

HCPA East Contra Costa County Habitat Conservation Plan Association

HCPA Coordination Group Meeting

Thursday, December 19, 2002
1 p.m. to 3 p.m.

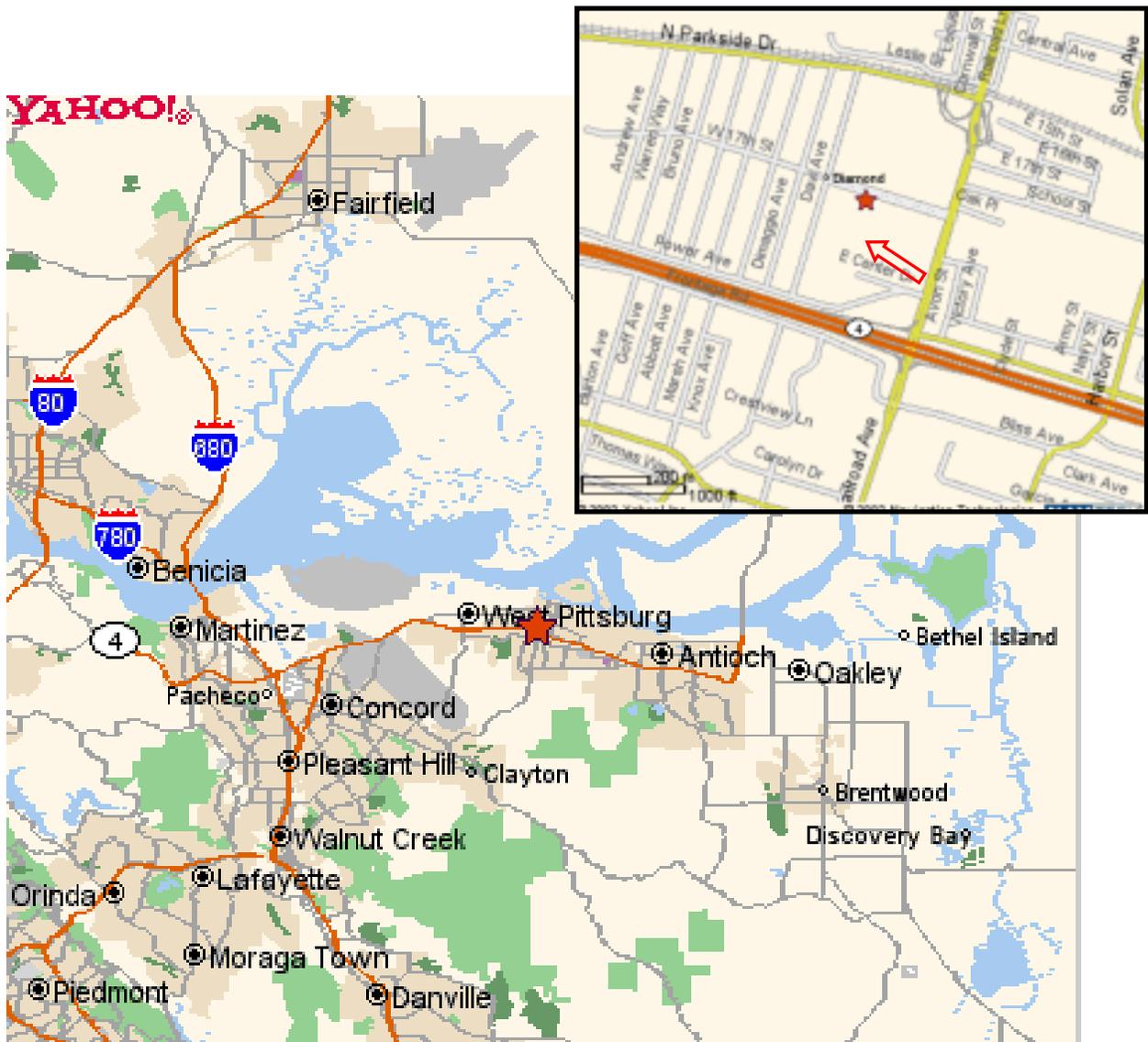
City of Pittsburg Council Chambers
65 Civic Drive in Pittsburg, 3rd Floor
(see map on reverse)

Agenda

- 1:00 Introductions. Review contents of meeting packet.
- 1:05 Review and approve Draft Meeting Record of the November 21, 2002 Coordination Group meeting.
- 1:10 Overall project update: budget, meetings schedule, and upcoming decisions
- 1:30 Another update on development of Draft Alternative Conservation Strategies Report, including:
- Augmented overview memo (see attached)
 - Indirect impacts (see table)
- 2:00 Update on Economic Analysis component of the HCP from Teifion Rice-Evans, Economic and Planning Systems (EPS)
- Preliminary land valuation work (see tables attached)
 - Preliminary funding sources work (see memo attached)
- 2:40 Open discussion, including discussion of Science Advisory Panel meeting reports (2nd meeting report now available)
- 2:50 Confirm upcoming meeting dates. oming Coordination Group meetings are scheduled as follows for the City of Pittsburg Council Chambers (usually 3rd Thursdays):
Thursday, January 24, 1 p.m. to 3 p.m. (exception: 4th Thursday)
Thursday, February 20, 1 p.m. to 3 p.m.(tentative)
(Executive Governing Committee will be scheduled in January)
(Science Advisory Panel tentatively scheduled to meet again on 2/26 at 11 a.m.)
Upcoming topics include: initial work on economic analysis, review of draft alternative conservation strategies.
- 2:55 Public comment.
- 3:00 Adjourn.

Times are approximate. If you have questions about this agenda or desire additional meeting materials, you may contact John Kopchik of the Contra Costa County Community Development Department at 925-335-1227.

Map and Directions to Pittsburg City Hall 65 Civic Drive



Directions from I-680, Central County

- 1) Take Hwy 4 East toward Antioch/Stockton
- 2) Follow Hwy East over the hill (Willow Pass)
- 3) Exit Railroad Ave. (the 2nd exit after the hill)
- 4) At the end of the exit ramp, turn left on Railroad Ave.
- 5) Turn left at the second intersection, East Center Drive (signs for various city offices will also point you this way)
- 6) Immediately bear right into the large parking lot next to City Hall
- 7) Meeting is on the 3rd floor

Directions from Antioch and points east

- 1) Take Hwy 4 West toward Martinez/Richmond
- 2) Exit Railroad Ave.
- 3) At the end of the exit ramp, turn right on Railroad Ave.
- 4) Turn left at the next intersection, East Center Drive (signs for various city offices will also point you this way)
- 5) Immediately bear right into the large parking lot next to City Hall
- 6) Meeting is on the 3rd floor

DRAFT MEETING RECORD

East Contra Costa County Habitat Conservation Plan Association (HCPA) Coordination Group Meeting

Thursday, November 21, 2002
1 p.m. to 3 p.m.

City of Pittsburg Council Chambers

1:00 Welcome and introductions. Meeting attendees introduced themselves. Coordination Group members in attendance were:

Seth Adams, Save Mount Diablo	Suzanne Marr, U.S. EPA
Carol Arnold, CCRCD	Brad Olson, EBRPD
Tom Bloomfield, CCRCD	Peter Rauch, CA Native Plant Society
Bradley Brownlow, Morrison & Foerster	John Slaymaker, Greenbelt Alliance
Abby Fateman, CCC Community Dev.	Nancy Thomas, CCRCD
John Kopchik, CCC Community Dev.	Mike Vukelich, Farm Bureau
Sheila Larson, U.S. Fish and Wildlife	Kerri Watt, Shea Homes
Kathy Leighton, Byron MAC	David Zippin, Jones & Stokes, Inc.

Other in attendance included: John Hopkins, Inst. For Ecological Health

1:05 Review and approve Draft Meeting Record of the October 17, 2002 Coordination Group meeting. The Coordination Group approved the meeting record with the following modification: Brad Olson of EBRPD was present at the October 17 Coordination Group Meeting and his name was added to the minutes.

1:10 Update on development of Draft Alternative Conservation Strategies Report, including:

- **Alternative impact scenarios (draft maps will be handed out at the meeting)** David Zippin reviewed the Land Use Designations and Impact Scenario maps. A number of issues were discussed including existing rural residential development and how it was mapped in the landcover mapping and the issue of other, less direct impacts such as edge effects of new development.
- **Outcomes of preliminary impact analysis** Impact analysis charts were also reviewed. A miscalculation was noticed on the charts and has been fixed.
- **Identification of preliminary acquisition analysis areas (draft maps to be handed out at the meeting)** The Acquisition Analysis Zone map was discussed extensively. Meeting attendees raised a concern regarding the inability of HCP acquisition zones to reach beyond the study area to address larger connectivity issues in reserve creation. Another concern was that the numbered labeling of the acquisition zones suggested a prioritization of the zones. David and John Kopchik confirmed that this is not the intended effect.

2:10 Discussion of Science Advisory Panel meeting reports (2nd meeting report now available)
This agenda item will be moved to the December meeting.

2:40 Open discussion.

Mike Vukelich suggested that an agricultural exemption was important. The group discussed this topic at some length and identified that a key question that needs to be answered is an exemption from what? The topic again at another meeting.

John Kopchik gave the committee an update on the HCPA budget. The revised draft budget will propose adding about \$300,000 to the overall project budget, including funding for the small scale features augmentation recommended by the Coordination Group. There was a brief discussion of the reasons for the increase.

2:55 Confirm upcoming meeting dates and review upcoming topics. Upcoming Coordination Group meetings are scheduled as follows for the City of Pittsburg Council Chambers (3rd Thursdays):

Thursday, December 19, 1 p.m. to 3 p.m. (tentative)

Thursday, January ~~16~~23, 1 p.m. to 3 p.m. (tentative)

(Executive Governing Committee scheduled to meet again on 12/12 at 5:30)

(Science Advisory Panel tentatively scheduled to meet again on 12/18 at 11 a.m.)

2:55 Public comment. None

3:00 Adjourn.

**EAST CONTRA COSTA COUNTY
HABITAT CONSERVATION PLAN ASSOCIATION (HCPA)**

DATE: December ~~12~~[19](#), 2002
TO: HCPA Coordination Group ~~HCPA Executive Governing Committee (EGC)~~
FROM: Member Agency Staff
SUBJECT: Update on development of Alternative Conservation Strategies Report

Provided below is an update to the December 12 Conservation Strategy update provided to the Executive Governing Committee (“EGC”). The December 12 update was an augmentation to the memo included in the November Coordination Group packet, in case you are wondering why some of the text looks familiar. About half of the attachments to the December 12 EGC update were provided to the Coordination Group in November. To save paper and expense, we have included in this packet only those attachments not distributed previously. We apologize if any of this is confusing—we wanted the Coordination Group to receive everything the EGC received but didn’t want to repeat old material.

This report has been compiled to provide the Executive Governing Committee with an update on the development of the Alternative Conservation Strategies Report. The Draft Alternative Conservation Strategies Report is expected in January 2003. A detailed excerpt from the flow chart that outlines the entire HCP/NCCP process is included to illustrate where we are in the big picture of developing the conservation plan. There are 4 attachments that provide information on progress on different elements of the conservation strategy. These attachments provide graphics and supplemental data to the information provided in this overview memo.

Attachment A: Preliminary Indirect Impacts Expected from Covered Activities and their Effects on Covered Species ([see attached table](#))

Attachment B: Preliminary Acreage Calculations for Direct Impacts Scenarios ([sent in November; NOT attached in this packet](#))

Attachment C: Preliminary Costing: Land Valuations ([see attached tables](#))

Attachment D: Preliminary Direct Impacts Scenarios ([distributed in November; NOT attached in this packet](#))

Attachment E: [Outline of Potential HCP Funding Sources \(see attached 12-12-02 memo\)](#)

The Conservation Strategy will include specific targets for species and habitats covered under the HCP, including the specific targets for the total extent and distribution of habitat to result over the term of the HCP (assumed to be 30 years). It will include three levels of conservation measures at three spatial scales (landscape level, habitat level, and species level). To the maximum extent practicable, these strategies will build on and complement existing general plans.

Landscape-level conservation measures will establish the guidelines and parameters under which core and satellite conservation areas, corridors, and bufferlands will be established. The strategy will include specific design criteria that would drive the pattern of conservation area and corridor establishment over time as the HCP/NCCP is implemented. These conservation area design criteria will be based on the habitat requirements of covered species and the principles of conservation biology (e.g., size, shape, and connectivity of conservation areas). The conservation strategy will result in an integrated system of core conservation areas, building off of the existing protected lands in the HCP/NCCP planning area (e.g., Mt. Diablo State Park, Black Diamond Mines and Morgan Territory Preserve, and Los Vaqueros watershed lands).

Work to date on landscape-level conservation measures is the focus of this update more iterative steps are necessary in creating such measures. These iterative steps make for more suitable interim work products.

A number of foundational components are in working draft form: the impacts analysis, the identification of acquisition analysis zones, and the economic analysis. Member Agency staff felt that it would be helpful to provide the Executive Governing Committee with a preview of these components of the Alternative Conservation Strategies.

Impacts Analysis

To develop a conservation strategy for the East County area, it is necessary to understand the general location and extent of future development. More specifically, analysis of potential impacts is needed to:

- Inform the drafting of alternative reserve design scenarios (i.e., the proposed reserves need to stay out of the way of activities to be covered by the plan and vice-versa)
- Provide data on the amount and types of habitat that could be impacted. This data is needed to: 1) estimate the magnitude of conservation needed for mitigation (though I should remind everyone that not all conservation measures will be taken for mitigation purposes), and 2) define the variability of impacts among different habitat types.

The impacts analysis work to date focuses on land use plans approved by the County and member cities. Other impacts that could possibly be covered by the HCP, such as impacts of recreation on new preserves, agricultural impacts (if agriculturalists request coverage), rural infrastructure projects, are not a part of this preliminary impact analysis. Work has been done to determine both indirect and direct impacts. See attachments A and B.

Approach: Given that the extent and location of future growth in East County cannot be precisely known, and since one purpose of the impact analysis and conservation strategy is to assist with subsequent identification of an HCP permit coverage area, three alternative impact scenarios were developed and analyzed. A brief description of each scenario is provided below. Maps illustrating these scenarios will be distributed at the November 21 meeting.

Scenario 1: Urban Land Use Designations Inside the Urban Limit Line (ULL). This scenario assumes that only those lands inside the ULL and with a development-type land-use designation from the appropriate city or the County will develop.

Scenario 2: All Non-Protected Lands Inside the ULL. This scenario assumes that, with the exception of existing parks, all lands inside the ULL will develop.

Scenario 3: City General Plans. This scenario assumes that, with the exception of existing parks, all lands inside the ULL will develop (same as scenario 2 to this extent). It further assumes that lands meeting the following criteria will also develop:

- Outside the ULL, and
- Designated for development by approved City General Plans, and
- Not within lands already purchased for conservation.

Analysis Procedure: Using GIS technology (computerized mapping software), the three impact scenarios were overlaid on the landcover map (the map of vegetation types) and on the habitat model maps. This procedure allowed us both to make maps showing the relationship between impacts and habitat and to generate statistics on the amount of impact. The attached draft tables show the preliminary data collected to date. Maps in Attachment C graphically illustrate the extent of different impact scenarios over both land use and species habitat base maps.

Acquisition Analysis Zones

To begin to frame conservation measures and identify acquisition priorities, Jones and Stokes has identified five acquisition analysis zones. Collectively, these zones encompass virtually all of the non-protected and non-developed lands in the planning area. Of course, these zones are not meant estimate the extent or location of proposed reserves. They are intended to help structure the reserve design analysis by identifying distinct landscapes. For instance, one acquisition analysis zone includes virtually all of the more intensively farmed lands east of Oakley, Brentwood, and Byron. Another includes virtually all of the non-park lands in the watershed of the main-stem of Marsh Creek. The map will illustrate the concepts better and will be distributed at the meeting.

To frame conservation measures and identify acquisition priorities, Jones and Stokes identified five acquisition analysis zones. Collectively, these zones encompass virtually all of the non-protected and non-developed lands in the planning area. Of course, these zones are not meant estimate the extent or location of proposed reserves. They are intended to help structure the reserve design analysis by identifying distinct landscapes. For instance, one acquisition analysis zone includes virtually all of the more intensively farmed lands east of Oakley, Brentwood, and Byron. Another includes virtually all of the non-park lands in the watershed of the main-stem of Marsh Creek. Map #10 of Attachment C in the included materials visually illustrates the acquisition zones.

Economic Analysis

Economic Planning Systems, Inc. (EPS) will provide the economic analysis of the implementation of the HCP. Three elements of the economic analysis are 1) HCP Implementation Cost Analysis, 2) Description of Potential Funding Sources, and 3) Funding Strategy. To provide economic context during development of the Conservation Strategy, the EGC in September authorized EPS to begin potential work on elements 1 and 2. This update focuses on work to date on the Cost Analysis component. [A memo with summary information on funding sources is provided in Attachment E.](#)

The HCP Implementation Cost Analysis examines a number of factors including land values, restoration, and management costs. Land acquisition is typically the largest component of overall plan cost - usually over 65 percent of the HCP implementation expenditures – and is the focus of EPS’s initial work. The land acquisition costs estimates are derived using data provided by local organizations regarding the real estate market and zoning, proximity and availability of infrastructure, parcel size and topography, and agricultural use value. Understanding land value inflation as well as value differentiation by acquisition zone helps prioritize acquisitions and maximize conservation value per dollar. An integration of this data will help direct reserve design.

Refer Attachment B included in this packet to see a breakdown of land values and **hypothetical** reserve costs. The land acquisition component of the Operations and Maintenance Analysis will be included in the January Report. The second element in the economic analysis: Description of Funding Sources is in draft form and will be included in the Report. Other sections of this analysis still in draft stage will not be included.

Map Review

10 Maps are included to visually demonstrate the concepts and process that are part of developing a conservation strategy. They are briefly described below. ([These maps were distributed in November and are NOT attached](#))

#1: Land Use Designations: This map shows the zoned land use designations for Eastern Contra Costa County and was made by combining designations from the County General Plan.

#2: Land Use Designations and Impact Scenario 1: This map shows the land use designations for Eastern Contra Costa County and Impact Scenario 1. This scenario assumes that only those lands inside the ULL and with a development-type land-use designation from the appropriate city or the County will develop.

#3: Land Use Designations and Impact Scenario 2: This map shows the land use designations for Eastern Contra Costa County and Impact Scenario 2. This scenario assumes that, with the exception of existing parks, all lands inside the ULL will develop.

#4: Land Use Designations and Impact Scenario 3: This map shows the land use designations for Eastern Contra Costa County and Impact Scenario 3. This scenario assumes that, with the exception of existing parks, all lands inside the ULL will develop (same as scenario 2 to this extent). It further assumes that lands meeting the following criteria will also develop:

- Outside the ULL, and
- Designated for development by approved City General Plans, and
- Not within lands already purchased for conservation.

#5: Land Use Designations and Impact Scenario 1,2 &3: This map illustrates the difference in extent of impact of the three scenarios on land use designations.

#6, #7, #8, #9: Impact Scenarios and Modeled Species Habitat: This map illustrates the extent to which different scenarios impact modeled species habitat. Species represented on these maps: San Joaquin kit fox and Swainson’s hawk.

#10: Land Use Designations and Acquisition Analysis Zones: Acquisition Analysis Zones are intended to help structure the reserve design analysis by identifying distinct landscapes. These zones are shown over the land use designations. The zones do not illustrate the extent of the locations of proposed reserves.

Table. Preliminary Indirect Impacts Expected from Covered Activities and their Effects Covered Species, East Contra Costa County HCP/NCCP

Covered Species	Impact Type									
	Disturbance from lights in new urban development	Harassment/disturbance from larger human population	Harassment from additional pets	Increased noise	Increased runoff of urban pollutants	Increased recreation in preserves	HCP/NCCP restoration activities	HCP/NCCP monitoring activities	Spread of invasive exotic plants	Increased vehicle-related disturbance and mortality
Approximate Location of Impact										
Near covered activities only, outside preserves	✓	✓	✓	✓	✓ (1)					
Within HCP/NCCP preserves						✓	✓	✓		
Within existing parks and open space						✓	✓ (2)			
Throughout Inventory Area (i.e., inside and outside preserves)									✓	✓
Covered Species Potentially Affected										
Townsend’s western big-eared bat	✓	✓				✓		✓		✓
San Joaquin kit fox	✓	✓	✓	✓		✓		✓		
Tricolored blackbird		✓				✓		✓		
Golden eagle		✓				✓		✓		✓
Western burrowing owl		✓	✓			✓		✓		
Swainson’s hawk		✓				✓		✓		✓
Silvery legless lizard		✓	✓			✓		✓		✓
Alameda whipsnake		✓	✓		✓	✓		✓		✓
Giant garter snake		✓	✓			✓		✓	✓	✓
California tiger salamander		✓	✓		✓	✓		✓	✓	✓
California red-legged frog	✓	✓	✓		✓	✓		✓	✓	✓
Foothill yellow-legged frog	✓	✓	✓		✓	✓		✓	✓	
Shrimp species					✓	✓		✓	✓	
Mount Diablo manzanita						✓		✓	✓?	
Brittlescale		✓				✓		✓	✓	
San Joaquin spearscale		✓				✓		✓	✓	
Big tarplant		✓				✓		✓	✓	
Mount Diablo fairy lantern		✓				✓		✓	✓	
Recurved larkspur		✓				✓		✓	✓	
Diablo helianthella		✓				✓		✓	✓	
Brewer’s dwarf flax		✓				✓		✓	✓	
Showy madia		✓				✓		✓	✓	
Adobe navarretia		✓				✓		✓	✓	

Notes:

1: Impacts from increased runoff of urban development downstream of urban development would be confined to streams and channels and would not affect terrestrial covered species.

2: Restoration would occur within existing public land only if in-kind restoration opportunities were not available within HCP/NCCP preserves.

Table 1
Preliminary Land Values by Land Type
East Contra Costa County Habitat Conservation Plan

Category #	Characteristics	Avg. Per Acre Land Value	Sources
I.	Large parcels, 160 acres+ Often multi-parcel sale Generally remote or steep slopes	\$3,500	Appraisal comparables last ten years
II.	10-80 acres Slopes on part of site	\$10,000	Appraisal comparables last ten years County Assessor data last four years Realtors/ Brokers this year
III.	5-10 acres; Close to urbanized areas Largely flat land	\$27,500	Appraisal comparables last ten years County Assessor data last four years Realtors/ Brokers this year
IV.	Large developable areas inside Urban Limit Line Not currently designated for development 20 - 25 years to absorption	\$7,500	EPS real estate analysis based on \$300,000 home, 4 units per acre, and 12 percent discount rate
V.	Large developable parcels inside Urban Limit Line Designated for Development 10 - 15 years to absorption	\$22,500	EPS real estate analysis based on \$300,000 home, 4 units per acre, and 12 percent discount rate

Sources: East Bay Regional Park District; Trust for Public Land; Available Appraisal Data; East County Realtors/ Brokers; First Amercian Real Estate Solutions (FARES) - County Assessor Data; Economic & Plannings Systems, Inc.

PRELIMINARY

Table 2
Preliminary Estimate of Zone Acres by Location, Designation, and Size
East Contra Costa County Habitat Conservation Plan

Zone	Inside ULL: Designation		Total	Outside ULL: Parcel Size			Total	Grand Total
	Development	Other		5-10 ac.	10-100 ac.	100+ ac.		
Zone 1	431	1,204	1,635	14	1,314	4,448	5,776	7,411
Zone 2	1,664	1,507	3,171	29	892	10,593	11,514	14,685
Zone 3a	168	0	168	39	637	896	1,572	1,740
Zone 3b	0	0	0	115	1,412	13,741	15,268	15,268
Zone 4	0	728	728	32	1,638	11,178	12,849	13,577
Zone 5 *	<u>289</u>	<u>1,391</u>	<u>1,679</u>	<u>1,777</u>	<u>8,884</u>	<u>16,675</u>	<u>27,335</u>	<u>29,015</u>
Total	2,552	4,829	7,381	2,006	14,778	57,531	74,315	81,696

* 40 percent of acreage outside the ULL in Zone 5 is in the agricultural core.

Sources: Contra Costa County; Jones & Stokes; Economic & Planning Systems, Inc.

HYPOTHETICAL**Table 3**

**Hypothetical HCP Preserve Acreage Total - Assumes Preserve One Third of Acquisition Zone Areas
East Contra Costa County Habitat Conservation Plan**

Zone	Inside ULL: Designation			Outside ULL: Parcel Size			Total	Grand Total	
	Development (Cat. I)	Other (Cat. II)	Total	5-10 ac. (Cat. III)	10-100 ac. (Cat. IV)	100+ ac. (Cat. V)			
Zone 1	144	401	545	5	438	1,483	1,925	2,470	9%
Zone 2	555	502	1,057	10	297	3,531	3,838	4,895	18%
Zone 3a	56	0	56	13	212	299	524	580	2%
Zone 3b	0	0	0	38	471	4,580	5,089	5,089	19%
Zone 4	0	243	243	11	546	3,726	4,283	4,526	17%
Zone 5 *	96	464	560	592	2,961	5,558	9,112	9,672	36%
Total	851 3%	1,610 6%	2,460 9%	669 2%	4,926 18%	19,177 70%	24,772 91%	27,232 100%	100%

* 40 percent of acreage outside the ULL in Zone 5 is in the agricultural core.

Sources: Contra Costa County; Jones & Stokes; Economic & Planning Systems, Inc.

HYPOTHETICAL

Table 4
Hypothetical HCP Land Acquisition Cost *
East Contra Costa County Habitat Conservation Plan

Zone	Inside ULL: Designation			Outside ULL: Parcel Size			Total	Grand Total	
	Development (Cat. I)	Other (Cat. II)	Total	5-10 ac. (Cat. III)	10-100 ac. (Cat. IV)	100+ ac. (Cat. V)			
Zone 1	\$3,232,992	\$3,008,787	\$6,241,779	\$132,374	\$4,380,364	\$5,189,046	\$9,701,783	\$15,943,562	10%
Zone 2	\$12,481,602	\$3,766,464	\$16,248,066	\$263,870	\$2,974,531	\$12,358,698	\$15,597,099	\$31,845,165	19%
Zone 3a	\$1,262,098	\$0	\$1,262,098	\$360,214	\$2,121,989	\$1,045,276	\$3,527,480	\$4,789,577	3%
Zone 3b	\$0	\$0	\$0	\$1,049,687	\$4,707,688	\$16,031,588	\$21,788,964	\$21,788,964	13%
Zone 4	\$0	\$1,820,406	\$1,820,406	\$294,452	\$5,460,743	\$13,041,540	\$18,796,736	\$20,617,141	13%
Zone 5 *	\$2,165,091	\$3,476,425	\$5,641,516	\$14,658,633	\$29,613,400	\$19,453,726	\$63,725,760	\$69,367,276	42%
Total	\$19,141,783 12%	\$12,072,081 7%	\$31,213,864 19%	\$16,759,230 10%	\$49,258,716 30%	\$67,119,874 41%	\$133,137,821 81%	\$164,351,684 100%	100%

* Based on acreage in Table 3 and land values per acre in Table 1. Acreage in agricultural core (40 percent on outside ULL Zone 5 acreage) is presumed to have a 25 percent lower market value.

Sources: Contra Costa County; Jones & Stokes; Economic & Planning Systems, Inc.

MEMORANDUM

To: East Contra Costa County Habitat Conservation Plan Association
 From: Teifion Rice-Evans, Jason Tundermann
 Subject: Outline of Potential HCP Funding Sources; EPS #11028
 Date: December 12, 2002

This memorandum provides a “shopping list” of the potential funding sources for the East Contra Costa Habitat Conservation Plan (HCP). A more complete description of these sources will be included in the January Report. The description of potential funding sources will help inform the selection of an HCP funding strategy as required for HCP approval.

HCP funding sources can be divided into three primary groups, including:
 (1) development-based funding sources; (2) grants-based funding sources; and (3) local tax-based funding sources. The different funding sources falling under each of these categories is provided below. The typical HCP relies on a mix of funding sources, including development mitigation fees, federal, State and private foundation grants, and often some form of local tax-based funding.

DEVELOPMENT-BASED FUNDING/ PROGRAMS

Developer mitigation fees often provide the base of funding for HCPs. Approved HCPs, such as the San Joaquin County MSCP and the North Natomas HCP, rely heavily on developer mitigation fees. In addition, most of the regional HCP’s currently under development in Northern California also envision developer mitigation fees as a primary funding source. Land dedication incentive and transfer of developer credit programs provide opportunities for land preservation at no or low cost and, if implemented successfully, can complement the funding raised for land preservation.

- Mitigation Fees
- Developer Land Dedications
- Transfer of Development Credits (Density Bonuses)

GRANTS

There are a large number of grants available for habitat conservation efforts. These grants can provide an important component of funding for HCPs. For example, federal and State grants



have funded significant land acquisitions as part of the implementation of the San Diego MSCP. These grants are, however, competitive, and total available funding fluctuates periodically. While grant applications and funding provide an important part of the implementation of all HCPs, the difficulty of predicting revenue means that they must support rather than lead funding efforts. A list of grant sources that have helped fund other HCPs and open space preservation efforts is provided below. Some of these funding sources include grants for the potential collateral or indirect benefits of HCPs, such as agricultural preservation.

Federal

- US Fish & Wildlife Service Section 6 Grants
 - * HCP Land Acquisition Grants
 - * HCP Assistance Grants
- North American Wetlands Conservation Act (USFWS)
- Partners for Wildlife (USFWS) – private habitat creation/restoration
- State-Tribal-Local Wetlands Development Grants (EPA)
- Natural Resource Conservation Service Grants (USDA)
 - * Farmland Protection Program
- Land and Water Conservation Fund State Grants (USFWS/NPS)
- National Fish & Wildlife Foundation Grants
 - * Five-star Restoration Challenge Grant Program
 - * Wildlife and Habitat Management Grants
 - * Wetlands and Private Lands Grant Program

State

- Wildlife Conservation Board Grants (DFG)
 - * California Riparian Habitat Conservation Program
 - * Inland Wetland Conservation Program
 - * Wildlife Restoration Fund
 - * Resources Trust Fund
- Habitat Conservation Fund (Proposition 117, 1990) (Dept. of Parks & Recreation)
- Existing General/Limited Obligation Bond Funds
 - * Proposition 12, 2000
 - * Proposition 13, 2000
 - * Proposition 40, 2002
 - * Proposition 50, 2002
- Department of Conservation
 - * California Farmland Conservancy Program (formerly Agricultural Land Stewardship Program)
 - * Resource Conservation District Assistance Program
- Fish and Game Preservation Fund
- State Water Resources Control Board
- Environmental Enhancement and Mitigation Program (Prop. 111, 1990/SB 117)
- Environmental License Plate Fund

Private

- David and Lucile Packard Foundation
- William and Flora Hewlett Foundation



- Irvine Corporation
- The Columbia Foundation
- Trust for Public Land

LOCAL TAX-BASED FUNDING

Other local funding is often required in addition to grants and developer mitigation fees. Local funding can be important to help ensure a proper match between HCP benefits and costs between affected parties, to help obtain grants, to pay for non-mitigation-related conservation efforts, and to meet funding gaps in land preservation, habitat restoration, and on-going operations and management costs. While often a critical component of HCP funding, the development of a local, tax-based, voter-approved, funding source can be challenging, requiring concerted outreach over time and often joint efforts with the funding of other public infrastructure. A list of potential local funding sources is listed below.

- General Obligation Bonds/ Ad Valorem Property Tax
- Benefit Assessment District
- Habitat Maintenance Assessment
- Fire Suppression Assessment
- Landscape and Lighting Maintenance Assessment
- Mello-Roos District Special Tax
- Special Taxes
 - * Sales Tax (Bond or Annual Revenue)
 - * Parcel Tax
 - * Transient Occupancy Tax
 - * Real Estate Transfer Tax
 - * Business Taxes
 - * Utility Taxes
- General Fund Contributions (Temporary)

