CALIFORNIA
SUSTAINABLE AGRICULTURAL LANDS CONSERVATION PROGRAM

GRANT GUIDELINES & APPLICATIONS

PART OF
CALIFORNIA CLIMATE INVESTMENTS

STATE OF CALIFORNIA

STRATEGIC GROWTH COUNCIL

FINAL DRAFT
December 10, 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 Strategic Growth Council.

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

Critical Dates for Round 5 (proposed, subject to change)
Draft Guidelines released for comment—November 2, 2018
Guidelines adopted—December 20, 2018
Pre-proposal summaries due—April 17, 2019
Determination of funding amount available from Cap and Trade Auction proceeds—September 2019
Full Applications due—September 13, 2019

Anticipated approval of projects by the Strategic Growth Council—December 2019

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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 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 5 SALC Program Guidelines** serve as the basis for this year's SALC Program Request for Grant Applications (Round 5 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. **Sustainable Agricultural Lands Conservation Planning (Planning)** – Grants to develop and implement plans for the protection of agricultural lands at risk of conversion to non-agricultural uses.

Program Goals and Objectives

The principal goal of the SALC Program is to keep farmland in agriculture and 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 GGRF. The actual funding

level will not be determined until after the fourth auction for fiscal year 2018-19. Additional funding for SALC projects may be available from funds not utilized in previous rounds.

For Round 5, Planning grants are limited to up to $250,000 each. There is no maximum grant amount for Easement grants. Funds not awarded under one component of the program may be used to increase available funding for award in the other component.

GHG Quantification and Jobs Reporting

The California Air Resources Board (CARB) adopts Funding Guidelines for Agencies that Administer California Climate Investments (CARB's Funding Guidelines) to ensure that all programs that receive California Climate Investments dollars distribute those dollars in accordance with applicable law.[1]

Greenhouse Gas Emissions
Per CARB's Funding Guidelines, all California Climate Investments programs must facilitate the achievement of greenhouse gas emission reductions. The SALC Program measures GHG avoided emissions based on the estimated vehicle miles traveled avoided by protecting agricultural land at risk of conversion and limiting opportunities for expansive, vehicle-dependent forms of development. These avoided emissions are quantified and reported for funded easement projects in accordance with a CARB-approved quantification methodology.[2]

Jobs
To the extent feasible, all California Climate Investments programs must foster job creation by selecting and supporting projects carried out by California workers and businesses. For all projects, applicants will be required to report the potential employment benefits associated with their project as estimated using the jobs co-benefit assessment methodology developed by CARB. For projects where the total project cost exceeds $1 million, grantees will be required to report on the employment outcomes of their projects.

Co-benefits

Pursuant to AB 1532, GGRF monies shall be used to facilitate reductions of greenhouse gas emissions and, where applicable and to the extent feasible, to maximize environmental, economic, and public health benefits for California. Such benefits are known as co-benefits. Co-benefits associated with SALC Program projects may include:

<u>Environmental Benefits</u>
- 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
- Reduce the potential of catastrophic wildfire

<u>Economic Benefits</u>
- Retention of local jobs and agricultural revenue

[1] 2018 Funding Guidelines for Agencies that Administer California Climate Investments and associated documents are available at: www.arb.ca.gov/cci-fundingguidelines.
[2] The Quantification Methodology is contained in a separate document, published by the California Air Resources Board available at: www.arb.ca.gov/cci-quantification.

- Retention of entrepreneurial opportunities
- Reduction in spending on municipal services for dispersed development

Public Health Benefits

- Potential reduction or elimination of pesticide use
- Contributions to the preservation of food security
- Access to affordable, nutritious foods
- Potential reductions in food waste
- Potential reduction in the risk of wildfire-related air quality issues

Statutory Authority

SB 732 (Chapter 13, Statutes of 2008) established the Strategic Growth Council and added California Government Code sections 75127 and 75128, which direct the Strategic Growth 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 Strategic Growth 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 Strategic Growth 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 Strategic Growth 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 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 Strategic Growth Council as most appropriately administered by the California Department of Conservation (Department) in conjunction with the Natural Resources Agency (Agency). The Strategic Growth 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

[3] See the Guidelines Glossary, Appendix D, for these Government Code Section 65041.1 priorities.
[4] SB 862 (Chapter 36, Statutes of 2014), Health and Safety Code section 39719

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 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:
    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 Committee, with final concurrence determined by CARB.

Planning grant applicants found to qualify for priority population status will receive five additional points on their application. SALC Easement applications where fifty percent (50%) or more of the project is located within a priority population area as shown in Appendix C are eligible to receive 100% funding and five points toward their application score. SALC Easement applicants found to qualify for priority population status will receive an additional five points on their application. All projects claiming priority population benefits will be evaluated relative to the pool of applications during the round in which they were received.

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[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."
[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

Priority population status does not affect eligibility.

Grant Application

The application processes for Easement and Planning grants are detailed in Sections 2 and 3 of these Guidelines, respectively. Pre-proposals and applications must be received electronically by 11:59 p.m. on the deadlines specified in 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/grant-programs/SALCP

Publicity and Confidentiality

Applicants are encouraged to inform landowners and other partners that grant applications 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 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 their 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], California aims to invest California Climate Investment dollars in the conservation of working lands in order to facilitate net climate benefits and long term carbon sequestration in the land base.

Preventing the conversion of agricultural land to residential or rural residential development avoids vehicle miles traveled and related greenhouse gas emissions.

Eligible Applicants

Cities, counties, nonprofit organizations, resource conservation districts, regional park or open-space districts, regional park or open-space authorities, and California Native American tribes, as identified in Civil Code 815.3, are eligible to apply for funding.

An application can be submitted by either (1) a single applicant where the applicant is the intended easement holder or (2) multiple entities that are collaborating on the acquisition, one of which must be the intended easement holder.

The easement holder must have the conservation of agriculture, rangeland, or farmland among their stated purposes, as is prescribed by statute, or as expressed in the entity's adopted policies.

Nonprofit applicants that intend to be the easement holder must be accredited by the Land Trust Accreditation Commission or have adopted equivalent or greater policies regarding conflict of interest, amendments, monitoring, endowments, and enforcement prior to submission of an application. Those that haven't must apply with either a co-applicant that has such policies in place or a government entity.

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).

Eligible Projects

Easement grants will only be provided to fund the purchase of agricultural conservation easements on agricultural land. Easement projects that provide an opportunity to protect non-agricultural resource values in addition to the property's agricultural values are encouraged to apply so long as the non-agricultural resource values to be protected are (a) inherent to the property and (b) consistent with the property's continuing agricultural use.

The property proposed for conservation must be considered at risk of conversion based on the options listed in Appendix A (risk options) and must complement Sustainble Communities Strategies planning efforts.

A complete list of all of the Eligibility Criteria for agricultural conservation easement proposals is listed within the "Eligibility and Selection Criteria for Agricultural Conservation Easement Acquisitions" section.

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

Eligible Costs

[7] https://ww2.arb.ca.gov/resources/documents/cci-investment-plan

Only direct costs incurred to acquire the easement during the performance period specified in the Grant Agreement are eligible for payment under this program.

Easement Acquisition Cost
Competitive grants will be awarded to cover up to 75% of the value of the agricultural conservation easement. Easement acquisitions where fifty percent (50%) or more of the property both i) consists of prime farmland or farmland of statewide importance, as identified by the Farmland Mapping and Monitoring Program; and ii) is located in a priority population area as shown in Appendix C are eligible to receive 100% funding for easement acquisitions.

Associated Costs
All projects approved for funding are eligible to receive up to $50,000—in addition to the funding toward the easement value discussed above—in order to cover reasonable associated costs incurred to acquire the easement.

The Strategic Growth Council will allocate up to $50,000 in associated costs funding for each awarded project, unless applicants specify a lower amount in their application. The Strategic Growth Council may increase a project's associated cost allocation, if it determines such costs are commensurate with the work needed to complete the project.

All eligible costs must be supported by appropriate documentation during the invoicing process.

Eligible Associated Costs	Ineligible Associated Costs

- Fully-burdened applicant staff time for:
  - easement negotiations
  - title work
  - project mapping
  - appraisal review and coordination
  - SALC-required reporting
- Technical and legal consulting
- Appraisal
- Preliminary title report
- Baseline conditions report
- Escrow fees
- Title insurance fees
- Property boundary survey(s)
- Building Envelope survey(s)
- Environmental site assessment(s)
- Mineral remoteness evaluation(s)
- Tribal consultation(s)
	- Costs incurred outside the grant term
	- Indirect or overhead costs
	- Travel
	- Ceremonial expenses
	- 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
	- CEQA documentation
	- Food or beverages (whether or not incurred as part of meetings, workshops, training, ceremonies, or other events)

Match

Applicants must identify all existing or potential match funders in their pre-proposals and applications.

The California Air Resources Board encourages all agencies that administer California Climate Investments programs to coordinate investments and leverage funds where possible to provide multiple benefits and to maximize benefits. To aid SALC's efforts to coordinate investments and leverage funds as recommended by CARB, applicants pursuing project funding through other California Climate Investments programs should indicate which programs they

are applying to, and whether such applications are for funding in lieu of or as match to SALC funding, in their application.

Initial Screening–Pre-proposals

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 twelve months old, as well as maps of the project boundaries, location, and proposed or existing building envelopes. The pre-proposal worksheet 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 Eligibility Criteria; identifying what, if any additional information will be needed in the full application; and ascertaining whether the project has title complexities or other issues.

Eligibility and Selection Criteria for Agricultural Conservation Easement Acquisitions

The Eligibility Criteria for this program have been informed by the GHG reduction requirement associated with use of Greenhouse Gas Reduction Funds, title 2, chapter 4 of the Civil Code (Conservation Easements), and the Department's California Farmland Conservancy Program. The information submitted in the application package 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.

Agricultural Conservation Easement Acquisition Eligibility Criteria
• The applicant(s) is/are an Eligible Applicant. • The applicant(s) agree(s) to all Conditions of Funding. • The project demonstrates that it will achieve a reduction in GHG emissions using at least one of the risk options. • 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 acquisition 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.

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 in the current round and will not be further evaluated.

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

Agricultural Conservation Easement Acquisition 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.

The following table outlines the Selection Criteria on which projects will be scored.

Agricultural Conservation Easement Acquisition Grants	
Selection Criteria	**Points**
Threat of Conversion/Greenhouse Gases Avoided	
The project avoids a greater number of GHG emissions per acre relative to projects that propose to conserve comparable land uses within the pool of applicants evaluated this round.	**/15**
The property is located within 2 miles of a city sphere of influence for a city with a population greater than 5,000, or within 2 miles of a census designated place (CDP) with a population greater than 5,000.	**/10**
The conserved property 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 is identified for conservation in an adopted conservation plan, regional conservation program, mitigation plan, or sustainable communities strategy.	**/10**
The property is subject to conversion risks in addition to the identified Risk Options.	**/5**
Agricultural Use	
The property is in active agricultural production, including cultivated and non-cultivated agriculture (e.g., rangeland and pasture).	**/5**
The property is surrounded by other parcels with sizes and land uses likely to support long-term commercial agricultural production.	**/5**
The property has no known agricultural constraints due to soil or water contamination.	**/5**
The property has adequate water availability and water quality for agricultural purposes.	**/5**
The property incorporates or is in the process of incorporating on-farm conservation management practices that build soil health for soil carbon sequestration or decrease GHG emissions.	**/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**
Environmental Co-Benefits	
The property provides environmental conservation values or co-benefits in addition to those specified below (e.g., protection of open space, viewshed, wildlife habitat, biodiversity, riparian corridor, habitat along an elevational gradient; reduction in the potential of catastrophic wildfire).	**/10**
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**
Economic Co-Benefits	
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).	**/10**
Public Health Co-Benefits	
The property provides public health co-benefits (e.g., reduction or elimination of pesticide use; access to affordable, nutritious foods; reductions in food waste; reduction in the risk of wildfire-related health impacts).	**/10**
Priority Populations	
The property is located within a priority population area as identified using CalEnviroscreen 3.0.	**/5**
The property provides documented direct, meaningful, and assured benefits to a priority population and qualifies for priority population status.	**/5**
Applicant Support	
The applicant has the technical and fiscal capacity to secure and steward the easement, as evidenced by accreditation by the Land Trust Accreditation Commission.	**/5**
The project is related to a SALC Planning grant (this round) or Strategies and Outcome Grant (prior rounds).	**/5**
Total points received/Total points possible	**/135**

Selection for funding may not be determined by a project's selection criteria score alone. In determining which projects to award grant funding, the Strategic Growth Council may also consider factors including AHSC's goals and objectives, avoided vehicle miles traveled, geographic distribution of funds, the urgency of the project, and the Strategic Growth Council'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 loses funding or comes in under budget. The Strategic Growth Council may award grants that partially fulfill an applicant's request.

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. Department staff may also review publicly 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. 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 may perform a site visit of each proposed project 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. Site visits may be conducted before or after a funding decision by the Strategic Growth Council. 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 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, and the Strategic Growth Council will review and evaluate all applications. This committee will make the final determination on which projects are recommended to the Strategic Growth Council for funding or as alternates.

A summary of each project application, the California Climate Investments funding request, and priority population benefits status will be posted at least ten days before the Strategic Growth Council makes project awards. The Strategic Growth Council determines the final awards and will announce these awards at a public meeting. Applicants will be notified in writing of the Strategic Growth Council's decision following the meeting at which the awards are announced.

Application Requirements

This section provides additional information regarding the components of the Application.

Agricultural Conservation Easement Acquisition Applications *(All components are required unless otherwise noted)*	
• Grant Application Checklist • Grant Application Cover Sheet • Executive Summary (1-page maximum) • Easement Acquisition Summary Sheet • Risk of Conversion Summary Sheet and Supporting Evidence • Certification of Acceptance of Conditions of Funding • Detailed Characteristics of the Proposed Project (7 pages maximum) • Applicant Resolution of Support • Letter to Planning Director • Preliminary Title Report, Underlying Documents, and Assessor's Parcel Maps • Landowner Letter of Intent • Environmental Documents	• Appraisal or Support for Estimated Easement Value • Project Geographic Area Map(s) • Building Envelope Map • Documentation of Organizational Capacity* • Documentation of Organizational Eligibility* (documents differ for nonprofit and governmental applicants) • Priority Population Benefits Checklist and supporting documentation *(only required if applying for priority population status)* • Greenhouse Gas Emissions Quantification *(optional)*
*Applicant may certify that the most current versions of the starred documents are on file with the Department in lieu of submitting the documents themselves.	

For proposals where the easement holder is not the applicant, the applicant must provide the following from the easement holder in the application:

- Certification of Acceptance of Conditions of Funding
- Easement Holder Resolution of Support
- Documentation of Easement Holder's Organizational Capacity
- Documentation of Easement Holder's Organizational Eligibility

Easement holders may certify that the most current versions of the relevant documents are on file with the Department in lieu of submitting the documents themselves.

Eligible applicants are not limited in the number of project proposals they may submit.

Application materials can be found on the Department's website[9] or attached.

[9] http://www.conservation.ca.gov/dlrp/grant-programs/SALCP

General Information Regarding Agricultural Conservation Easement Acquisition Requirements

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 for easement acquisitions are as follows:

- Clean title to the agricultural conservation easement can be conveyed at close of escrow.[10]
- The applicant and seller of the agricultural conservation easement agree to restrict the use of the land in perpetuity.
- For projects on cultivated lands, the easement will prohibit permanent restrictions of agricultural use on existing cultivated lands. Projects may restrict uses on non-cultivated portions of the property, including within or adjacent to riparian or wetlands areas or complexes.
    - For the purposes of this program, sustainable management practices are not considered restrictions on agricultural use.
- For projects on agricultural lands not in cultivation, such as pasture and rangeland, restrictions will only be allowed if the primary purpose for which the easement is being sought is consistent with continuing agricultural use, if the restrictions do not substantially prevent agricultural uses on the property, and if the nonagricultural qualities that will be protected are inherent to the property.
- For projects where the property includes some forest lands, the project will comply with Civil Code Section 815.11.
- 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 can be completed within 2 years of grant agreement signature.

Property Restrictions
<u>Easement Language</u>

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.

The Department has developed minimum deed terms specific to the SALC Program to address important terms and conditions that should be contained within each grantee's easement(s). The minimum deed terms reflect the elements SALC Program requires within every easement it funds. The minimum deed terms may be updated periodically. The minimum deed terms are available on the Department website or upon request.

Grantees may choose to append the minimum deed terms to their easement or integrate the minimum deed terms into the easement body. Appending the minimum deed terms to the easement will streamline the easement approval process. Should a grantee choose to integrate the minimum deed terms into an existing easement, additional review will be necessary to ensure that the required terms outlined in the minimum deed terms are included. Grant applicants should include the SALC Program minimum deed terms when discussing easement restrictions with landowners and appraisers.

[10] For the purposes of this program, clean title is defined on page 15 of these Guidelines.

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

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. All appraisals are 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 establishes the acquisition value used in the easement transaction. This cost will only be covered if the project is approved for funding, the appraisal is approved by the state, and the grantee requests Department reimbursement of associated costs 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 should be submitted prior to close of escrow, and with sufficient time for Department and DGS review.

If the project is approved, funding is available, and the appraisal contains an easement value that is higher than the estimate provided in the application, then, upon request by the grantee, awards may be increased:

- by up to 5% without further action by the Strategic Growth Council, or
- up to 15% with formal action by and at the discretion of the Strategic Growth Council.

In no case shall the SALC contribution to the easement purchase price exceed 75% of the appraised easement value, except if the project met the requirements for reduced match at the time of award. Funding for any such increases in award amounts will be allocated either from existing non-allocated funds or from future allocations. Any award augmentations provided from future allocations will not be required to participate in any additional competitive solicitation processes. Any additional increase in valuation above 15% 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 associated with the proposed easement acquisition with the landowner and appraiser early in the appraisal process[11]. Major considerations 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.

[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).

If a significant amount of time (12 months or more) transpires between the effective date of the appraisal and the anticipated escrow closing date, applicants may be required to obtain an updated appraisal or a letter of certification from the appraiser stating that the easement acquisition 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 the SALC 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.

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.

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 that is consistent with grantee's policies, local building codes, and the surrounding neighborhood. The residence must not have an adverse impact on the purpose 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 and account for stewardship funds, whether pooled for all easements or held in separate accounts for individual easements conveyed through the Grant Agreement.

Annual Monitoring

Regular monitoring of properties under easement is necessary to ensure compliance with the terms of the easement. Beginning the year after the easement is recorded, the Department requires an annual report from the easement holder certifying that the conditions of the easement are being upheld.

Section 3: Sustainable Agricultural Lands Conservation Planning Grants

Introduction

Sustainable Agricultural Lands Conservation Planning grants provide funds to develop and implement plans for the protection of agricultural land at risk of conversion to non-agricultural uses. This component of the program incentivizes local and regional governments to work closely with local stakeholders to develop local and regional land use policies and implementation activities that integrate agricultural land conservation in a way that reduces or avoids greenhouse gas emissions, supports job creation, and benefits AB 1550 populations.

Funding is limited to the eligible applicants and projects discussed below.

Eligible Applicants, Costs and Projects

Who May Apply

Counties, cities, local area formation commissions, and special districts are eligible to apply. The Department strongly encourages submittal of proposals that demonstrate a commitment to meaningful, actionable collaboration with stakeholders from multiple organizations (e.g., neighboring counties, cities, local area formation committees, agricultural organizations, land trusts, open space districts, community based organizations, and others). While there is no minimum number of partners that can be included in a proposal, priority scoring will be given to those applicants that are able to demonstrate strong and diverse partnerships.

Costs that May Be Reimbursed and Match Funding

Planning grants will reimburse grantees and participating stakeholders for all direct costs, including fully-burdened staff costs, incurred during the grant performance period and related to the project. 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.

The application must include a minimum ten percent (10%) match funding. 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).

Projects

Planning grants are intended to assist communities in developing consensus-based plans that support policies and projects that maintain the economic viability of the community's agricultural industry, protect the agricultural land base, and avoids greenhouse gas emissions. Applicants may propose innovative projects that establish a comprehensive set of goals, policies, and objectives to support the long-term viability and protection of agricultural land; identify and designate priority land for conservation; and/or identify and designate a set of feasible implementation measures designed to promote those goals, policies and objectives.
Work plans should include:

- 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 conservation.
- Stakeholder meetings to support proposed project project planning.

The Department encourages grantees and partipating stakeholders to consult Native American tribes in developing and implementing Planning projects.

Ineligible proposals will not be funded under this program and include proposals that:

- Do not meet the intent of the Sustainable Agricultural Lands Conservation Program.
- Are not from an Eligible Applicant.
- Do not contain adequate documentation and required application materials, including a work plan, objectives, and deliverables.
- Are not received, in full, by the application deadline.

Eligibility and Selection Criteria

The Eligibility and Selection Criteria focus on actionable policies and implementation mechanisms to conserve land locally-determined to be strategic and under threat of conversion to other land uses. Project readiness, stakeholder collaboration, and leverage of existing conservation efforts are all important considerations in the review process.

Proposals must meet all of the Eligibility Criteria to be considered for funding.

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

Eligibility Criteria
• The proposal is from an eligible applicant. • The proposal is consistent with the program's goals. • The proposal contains clearly stated and reportable objectives, measures of progress, and deliverables. • The proposal supports 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[12] that includes policies and programs to reduce greenhouse gas emissions.

Proposals that meet all of the Eligibility Criteria will then scored using the Selection Criteria and ranked based on their score. Proposals will be 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 proposal and should demonstrate how effectively the proposal meets the Sustainable Agricultural Lands Conservation Program goals and objectives.

Selection Criteria	Points
Project Need The proposal documents the threat of agricultural land conversion, the need to develop a plan to address the threat, how the proposed project will address the conversion risk, and any potential barriers to implementation. Points will be awarded based on the specificity with which the proposal identifies the types of data that will be used to evaluate agricultural resources, the local policies and ordinances it seeks to align, and the methods that will be used to resolve compatibility issues between these policies and ordinances, if any.	**25**
Co-Benefits The proposal documents economic, environmental, public health, or other co-benefits.	**15**
Proposal Evidences Collaboration The proposal provides evidence of durable collaboration among stakeholders.	**15**

Planning Integration The project complements other efforts in the Project geographic area, including comprehensive planning efforts and agricultural land use policies. The proposal documents how the project will leverage other permanently protected lands to promote location and resource-efficient development.	**10**
Organizational capacity The proposal documents that the lead applicant and identified stakeholders have the capacity to successfully execute proposed work on time and within budget using recent examples from similar projects.	**10**
Priority population benefits The proposal qualifies for priority population status as described in Appendix B.	**5**
Total possible points	**80**

Selection for funding may not be determined by a project's selection criteria score alone. In determining which projects to award grant funding, the Strategic Growth Council may also consider factors including AHSC's goals and objectives, geographic distribution of funds, the urgency of the project, and the Strategic Growth Council'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 loses funding. The Strategic Growth Council may award grants that partially fulfill the applicants request.

Application Review and Award Process

Applicants are encouraged to submit a pre-proposal to the Department for a preliminary review of the proposed project 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.

Applications will be reviewed for completeness, whether they meet the Eligibility Criteria, and, if the Eligibility Criteria are met, 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 review of the Eligibility and scoring using the Selection Criteria, all eligible applications will be reviewed and evaluated by an Interagency Committee consisting of representatives from the California Natural Resources Agency, Department of Food and Agriculture, Environmental Protection Agency, and the Strategic Growth Council. This committee will make the final determination on which proposals are recommended to the Strategic Growth Council for funding. The Interagency Committee's decision will be shared with Strategic Growth Council staff and presented for Strategic Growth Council approval.

A summary of each proposal, the Califonria Climiate Investments funding request, and priority population benefits status will be posted at least ten days before the Strategic Growth Council makes project awards. The Strategic Growth Council determines final project awards and will announce these awards at a public meeting. Applicants will be notified in writing of the Strategic Growth Council's decision by the Department upon award following the meeting at which the awards are announced.

Application Requirements

The application package is comprised of a Checklist, Cover Sheet, Executive Summary not to exceed 2 pages, Application Questions Responses, Priority Population Benefits Checklist (if applicable), Work Plan, Budget, and Supporting Documents. Please see the Department's website http://www.conservation.ca.gov/dlrp/SALCP/Pages/Index.aspx for forms and supporting material.

Sustainable Agricultural Lands Conservation Planning Grants *(All components are required unless otherwise noted)*
o Grant Application Checklist o Grant Application Cover Sheet o Executive Summary (1-page maximum) o Application Questions Responses o Work Plan o Budget o Supporting Documents o Priority Population Benefits Checklist and supporting documentation (only required if applying for priority poplation status)

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.

Strategic Growth Council Approved Projects

All projects approved by the Strategic Growth Council 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, although the state may reimburse associated costs incurred up to the point that the project withdraws, at the Strategic Growth Council's discretion. The Strategic Growth Council reserves the right to recover funds expended for easements that do not close, at its sole discretion.

Overview of the Process After Grants Are Awarded

Steps in Executing the Grant Agreement

1. The Department notifes applicant of award, detailing conditions of funding, if any.
2. Department sends grant agreement and materials to grantee. Grant agreements are based on a standard template and have a maximum duration of two years. With written justification from the applicant, the duration of a grant agreement may be extended by up to an additional year.
3. Grantee must submit all supporting materials and a signed agreement within six (6) months of the Strategic Growth Council award or risk forfeiting the grant award.
4. 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.
2. Grantee submits invoices monthly, beginning sixty (60) days after execution of the grant agreement.
3. 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[13] to CARB for use in CARB's annual report to the Legislature.
4. 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 Planning grant project costs and one hundred percent (100%) of remaining agricultural conservation easement associated costs to ensure that final reports and documentation have been received.
5. 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

[13] Profile will include a unique identifier, project and description, project geographic area, budget information, project dates, estimated GHG benefits and any co-benefits, and if applicable, data on priority population benefits.

Funds cannot be disbursed until there is a fully executed Grant Agreement between the Department and the grantee. Only those eligible costs incurred during the grant term, as outlined in these Guidelines, and as specified in the Grant Agreement will be eligible for payment. All costs must be supported by appropriate invoices, purchase orders, canceled warrants/checks, or other approved documents. Additional justification of costs such as environmental site assessments, boundary surveys, and mineral remoteness evaluations may be requested at the Department's discretion.

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. 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.

Costs incurred pursuant to Planning grants and easement associated costs will be funded on a reimbursement basis. Work done prior to a fully executed Grant Agreement will not be funded. The grantee may invoice for project costs on no more than a monthly basis. The grantee may begin to submit monthly invoices for reimbursement beginning 60 days after the Grant Agreement has been fully executed.

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.

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 execute a Grant Agreement within 6 months of project award.
- 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 within two years of project award.
- 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 SALC Program must facilitate the achievement of greenhouse gas emissions reductions as described in CARB's 2018 Funding Guidelines. The SALC Program measures GHG reductions based on the estimated vehicle miles traveled avoided by protecting agricultural land at risk of conversion and limiting opportunities for expansive, vehicle-dependent forms of development. These reductions are quantified at the project level for funded easement acquisition projects.

Each easement acquisition project 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 the risk options listed in this Appendix are considered to be at risk of conversion and will be determined to meet this Eligibility Criterion.

The risk options categorize the types and land use densities anticipated, should the proposed site be converted to more intense uses based on local conditions. The density type and project size are 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.

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.

The following list describes those agricultural lands considered at risk for purposes of CARB's 2018-19 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[14] 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 from agricultural to residential use by a jurisdiction as evidenced by a revised zoning proposal or land use plan, or undergoing environmental review, within the past 5 years;
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.

[14] Please see Glossary.

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 identified for potential rezoning from agricultural to rural residential use (one to ten acres) by a jurisdiction as evidenced by a revised zoning proposal or land use plan, or undergoing environmental review, within the past 5 years;
7. Agricultural land between two and five miles from land developed or zoned for residential use with an average lot size of one acre or less, or agricultural land up to five miles from land developed or zoned for rural residential use (one to ten acres) in the county General Plan;

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

8. Agricultural land that is subject to county-issued Certificates of Compliance;
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[15]; or within two miles of a planned road expansion project that increases vehicle capacity (e.g., additional lanes).
10. 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.

[15] 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:

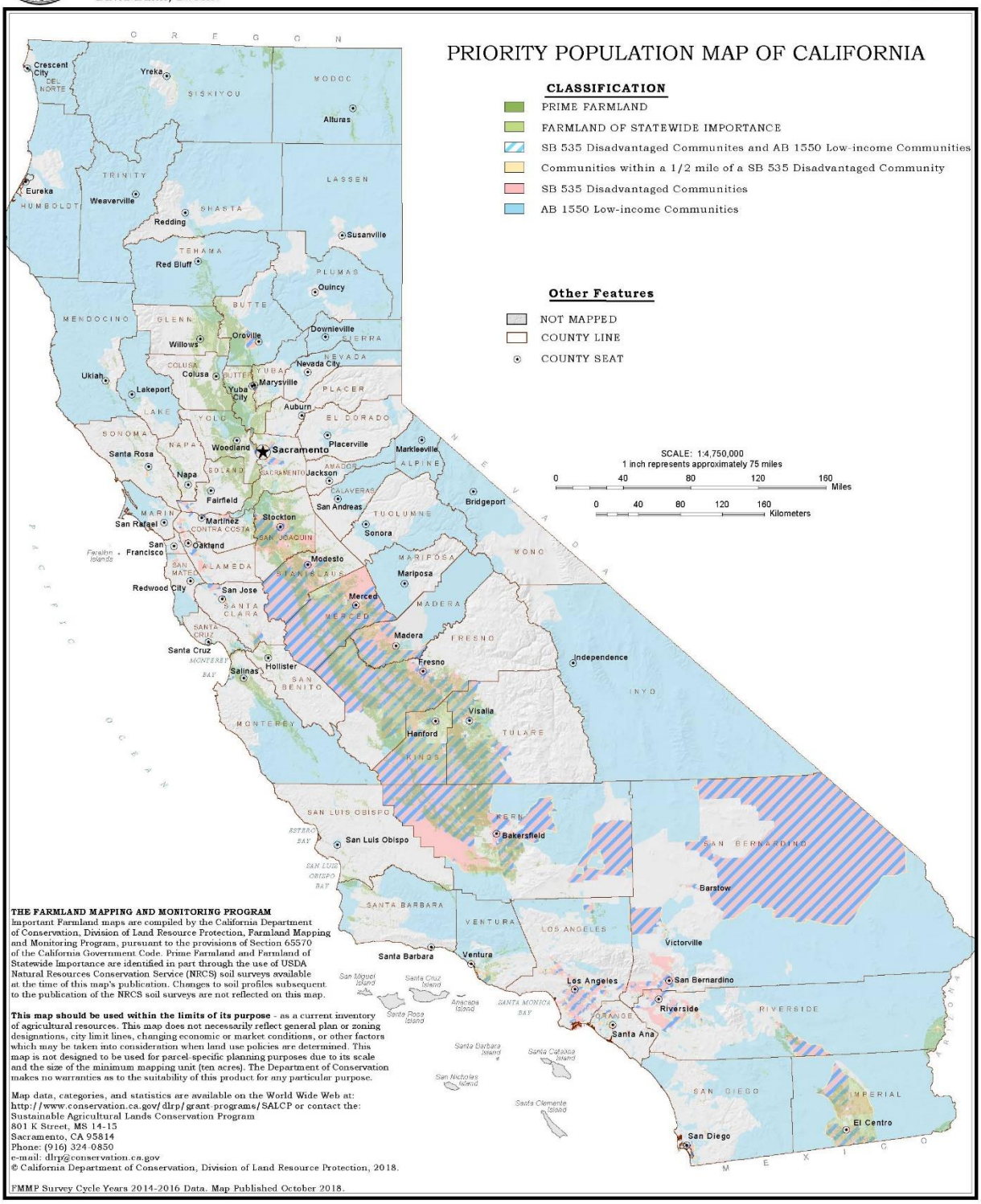
STEP 2 – Address a Need (continued)		
Method Used to Identify Need	**Yes**	**No**
Indicate the method used to identify the important community need described above and provide supporting documentation:		
A. Host community meetings, workshops, outreach efforts, or public meetings as part of the planning 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 – Priority Populations-Important Farmland Map

STATE OF CALIFORNIA
Edmund G. Brown Jr., *Governor*
THE NATURAL RESOURCES AGENCY
John Laird, *Secretary*
DEPARTMENT OF CONSERVATION
David Bunn, *Director*

CALIFORNIA DEPARTMENT OF CONSERVATION
DIVISION OF LAND RESOURCE PROTECTION
SUSTAINABLE AGRICULTURAL LANDS CONSERVATION PROGRAM



APPENDIX D – 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 includes 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 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 Planning Grants are cities and counties. Partners to the Sustainable Agricultural Lands Planning 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, regional park or open-space authorities, and California Native American tribes as identified in Civil Code section 815.3.

Applicant's stated purpose: As described in adopted by-laws, articles of incorporation, policy, or resolution of the applicant's governing body (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.

Employment Outcomes: Employment outcomes include the following categories—the job classification or trade supported, any job training credentials, the number of jobs provided per classification, the number of jobs provided to employees from priority populations, total hours worked on the project, total hours worked by employees from priority populations, average hourly wage, average hourly wage for employees from priority populations, total number of workers that completed job training (if relevant), and a description of job quality. Additional information is available on the jobs tab of the SALC Program CCIRTS reporting template available at: https://ww2.arb.ca.gov/resources/documents/cci-quantification-benefits-and-reporting-materials.

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 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.

Including: Including means "including, but not limited to."

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 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.

Participating Stakeholder: Cities, counties, local agency formation commissions (LAFCOs), agricultural businesses, agricultural water providers/purveyors, non-governmental organizations (NGOs), community members, and Native American tribes.

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 acreage, boundary, legal access, reserved rights, prohibited uses, fee ownership, mineral estate, and co-benefits.

Reasonable Associated Costs: A cost is reasonable if, in its nature and amount, it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost. In determining reasonableness of a given cost, consideration must be given to:

- Whether the cost is of a type generally recognized as ordinary and necessary for the operation of the entity or the proper and efficient performance of the Grant Agreement.
- The restraints or requirements imposed by such factors as: sound business practices; arm's-length bargaining; federal, state, local, tribal, and other laws and regulations; and terms and conditions of the Grant Agreement.
- Market prices for comparable goods or services for the geographic area.
- Whether the individuals concerned acted with prudence in the circumstances considering their responsibilities to its employees, the public at large, and the State.
- Whether the cost significantly deviates from the acquiring entity's established practices and policies regarding the incurrence of costs.

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.[16]

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.

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

APPENDIX E – 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	**Transit Oriented Development (TOD) Resources**

Office of Planning & Research http://www.opr.ca.gov/planning/general-plan/	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 F – 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.