



County of San Diego, Planning & Development Services
PACE Program Mitigation Bank & Credits
ZONING DIVISION

The Purchase of Agricultural Conservation Easement (PACE) Program Mitigation Bank and Credits are an expanded component of the PACE Program. With this expanded component, easement lands acquired by the County under the PACE Program can be utilized as off-site mitigation for agricultural impacts resulting from private development projects.

Frequently Asked Questions

How do PACE Program Mitigation Credits work?

PACE Mitigation Credits provide applicants with an additional mitigation option beyond acquisition of a traditional private party off-site agricultural conservation easement, which has historically been difficult for applicants to secure.

All agricultural lands permanently protected under the PACE Program on or after September 17, 2014, combine to form the County's PACE Mitigation Bank. Applicants may purchase PACE Mitigation Credits to mitigate for agricultural impacts at a 1:1 ratio, as required by the County's CEQA Significance Guidelines for Agricultural Resources. One credit is equal to one acre of agricultural land.

Who are PACE Program Mitigation Credits available to?

Credits can only be purchased by discretionary project applicants. These applicants must have an approved discretionary project, with a condition of approval requiring agricultural mitigation in order to purchase PACE Mitigation Credits.

What is the cost of the PACE Program Mitigation Credit Fee?

The current PACE Mitigation Credit Fee is \$3,827 per credit. The cost of credits shall be determined by the fee in effect on the date of purchase.

When can PACE Mitigation Credits be purchased?

Credits can only be purchased after discretionary project has been approved by the appropriate decision making body and before issuance of any permit.

Are the PACE Program Mitigation Credits refundable?

No, the credits are non-refundable and non-transferable.

Can PACE Mitigation Credits be reserved?

No. PACE Mitigation Credits cannot be reserved for future development.

How many acres are currently available in the PACE Mitigation Bank?

A total of 413.82 acres were acquired as agricultural conservation easements through Board of Supervisor approval on September 17, 2014. The acquisition of PACE mitigation lands is an on-going process.

Please contact the PACE Program Manager for available mitigation credits.

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For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>