

Sustainable Agricultural Lands Conservation Program  
 Acquisition Project Summary  
 FY 2020-21 Funding Awarded  
 SALC20\_PP05\_SCR

Rubric	Details
Project Location	Watsonville, Santa Cruz County
Recommended Ranking:	A-Project ready
Project Description	<p>This project is for an agricultural conservation easement acquisition on a ±179-acre irrigated farm located in the Pajaro Valley, less than ½ a mile from the City of Watsonville in Santa Cruz County. The property has been in production for over 100 years and currently grows cane berries and organic vegetables that are shipped throughout the world. Water on the property is supplied from two agricultural wells on site. No other infrastructure exists on the property.</p>
Strategic Value	<p><u>Infill and Compact Development:</u>          Greenbelt/Community Separator: The property is strategically located between two conserved properties on the eastern edge of the City of Watsonville and will serve as an important buffer between the City and farmland to the east and will promote infill development.</p> <p><u>Equity:</u>          Priority Population Benefits: The project reduces negative impacts on impaired water bodies that serve as drinking water to the surrounding communities.</p> <p>Secure Land Tenure: The Conservation Fund (TCF) utilized its "Revolving Fund" to purchase fee title to the property on behalf of the Land Trust of Santa Cruz County in 2019 as part of a buy-protect-sell effort. TCF is now negotiating sale of the property to Dirt Capital Partners. Dirt Capital is an institutional investor whose mission is to invest in farmland in partnership with farmers while promoting land access and financial security to economically disadvantaged communities.</p> <p><u>Co-Benefits</u>          Economic: Crops produced on the property support coolers, shippers, processors, irrigation suppliers, and farmworkers in the region which support the local economy.          Public Health: The property is USDA certified organic and reduces the surrounding community to exposure to pesticides.</p>
Land Use Conversion Threat	Risk option 5, residential zoning density
Estimated GHGs Avoided	588 potential development rights extinguished 139,085,668 VMT 67,838 MT CO <sub>2</sub> e

Acreage	178.95 acres
Funding Requested	\$931,500
Match Funding	Qualifies for 100% SALC Funding
Priority Population Benefits	Yes

Site Photo and Map

