

# PACE PROGRAM GUIDELINES

## Ranking Factors



Ranking Factor	Ranking Factor Description
CURRENT RANKING FACTORS	
 Agricultural Importance	<p><b>Staff recommends increasing the influence of this factor in order to focus acquisitions on properties that have important agricultural resources.</b> Properties that rank higher for this factor are determined to be of greater agricultural importance based on the County's CEQA Guidelines for Determining Significance for Agricultural Resources.</p>
 Contribution to MSCP	<p><b>Staff recommends updating this factor to focus acquisitions on properties that could contribute to the MSCP Subareas as a wildlife buffer instead of those properties within priority acquisition areas.</b> Properties which rank higher for this factor are closer to wildlife conservation areas and so have a higher likelihood of providing wildlife conservation benefits.</p>
 GPU Density Reduction	<p><b>Staff recommends decreasing the influence of this factor as it is no longer the main intent of the PACE Program.</b> Properties which rank higher for this factor received a greater density reduction during the 2011 General Plan Update. Only properties which received a density reduction under the 2011 General Plan Update are able to receive points for this factor.</p>
PROPOSED RANKING FACTORS	
 Voluntary Best Management Practices	<p><b>Staff recommends adding this factor to incentivize practices compatible with wildlife conservation for properties that lie within Multiple Species Conservation Program (MSCP) priority acquisition areas.</b> Landowners willing to voluntarily incorporate best management practices to allow wildlife movement will receive points for this factor. Only properties within MSCP priority acquisition areas are able to receive points for this factor, and only when the landowner has agreed to implement best management practice. This will not be a requirement of landowners and only aims to incentivize best management practices in sensitive wildlife habitat areas.</p>
 GHG Reduction Potential	<p><b>Staff recommends adding this factor to focus acquisitions on properties that contribute to the greenhouse gas (GHG) emissions-reductions, as outlined in San Diego County's Climate Action Plan Measure T-1.2.</b> Properties which rank higher for this factor have a greater contribution to GHG emissions reductions.</p>
 Compatibility with Land Use Patterns	<p><b>Staff recommends adding this factor to focus acquisitions on properties that do not interfere with development patterns to support affordable housing initiatives and to avoid sprawling development.</b> GHG reductions are expected to be higher in areas closer to villages, this factor aims to balance the GHG reduction-potential factor by assessing a properties' compatibility with existing and planned development patterns. Properties which rank higher for this factor would fall within less efficient VMT areas where preservation of agricultural properties would be more compatible with existing land use patterns.</p>

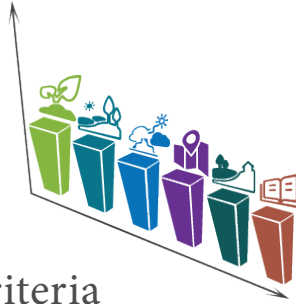
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## Ranking Options

### ALTERNATIVE 1

#### Equal Emphasis

Implement a ranking criteria scoring system that puts equal emphasis on all elements.



### ALTERNATIVE 2

#### Agricultural Importance Emphasis

Implement a ranking criteria scoring system that puts more emphasis on the agricultural viability of a property.



### ALTERNATIVE 3

#### GHG Reduction Potential Emphasis

Implement a ranking criteria scoring system that puts more emphasis on the GHG reduction potential of a property.



### ALTERNATIVE 4

#### Preserves Emphasis

Implement a ranking criteria scoring system that puts more emphasis on a property's contribution to wildlife conservation.

