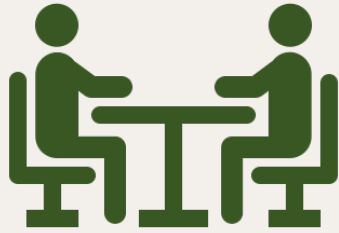




# California Agricultural Land Equity Task Force

LAND TENURE SUBCOMMITTEE  
JANUARY 29, 2025 | 10 a.m. – 12 p.m.

# Participation Guidelines



**Share,  
Listen, Learn**



**Respect Different  
Perspectives**



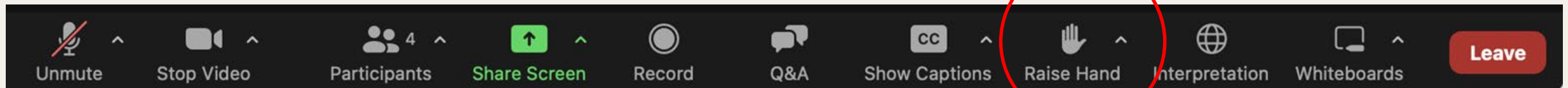
**Stay on Point**

# Public Comment Process

- Complete form at [sgc.ca.gov/meetings-events](https://sgc.ca.gov/meetings-events)
- Separate form for each item
- Listen for your name and “raise your hand” on Zoom
- Staff will unmute your microphone
- Please adhere to **2-minute** time limit

# Zoom Tips

- All participants are **muted** upon entry.
  - You will be unmuted when it is your time to speak.
  - Please remember to mute yourself after speaking.
- Cameras are optional.
- Use “Raise Hand” feature during public comment periods.



# Agenda Review

- Welcome
- Approval of Sept 19, 2024 Summary
- Working Session and Next Steps
  - Review draft land tenure outline for report
  - Review recommendations pertaining to landowner tenant relationships
  - Review action items and confirm next steps
- General Public Comment

# Roll Call

# Approval of Summary

# Public Comment Process

- Complete form at [sgc.ca.gov/meetings-events](https://sgc.ca.gov/meetings-events)
- Separate form for each item
- Listen for your name and “raise your hand” on Zoom
- Staff will unmute your microphone
- Please adhere to **2-minute** time limit

# Working Session

# Working Session

## Staff Updates

- Guest Speaker: Indian Land Tenure Foundation
- Subdivision Map Act

# Working Session

## Review of Land Tenure Report Outline

- Advance sovereignty for California Tribal Nations
- Incentivize equitable governance in easements and covenants
- Advance equity in landowner–tenant relationships
- Support adequate housing on agricultural land
- Address inequitable impacts of policies and regulations
  - SGMA
- Improve equitable access to resources

# Working Session

## Review of Land Tenure Report Outline

- What's missing from this outline? Are there topics that need to be added?
  - Climate Change?
  - Insurance?

# Working Session

## Discussion: Climate Change

- Floods and droughts, increased temps + water demand, water variability, reduced yields
- What do priority communities need in terms of land access and tenure to adapt to a changing climate?
- The role of land equity in climate resiliency and sustainability
  - Tribal Nations land stewardship
  - Small farms – biodiversity, soil health, water conservation, chemicals, etc.

# Working Session

## Discussion: Insurance

- How does insurance facilitate or prevent equitable land access and tenure?
- In what instances is insurance needed and/or lacking?
- What should be insured? Crops? Infrastructure? etc.
- Acquiring and maintaining insurance as climate changes
- Case studies, anecdotes

# Working Session

## Discussion: Landowner-tenant relationships

- **Tenant Farmer Bill of Rights** – Residential tenant BOR; Right to harvest; auto lease renewal 60 days no objection; 60 day notice for termination; climate resilience; dispute resolution; nondiscrimination protections; fair and clear lease language; lease provision in non-English languages; standardizing longer leases after initial years; rent stability; different mandates for public land; facilitate intermediaries in public land leases; same exercise for different frameworks (private, public and/or land trust/institutional landowner); compliance + enforcement (affordable for tenants) – working group?
- **Develop mechanisms that allow tenant farmers to retain the monetary value associated with improvements made to leased land** – talking about permanent capital improvements? Or others? SMA appreciable v. depreciable assets; categories to parse; how associate value with things like soil; lease orchard value bell curve?; equity building leases (legal in CA? SMA?); buy-out clause, mandate in public, how private?;
- **Create incentives for long-term ag leases to priority communities** – Other states; taxes;
- Development requirement/ag mitigation banking (incubator farms?)

# Land Tenure Definition

- For the purposes of this report, land tenure refers to the relationship that individuals and groups hold with respect to land and related resources. Land tenure rules define how property rights to land are allocated, transferred, used, or managed in a particular society.
- Land tenure encompasses a broad range of relationships and responsibilities that farmers, ranchers, Tribal land stewards and culture keepers, and others hold with the land. Critical to these relationships are the land use governance structures that shape what is allowable and possible on the land, who makes decisions and how they are made, and which goals and outcomes are prioritized with those decisions.

# Working Session

## Discussion: Landowner-tenant relationships

- **Increase access to legal support and fund technical assistance providers who act as neutral mediators to assist with contract and relationship development.** – Orgs receiving support to do TA; Need to help farmers pay for expert advice; Fund subject-matter expertise; Lack of service providers + expertise familiar w ag businesses and intersection with other matters; ensure accessibility and culturally appropriate; funding to fill in gaps; not relying on State to provide resources; subsidized access to TA, perhaps State funding source?; small business development centers; coordination important; discretionary pool of resources, backup;
- Ensure support for groups that provide lease mediation services. This includes support for approaches that can address unfair lease terms without resorting to formal legal procedures.

# Working Session

## Next Steps:

- New member contributions
- Moving the work forward

# Summarize, Action Items, Next Steps

- Review of Action Items and Follow Up Items
- Decide on next meeting + meeting schedule
- Meeting Notes, Recording, and Materials posted to:  
<https://sgc.ca.gov/meetings/caletf/>

# General Public Comment

# Public Comment Process

- Complete form at [sgc.ca.gov/meetings-events](https://sgc.ca.gov/meetings-events)
- Separate form for each item
- Listen for your name and “raise your hand” on Zoom
- Staff will unmute your microphone
- Please adhere to 2-minute time limit

# Upcoming Meetings

- February 6, 10:00 – 12:00 pm | SNCR
- February 12 & 13 | Full Task Force Meeting, Coachella Valley & Virtual

Meeting Notes, Recording, and Materials posted to: <https://sgc.ca.gov/meetings/caletf/>

**Thank You!**