

## 2. Question and Content for Steering Committee Meeting #7

### Multiple Species Conservation Program – North County Plan

### Steering Committee Meeting #7

#### **Implementing Documents: Background and Information**

- “Implementing Documents” refers to the various ordinances, measures, and other methods by which the North County Plan will be implemented. There are five main Implementing Documents for the North County Plan. A summary of each is provided below.
  1. Implementation of Existing County Ordinances:
    - Resource Protection Ordinance:
      - Existing ordinance available here:  
[http://www.sandiegocounty.gov/pds/docs/res\\_prot\\_ord.pdf](http://www.sandiegocounty.gov/pds/docs/res_prot_ord.pdf)
      - Includes restrictions to development and other activities to protect environmentally sensitive lands – for example, restrictions to development on steep slopes and in sensitive riparian areas.
    - Grading Ordinance:
      - Existing ordinance available here:  
[http://www.sandiegocounty.gov/content/dam/sdc/dpw/LAND DEVELOPMENT DIVISION/landpdf/gradingordinance.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/LAND_DEVELOPMENT_DIVISION/landpdf/gradingordinance.pdf)
      - Includes requirements for grading and clearing for development projects, including new or expanded agricultural operations.
  2. Coordination with Existing County Programs or Regulations:
    - Conservation Subdivision Program:
      - Existing program that is codified within the Subdivision Ordinance:  
<http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/SubdivisionOrdinance.pdf>
      - The Subdivision Ordinance requires clustering for all subdivisions in rural lands, which encourages conservation-oriented project design.
    - Purchase of Agricultural Conservation Easement (PACE) Program:
      - Existing program established as part of the General Plan Update:  
<http://www.sandiegocounty.gov/pds/advance/PACE.html>
      - Willing agricultural property owners are compensated for placing an easement on their agricultural property that limits future uses.
      - Could be expanded to apply to additional agricultural lands.
    - Integration with Offsite Alternative Compliance Program:
      - The 2013 Municipal Separate Storm Sewer System (MS4) Permit contains provisions for an Offsite Alternative Compliance Program – there is guidance on alternative compliance options in Appendix J of the County’s BMP Design Manual, available here:  
[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED PROTECTION PROGRAM/watershedpdf/County BMPDM App J.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/watershedpdf/County_BMPDM_App_J.pdf)
      - MSCP could coordinate with the MS4 co-permittees to find ways to structure mitigation so that lands could provide both MS4 water quality benefits and MSCP benefits.

- Integration with the Williamson Act:
    - Existing law that enables the County to enter into contracts with private landowners for the purpose of maintaining lands in agricultural uses – in exchange for a reduction in assessed property taxes. County Board Policy I-38 provides guidelines for implementation of the Williamson Act. Policy I-38 is available here: <http://www.sandiegocounty.gov/cob/docs/policy/I-38.pdf>
    - Williamson Act lands could potentially be added into the Preserve.
  - Integration Consistent with the Environmental Subdivision Map Act
    - Existing law that allows the County to approve environmental subdivisions for biotic and wildlife purposes. Chapter 10 of the County's Zoning and Land Use Regulations includes requirements for environmental subdivisions, and is available here:  
[http://library.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:sandiegoco\\_ca\\_mc](http://library.amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:sandiegoco_ca_mc)
    - Lands subject to the Environmental Subdivision Map Act could potentially be added into the Preserve.
3. North County Biological Mitigation Ordinance (BMO):
- Ordinance that will be developed as part of the North County Plan, and which the Board of Supervisors must approve.
  - There is an existing BMO for the South County MSCP, available here: <http://www.sandiegocounty.gov/content/sdc/pds/mscp/bmo.html>
  - Will provide project design criteria, including avoidance, minimization, and mitigation requirements for development on County jurisdictional lands that lie within the North County Plan Area.
  - Will explain how projects will be analyzed for conformance with the North County Plan, and rules for qualified exemptions to the BMO.
4. Implementing Agreement:
- Agreement that will be developed as part of the North County Plan, and approved by the County Board of Supervisors as well as the Wildlife Agencies.
  - Existing Implementing Agreement for the South County MSCP is available here: <http://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/ImplementingAgreement.pdf>
  - Will summarize the major elements of the North County Plan text – policies and other implementing strategies – that the County and Wildlife Agencies have agreed to as a condition of the permit for Incidental Take.
5. Framework Resource Management Plan (FRMP):
- Plan that will be developed as part of the North County Plan.
  - There is an existing Framework Management Plan for the South County MSCP, available here: [http://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/Framework\\_Mgmt\\_Plan.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/Framework_Mgmt_Plan.pdf)
  - Framework document that will provides guidelines for all of the Preserve system within the North County Plan Area.
  - County intends to get Wildlife Agency approval on the FRMP so that approval of future public and private RMPs is not necessary.

**Implementing Documents: Initial Questions for Steering Committee**

- What are your questions/comments on existing ordinances and programs and how they interact with the MSCP – North County Plan?
- What other ordinances or programs could be used to implement the North County Plan? What would they aim to accomplish?
- Please identify other potential implementation tools that the County should consider to implement the North County Plan.