

Multiple Species Conservation Program



NORTH COUNTY PLAN



Steering Committee Meeting #7

June 7, 2017

Agenda



1. Introduction
2. Public Comment Period
3. Steering Committee Recap
4. Meeting Notes from Last Meeting
5. Implementing Documents
6. Steering Committee Discussion
7. Management and Monitoring Overview
8. Closing Comments



Meeting Purpose and Objectives

Purpose:

- Steering Committee Meeting #7 will include a detailed discussion of Plan implementation

Objectives:

- Discuss implementation aspects of the North County Plan
- Ensure broad understanding of how implementation documents correspond to North County Plan

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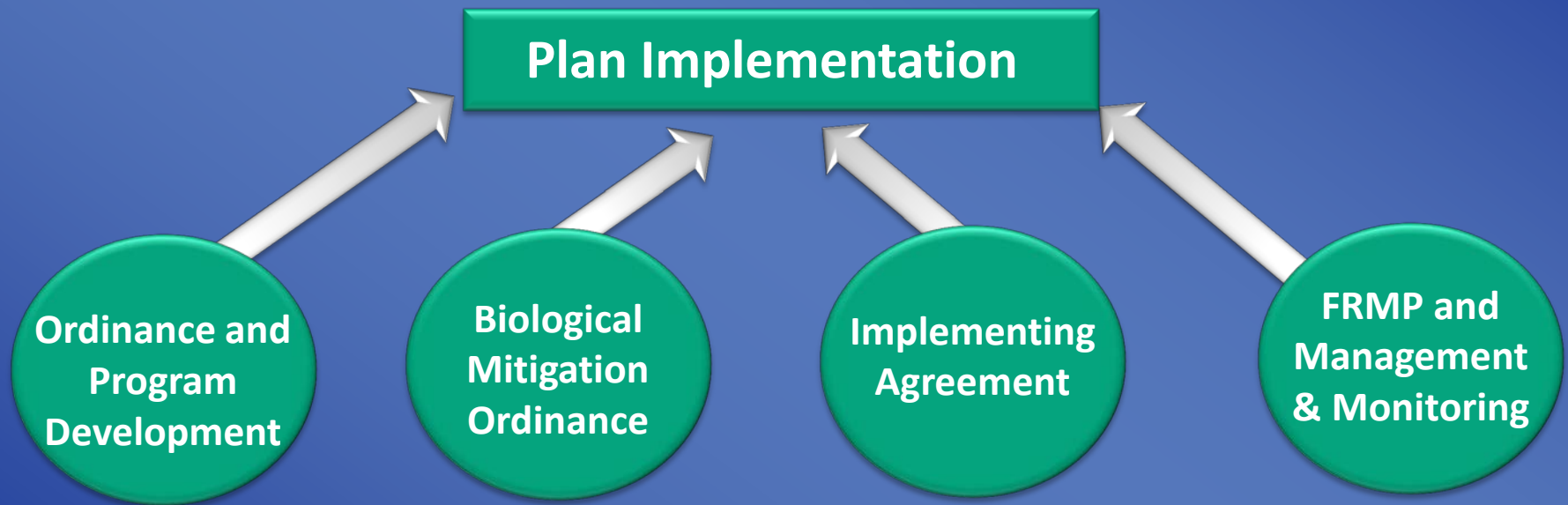


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Current Status: End of Planning Topics



Moving Forward: Implementation



Implementing Documents



Three Categories:

- Existing County Ordinances that coordinate directly with MSCP
- Complementary ordinances and programs that could coordinate with MSCP
- Future Tools Developed for MSCP

Existing: Conservation Subdivision Program



- What: requires consolidating footprints with easements on avoided land
- Why (MSCP): avoided land could be added to the MSCP Preserve
 - Currently working on modifying language to restrict uses within the avoided areas
- How: will provide potential tool to meet Preserve obligations under the MSCP – requires modifications

Lands Outside PAMA
(40,500 acres)

Existing: Environmental Subdivisions - Subdivision Map Act



- What: state law allows County to approve environmental subdivisions for biological and wildlife purposes – subdivided lands can be used for mitigation
- Why – MSCP: these lands could become part of Preserve
- How: Coordinate with these property owners to determine if they have management and monitoring consistent with MSCP

Complementary: Purchase of Agricultural Conservation Easement

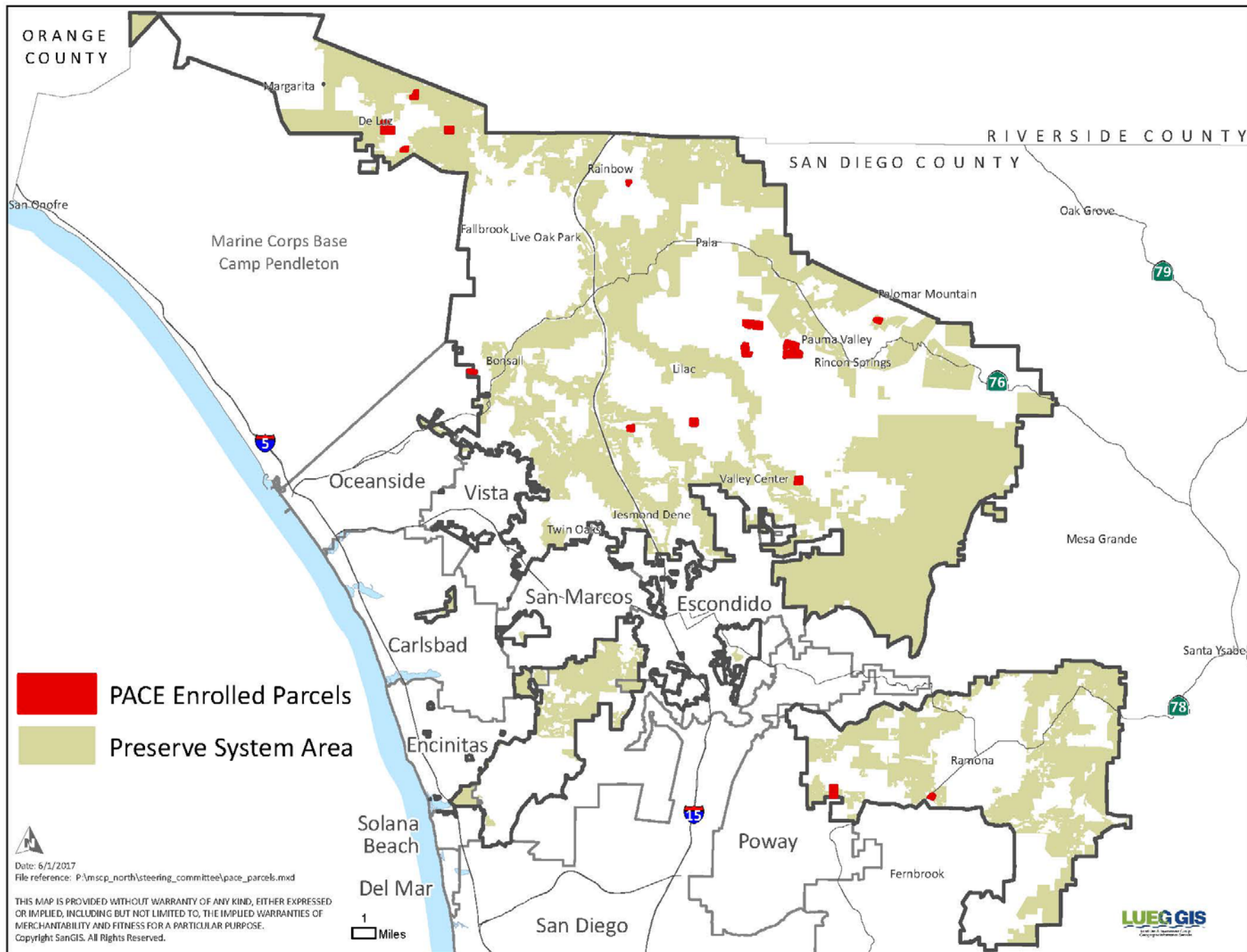


- What: agricultural property owner receives one-time payment to place a permanent easement on property
- Why (MSCP): some agricultural lands are within PAMA – easements on these lands could provide tool for adding land into Preserve
- How: easement ensures development will not occur and limits onsite uses to agriculture – currently considering expansion of program

Complementary: Purchase of Agricultural Conservation Easement



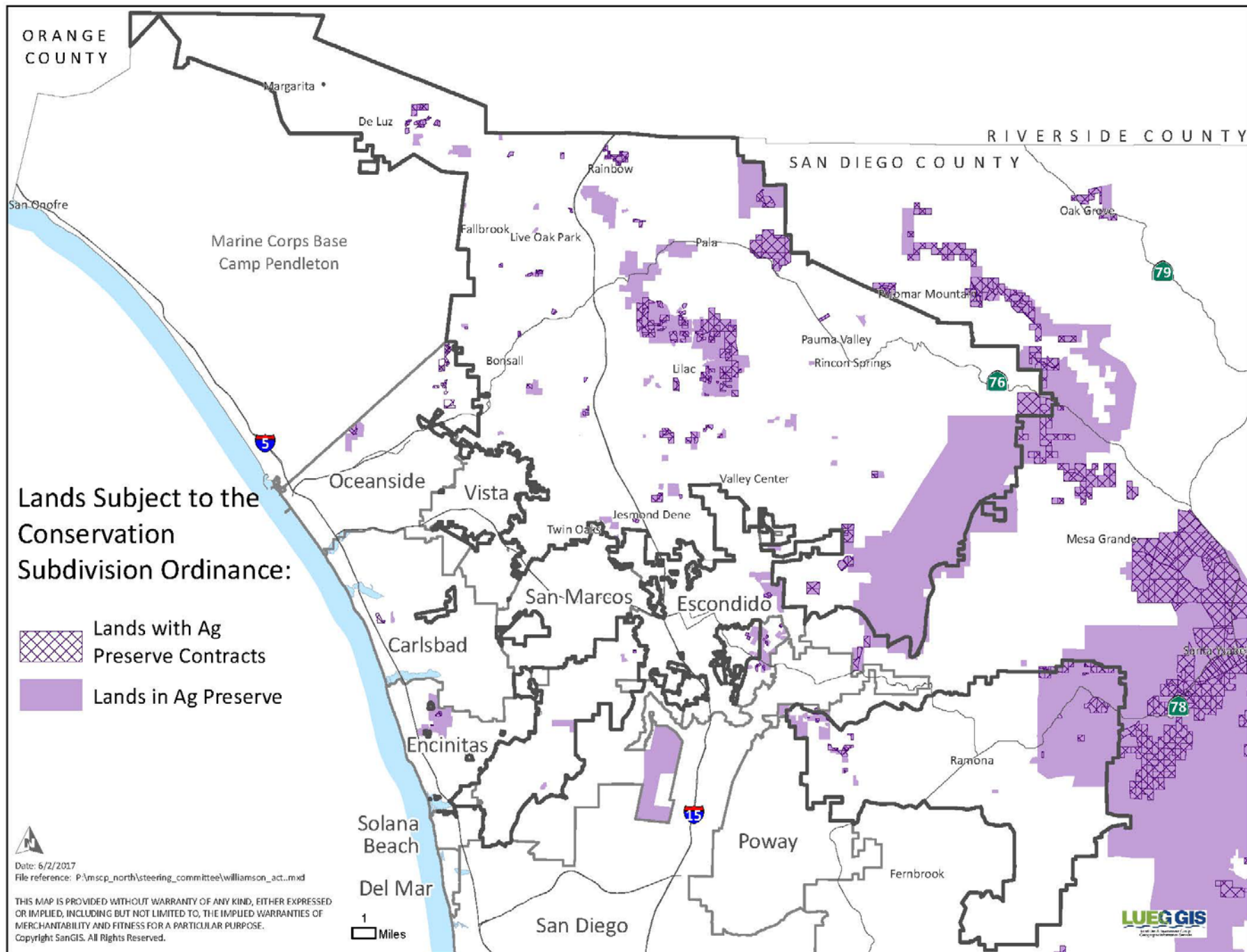
Program Cycle	Total Acreage of Easements	Number of Easements	Approximate Cost of Easements
FY 13/14	782	6	\$1.8 Million
FY 14/15	413	8	\$1.4 Million
FY 15/16	189	4	\$0.6 Million
FY 16/17	376	6	\$1.5 Million
Totals	1,761	24	Over \$5 Million



Complementary: Williamson Act



- What: law allows contracts to maintain lands in agricultural uses in exchange for a reduction in assessed property values
- Why – MSCP: lands in Williamson Act contracts could potentially become part of the Preserve
- How: Coordinate with these property owners to determine interest in long-term easements



Future: Biological Mitigation Ordinance



- What: ordinance specific to North County Plan
 - Project design criteria
 - Avoidance, minimization, mitigation
 - Results in MSCP findings for projects
- Why: necessary to codify requirements of North County Plan
- How: developed as part of North County Plan

Future: Biological Mitigation Ordinance



- Exemptions

- Projects exempt from CEQA
- Adoption or publicly initiated amendment of GP
- Adoption or amendment of ordinances
- Hardline projects with approved take authorized areas
- Situations where application would result in land taking
- Brushing and clearing on existing parcels <10 acres
- Single family residential construction

Future: Biological Mitigation Ordinance



- Qualified Exemptions
 - Public facilities or public projects
 - Sand, gravel or mineral extraction projects
 - Natural vegetation clearing for wildlife fire protection
 - Legal and grading for new or expanded agriculture

Future Approved Projects



- Certificate of Inclusion
 - Issued for future private development activities
 - Allows County to extend Incidental Take Permit
 - Not approved of by Wildlife Agencies

Previously Approved Projects



- Certificate of Participation
 - For projects that have discretionary approval before North County Plan is adopted
 - Transfers coverage for incidental take
 - Projects reviewed for conformance
 - 45-day Wildlife Agency review period

Future: Implementing Agreement



- What: agreement specific to North County Plan
- Why: necessary to codify requirements of North County Plan
- How: developed as part of North County Plan

Complementary to Future: Resource Protection Ordinance



- What: ordinance that protects sensitive lands
 - Wetlands and floodplains
 - Steep slopes
 - Sensitive biological habitats
 - Prehistoric and historic sites
- Why (MSCP): regulations complement BMO requirements to protect sensitive resources
- How: discretionary projects required to implement Resource Protection Regulations

Complementary to Future: Grading Ordinance



- What: ordinance that includes requirements for grading and clearing for development projects
 - Guides permit issuance
 - Allows enforcement of requirements
- Why (MSCP): grading and improvement plans complement BMO requirements
- How: grading ordinance last step in discretionary project process – only issued after all conditions are met



Future: Other Ordinances

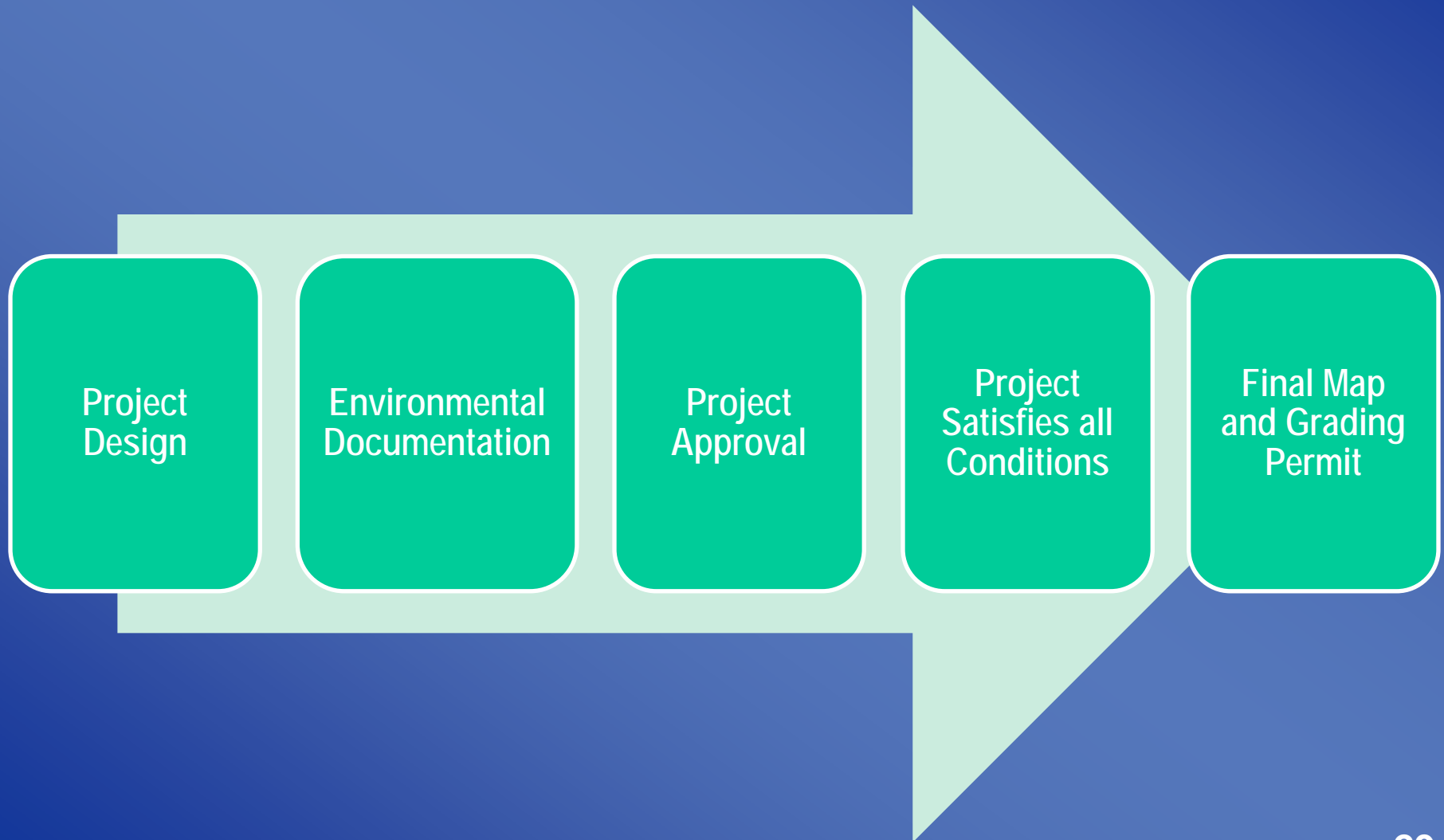
- What: future ordinances specific to covered species or vegetation communities Project design criteria
 - Example: vernal pool policy
 - Example: structure demolition ordinance for bats
- Why: may be necessary for agencies to make biological findings
- How: potentially developed as part of North County Plan

Future: Other Programs



- Potential Future Programs:
 - MS4 Offsite Alternative Compliance Program
 - In lieu fee program
 - Purchase of Open Space Easement Program

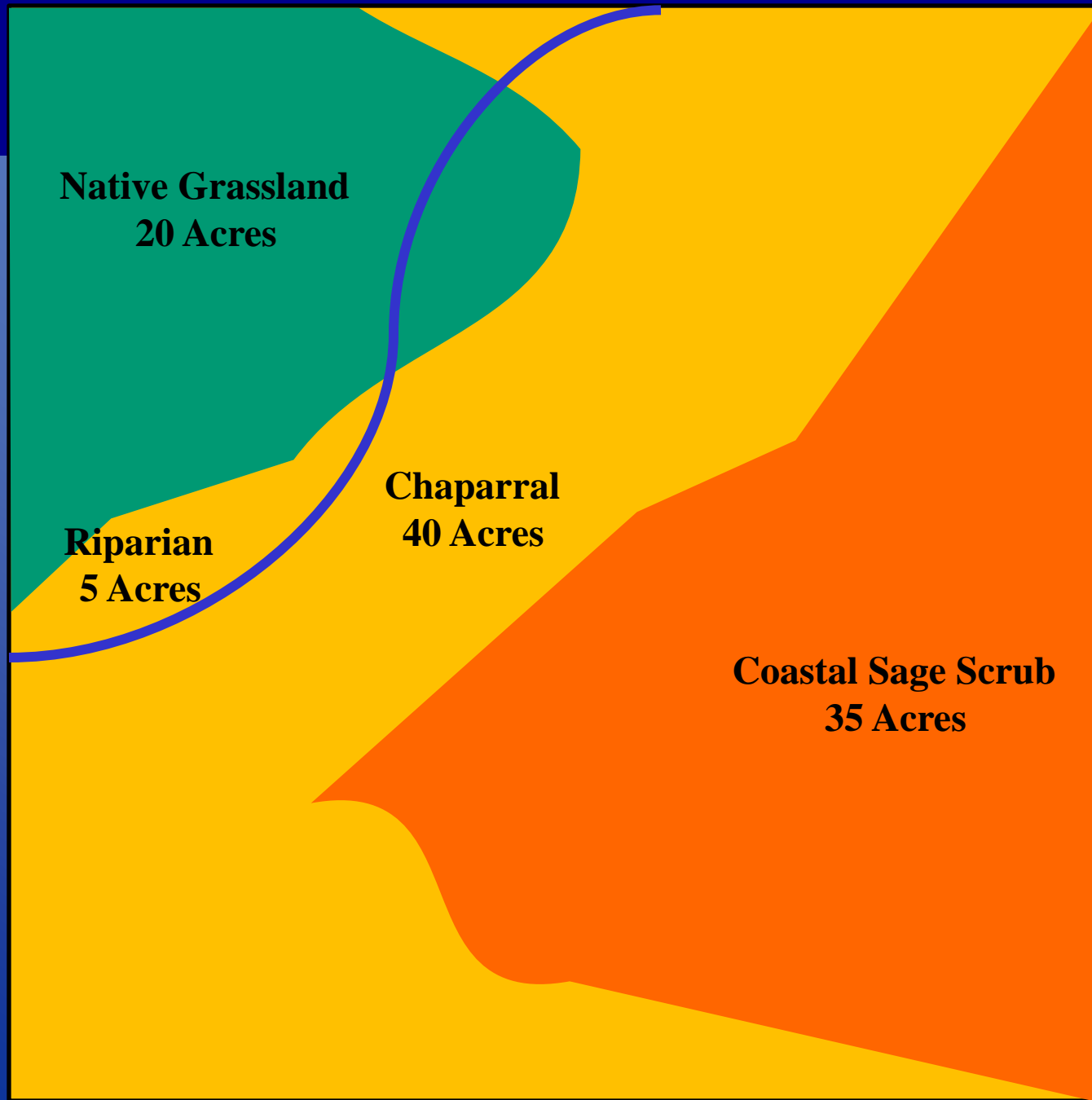
Project Design and Approval Process



Example of Tool Implementation



- Theoretical project
- 100-acre plot of land
- Zoned Rural Lands (RL)-20: 1 unit/20 acres
 - Subject to Conservation Subdivision Ordinance
 - 80% avoidance requirement
- Located within PAMA



Vegetation

Tier I: 25 Acres

- Riparian
- Grassland

Tier II: 35 Acres

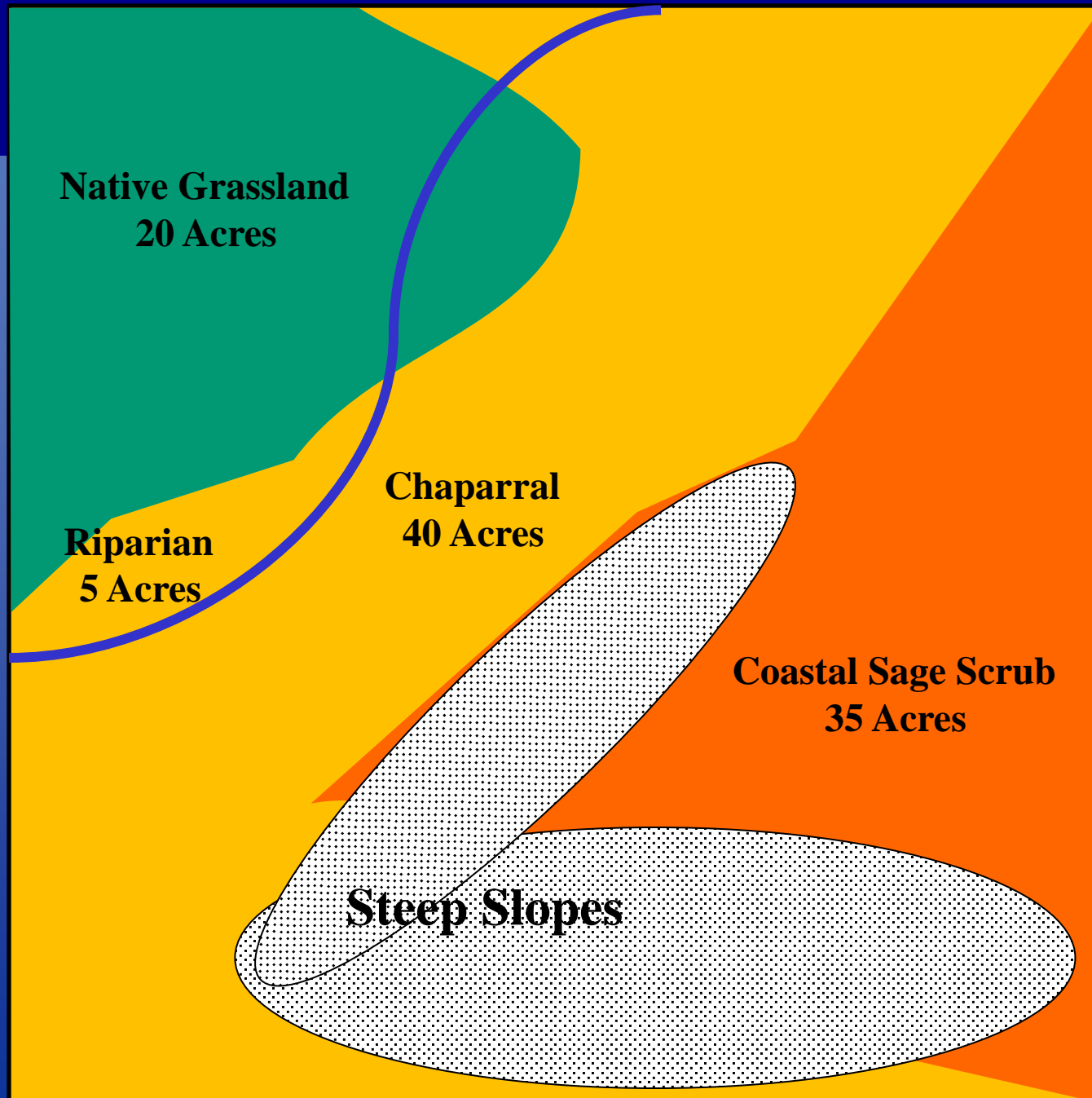
- Coastal Sage Scrub

Tier III: 40 Acres

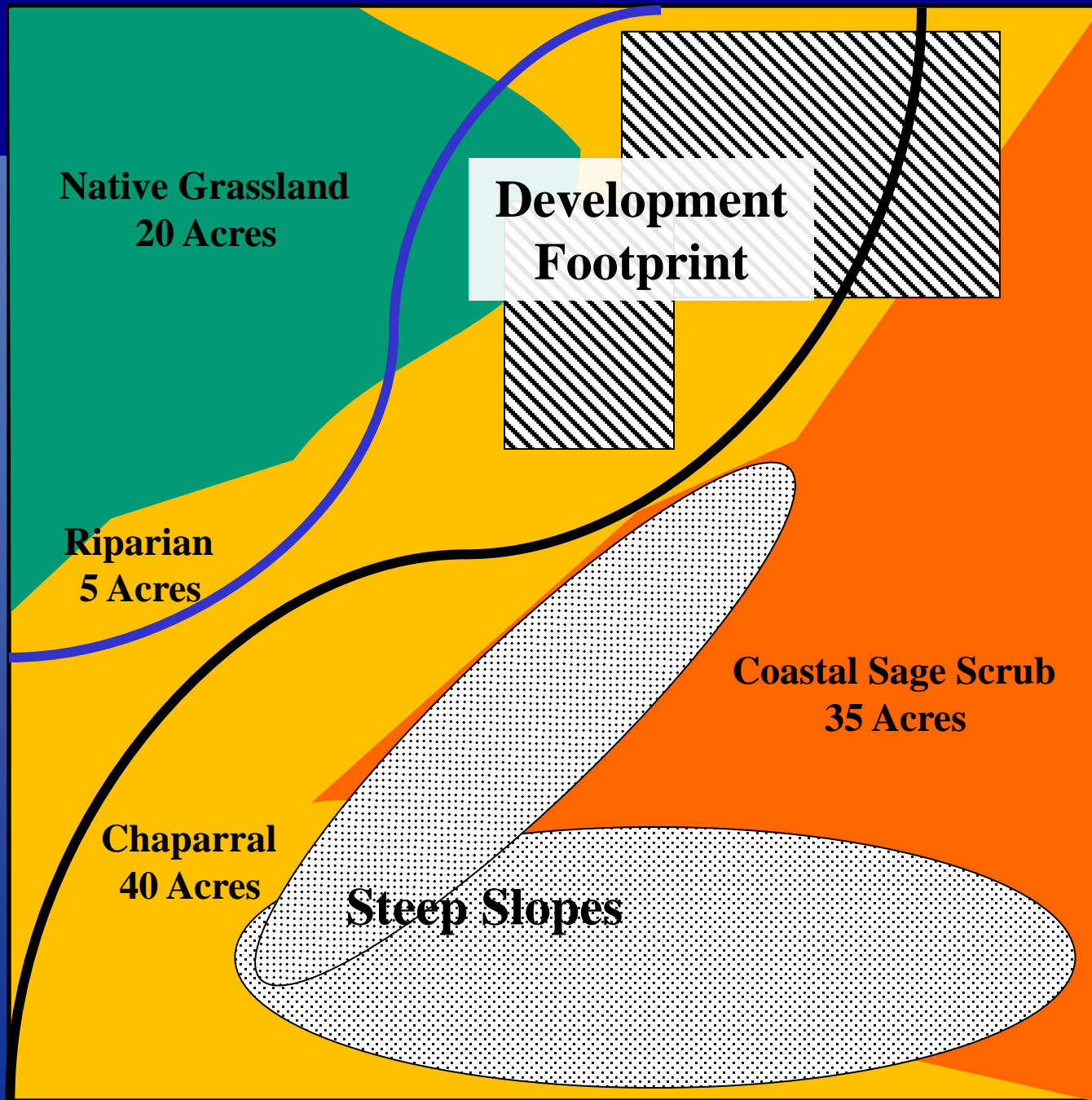
- Chaparral

Slopes

- 20 acres have a slope of 25-50%



Ordinance Application



- 80% Avoidance Required
- Steep slope avoidance
- Riparian avoidance
- Avoidance of Tier I vegetation
- Findings that project would not preclude Preserve

Steering Committee Discussion



Next Meeting: June 29



- Framework Resource Management Plan
- Management and Monitoring
 - Changed circumstances
 - Adaptive management
- Funding

Closing Comments

