

Suggest area for Charter location: Article X Section 203
Article X will be a new article – Title: Growth Management
Title: Rezoning of Agriculture lands:

If Agriculture land is outside the Urban Service Area; Changing zoning from Agriculture to any other type of zoning. The change shall go to the voters of Orange County to decide if they will support this change.

Supporting Docs:

<https://www.planning.org/policy/guides/adopted/agricultural.htm>.

Why the issue: Protecting Agriculture land in Orange county is very important component to our economy beside production of foods locally is a value.

Orange County citizens have been subsidizing Agriculture taxes for decades by allowing a large property tax reduction up to 97% to land define e.g. A-1, A-2 etc. In effect Orange County citizens non-farmers have increase our tax burden so Farmers can continue the tradition of growing food in Orange County because as a society we value Agriculture. Orange County citizens should have the right to vote on if Agriculture land can be removed from production and be destroyed for development with a rezoning. If land is removed as Agriculture then a heavy penalty should be leveled to recoup those previous tax reductions for a certain time period.

American Planning Association issue a Policy Guide on Agriculture Land Preservation (see link). The loss of this land is a loss not only in Agriculture products but many other Benefits e.g. Open space, Environmental services that a nature system provides, etc.

This proposal is to protect the future generations from Climate change – It is a carbon avoidance to discourage urban sprawl.