



County of San Diego, Planning & Development Services
**Purchase of Agricultural Conservation
Easement (PACE) Program**
ADVANCE PLANNING DIVISION

The County of San Diego has an agricultural conservation program known as the Purchase of Agricultural Conservation Easement (PACE) Program. The PACE Program promotes the long term preservation of agriculture in the County of San Diego.

Under the PACE Program, willing agricultural property owners are compensated for placing a perpetual easement on their property that limits future uses to agriculture. As a result, the agricultural land is preserved and the property owner receives compensation making the land's continued use for agriculture more viable.

Fact Sheet

PACE Easement Acquisitions

Since the inception of the County of San Diego's PACE program in 2013, 24 properties covering approximately 1,760 agricultural acres have been preserved.

The total cost of these PACE easement acquisitions is approximately \$5 million, at an average cost of \$2,859 per acre.

Eligibility Requirements

To be eligible for participation in the PACE Program, properties must satisfy all of the eligibility requirements listed below:

1. The property must have been actively farmed and/or ranched for a minimum of two 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 adopted by the Board of Supervisors on August 3, 2011
3. The property owner must have had the ability to subdivide under the previous General Plan (in effect prior to August 3, 2011)

Additionally, properties must not have any land use violations to be eligible for participation in the PACE Program.

Program Framework

All eligible applications will be evaluated by a number of criteria and ranked on a weighted scale relative to:

1. How much a property was impacted by density reductions under the General Plan Update
2. Agricultural viability of a property pursuant to the County of San Diego Local Agricultural Resources Assessment (LARA) Model
3. How much the property would contribute to assemblage of the Multiple Species Conservation Program (MSCP)

Easement acquisition offers are extended in ranked order.



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Easement Valuation & Provisions

Properties participating in the PACE Program are appraised by an independent third party appraiser to determine the agricultural easement value.

A copy of the appraisal report and draft agricultural conservation easement contract are provided to the property owners prior to moving forward with formal easement acquisition proceedings. Property owners are given a 14-day “due diligence” period to review and accept or decline the easement purchase price and terms of the agricultural conservation easement contract.

Appraisal Method

The PACE Program uses an appraisal process to determine agricultural conservation easement values by:

1. Estimating the fair market value of the unencumbered property and
2. Subtracting an estimate of restricted value with the conservation easement

For example:

\$500,000	Estimated fair market value of the unencumbered property
<u>- \$375,000</u>	<u>Estimated restricted value with the conservation easement</u>
= \$125,000	Estimated market value of the proposed conservation easement

Easement Provisions

Agricultural conservation easement contracts contain provisions that limits future uses to agriculture.

Eligibility List

All properties that have been identified as potentially eligible for the PACE Program are included in the link below. Inclusion on the list does not guarantee a property is eligible for the PACE Program.

A property specific assessment to determine final eligibility will be conducted upon receipt of a PACE Program application. Properties on the list are presented in Assessor Parcel Number (APN) format, site addresses are listed when available.

http://www.sandiegocounty.gov/content/dam/sdc/dplu/advance/docs/Eligibility_List.pdf

Additional property specific information can be obtained through the County’s [online GIS system](#) or the [property summary report](#).

Additional Information

For additional information regarding the PACE and affiliate programs, please refer to:

<http://www.sandiegocounty.gov/content/sdc/pds/advance/PACE.html>

<https://www.sandiegocounty.gov/pds/mscp/>