

ATTACHMENT 2

| Criterion identifier | Description | Rank Values |
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| Threshold criteria | | Property must pass all threshold criteria to be considered for purchase. |
| Willing seller | Property owner is a willing seller and is not required to participate as part of any regulatory or permitting action. | Pass = yes Fail = no |
| Clear title | Property has no title issues, or property owner has an immediate plan to clear title. | Pass = yes Fail = no |
| Zoning | The property is zoned in a way that allows the property to meet the program goals. | Pass = Property is zoned LIA, LEA, DA, or AR Fail = Property is not zoned in any of the above designations |
| Property access | The property has a driveway onto a public road or a deeded right of access across neighboring land to a public road. | Pass = yes Fail = no |
| Sensitive species/habitats | No unique, rare, or sensitive habitat types or species present on the property; or, if present, are not likely to prevent the property from supporting a viable agricultural business. | Pass = The estimated primary production area does not overlap habitat for sensitive species/habitat types; or; a portion of the primary production area overlaps habitat for sensitive species/habitat types and any limitations on agricultural activities (e.g., use of pesticides, timing or depth of disking or tilling) would not significantly affect the viability of an agricultural business Fail = The estimated primary production area overlaps habitat for sensitive species/habitat types and any limitations on agricultural activities would significantly affect the viability of an agricultural business |
| Saltwater intrusion | Property is not expected to experience saltwater intrusion under expected future sea-level rise. | Pass = Property is not expected to experience saltwater intrusion (either groundwater or surface water) that would compromise the viability of the agricultural business, including under future climate projections Fail = Property is expected to experience saltwater intrusion that would likely compromise the viability of an agricultural business |
| Flood risk | Current and likely future extreme flooding will not prevent the use of the property to support a viable agricultural business | Pass = A majority of the estimated primary production area is outside of an area that currently floods or is expected to flood (with future climate projections) on an annual basis Fail = A majority of the estimated primary production area is within an area that currently floods or is expected to flood (with future climate projections) on an annual basis |
| Soil erosion risk | Soils do not indicate a high risk of erosion on the property under agricultural use. | Pass = Most of the estimated primary production area does not overlap with areas where highly erodible soil is present on steep slopes Fail = A significant portion of the estimated primary production area overlaps with highly erodible soils on steep slopes, raising concerns about ag viability |
| Soils sufficient | Soils contain no known toxic contamination and are otherwise sufficient to support a viable agricultural business otherwise suited to the property's productive capacity. | Pass = Property's soils are sufficient Fail = Property's soils are not sufficient |
| Water access sufficient | Property's water access, in terms of quality and quantity, is sufficient to support a viable agricultural business otherwise suited to the property's productive capacity, including considerations for future water access on the property under climate change conditions and with SGMA planning. | Pass = Property's water access is sufficient Fail = Property's water access is not sufficient |

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| Points criteria | | Property must earn at least 11 out of 21 [threshold subject to change] points from the following items to be considered for purchase. |
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| Vital Lands multibenefit evaluation score | Property earns a high score on Ag + Open Space's general evaluation for multi-benefit properties, indicating a high degree of alignment with Ag + Open Space's strategic priorities as described in the Vital Lands Initiative. | 3 = Property earns a score >25 2 = Property earns a score >20 1 = Property earns a score >17 .5 = Property earns a score >15 |
| High risk of conversion (subdivision) | Property faces a high subdivision risk, as considered relative to typical small agricultural properties. | 1 = Based on current zoning and recorded ACCs, property can be subdivided into >2 additional lots 0.5 = Property can be subdivided into 1-2 additional lots 0 = Property cannot be subdivided |
| High risk of conversion (conversion trend) | Conversion trends in the area surrounding the property indicate a loss of agricultural use. | 1 = Recent trends in the property's surrounding area (e.g., within 2 miles) indicate a loss of open space and/or ag land use (e.g., nearby recent subdivision to smaller residential lots; recent sales of small ag properties to non-ag landowner who does not operate the property as a farm or ranch). 0 = Recent trends in the property's surrounding area do not indicate this. |
| High risk of conversion (conversion risk) | Other conversion risk considerations are observed. | 1 = Property at high risk of development or conversion (e.g., landowner has submitted an application for subdivision, property is on the market, landowner has had a vineyard study conducted or other type of development suitability assessment) 0.5 = Property has been identified as high risk for development (likely to be developed in next 10 years) or medium risk (likely to be developed in next 30 years) per Greenbelt Alliance's At Risk 2017 dataset 0 = Property has low risk of conversion |
| Size | Property has approximately 5-50 acres of ag production area | 1 = Property has approximately 5-50 acres of ag production area, defined as the area of the property suitable for ag production (for example, not within a riparian buffer area), including barns, farm stands, and agricultural infrastructure. .5 = Property has approximately 2-5 OR 50-100 acres of ag production area 0 = Property has approximately less than 2 or more than 100 acres of ag production area |
| Market proximity | Property is within reasonable drive from population center(s) | 1 = Property is within <30 minute drive from population center(s) .5 = Property is within 30-50 minute drive from population center(s) 0 = Property is >50 minute drive from population center(s) |
| Ag proximity | Property is located close to other, ideally protected, agricultural properties. | 1 = Property is within 1 mile of an identified farm or ranch cluster that includes at least one protected ag property 0.75 = Property is within 1 mile of an identified farm or ranch cluster that includes no protected ag properties OR is within 1 mile of at least one protected ag property 0.5 = Property is within 1 mile of 2 or more ag properties, but not within 1 mile of a farm or ranch cluster or protected ag property 0.25 = Property is within 1 mile of only 1 other ag property 0 = No ag properties within 1 mile |
| Slope | Topography is flat or with minor hills. | 1 = >75% of property has slopes <15% .5 = 25-75% of property has slopes <15% 0 = <25% of property has slopes <15% |
| Soils | Soils are high in quality. | 1 = >75% of property has Excellent or Good Ag soils (per the CA Storie Index) 0.5 = >75% of property has Fair Ag soils OR 0-75% of property has Excellent or Good Ag Soils 0.25 = 0-75% has Fair Ag Soils 0 = no Excellent, Good, or Fair Ag Soils |
| On-site facilities | Property has on-site infrastructure. | 1 = Property has operational on-site infrastructure such as processing facility/facilities for agricultural products produced on the property 0.5 = Property has non-operational on-site infrastructure such as processing facility/facilities for agricultural products produced on the property and landowner has submitted permits and procured funding for improvements OR permits have been submitted and funding procured to build new facility 0 = Property does not have infrastructure such as an on-site processing facility |
| Other on-site facilities bonus | Property has additional on-site infrastructure. | Additional .25 points for each of the following (with a maximum of 1 point): * Storage facilities (storage barn, refrigeration, cold storage, etc.) * Washing station * Greenhouse * Sales and marketing facility (farmstand, storefront, booth) * Appropriate fencing * Parking (for visitors/employees, etc.) * Other agricultural infrastructure |
| Community facilities | Property has infrastructure that currently or potentially benefits the Sonoma County agricultural community. | 1 = Property has operational facility that currently supports or is intended to support the larger agricultural community (e.g., community cold storage for meat or produce, meat processing, facility for producing value-added products, etc.) 0.5 = Property has non-operational facility and permits have been submitted and funding procured for improvements OR permits have been submitted and funding procured to build new facility 0 = Property does not have such a facility |

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| Housing (residence) | A habitable residence currently exists on the property. | 2 = Property has existing habitable residence 1 = Property has existing residence which is not habitable but could reasonably be brought into habitable condition 0 = Property has no residence or existing residence is not habitable |
| Housing (ag worker) | Ag worker housing currently exists on the property or may exist in the future. | 1 = Property has existing farmworker housing (including a farm family dwelling unit, caretaker unit, and year-round, extended seasonal, or seasonal farmworker housing) 0.5 = Property does not have existing farmworker housing but is eligible per Permit Sonoma requirements 0 = Property does not have farmworker housing and is not eligible |
| Utilities | Sewer or septic and electricity are available on the property | 1 = Septic/sewer and electricity are present on the property 0 = These utilities are not present on the property |
| Community benefits | Agricultural production on property could provide significant community benefits, particularly for communities which currently lack access to the benefits of agricultural land. | 2 = Property is located within a 15 minute walk of a residential community within a low-income census tract and zoning allows farm products to be sold on the property. 1 = Property is located within a 15 minute walk of a residential community and zoning allows farm products to be sold on the property. .5 = Property is located within a 15 minute walk of a residential community but zoning does not allow farm products to be sold on the property. 0 = Property is not located within a 15 minute walk of a residential community. |