been included. Grant applicants should include the SALCP model easement language when discussing easement restrictions with landowners and appraisers.

Discussion of the terms and conditions for the proposed easement with landowners early in the process will significantly expedite easement negotiation and review, and ensure an accurate appraisal.

Property Valuation

Appraisals
A current easement appraisal will be required to determine the fair market value of the easement, which will be used to determine the state's contribution to the easement acquisition. The appraisal is subject to review and approval by the Department and the California Department of General Services Real Property Services Section (DGS). The grant will only fund the appraisal that is approved by the state and used for the actual acquisition. This cost will only be covered if the project is approved for funding and reimbursement for the appraisal cost is sought in the grant application. In no situation shall the easement purchase price be greater than the appraised fair market value of the agricultural conservation easement.

The appraisal may be submitted with the grant application or, should the application be approved for funding, prior to close of escrow, and with sufficient time for Department and DGS review. Applications that are not accompanied by a current appraisal must contain a detailed estimate for the anticipated cost of the easement and material to support the valuation estimate. The Department reserves the right to require that a current easement appraisal accompany the grant application if, in its sole discretion, it determines that insufficient data is available to support an estimate.

If the project is approved, and the appraisal contains an easement value that is higher than the estimate provided in the application, then the increase in valuation will need to be covered by a landowner bargain sale (donation) or by other match funders. Any savings that result from a valuation that is lower than the estimated value may be apportioned to the participating funders to preserve the required match.

The applicant must select and retain an independent, certified appraiser to appraise the project property. The appraiser must use the "before and after" method of valuation to calculate the difference between the fair market value and the restricted value. The "before and after" method evaluates the property's market value under two scenarios: first, the current market value without restriction; and second, the diminished value as though encumbered by an agricultural conservation easement. The Department has developed a resource for appraisers and applicants, entitled Overview and Preparation of Agricultural Conservation Easement Appraisals, which is available on the Department website.

Applicants are encouraged to thoroughly discuss the restrictions and permitted uses of the proposed easement with the landowner and appraiser early in the appraisal process[11]. Major issues such as reserved home sites or other areas that will not be utilized exclusively for agriculture must be confirmed prior to and be identified in the appraisal, as they will likely affect the easement valuation. Subsequent changes to proposed easement restrictions or permitted uses may necessitate an update to the appraisal.

If a significant amount of time (12 months or more) transpires between the effective date of the appraisal and the closing of escrow, applicants may be required to obtain an updated appraisal or a letter of certification from the appraiser stating that the easement value has not changed since the original value was determined.

Use-Based IRS Deductions
If a landowner seeks tax benefits from the Internal Revenue Service in return for the charitable donation of an easement or portion thereof, the timing and requirements of the easement appraisal are critical. See a tax attorney or accountant for more information – the Department is not able to provide the applicant or landowner with assistance relating to this or other tax-benefits. A "special use valuation" and qualified IRS deduction may affect the easement valuation.

Title Considerations

Due Diligence
Clean title is required in order to protect the state's investment in the easement. For the purposes of this program, clean title refers to an absence of deeds, easements, leases, or other potential encumbrances that have the potential to undermine the state's investment. Such encumbrances must be addressed prior to close of escrow because they may grant another person or entity the ability to take action to prohibit the project or impact the easement terms in a manner that contradicts the SALC Program's goals and objectives.

Encumbrances for utility, road, or neighbor right-of-ways are examples of title issues that do not prohibit the conveyance of clean title under the SALC Program. A gap in the chain of title or deeds of trust are examples of title issues that do impact clean title under this program, such that without a resolution to those issues, the SALC Program will not pay for the lands impacted by those issues. Applicants are expected to exercise due diligence to discover and disclose such potential issues in the pre-proposal and application. The Department will also work to identify such issues during its project review. If the applicant submits a full application, a plan to address title issues should be included in the application. The information within this plan will affect the project's Readiness Ranking.

[11] Applicants should advise appraisers and landowners that appraisals are public records under the California Public Records Act of 1968 (Chapter 3.5 of Division 7 of Title 1 of the Government Code, commencing with §6250).

Disbursement of funds into escrow for the purchase of an easement is contingent upon the Department's determination that identified title concerns have been resolved.

For properties where the surface owner does not have control over at least 51% of the underlying minerals, the mineral rights may be addressed through:

1. A Mineral Remoteness Evaluation which finds that the likelihood of the separated mineral rights being exercised on the relevant parcel(s) is so remote as to be negligible. This finding may be confirmed by the Department's Division of Oil, Gas, and Geothermal Resources and/or the Division of Mine Reclamation.
2. Quiet title action(s) to restrict surface access to mineral rights within the proposed easement boundary, to set aside drilling pads to direct the separated mineral rights holders' extraction to a specific area, or to remove the separated mineral interests from title.
3. Subordination, surface use agreements or remerger of the separated mineral interests to title.

Advance coordination with the Department and the applicant's title company is highly recommended if any separated mineral interest exists.

Mortgage and Lien Subordination
As part of the easement acquisition process, any liens or other financial encumbrances on the property are required to be either subordinated to the terms of the easement or payed off in closing. Subordination documents are subject to review and approval by the Department.

It is possible that the lender may charge a fee to provide the subordination. Applicants are encouraged to consult lenders early regarding subordination practices. Subordination fees are eligible for reimbursement only if requested in the grant application.

Additional Requirements and Considerations

Single Family Residences, Secondary Dwelling Units and Farm Worker Housing
Each single family residence reserved in the easement will be limited to a maximum living area of 3,000 square feet and must be located within a building envelope. Single family residences that exceed 3,000 square feet of living area at the time the SALC application is submitted will not be allowed to be enlarged, per the terms of the Easement.

The California Legislature has enacted numerous policies to address the state's shortage of housing, particularly affordable housing. Easements funded through this program shall not prohibit either secondary dwelling units or farmworker housing. Any easement restrictions on these dwellings cannot be more restrictive than California Government Code section 65852.2 or California Health and Safety Code section 17021.6, respectively.

Stewardship Fund
Costs related to the easement acquisition include funds dedicated solely for the long-term stewardship of that easement. For agricultural conservation easements, stewardship typically includes annual monitoring and evaluation of easement threats. A portion of these funds is typically provided by the landowner. SALC Program funds cannot be used toward stewardship costs.

Within the Grant Agreement, grantees will certify their ability to effectively manage, account for, and annually report to the Department on those stewardship funds, whether pooled for all

easements or held in separate accounts for individual easements conveyed through the Grant Agreement. In the Budget, grant applicants should include a stewardship amount that has been calculated to include a principle amount that, when managed and invested, is reasonably anticipated to cover the annual stewardship costs of the property in perpetuity.

Annual Monitoring
Regular monitoring of properties under easement is necessary to ensure compliance with the terms of the easement. The Department requires an annual report from the easement holder certifying that the conditions of the easement are being upheld. The monitoring component of the application, not to exceed three pages, should describe how the proposed easement will be monitored following its recordation. The components of the monitoring plan are discussed on page 17.

Conservation Values and Co-benefits
According to AB 32 and related amendments, projects funded by CCI should maximize additional environmental and economic co-benefits for California. Projects that provide an opportunity to protect non-agricultural resource values in addition to agricultural values are encouraged to apply. Examples of co-benefits that further the goals of AB 32 and the SALC Program can be found on pages 2-3 of these Guidelines. Applicants should specify if portions of a proposed easement include or have the potential to include co-benefits in their application and note any funders that may participate in the protection of these values. Co-benefits will be assessed as part of the application review using the Selection Criteria identified on pages 11-12.

Applicants of projects that provide co-benefits must clearly explain how the nonagricultural uses will be incorporated into the agricultural use on the property. Agricultural uses must remain the primary use of the property. Applicants of projects that provide nonagricultural co-benefits should closely review the Conditions of Funding related to restrictions on use to ensure that the project is consistent with these conditions. Failure to provide an explanation for how the nonagricultural uses will be incorporated into the easement or failure to ensure that the project is consistent with the Eligibility Criteria and Conditions of Funding may result in the project being deemed ineligible.

Section 3: Agricultural Land Strategy and Outcome Grants

SALC Program Agricultural Land Conservation Strategy and Outcome (Strategy) grants fund a specific set of approaches and outcomes used by cities and counties to protect important agricultural land resources under threat of conversion. This component of the program incentivizes local governments to develop local and regional land use policies and implementation activities that integrate agricultural land conservation.

Eligible Strategies will lead to the permanent protection of agricultural land via agricultural conservation easements or zoning ordinances that effectively eliminate development on agricultural lands under threat of conversion for a minimum of 20 to 30 years, depending on the mechanism chosen. Funding for the design and implementation of local and regional agricultural land conservation approaches is limited to the five eligible project types discussed below.

Agriculture is one of California's most important industries; however, the nature of agricultural land resources varies widely from region to region based on geographic and economic factors. Each application must account for and should represent the values of local communities while resulting in outcomes that will effectively eliminate development on agricultural lands under threat of conversion, and/or result in the purchase of agricultural conservation easements.

Eligible Applicants
Counties and/or cities are eligible to apply as the lead applicant(s) in collaboration with other partners (e.g., agricultural organizations, land trusts, open space districts).

Match
The application must include a minimum ten percent (10%) local match. At least five percent (5%) of the requested grant amount must be a cash match; the balance may be in-kind. Match funds may be provided directly by the applicant or from other funding sources (e.g., other grant funds, local government contributions, or donations).

Eligible Costs
Only direct costs, including fully-burdened staff costs, incurred during the performance period specified in the Grant Agreement and related to the project will be eligible for reimbursement. All eligible costs must be supported by appropriate documentation. Costs incurred outside of the performance period, Indirect/Overhead Costs, travel, food or beverages, and costs for CEQA document preparation are not eligible for reimbursement.

In cases where joint Strategy/Easement grant applications are proposed, easement acquisition related costs cannot be included in the Strategy grant application.

Eligible Projects
The application must demonstrate that the project geographic area is at risk of conversion using one of the methods described below. The method selected depends on whether a SALC easement application is submitted concurrently with the Strategy application. Applicants are required to supply sufficient data to the Department to allow SALC staff to quantify the GHG's avoided using the quantification methodology.

- If an easement application is submitted concurrently, then the project geographic area of the easement must meet one of the nine risk options described in Appendix A.

- If an easement application is not submitted concurrently, then the risk of conversion will be estimated using the geographic extent of the project area and the threats of conversion anticipated based on local conditions.

Eligible Strategy applications must focus on achievable, action-oriented approaches to agricultural land conservation that result in long-term GHG reductions. For Round 4, the five eligible Strategies and associated GHG Quantifiable Outcomes are summarized below.

Strategy	GHG Quantifiable Outcome
1. **Establish an Agricultural Land Mitigation Program**: A local jurisdiction's formal program to conserve agricultural land at a 1:1 ratio (or higher), as identified in its ordinances and policies via a General Plan Update or Amendment.	SALC Agricultural Conservation Easement(s)
2. **Establish an Agricultural Conservation Easement Purchasing Program**: Develop and implement a locally-driven strategy to purchase agricultural easements on strategic properties using dedicated funding source(s), such as dedicated sales or property tax increments.	SALC Agricultural Conservation Easement(s)
3. **Adopt Urban Limit Line or Urban Growth Boundary**: Develop and implement 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
4. **Increase Zoning Minimum for Designated Strategic Agricultural Areas**: Update or amend 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
5. **Adopt an Agricultural Greenbelt and Implementation Agreement**: Enact 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 on the establishment of the greenbelt buffer. The greenbelt will contain primarily agricultural lands. Other lands with conservation values may be given secondary consideration for inclusion in the Agricultural Greenbelt.	Results in both Agricultural Conservation Easement(s) and Zoning ordinances that effectively eliminate growth in the estimated Project Geographic Area

Grant Agreement Term

Grant agreements are based on a standard template and have a maximum duration of two years. With written justification from the applicant and prior written approval from the Council, the duration of a Strategy grant agreement may be extended by an additional year.

Reimbursement for Strategy Grants

The work performed under a Strategy grant will be reimbursed on a quarterly basis upon receipt of satisfactory invoices.

Ineligible Projects
Proposals that will not be funded under this program include, but are not limited to, proposals that:

- Do not include one of the five Stratgies.
- Do not meet the intent of the SALC Program.
- Do not meet the basic threshold requirements for submission.
- Do not result in a demonstrable and quantifiable GHG emission reduction, pursuant to the CARB approved quantification methodology.
- Do not contain adequate documentation and applicable materials.
- Do not clearly state objectives and deliverables.
- Are not received, in full, by the application deadline.

Initial Screening–Pre-proposals
All applicants are highly encouraged to provide the Department with structured summaries of proposed projects prior to the full application deadline. A pre-proposal worksheet for this purpose has been developed and is available on the Department's website. Applicants should reach out to the Department as early as possible for assistance in developing their applications.

By providing basic information about the potential project's scope and goals, the Department's grant managers can make a preliminary quantification of GHG benefits and provide preliminary technical assistance to the applicant in advance of completion of full project proposals.

Eligibility and Selection Criteria for Agricultural Land Conservation Strategy and Outcome Grants

The Eligibility and Selection Criteria focus on actionable policies/implementation mechanisms to conserve land that is locally-determined to be strategic and under threat of conversion to other land uses. Project readiness, multi-jurisdictional collaboration, and leverage of existing conservation efforts are all important considerations in the SALC Program review process. In evaluating projects, the State may also consider factors including, but not limited to, geographic distribution of funds, partial funding, and alternate projects that may be funded in the event that any of the recommended projects are withdrawn.

Projects must meet all of the Eligibility Criteria to be considered for funding. Projects that meet all of the Eligibility Criteria are then scored using the Selection Criteria and ranked based on their score. Projects are awarded points for each Selection Criterion on a sliding scale from zero to the number listed in the Selection Criteria table. All information submitted in the application package will be used by reviewers to evaluate the project and should demonstrate how effectively the proposal meets the SALC Program goals and objectives.

Below are the Eligibility and Selection Criteria upon which each proposal will be evaluated.

Agricultural Land Conservation Strategy and Outcome Grants Eligibility Criteria
• The project demonstrates that it will achieve a reduction in GHG emissions using at least one of the risk options identified in Appendix A. • The proposed project consists of one of the five eligible Strategies, which will result in agricultural conservation easements and/or zoning ordinances that effectively eliminate growth in the applicant's Project Geographic Area. • The lead applicant (county or city) documents the status of existing conservation planning efforts and describes why the selected tool is the appropriate mechanism for the applicant(s) to achieve their agricultural conservation goals. • Those counties currently participating in the Williamson Act Program will continue implementing the program as a part of their Strategy. • The proposal demonstrates collaboration between local governments and stakeholder groups (e.g., agricultural organizations, agricultural support businesses, NGOs, and community members). • The proposal contains clear, reportable objectives, measures of progress, and deliverables. • The proposal includes a minimum ten percent (10%) match. At least five percent (5%) of the requested grant amount must be a cash match; the balance may be in-kind.

Agricultural Land Conservation Strategy and Outcome Grants	
Selection Criteria	**Points**
Project complements other planning efforts. The proposal documents how the grant would complement other comprehensive planning efforts (e.g., Sustainable Communities Strategies, Greenprints) and leverage other permanently protected lands (e.g., agricultural and habitat conservation easements, flood corridor easements, parks, military facility buffers) to promote location- and resource-efficient development.	**/25**
Amount and quality of land protection, including co-benefits. The proposal includes an amount and quality of land, including co-benefits, that is significant for the proposed area and can be expected to receive protection through the implementation of the project.	**/25**
Likelihood of successful long-term conservation outcomes. The proposal documents project readiness and likelihood of successful long-term conservation outcomes through documentation of efforts that have recently been initiated or are currently underway (e.g., draft proposals, scoping meetings, prior community support).	**/20**
Project evidences collaboration. Proposal provides evidence of collaboration among jurisdictions and stakeholder groups.	**/10**
Organizational capacity. The proposal documents that the lead applicant and its partners have the capacity to successfully execute proposed work on time and within budget using recent examples from similar projects.	**/10**
Cost effectiveness[12] of quantifiable GHG emissions reductions. The proposal demonstrates cost effectiveness relative to the GHG benefits that are anticipated to accrue from its completion.	**/5**
Priority population benefits. The proposal qualifies for priority population status as described in Appendix B of the SALC Program Guidelines.	**/5**
Total proposal points/total possible points	**/100**

[12] Please refer to the Glossary for definition.

Grant Application Review Process

Applicants must submit a pre-proposal to the Department for a preliminary review prior to submission of a full application. Pre-proposals are reviewed and technical assistance is provided to facilitate the development of the application as needed.

Department staff may perform a site visit of each proposed project in order to verify the accuracy of and better understand the proposal, and to clarify any outstanding questions identified through the application review. Full applications will be reviewed for completeness, whether they meet the Eligibility Criteria, and the extent to which they meet the Selection Criteria. Incomplete applications may not be evaluated or considered for funding at the sole discretion of the State.

Following the Department's site visits (if any) and initial review of the Eligibility and Selection Criteria, all applications will be reviewed and evaluated by an Interagency Committee consisting of Agency, Department of Food and Agriculture, CalEPA, the Council, and the Department. This committee will make the final determination on which projects are recommended to the Council for funding. The Committee's decision will be shared with Council staff and presented for Council approval.

A summary of each project application, the GGRF funding request, and priority population status will be posted at least ten days before the Council makes project awards. The Council determines final project awards.

The Agricultural Land Conservation Strategy and Outcome Application

The grant application package is comprised of a Checklist, Cover Sheet, two narratives—an Executive Summary and responses to the Application Questions below—a Work Plan, Budget, the Priority Population Benefits Checklist (if applicable), and Supporting Documents. Please see the Department's website[13] for forms and supporting material.

Application Questions

The primary application component consists of a narrative that describes the strategy being considered, the anticipated greenhouse gas reduction outcomes, the geographic setting and conversion threats, any actions that have been taken to date on the strategy, how the proposal will complement other planning efforts, and the applicant's organizational capacity. The responses to these questions are used to evaluate whether the proposal meets the Threshold and Eligibility Criteria and to determine the Selection Criteria score.

1. Describe which of the five eligible agricultural land protection strategies is being proposed, which local government(s) and partners are participating, and the reasons the chosen mechanism has been selected. Explain why the proposed strategy and outcome is a good option to protect agricultural lands in your region.

2. Describe how the proposed strategy will decrease vehicle miles traveled and GHG emissions. Include data on factors contributing to the anticipated GHG outcomes, such as estimated number of acres in area(s) targeted for protection (Project Geographic Area), or other metrics that would characterize implementation of the plan. For how long (in perpetuity, 30 years, etc.) would the proposal protect agricultural land from conversion to urban and/or rural residential development?

3. Describe which of the conversion threat(s) on Appendix A are applicable to the project geographic area; explain what types of conversion are occurring or are expected to occur. Supporting information that documents the threat should be attached to the application. If more than one threat is applicable, supporting information should focus on the most significant conversion threats under current conditions.

4. Explain the likelihood of successful long-term conservation outcomes—what steps have been taken to date toward the strategy? Provide documentation of efforts (e.g., draft proposals, scoping meetings, and prior community support) and what needs to occur to bring the strategy to the implementation stage. How will the applicant collaborate with stakeholder groups to bring about successful implementation?

5. Describe how the proposal will complement other planning efforts in the project geographic area, including comprehensive planning efforts (e.g., Sustainable Communities Plans, Greenprints), and agricultural land use planning policies (e.g., Williamson Act). How would the proposal leverage other permanently protected lands to promote location- and resource-efficient development?

6. Describe the amount and quality of land that can be expected to receive protection under the proposal. Include maps of important farmland, jurisdictional boundaries, and other pertinent data that would portray the project scope (as attachments to the application). Provide a qualitative description of anticipated co-benefits as well as any quantitative information (e.g.,

[13] http://www.conservation.ca.gov/dlrp/SALCP/Pages/Index.aspx

acres of habitat types, miles of riparian corridors, local jobs related to farm sales).

7. Describe the applicant's experience in developing and implementing similar projects. Does the applicant have the professional staff qualified to develop and successfully implement the proposal? If not, please describe how the applicant will acquire this expertise. Does the applicant have the internal resources and capacity to complete the proposed work?

Priority Population Benefits Checklist
This checklist is to be used by applicants claiming priority population status. Projects must meet an important community or household need and provide direct, meaningful, and assured benefits to a priority population, as determined using the table in Appendix B.

The chosen approach must be identified on the checklist and accompanied by a narrative and supporting documentation that demonstrate how the proposal will meet an important community need and provide direct, meaningful, and assured benefits to a priority population. Priority population status may affect selection based on final application scores. A total of 5 points within the final score will be attributed to priority populations benefits.

Work Plan
Applicants must provide a detailed work plan that specifies the tasks, sub-tasks and deliverables that will be performed to develop and complete the Strategy, including establishing benchmarks with target completion dates and cost estimates. The project cost estimate and schedule should be of sufficient detail to allow assessment of the applicant's progress through the work plan at regular intervals. This plan will be a component of the Grant Agreement should the project be selected for funding. The work plan should clearly provide:

1. An overview of goals and objectives, strategy, timeline, committed resources, and partner support.
2. The tasks and proposed sub-tasks for designing and developing the proposed policy and implementing the Strategy. See pages 32-34 for the tasks required for each Strategy.
3. A description of the final Outcome that must occur in order to demonstrate that the Strategy has resulted in a net GHG benefit through the successful long-term protection of agricultural lands from conversion. This describes the eligible final deliverable from the developed strategy.
4. The target completion dates.
5. Work Plan Summary – The tabular summary below must be filled out with the project details and included in the application.

[Project Title] Work Plan Summary			
High Level Task/Detailed Sub-Task (with Deliverables)	**Responsible Party(ies) (City, County, Consultant, etc.)**	**Timetable (Length of time to complete, targeted date of completion, and identify dependent tasks)**	**Estimated Cost (Specify if from SALC or from Match)**
Task 1 Sub-Task A Sub-Task B Sub-Task C			
Task 2 Sub-Task A Sub-Task B Sub-Task C			
Task 3 Sub-Task A Sub-Task B Sub-Task C			

Budget
This section should identify the total estimated project cost using the budget table provided in the application. The total estimated cost should be broken down to clearly delineate funds being requested from this program and other commitments of outside funding or donations. Only direct costs are eligible for reimbursement.

Subcontractors identified by the applicant should be listed in the proposed budget, along with the subcontractors' rates. After the grant application is approved, addition or identification of subcontractors requires documentation of a competitive bid process. The bid process and reasonableness of any changes are subject to Department review. Please see Section 4 for more information regarding grant administration.

Work Plan – Required Tasks for Each of the Five Strategies
While the steps may vary, the binding ordinances, agreements, or programs that result from Strategy grants must result in measurable GHG benefits. Each Strategy has slightly different required activities that must be included in the workplan submitted as part of the application. The requirements are as follows:

1. Establish an Agricultural Land Mitigation Program
   - Community consensus building activities to develop a mitigation strategy for agricultural land when converted to other land uses, including providing general education and outreach about agricultural land preservation to farm bureaus, service clubs and other organizations with close farmer affiliations.
   - Hold stakeholder meetings with organizations such as the county board of supervisors, agricultural and conservation groups, cities, and local agency formation commissions (LAFCOs) to support the development of an Agricultural Land Mitigation Program.
   - Describe the goals, strategies, policies and ordinances to retain agriculturally zoned land that mitigates the loss of agriculturally zoned lands to nonagricultural uses or nonagricultural zones.

- Adopt a resolution determining that existing or future county goals, policies, ordinances, inventory and maps comprising the agricultural land mitigation program will ensure that when agricultural land is converted to non-agricultural uses, at least one acre of comparable land will be permanently conserved for every acre of agricultural land lost.
- Develop and post the Agricultural Land Mitigation Program, including all relevant maps, goals, related policies and ordinances, on the county's internet website.
- Conduct nexus studies for agricultural land preservation and mitigation ordinances.
- Update the jurisdiction's General Plan to include agricultural conservation policies, ordinances or other implementation measures under the adopted Agricultural Land Mitigation Program.

2. Establish an Agricultural Easement Purchasing Program
   - Community consensus building activities to develop a strategy for purchasing agricultural conservation easements, including providing general education and outreach about agricultural land preservation to farm bureaus, service clubs and other organizations with close agricultural landowner affiliations.
   - Hold stakeholder meetings with organizations such as the county board of supervisors, agricultural and conservation groups, cities, and local agency formation commissions (LAFCOs) to support the development of an Agricultural Easement Purchasing Program.
   - Develop a priority plan or criteria for defining the agricultural land that the local government will designate as strategic. This area will be considered the focus for future agricultural conservation easement purchases under the Agricultural Easement Purchase Program. Integrate current permanently protected lands (e.g., flood corridor easements).
   - Describe the system for financing the Agricultural Easement Purchasing Program.
   - Adopt a resolution determining the existing or future county goals, policies, inventory, and if applicable, the ordinances and maps comprising the Agricultural Easement Purchasing Program.
   - Develop and post the Agricultural Easement Purchasing Program, including pertinent maps, goals, related policies and if applicable, ordinances on the county's internet website.

3. Adopt an Urban Limit Line or Urban Growth Boundary
   - Community consensus building activities, including providing general education and outreach about agricultural land preservation to farm bureaus, service clubs and other organizations with close agricultural landowner affiliations. Present need for adoption of Urban Limit Line(s) as a mechanism to protect agricultural lands.
   - Hold stakeholder meetings with organizations such as the county board of supervisors, agricultural and conservation groups, cities, and local agency formation commissions (LAFCOs) regarding the need for adoption of an Urban Limit Line(s).
   - Define Urban Limit Line project geographic area(s) based on community and stakeholder feedback and, as applicable, a priority plan or criteria for defining the agricultural land that the local government(s) will designate as strategic and that will be protected by the Urban Limit Line(s). Identify Urban Service Area restrictions to accompany the Urban Limit Line(s).
   - Adopt a resolution identifying the Urban Limit Line(s) project geographic area(s) and limited infrastructure services (e.g., Urban Service Area) beyond the Urban Limit Line(s).

- Update the General Plan of the jurisdiction(s) to include agricultural conservation policies, ordinances or other implementation measures under the adopted Urban Limit Line.
- Develop and post an Urban Limit Line fact sheet, including pertinent maps, on the county's internet website.

4. Increase Zoning Minimum for Designated Strategic Agricultural Areas
   - Community consensus building activities, including providing general education and outreach about agricultural land preservation to farm bureaus, service clubs and other organizations with close agricultural landowner affiliations. Present need for upzoning designated strategic agricultural areas.
   - Hold stakeholder meetings with organizations such as the county board of supervisors, agricultural and conservation groups, cities, and local agency formation commissions (LAFCOs) regarding the potential upzoning of designated strategic agricultural areas.
   - Define areas for upzoning of strategic agricultural areas based on selection criteria or a designated priority plan, as appropriate, and drawing from community and stakeholder meetings.
   - Identify upzoned agricultural areas within a General Plan Update or Amendment, including pertinent maps, goals, related policies and ordinances on the county's internet website.

5. Adopt a Greenbelt and Implementation Agreement
   - Community consensus building activities, including providing general education and outreach about agricultural land preservation to farm bureaus, service clubs and other organizations with close agricultural landowner affiliations. Present need for adoption of Greenbelt and Implementation Agreement.
   - Hold stakeholder meetings with organizations such as the county board of supervisors, agricultural and conservation groups, cities, and local agency formation commissions (LAFCOs) regarding the need for adoption of Greenbelt and Implementation Agreement.
   - Define area(s) for greenbelt based on community and stakeholder feedback and, as applicable, a priority plan or criteria for defining the agricultural land that the participating local governments will designate as strategic and that will be protected by Greenbelt. Integrate current permanently protected land into Greenbelt as appropriate.
   - Define Implementation Agreement between county, cities, and, as appropriate, LAFCO. Include in the Implementation Agreement that the Greenbelt will be the target area for agriculture mitigation via agricultural conservation easements or agricultural mitigation banks and open-space needs for a period of 20 to 30 years.
   - Adopt a resolution determining that the Greenbelt can be used to meet the local government's mitigation needs as a receiving area for agricultural land mitigation banks or agricultural conservation easements. Identify the existing county goals, policies, and if applicable, the ordinances that support the greenbelt and implementation agreement.
   - Develop and post the Greenbelt and Implementation Agreement fact sheet, including pertinent maps, on the county's internet website.

Supporting Documentation

In addition to the application material discussed above, each application must also include the following supporting documentation.

Please do not submit additional materials that have not been specifically requested (e.g., press clippings or brochures) as that material will not be considered during the evaluation.

1. Map(s) – A map or maps of the area covered by the proposed plan (the project geographic area). Maps or images must fit into an 8 ½" x 11" folder.
2. Signed Authorizing Resolution from the Board of Supervisors or City Council
   - A sample resolution indicating the format and content of an authorizing resolution is available on the SALC Program website.
   - The resolution may be submitted subsequent to the application if the board meeting schedule prevents the applicant from obtaining a signed resolution before the filing deadline. Submit the draft resolution with the application package and indicate the board meeting date when the resolution will be adopted.
   - The resolution or similar document must provide acknowledgement that the applicant understands and accepts that they must cover the costs to complete work related to the development and execution of the strategy until reimbursement by the State, which will occur no more frequently than quarterly.
3. Collaboration Letters – Provide copies of letters from collaborating entity(ies) within the project geographic area and from the local community demonstrating match or in-kind support and their specific role in the development or implementation of the Agricultural Land Conservation Strategy and Outcome.
4. Support Letters – Provide copies of letters from entities within the project geographic area and from the local community demonstrating support and/or willingness to participate in development of the Agricultural Land Conservation Strategy and Outcome.
5. Relevant Portions of Local Jurisdiction General Plan(s) – Documentation of the current status of local government goals, objectives, policies, and implementation measures for agricultural land conservation should be attached to the application. Provide either the adoption date(s) of these policies along with internet links to them or the documents on digital media (e.g., dvds).

Section 4: Post-Council Meeting and Grant Administration

These grant administration Guidelines apply to both SALC Program components unless noted. They are for general information and are subject to change.

Council Approved Projects
All projects approved by the Council are to be considered conditionally approved and will only receive funding disbursements if the conditions of funding identified in these Guidelines and any additional conditions identified in the award letter are satisfied. The State will not pay for easements that do not close, nor for associated costs incurred for such easements.

Overview of the Process After Grants Are Awarded

Steps in Executing the Grant Agreement

1. State sends award letter detailing conditions of approval.
2. Grantee participates in orientation workshop.
3. State sends grant agreement and materials to grantee. Grant agreements are based on a standard template and has a maximum duration of two years. With written justification from the applicant and prior written approval from the Council, the duration of a Strategy grant agreement may be extended by an additional year.
4. Grantee must submit all supporting materials and a signed agreement within six (6) months of the Council award or risk forfeiting the grant award.
5. Grantee signs and returns all required copies back to the State (a fully executed copy will be returned to the grantee).

Steps Upon Signature of the Grant Agreement

1. Grantee commences work and submits invoices, as applicable. Strategy grantees should invoice either once the related easement has entered into a grant agreement or after the project has been adopted, depending on the Strategy. Easement grantees invoice at time of easement acquisition and post-closing.
2. Grantee submits quarterly progress reports via electronic file if the grantee is more than one month behind schedule on any task. The Department submits project profiles[14] to CARB for use in CARB's annual report to the Legislature.
3. Grantee submits a project closeout report upon completion of the grant agreement in order to receive its final payment. The State may withhold ten percent (10%) of Strategy grant project costs and one hundred percent (100%) of agricultural conservation easement associated costs to ensure that final reports and documentation have been received.
4. All easements require post-project annual monitoring reports from the easement holder certifying that the conditions of the easement are being upheld.

Funding and Accounting

Payment of Grant Funds
Funds cannot be disbursed until there is a fully executed Grant Agreement between the Department and the grantee. Only those eligible costs incurred as outlined in these Guidelines and as specified in the Grant Agreement budget will be eligible for payment. All costs must be supported by appropriate invoices, purchase orders, canceled warrants/checks, or other approved documents.

[14] Profile will include a unique identifier, project type and description, project geographic area, budget information, project dates, estimated GHG benefits and any co-benefits, and if applicable, data on disadvantaged communities' benefits.

For Strategy Grants, work done prior to a fully executed Grant Agreement will not be funded. Beginning 60 days after the Grant Agreement has been fully executed, the grantee can begin to submit quarterly invoices.

Funds for the purchase of an easement will be deposited into an escrow account established with a title insurance company licensed by the California Bureau of Real Estate for disbursement upon completion of all requirements necessary to close the easement, as outline in the SALC grant agreement. All other match funds being used to complete the easement purchase must be deposited into the escrow account concurrent with funds from this program. At close of escrow, the title insurance company must be able to insure title to the interest being recorded. Associated costs for purchase of the easement will be paid on a reimbursement basis, after escrow has closed and all final documents have been received by the Department.

Accounting of Grant Funds

It is essential that complete and accurate records be maintained. Grant recipients must maintain an accounting and record keeping system that reflects sound fiscal controls and safeguards. The accounting information must be sufficient so that the total cost of each aspect of the project can be readily determined and records are readily available upon demand. Grant recipients must retain all grant transaction records for a period of three years after final payment is made by the State. (Note: This does not limit requirements for permanent record-keeping of all conservation easement, baseline report, and monitoring-related documents.)

Auditing of Fund Expenditures

All expenditures of public funds under this program are subject to audit by the State of California. All grant recipients shall maintain books, records, documents and other evidence sufficient to properly reflect the amount, receipt, and disposition of all project funds (including State funds, interest earned, and matching funds by the grant recipient) and the total cost of the project.

Organizational Considerations

Subcontractors and Purchasing

Grant recipients (grantees) may make use of their own staff and such subcontractor(s). Grantees are expected to adhere to the jurisdiction's or organization's competitive bid, internal contracting and purchasing guidelines. Documentation of the grantee's contracting or purchasing guidelines, processes, and project-specific approvals may be requested in the event of an audit by the State of California.

Workplace Certifications and Insurance
Pursuant to the requirements of Government Code §8355, grantees must sign a certification that a drug-free workplace will be provided.

Governmental grantees will be required to show evidence of self-insurance. All other grantees must obtain and keep Worker's Compensation, commercial general liability, and automobile liability insurance policies compliant with specifications provided by the Department for the term of the Grant Agreement. The insurance specifications are included within the standard grant agreement template. These policies shall cover any acts or omissions of the grantee or its employees engaged in the provision of service specified in the grant agreement.

Grantees shall name the State of California, its officers, agents, employees and servants as additional insured parties for all insurance required and are responsible for guaranteeing that a copy of each Certificate of Insurance is submitted to the Department within thirty (30) days of Grant Agreement signature.

Loss of Funding (Not a complete list)
The following are examples of actions that may result in a grantee's loss of funding:

- Grantee fails to obtain a Grant Agreement.
- Grantee withdraws from the grant program.
- Grantee fails to adhere to the conditions of funding specified in these Guidelines.
- Grantee fails to complete the funded work.
- Grantee fails to complete work in a manner that meets the requirements agreed upon.
- Grantee fails to submit all documentation within the time periods specified in the Grant Agreement.
- Grantee changes scope of work without approval of the Department.
- Grantee changes the subcontractor or partner(s) identified in the work plan or application without approval from the Department.

Appendix A – Risk Options

The following list describes those agricultural lands considered at risk for purposes of the CARB's 2017-18 Quantification Methodology for the SALC Program. In order to ensure that projects will result in GHG benefits, applicants must demonstrate that agricultural lands within a defined project geographic area[15] are at risk of conversion using one of the risk of conversion options (risk options) listed below.

Residential Risk: Valid options to demonstrate risk of conversion for which residential zoning can be used to calculate the number of extinguished development rights:

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;
2. Agricultural land identified for potential rezoning to non-agricultural use by a jurisdiction as evidenced by a revised zoning proposal or land use plan, or undergoing environmental review, within the past 5 years;
3. 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;
4. Agricultural land within a proposed expanded city boundary (annexation), Sphere of Influence, municipal service boundary, or specific plan;
5. 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.

Rural Residential Risk: Valid options to demonstrate risk of conversion for which rural residential zoning can be used to calculate the number of extinguished development rights:

6. Agricultural land that is determined to be in conformance with the Subdivision Map Act based on county-issued Certificates of Compliance;
7. Agricultural land up to five miles from land developed or zoned for rural residential use (one to ten acres) in the county General Plan;
8. Agricultural land within five miles of other agricultural land sold or advertised as rural home sites, rural recreational sites, or other development as evidenced through comparable sales, multiple listing services, or similar property sales tools within the last five years.

Risk of subdivision to current zoning minimums: Valid options to demonstrate risk of conversion for which the current level of agricultural zoning can be used to calculate the number of extinguished development rights:

9. Agricultural land located within two miles of attraction(s) such as a casino, resort, golf course, public recreation area, school or university; within two miles of a major highway intersection[16]; or within two miles of a planned road expansion project that increases vehicle capacity (e.g., additional lanes).

[15] Please see Glossary.

[16] Refer to Guidelines Glossary for major highway intersection definitions for the purposes of the SALC Program.

APPENDIX B – Priority Population Benefits Checklist (AB 1550)

Projects must satisfy at least one criterion in Step 1, one criterion in Step 2, and one criterion in Step 3 below to be considered to provide direct, meaningful, and assured benefits to priority populations, receive priority population status through the SALC Program, and count toward statutory investment minimums. Documentation must be provided to support all claims and will be evaluated by the SALC Interagency Team, with final concurrence determined by CARB.

Priority population status does not affect project eligibility.

STEP 1 – Identify Priority Population(s)		
Evaluate the project against each of the following criteria. Check all boxes that apply. Supporting documentation required. If a project does not meet at least one of the qualifying criteria in Step 1, the project does not count toward statutory investment minimums and no further evaluation is needed.		
Criteria	**Yes**	**No**
A. Is a majority of the project land located **within the boundaries of a disadvantaged community census tract**?	❒	❒
B. Is a majority of project land located **within the boundaries of a low-income community census tract**?	❒	❒
C. Is a majority of the project land located outside of a disadvantaged community, but **within ½-mile of a disadvantaged community <u>and</u> within a low-income community census tract**?	❒	❒

STEP 2 – Address a Need
Identify an important community or household need and evaluate whether the project provides a benefit that meaningfully addresses that need. Supporting documentation required. If the project does not address a community or household need, it does not count toward statutory investment minimums and no further evaluation is needed.
Important Community or Household Need
Describe the important community or household need your project meets and how your project addresses said need in the space provided:

STEP 2 – Address a Need (continued)

Method Used to Identify Need	Yes	No
Indicate the method used to identify the important community need described above and provide supporting documentation:		
A. Host community meetings, workshops, outreach efforts, or public meetings as part of the planning process to engage local residents and community groups for input on community or household needs, and document how the received input was considered in the design and/or selection of projects to address those needs.	❒	❒
B. Look at the individual factors in the latest version of CalEnviroScreen that are most impacting an identified disadvantaged or low-income community (i.e., factors that score above the 75th percentile), and confirm that the project will reduce the impacts of at least one of those factors.	❒	❒
C. Receive documentation of support from local community-based organizations and/or residents (e.g., letters, emails) identifying a need that the project addresses and demonstrating that the project has broad community support.	❒	❒
D. Refer to the list of common needs for priority populations in CARB's Funding Guidelines Table 5 and confirm that the project addresses at least one listed need (should match the need identified above).	❒	❒

STEP 3 – Provide a Benefit

Evaluate the project against each of the following criteria to determine if it provides direct, meaningful, and assured benefits to priority populations. Project must meet at least one of the following benefit criteria. Supporting documentation required. Check all boxes that apply.

Criteria	Yes	No
A. Project preserves a site that allows public access.	❒	❒
B. Project significantly reduces flood risk to households within one or more disadvantaged or low-income communities.	❒	❒

C. Project maintains water quality and health of watersheds serving priority populations through avoiding the conversion of forest lands or wetlands that would have resulted in impacts to nearby water bodies located in the same or a directly adjacent disadvantaged or low-income community as the project.	❒	❒
D. Project increases food access to priority populations through regular farmers' markets, donations to food banks or distribution centers serving residents of disadvantaged or low-income communities, or low-income households.	❒	❒
E. Project provides regular and ongoing educational opportunities through partnerships with schools or non-profit organizations located in disadvantaged or low-income communities and site access to residents of these communities.	❒	❒

APPENDIX C – GLOSSARY

The terms used in these grant Guidelines are defined as follows:

AB 32 (Chapter 488, 2006): Assembly Bill 32, or the California Global Warming Solutions Act of 2006, establishes a comprehensive program of regulatory and market mechanisms to achieve real, quantifiable, cost-effective reductions of greenhouse gases. It codifies in the Health and Safety Code declarations about the serious threats posed by global warming and the intent of the Legislature to ensure coordination among State agencies and all affected stakeholders in the development of regulations to implement this law.

Affordable Housing and Sustainable Communities (AHSC) Program: The AHSC Program furthers the regulatory purposes of AB 32 and SB 375 by investing in projects that reduce greenhouse gas emissions by creating more compact, infill development patterns; encouraging active transportation and mass transit usage; and protecting agricultural land from sprawl development. These projects, described in the AB 32 Scoping Plan, support climate objectives and co-benefits by reducing vehicle miles traveled and associated greenhouse gas and other emissions, or by making strategic investments that protect agricultural lands to reduce greenhouse gas emissions.

Agricultural Conservation Easement (easement): A voluntary, legally recorded deed restriction in perpetuity, as defined in Section 815.1 of the Civil Code. The ACE removes development pressure, prohibits practices that would damage or interfere with the agricultural use of the property, and prevents the restriction of agricultural husbandry practices. The ACE remains in effect even when land changes ownership and maintains the land in private ownership and on the tax rolls. The ACE must be held by a qualified Section 501(c)(3) California nonprofit organization, or a local government, both of which must state that one of their primary purposes is the protection of agricultural use.

Agricultural Land: For the purposes of this program, agricultural land will include both cultivated and non-cultivated (e.g., rangeland and pasture) lands.

Agricultural use: For the purposes of the SALC Program, agricultural activity, operation or facility or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation market.

Applicant: An organization requesting funding from this program to be administered by the State. Eligible applicants for the Sustainable Agricultural Lands Strategy Grants are cities and counties. Partners to the Sustainable Agricultural Lands Strategy Grants may include nonprofit organizations, resource conservation districts, or a regional park or open-space district or regional park or open-space authority. Eligible applicants for the Agricultural Conservation Easement Grants include local governments, nonprofit organizations, resource conservation districts, or a regional park or open-space district or regional park or open-space authority that have the conservation of farmland among its stated purposes, as prescribed by statute, or as expressed in the entity's locally adopted policies.

Applicant's stated purpose: As adopted in by-laws (does not include statements on website)

Baseline Conditions Report: A comprehensive document that describes the condition of a property placed under conservation easement. The Baseline Conditions Report (BCR) is compiled by the easement holder and is referred to during future monitoring of the easement to determine whether the terms and conditions of the easement are being upheld.

Co-Applicant: An organization or entity that is eligible to apply for funding under the SALC Program and applies for funding in partnership with a second organization.

Co-Benefits: The ancillary or additional benefits of policies that are implemented with a primary goal, such as climate change mitigation, acknowledging that most policies designed to reduce greenhouse gas emissions also have other, often at least equally important, benefits (e.g., energy savings, economic benefits, air quality benefits, public health benefits). Also referred to as "multiple benefits." (U.S. Environmental Protection Agency)

Conservation easement: An interest in land, less than fee simple, which represents the right to prevent the development or improvement of the land, as specified in Section 815.1 of the California Civil Code. For the purposes of the SALC Program, the easement is held to prevent any use that may diminish or impair purposes other than agricultural production.

Conservation management practices: Conservation management practices include agricultural management practices that sequester carbon, reduce atmospheric GHGs and improve soil health. These practices can include United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Conservation Practice Standards (CPS), California Department of Food and Agriculture Healthy Soils Program Practices, and Carbon Farm Plans.

Cost effectiveness: Defined as the greenhouse gas reduction identified by the Quantification Methodology per dollar of California Climate Investment Funding requested.

Fully-Burdened rate: The actual cost of a company to have an employee, aside from the salary the employee earns. Labor burden costs include benefits that a company must, or chooses to, pay for employees included on their payroll. These costs include but are not limited to payroll taxes, pension costs, health insurance, dental insurance, and any other benefits that a company provides an employee.

Fund or Funds: Monies authorized by the California Budget Act from the Greenhouse Gas Reduction Fund (GGRF) to the Strategic Growth Council to develop and administer the Affordable Housing and Sustainable Communities (AHSC) Program. Accompanying legislation, SB 862, apportions twenty percent (20%) of the GGRF's proceeds on an annual basis to the AHSC program beginning in FY 2015-16.

Grant Administrator: An employee of the State who manages grants, also called a Grant Manager.

Grant Agreement: A contractual arrangement between the State and grantee specifying the payment of funds by the State for the execution of the work program by the grantee.

Grant Performance Period: The beginning and ending dates of the Grant Agreement. Eligible costs incurred during this period may be funded from the grant. No work plan should exceed 24 months, as outlined in State Contracting Manual Guidelines.

Grant term: The two-year period beginning upon the Department Director's signature of the grant agreement, during which the grantee and the Department execute the work program outlined in said agreement.

Grantee: An applicant that has a signed an agreement for grant funding with the State.

Greenhouse Gases: Include, but are not limited to, carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, and sulfur hexafluoride.

Highway: The SALC Program will rely on CalTrans definitions of a major highway, arterial highway, and intersection. CalTrans defines a major highway as an arterial highway with intersections at grade and direct access to abutting property and on which geometric design and traffic control measures are used to expedite the safe movement of through traffic. Arterial highway is a general term denoting a highway primarily for through traffic usually in a continuous route. For the purposes of SALC, major highway includes, but is not limited to, freeways. Appropriate traffic control measures for a highway to be considered major include traffic signals and dedicated turn lanes; a traffic sign (i.e. stop sign) alone is not sufficient. Multiple lanes in a single direction would also qualify a highway as major. An intersection is the general area where two or more roadways join or cross, within which are included roadside facilities for traffic movements in that area. See www.dot.ca.gov/hq/oppd/hdm/pdf/chp0060.pdf.

Infrastructure: Specific to the SALC Program, infrastructure refers to the resources upon which an agricultural business relies. This includes, but is not limited to, seed and fertilizer suppliers, veterinary services, water and energy distribution, transportation, drying or processing facilities, and storage or marketing facilities.

Joint Proposal: An application submitted for the Sustainable Agricultural Lands Strategy and Outcome Grants by one lead eligible applicant with one or more eligible applicant(s) (co-applicant). A single Budget and Work Plan must be submitted by the lead applicant. The Budget and Work Plan must describe the funds that will be distributed to lead and co-applicants and identify general activities for which they are used.

Land Trust: A private, nonprofit organization that holds a tax exemption as defined under Section 501(c)(3) of the Internal Revenue Code, and further qualifies as an organization under Section 170(b)(1)(A)(vi) or 170(h)(3) of the Internal Revenue Code. For purposes of the SALC Program, land trusts eligible to hold agricultural conservation easements must have among their purposes the conservation of agricultural lands.

Living Area: Specific to the SALC Program, living area is defined by the local jurisdiction that oversees permitting of the project area. Please refer to your local jurisdiction for additional information.

Local Agency Formation Commission (LAFCO): The Cortese-Knox Local Government Reorganization Act (Government Code Section 56000, et seq.) established Local Agency Formation Commissions in each county, empowering them to review, approve or deny proposals for boundary changes and incorporations for cities, counties, and special districts. Among the purposes of a LAFCO are discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (Government Code Section 56301). One of the primary planning tasks is the establishment of "Spheres of Influence" for the various governmental bodies within their jurisdiction.

Natural Resources: The materials and functions that comprise the natural wealth of an area's ecosystems, including, but not limited to the plants, animals, minerals, air, water, and soil. Among these functions are watershed catchment, wildlife migration and habitation, forestry, grazing, and crop production. Of particular importance for complex, large scale natural resources functions are lands that flood, lands that are farmed, lands dedicated to open space, lands designated for mineral extraction, greenbelts, parks and trails, and lands valued for their aesthetics.

Partner(s): Nonprofits, resource conservation districts, or other stakeholders with an interest in conserving agricultural land that are included or play a role in the Applicant's proposed scope of work.

Project Geographic Area: For purposes of the SALC Program, the physical geographic extent of a proposal assessed to estimate the GHG emission reductions at the application stage; only agricultural lands within the project geographic area that are determined to be at risk of conversion are considered when quantifying the GHG benefit.

Project structure: Attributes that define the agricultural conservation easement project including but not limited to acreage, boundary, legal access, reserved rights, prohibited uses, fee ownership, mineral estate, and co-benefits.

Regional Plan: Either of the following: 1) A long-range transportation plan developed pursuant to Section 134(g) of Title 23 of the United States Code and any applicable State requirements, OR 2) A regional blueprint plan, which is a regional plan that implements statutory requirements intended to foster comprehensive planning as defined in Section 65041.1 of Chapter 2.5 (commencing with Section 65080) of Division 1 of title 7, and Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

Reserved rights: Rights expressly retained or proposed to be retained by the landowner/grantor of an agricultural conservation easement.

Specific Plan: A tool for local government implementation of all or part of an area covered by a general plan. A specific plan can combine policy statements with development regulations. It is often used to address the development requirements for projects such as urban infill developments or planned communities. Its emphasis is on standards and development criteria for projects within the area of the specific plan. A specific plan may be adopted either by resolution or by ordinance. Specific plans must be consistent with all facets of the General Plan (§65450, et seq.).

Sphere of Influence (SOI): The SOI is a plan for the probable physical boundaries and service area of a local government agency (Government Code Section 56076). One of the primary planning tasks of each county's LAFCO is the establishment of SOIs for the governmental bodies within their jurisdictions.

State: For purposes of the SALC Program, State is a general term including the Strategic Growth Council, Department of Conservation, and the Natural Resources Agency or its representatives.

State Planning Priorities: As defined under Government Code Section 65041.1: The State planning priorities, which are intended to promote equity, strengthen the economy, protect the

environment, and promote public health and safety in the State, including in urban, suburban, and rural communities, shall be as follows:

> (a) To promote infill development and equity by rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas, and to preserve cultural and historic resources.
>
> (b) To protect environmental and agricultural resources by protecting, preserving, and enhancing the State's most valuable natural resources, including working landscapes such as farm, range, and forest lands, natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands, recreation lands such as parks, trails, greenbelts, and other open space, and landscapes with locally unique features and areas identified by the State as deserving special protection.
>
> (c) To encourage efficient development patterns by ensuring that any infrastructure associated with development, other than infill development, supports new development that does all of the following:
> (1) Uses land efficiently.
> (2) Is built adjacent to existing developed areas to the extent consistent with the priorities specified pursuant to subdivision (b).
> (3) Is located in an area appropriately planned for growth.
> (4) Is served by adequate transportation and other essential utilities and services.
> (5) Minimizes ongoing costs to taxpayers.[17]

Stewardship Fund: Funds dedicated solely for the long-term stewardship of conservation easements. These funds are set aside by the easement holder at the recordation of a conservation easement and dedicated to ensure funding for the cost of annual monitoring and evaluation of easement threats.

Subcontractor: An entity contracting with the applicant that will participate in the proposed work program submitted by the applicant. Subcontractors must be included in the work plan and budget form. The lead applicant submits invoices on behalf of the subcontractor. The State pays the lead applicant, who then pays the subcontractor.

Sustainable Communities Strategy (SCS): A plan that coordinates transportation and land use planning as described in the Sustainable Communities and Climate Protection Act of 2008 in order to meet a region's GHG reduction targets. Each Metropolitan Planning Organization (MPO) shall consider the best practically available scientific information regarding resource areas and farmland in the region when compiling their SCS. Each SCS must be reviewed and accepted by CARB.

[17] (Amended (as added by Stats. 2002, Ch. 1016) by Stats. 2002, Ch. 1109, Sec. 1. Effective January 1, 2003.)

APPENDIX D – Online Resources

Legislation	
AB 32: California Global Warming Solutions Act of 2006 http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf	**State Planning Priorities** (Government Code 65041.1) http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65041.1
SB 375: Regional greenhouse gas emission reduction targets http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375	**SB 226: CEQA Streamlining Opportunities** http://leginfo.ca.gov/pub/11-12/bill/sen/sb_0201-0250/sb_226_bill_20111004_chaptered.html
SB 732: Strategic Growth Council Statute http://www.leginfo.ca.gov/pub/07-08/bill/sen/sb_0701-0750/sb_732_bill_20080930_chaptered.pdf	**Senate Bill 535 (De León, Chapter 830, Statutes of 2012)** Investments to Benefit Disadvantaged Communities http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201120120SB535&search_keywords
AB-1532 California Global Warming Solutions Act of 2006: Greenhouse Gas Reduction Fund https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201120120AB1532	

State Planning Documents	
Air Quality and Climate	
State Implementation Plans California Air Resources Board http://www.arb.ca.gov/planning/sip/sip.htm	**California Climate Adaption Planning Guide** Natural Resources Agency http://resources.ca.gov/climate/safeguarding/local-action/
AB 32 Scoping Plan California Air Resources Board http://www.arb.ca.gov/cc/scopingplan/scopingplan.htm	**Climate Adaptation Strategy** Natural Resources Agency http://www.climatechange.ca.gov/adaptation/index.html
SB 375 Implementation California Air Resources Board http://www.arb.ca.gov/cc/sb375/sb375.htm	**Long Term Energy Efficiency Strategic Plan** California Public Utilities Commission http://www.green-technology.org/gcsummit/images/Current-Priorities.pdf
Cap-and-Trade Auction Proceeds Investment Plan CalEPA/GO/Legislature http://www.arb.ca.gov/cc/capandtrade/auctionproceeds/auctionproceeds.htm	**Vision for clean air: A framework for air quality and climate planning** Air Resources Board http://www.arb.ca.gov/planning/vision/vision.htm

Datasets and Databases including Geographical Information System Layers	
Farmland Mapping and Monitoring Program Department of Conservation http://www.consrv.ca.gov/DLRP/fmmp/Pages/index.aspx	**Healthy Communities Data and Indicators Project** Department of Public Health https://www.cdph.ca.gov/Programs/OHE/Pages/Healthy-Communities-Data-and-Indicators-Project-(HCI).aspx
National Conservation Easement Database U.S. Endowment for Forestry and Communities https://www.conservationeasement.us/	**Natural Community Conservation Plans Map** Department of Fish and Wildlife https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline **Riparian Habitat Conservation Program** https://www.wcb.ca.gov/Programs/Riparian
California Protected Areas Database GreenInfo Network http://www.calands.org/data	**Geoportal Public Access** Department of Technology http://portal.gis.ca.gov/geoportal/catalog/main/home.page
California Conservation Easement Database GreenInfo Network http://www.calands.org/cced	**GHG Emission Inventory – Query Tool for 2000-2012** CAL EPA http://www.arb.ca.gov/app/ghg/2000_2012/ghg_sector.php

Land Conservation and Technical Assistance Programs	
California Council of Land Trusts http://www.calandtrusts.org/	**California Resource Conservation Districts** Department of Conservation http://www.conservation.ca.gov/dlrp/RCD
California Farmland Conservancy Program Department of Conservation http://www.conservation.ca.gov/dlrp/cfcp/Pages/Index.aspx	**California State Conservancies** Natural Resources Agency http://resources.ca.gov/offices/
Habitat Conservation Planning Programs Department of Fish and Wildlife https://www.wildlife.ca.gov/Explore/Organization/HCPB	**Environmental Quality Incentive Program-NRCS** United States Department of Agriculture http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/financial/eqip/

Agriculture	
California Climate Change Portal Department of Food and Agriculture https://www.cdfa.ca.gov/oefi/climate/ Climate Change Consortium for Specialty Crops: Impacts and Strategies for Resilience http://www.cdfa.ca.gov/environmentalstewardship/pdfs/ccc-report.pdf	**California Farm Bureau Federation** http://www.cfbf.com/
California Climate and Agriculture Network http://calclimateag.org/	**Land Conservation Act (Williamson Act)** Department of Conservation http://www.consrv.ca.gov/dlrp/lca/Pages/Index.aspx

Farmland Studies and Reports American Farmland Trust https://www.farmland.org/publications	**Agricultural Conservation Easement Program-NRCS** United States Department of Agriculture http://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/easements/acep/

Land Use	
California Environmental Quality Act (CEQA) Guidelines Office of Planning & Research http://www.opr.ca.gov/ceqa/	**Land Use, General Plans, and Disadvantaged Communities Technical Advisory** Office of Planning & Research http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf
Guidelines for Classification and Designation of Mineral Lands Department of Conservation http://www.conservation.ca.gov/smgb/Guidelines/Documents/ClassDesig.pdf	**Planner's Guide to Specific Plans** Office of Planning & Research http://opr.ca.gov/docs/specific_plans.pdf
General Plan Guidelines Office of Planning & Research http://www.opr.ca.gov/planning/general-plan/	**Transit Oriented Development (TOD) Resources** Department of Housing & Community Development http://www.hcd.ca.gov/financial-assistance/transit-oriented-development-housing-program/tod_housing_program_guidelines.pdf
LAFCOs, General Plans, and City Annexations Office of Planning & Research http://opr.ca.gov/docs/LAFCOs_GeneralPlans_City_Annexations.pdf	**California Strategic Growth Council Strategic Plan** Strategic Growth Council http://sgc.ca.gov/
Important Farmland Maps Department of Conservation http://www.consrv.ca.gov/dlrp/fmmp/Pages/Index.aspx	**Oil and Gas Resources** Department of Conservation http://www.consrv.ca.gov/dog/Pages/Index.aspx

Water	
California Water Plan Department of Water Resources https://www.water.ca.gov/Programs/California-Water-Plan	**California State Coastal Conservancy Strategic Plan** Coastal Conservancy http://scc.ca.gov/files/2013/03/SCC-Strategic-Plan-2013-18.pdf
Safe Drinking Water State Revolving Fund Public Health http://www.waterboards.ca.gov/drinking_water/services/funding/SRF.shtml	**Regional Board Water Quality Control Plans (Basin Plans)** State Water Resources Control Board http://www.waterboards.ca.gov/plans_policies/

Guidance and Indicators

Climate	
Climate Change and Climate Action Planning Technical Advisories Office of Planning and Research http://www.opr.ca.gov/ceqa/technical-advisories.html	**Ecosystem Services and Forestry** US Forest Service http://www.fs.fed.us/ecosystemservices/carbon.shtml
Indicators of Climate Change in California Office of Environmental Health Hazard Assessment https://oehha.ca.gov/climate-change/document/indicators-climate-change-california	

Resource Websites and Tools	
Cool California: Local government assistance website California Air Resources Board http://www.coolcalifornia.org/article/climate-action-planning	**California Local Energy Assurance Planning Tool (CaLEPA)** CalEPA http://wwww.caleap.org/index.php/tgp1/nonc/119
GHG and Carbon Sequestration Ranking Tool-NRCS United States Department of Agriculture http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/climatechange/?cid=stelprdb1044982	**SEEC GHG Inventory and Forecast Tools Update** California Air Resources Board/OPR https://www.arb.ca.gov/cc/inventory/data/data.htm
CalEnviroScreen 3.0 Office of Environmental Health Hazard Assessment https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30	**Priority Populations mapping tool** California Air Resources Board https://www.arb.ca.gov/cc/capandtrade/auctionproceeds/communityinvestments.htm
Environmental Goals and Policy Report Governor's Office /Office of Planning and Research https://www.opr.ca.gov/s_egpr.php	
TigerWeb Urban and Rural setting designation for CalEEMod under CARB approved Quantification Methodology https://tigerweb.geo.census.gov/tigerwebmain/TIGERweb_User_Guide.pdf.	**American Fact Finder** Land Use settings designations (urban or rural) for CaLEEMod under CARB approved Quantification Methodology http://factfinder.census.gov/faces/nav/jsf/pages/using_factfinder.xhtml

Appendix E – Additional Resources

Below are additional technical reports regarding greenhouse gas and carbon sequestration quantification in agricultural and forest settings. More information will be added in future releases of these Guidelines.

Byrd, Kristin B. et al. 2015. Integrated climate and land use change scenarios for California rangeland ecosystem services: wildlife habitat, soil carbon, and water supply. Landscape Ecol (2015) 30:729-750.

Eve, M., D. Pape, M. Flugge, R. Steele, D. Man, M. Riley-Gilbert, and S. Biggar, (Eds), 2014. Quantifying Greenhouse Gas Fluxes in Agriculture and Forestry: Methods for Entity-Scale Inventory. Technical Bulletin Number 1939. Office of the Chief Economist, U.S. Department of Agriculture, Washington, DC. 606 pages. July 2014.

Goines, B. and M. Nechodom. 2009. National Forest Carbon Inventory Scenarios for the Pacific Southwest Region (California), Report to Regional Forester and PSW Station Director, CA: Albany: U.S. Department of Agriculture, Forest Service Region 5 Climate Change Interdisciplinary Team.

Jackson, Louise, et al. 2012. Adaptation Strategies for Agricultural Sustainability in Yolo County, California. California Energy Commission. Publication number: CEC-500-2012-032. 189pp.

Koteen, L. E., D. D. Baldocchi, and J. Harte. 2011. Invasion of non-native grasses causes a drop in soil carbon storage in California grasslands. Environmental Research Letters 6. 044001.

Kroeger, T., et al. 2010. An Economic Analysis of the Benefits of Habitat Conservation on California Rangelands. Defenders of Wildlife. 93pp.

PIER. 2003. California Energy Commission Contractor/Consultant Report. Attachment IV – Carbon Sequestration in California's Terrestrial Ecosystems and Geological Formations. 48pp.

Ryals, R. and W. Silver. 2013. Effects of organic matter amendments on net primary productivity and greenhouse gas emissions in annual grasslands. Ecological Applications, 23(1), 2013, pp. 46 – 59.

Silver, W., R. Ryals, and V. Eviner. 2010. Soil Carbon Pools in California's Annual Grassland Ecosystems. Rangeland Ecol Manage 63:128-136.

Silver, W., M. DeLonge, and J. Owen. 2013. Climate Change Mitigation Potential of California's Rangeland Ecosystems. DESPM, University of California, Berkeley. 30pp.

USDA. Technical Bulletin 1930. 2011.USDA Agriculture and Forestry Greenhouse Gas Inventory: 1990-2008.115pp.