

PACE PROGRAM



Purchase of Agricultural Conservation Easement (PACE) Program

County of San Diego

Planning & Development Services

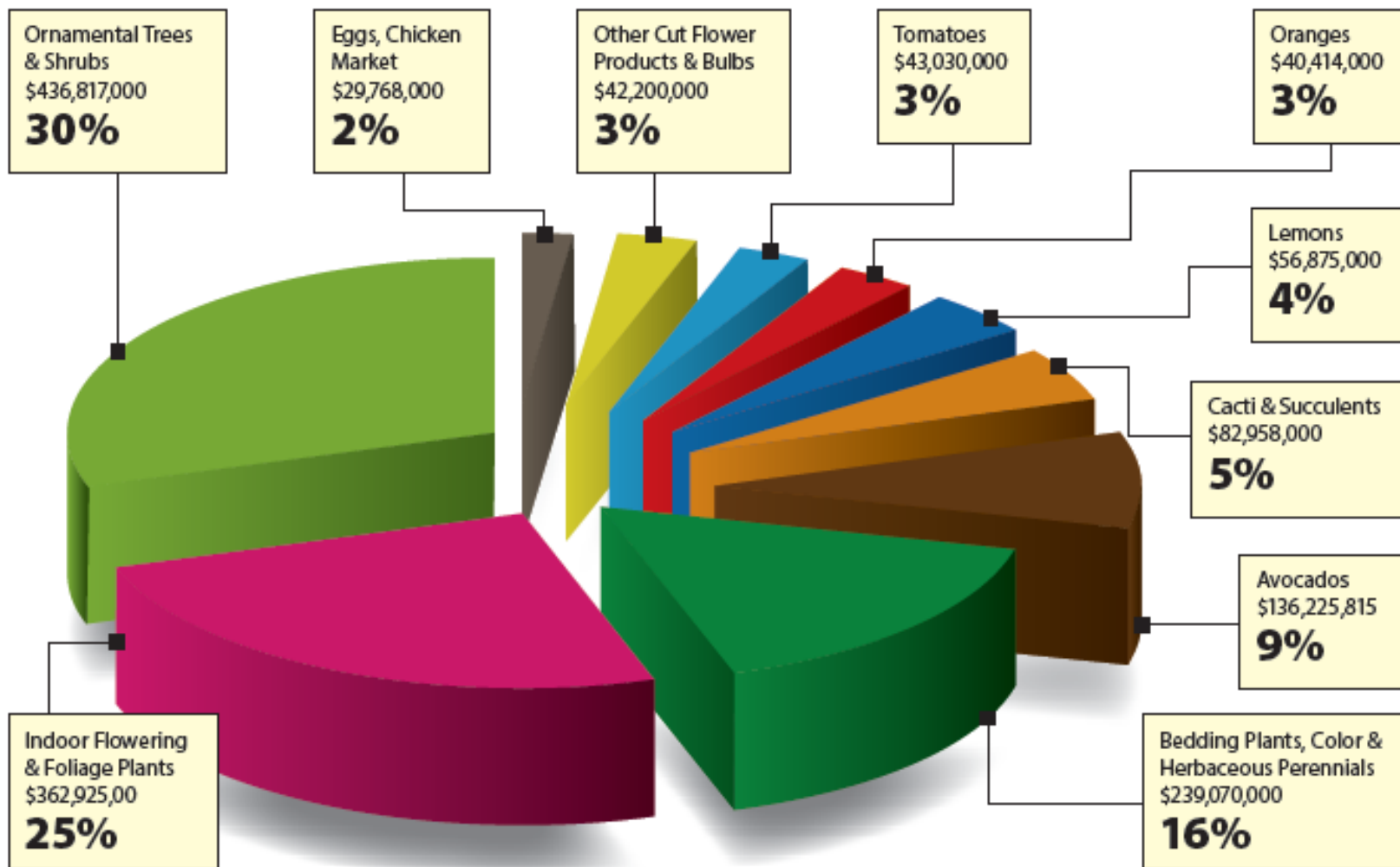
February 3, 2018

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AGRICULTURE IN SAN DIEGO

TOP 10 CROPS OVERALL



AGRICULTURE IN SAN DIEGO

- Top 10 agricultural counties in California
- Agriculture is the 5th largest component of the County's economy



PACE PURPOSE

- Long-term preservation of agriculture in San Diego County



BACKGROUND

➤ General Plan

- **Conservation and Open Space Element, Policy 6.4:**
Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands
- **Implementation Measure 5.3.1.F:** Develop and implement the Purchase of Agricultural Conservation Easement (PACE) program which compensates landowners for voluntarily limiting future development on their land



PACE PROGRAM OVERVIEW

- County compensates property owners for voluntarily placing an agricultural easement on their property
- Easement permanently preserves the property for agricultural use



PACE ELIGIBILITY REQUIREMENTS

1. The property must have active agricultural use for a minimum of 2 years prior to participating in the PACE Program
2. The property owner must have realized a density reduction as a result of the General Plan Update
3. The property owner must have had the ability to subdivide under the previous General Plan



PACE EASEMENT ACQUISITIONS TO-DATE

PACE Easement Acquisitions				
Fiscal Year	# of Properties	Total Acreage	Total Cost	Average Cost Per Acre
2013/2014	6	782	\$1,762,750	\$2,254
2014/2015	8	413.82	\$1,319,850	\$3,189
2015/2016	4	189.87	\$514,450	\$2,709
2016/2017	6	376.06	\$1,439,920	\$3,829
Total	24	1,761.75	\$5,036,970	\$2,859



APPLICATION PROCESS

1. County announces and opens 2018 PACE Application Cycle
2. Interested Property Owners apply
3. County determines eligibility of properties
4. County ranks properties



APPLICATION PROCESS

5. Appraiser assesses easement values
6. County extends easement offers to selected properties
7. Selected Property Owners accept or decline easement offer
8. Participating Property Owner(s) sign contracts
9. County finalizes easement acquisition



2018 PACE Application Cycle

Starting February 2018



An aerial photograph of a suburban neighborhood. The houses are mostly single-story with light-colored roofs, surrounded by lush green trees. The word "QUESTIONS?" is overlaid in large white letters in the center of the image.

QUESTIONS?



CONTACT US

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