

HCPA East Contra Costa County Habitat Conservation Plan Association

HCPA Coordination Group Meeting

Thursday, October 16, 2003

1 p.m. to 3 p.m.

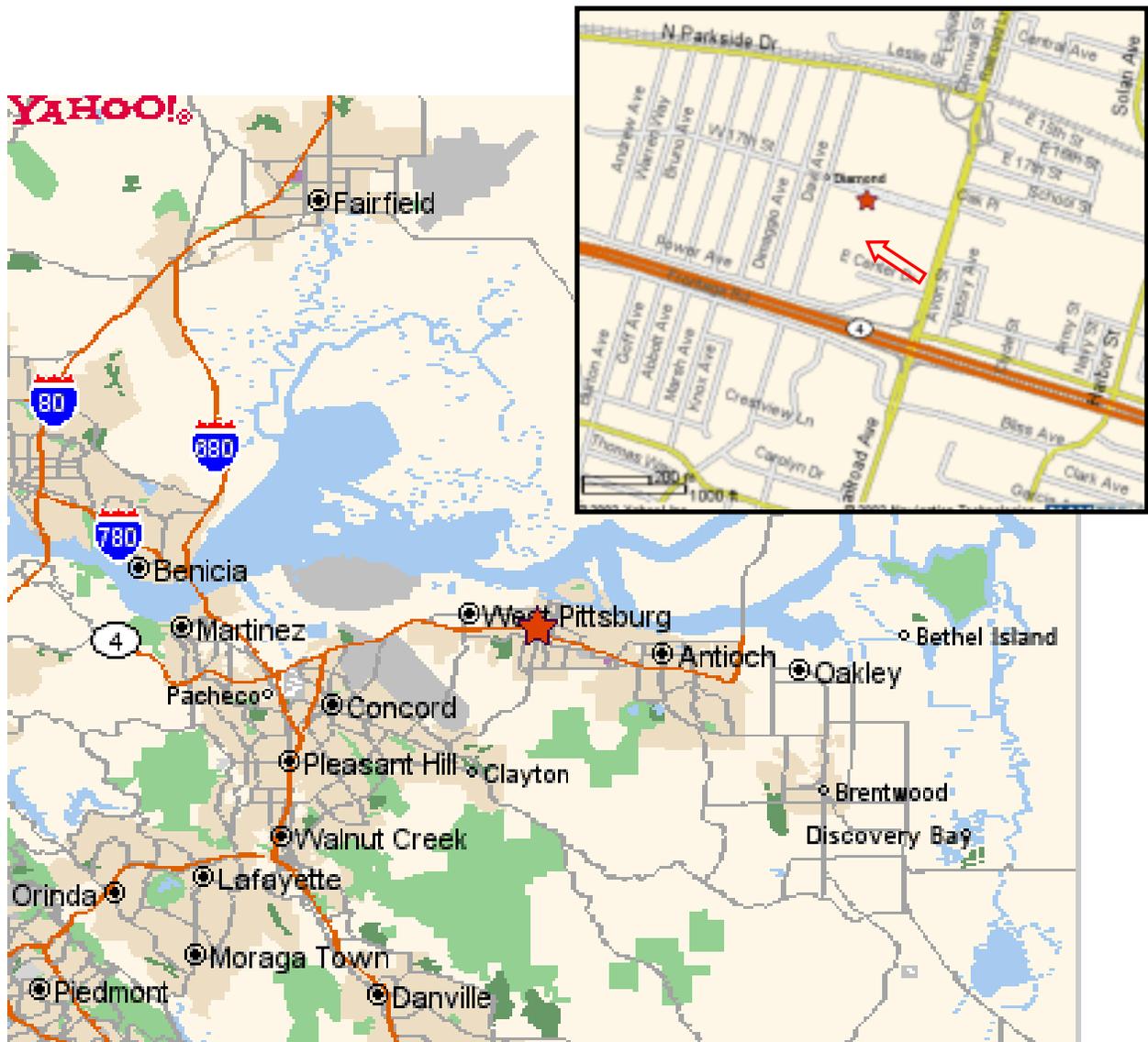
City of Pittsburg Council Chambers
65 Civic Drive in Pittsburg, 3rd Floor
(see map on reverse)

Agenda

- 1:00 Introductions. Review contents of meeting packet.
- 1:05 Review and approve Draft Meeting Record of the September 18, 2003 Coordination Group meeting.
- 1:10 Updates:
- Executive Governing Committee meeting set for October 23
 - Next Science Advisory Panel meeting set for December 9
 - Wetlands permitting
 - Northern California Conservation Planning Conference to be held December 4 in Vacaville
- 1:30 Continued discussion: preliminary analysis of funding sources for implementing the HCP/NCCP (see the economics memos in the July, August, and (especially) September packets). Report from economic subcommittee, if that meeting occurs in advance.
- 1:50 Discuss the framework of the preliminary Adaptive Management component of the HCP/NCCP (draft figures in meeting packet).
- 2:20 Presentation and discussion: overview of updates to the landcover map, to the impact analysis, and to the conservation strategy diagrams.
- 2:50 Confirm upcoming meeting dates. Upcoming Coordination Group meetings are scheduled as follows for the City of Pittsburg Council Chambers (usually 3rd Thursdays):
Thursday, November 20, 1 p.m. to 3 p.m.
Thursday, December 18, 1 p.m. to 3 p.m.
- 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
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DRAFT MEETING RECORD

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

Thursday, September 18, 2003
1 p.m. to 3 p.m.

City of Pittsburg Council Chambers

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

Chris Barton, City of Pittsburg	Clark Morrison, Morrison and Foerster for CC Council
Paul Campos, Home Builders Assoc.	
Janice Gan, CA Dept. of Fish and Game	Teifion Rice-Evans, Economic and Planning Systems
Jim Gwerder, CCC Citizens Land Alliance	
Barry Hand, City of Oakley	John Slaymaker, Greenbelt Alliance
Randy Jerome, City of Pittsburg	Donna Vingo, CCC Citizens Land Alliance
John Kopchik, CCC Community Dev.	Mike Vukelich, CCC Farm Bureau
Sheila Larsen, US Fish & Wildlife Service	Carl Wilcox, CA Dept. of Fish and Game
Suzanne Marr, US EPA	David Zippin, Jones & Stokes, Inc.

Also in attendance: John Hopkins, Institute for Ecological Health, and Cheryl Morgan

1:05 Review and approve Draft Meeting Record of the August 21, 2003 Coordination Group meeting. The Draft Meeting Record was accepted without change.

1:10 Updates:

- **Check-list of recent points of agreement among the Coordination Group that will be added to the Framework document:** John Kopchik listed what he considered to be recent points of agreement/tentative decisions. Substantial discussion ensued on whether the permit area idea presented and discussed at the previous meeting was emerging as a point of a consensus or was just an idea the group thought was worth exploring further. The latter description was selected. The list of recent agreement points recorded on the flip chart was:
- **Wetlands permitting:** John Kopchik and John Hopkins explained the 6-county effort to explore with the Army Corps of Engineers and others opportunities for integrating wetlands permitting with HCPs. One coordination meeting had been held among staff and three more were planned.
- **Discussion topics for the next several meetings**
 - **October: adaptive management, assurances, revised impacts estimates, O&M & admin cost estimates, funding implementation**
 - **November: preliminary, partial draft of HCP/NCCP**

1:30 Continued, report from FWS/CDFG on policy/regulations and Principles of Participation: As had been requested a prior meetings, Sheila Larsen discussed her views on the Principles of Participation. She said, that by and large they were fine. However, she said several of the principles were pre-decisional, as worded. For instance, #14, related to wetlands permits, included language about tacit FWS approval of wetlands

permits (as a fallback for full wetlands permit coverage from the Army Corps) that seemed to ask FWS to make commitments now that they couldn't offer. Other principles she mentioned that raised pre-decisional concerns were items #5 and #21. Members discussed many of these principles in detail, in particular the wetlands permitting idea, which, it was stated, was very important to the business community. At the conclusion, Clark Morrison suggested that earlier requests that the agencies put their views on the Principles in writing be dropped for now as these issues would soon be the source of discussion and negotiation in the actual HCP/NCCP and it might not be constructive to harden positions while discussing principles in the abstract. The Coordination Group concurred and agreed to withdraw the request for letter(s) from DFG and FWS on this subject.

- 1:40 Continued, general approaches to structuring implementation of the HCP/NCCP (see revised Figure 7-3, attached)** Not discussed.
- 1:50 Preliminary analysis of funding sources for implementing the HCP/NCCP (see memo attached; you may also want to refer to the economics memos in the July and August packets):** Teifion Rice-Evans discussed the most recent memo in detail and explained that the preliminary draft calculations relied on preliminary development numbers and hypothetical (but ballpark) cost estimates. Members asked a number of questions. Members also asked for additional information on the assumptions involved in the "fair share" analysis. Some members commented that the existing infrastructure fee burden for developers may have been underestimated for some cities. A subcommittee was formed to explore the funding issue in more detail. Volunteers included: Clark Morrison, John Slaymaker, Sheila Larsen, Janice Gan, and Paul Campos. John Hopkins and Cheryl Morgan also wish to participate.
- 2:30 Review preliminary draft material from the Assurances chapter of the HCP/NCCP (attached).** Not discussed.
- 2:50 Confirm upcoming meeting dates. Upcoming Coordination Group meetings are scheduled as follows for the City of Pittsburg Council Chambers (usually 3rd Thursdays):**
 Thursday, October 16, 1 p.m. to 3 p.m.
 Thursday, November 20, 1 p.m. to 3 p.m.
- 2:55 Public comment.** None
- 3:00 Adjourn.**

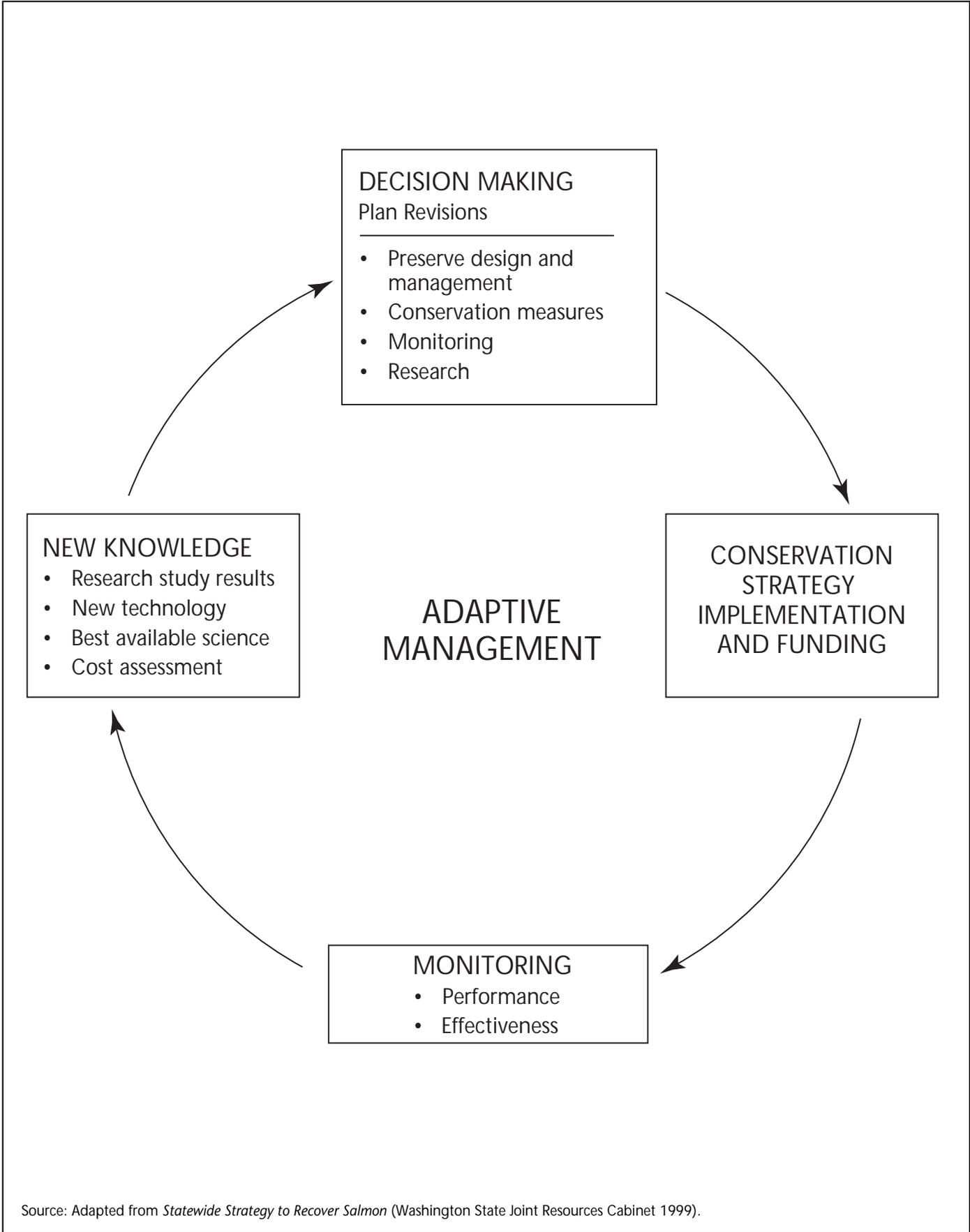


Figure 6-1
Adaptive Management Process

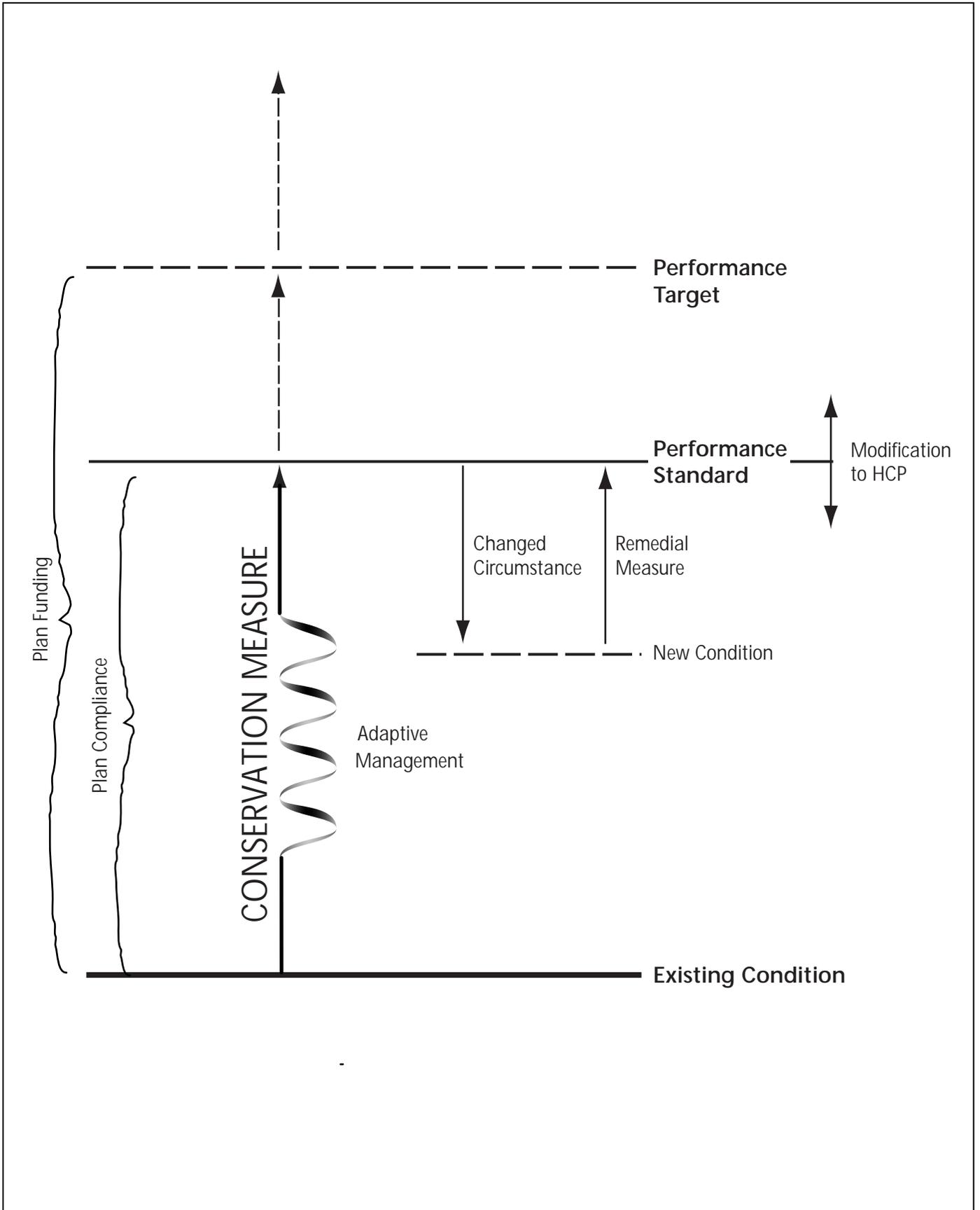


Figure 6-3
Relationship between Regulatory Requirements
and Adaptive Management

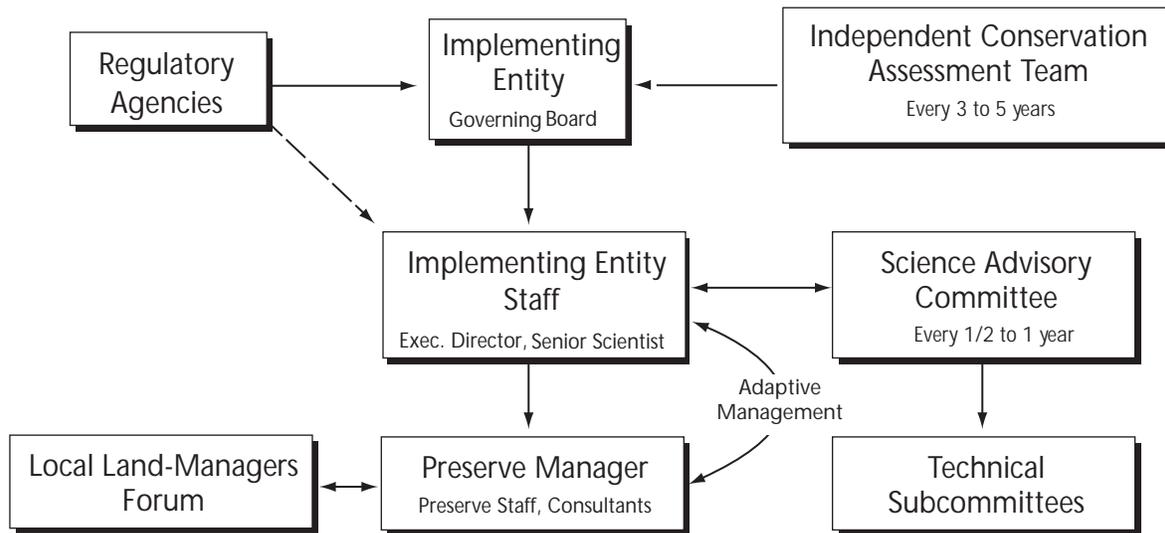
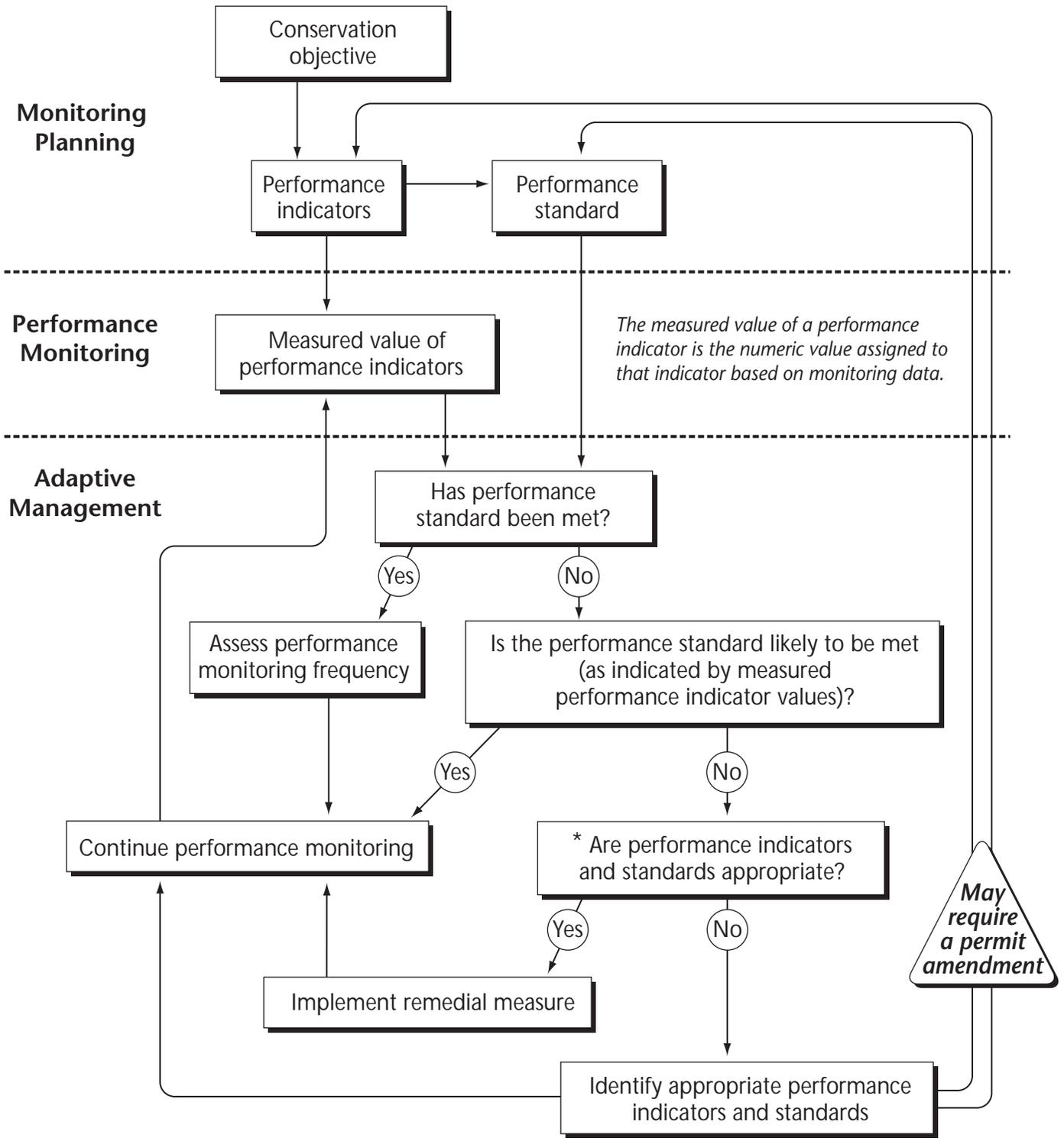


Figure 6-2
Adaptive Management Organization Structure



01478.01.006 (10/03)

Source: Adapted from Draft Guadalupe River Project, Downtown San Jose, California, Mitigation Monitoring Report (Jones & Stokes 2002)

* Determined through scientific Review by SAC

Figure 6-4
Flowchart of the Adaptive Management Process
for Performance Monitoring

Overview of Changes to the Landcover Map Between May 2002 and July 2003 Due to Small Scale Features Mapping and New March '03 Aerials

Land-Cover Type	May-02		Jul-03		Change in Number of Sites or Patches*		Change in Acres	
	Number of Sites or Patches	Amount (Acres)	Number of Sites or Patches	Amount (Acres)	Change (number)	Percent Change (%)	Change (acreage)	Percent Change (%)
Alkali grassland	19	1,977	29	2,322	10	53%	345	17%
Alkali wetland	16	44	20	54	4	25%	10	23%
Annual grassland	170	57,101	145	58,967	-25	-15%	1,866	3%
Aquatic	27	1,744	30	1,809	3	11%	65	4%
Aqueduct	32	277	30	383	-2	-6%	106	38%
Chaparral and scrub	75	2,863	101	3,016	26	35%	153	5%
Irrigated agriculture (total of 4 types)	226	35,620	200	33,028	-26	-12%	-2,592	-7%
<i>Cropland</i>	60	22,713	56	21,777	-4	-7%	-936	-4%
<i>Orchard</i>	92	4,925	79	4,286	-13	-14%	-639	-13%
<i>Pasture**</i>	46	6,905	28	4,811	-18	-39%	-2,094	-30%
<i>Vineyard</i>	28	1,077	37	2,154	9	32%	1,077	100%
Landfill	1	333	1	333	0	0%	0	0%
Non-native woodland	4	48	8	63	4	100%	15	31%
Oak savannah	234	5,835	220	5,903	-14	-6%	68	1%
Oak woodland	148	24,188	121	24,203	-27	-18%	15	0%
Pond	246	136	340	143	94	38%	7	5%
Riparian woodland/scrub	59	219	81	440	22	37%	221	101%
Rock outcrops	13	80	39	119	26	200%	39	49%
Ruderal	157	8,564	197	6,492	40	25%	-2,072	-24%
Seasonal wetland	12	19	9	18	-3	-25%	-1	-5%
Slough/channel	12	373	13	204	1	8%	-169	-45%
Turf	25	918	64	1,468	39	156%	550	60%
Urban	170	29,044	211	34,303	41	24%	5,259	18%
Wetland	114	210	112	194	-2	-2%	-16	-8%
Wind turbines	129	218	129	217	0	0%	-1	0%
Total***	1889	169,811	2100	173,679	146	8%	3868	2%

* growth in number of patches is probably understated because spring 2003 map edits also included map clean-up (such as combining neighboring polygons with same landcover type into one polygon)

** In 2002 landcover map, pasture was mapped as "other irrigated agriculture" and included types other than pasture that had not yet been classified

***growth in acreage is a result of addition of Clayton to inventory area

Table 4-2. Direct Impacts on Land Cover Types and Covered Natural Communities under Preliminary Draft Initial Permit Area (acres)

Land Cover Type	Total in Inventory Area	Outside Parks, Open Space ¹ (% of total)	Estimated Direct Impact			Total Impact (% outside Parks, Open Space)	Remain Outside Parks and Open Space
			Urban Development in ULL	Rural Infrastructure			
Terrestrial Land Cover Types²							
Annual grassland	58,967	34,600 (59%)	1,703	343		2,046 (6%)	32,555
Alkali grassland	2,322	1,815 (78%)	2	48		50 (3%)	1,765
Rock outcrop ³	119	8 (7%)	0	0		0	8
Ruderal	6,492	6,068 (93%)	1,396	24		1,420 (24%)	4,647
Subtotal Grassland Vegetation Community ⁴	67,900	42,491 (63%)	3,101	415		3,541 (8%)	38,472
Oak savanna	5,903	3,197 (54%)	32	4		36 (1%)	3,161
Oak woodland	24,203	12,031 (50%)	22	1		23 (<1%)	12,008
Subtotal Oak Woodland Vegetation Community ⁴	30,106	15,228 (51%)	54	5		59 (1%)	15,169
Chaparral/scrub	3,016	854 (28%)	10	0		10 (1%)	844
Riparian woodland/scrub	440	339 (77%)	47	6		53 (16%)	286

Land Cover Type	Total in Inventory Area	Outside Parks, Open Space ¹ (% of total)	Estimated Direct Impact			Remain Outside Parks and Open Space
			Urban Development in ULL	Rural Infrastructure	Total Impact (% outside Parks, Open Space)	
Wetlands, Ponds, and Streams						
Wetland (undetermined)	194	130 (67%)	28	1	29 (22%)	101
Alkali wetland	54	37 (68%)	0	5	5 (14%)	32
Seasonal wetland	18	16 (86%)	8	0	8 (50%)	8
Aquatic	1,809	195 (11%)	31	0	31 (16%)	164
Pond	143	104 (73%)	4	1	5 (4%)	99
Slough/channel	204	125 (65%)	75	0	75 (60%)	50
Subtotal	2,422	607 (25%)	146	7	153 (25%)	454
Streams ⁵	XX	XX	XX	XX	XX	XX
Subtotal All Natural Land Cover Types	103,884	59,519 (57%)	3,358	433	3,791 (6%)	55,728
Cultivated Land Cover Types						
Cropland	21,777	21,558 (99%)	2,953	182	3,135 (15%)	18,422
Pasture	4,811	4,231 (88%)	1,730	37	1,767 (42%)	2,464
Orchard	4,286	4,269 (100%)	772	59	832 (19%)	3,437
Vineyard	2,154	1,917 (89%)	744	62	806 (42%)	1,111
Subtotal	33,028	31,975 (97%)	6,199	340	6,540 (20%)	25,435

Land Cover Type	Total in Inventory Area	Outside Parks, Open Space ¹ (% of total)	Estimated Direct Impact		Total Impact (% outside Parks, Open Space)	Remain Outside Parks and Open Space
			Urban Development in ULL	Rural Infrastructure		
Other Land Cover Types						
Nonnative woodland	63	41 (65%)	34	0	34 (85%)	6
Wind turbines	217	158 (73%)	0	0	0	158
Turf	1,468	1,200 (82%)	148	0	148 (12%)	1,052
Subtotal	1,748	1,399 (80%)	182	0	182 (13%)	1,216
TOTAL	138,660	92,893 (67%)	9,739	773	10,516 (11%)	82,385

¹ Parks and Open Space are defined in Table 2-2; they represent lands that are permanently protected for conservation purposes

² Number may not add exactly due to rounding

³ Some rock outcrops occur within oak savannah or oak woodland but all are assigned to the grassland community for the purposes of this analysis

⁴ Excludes wetland land cover types

⁵ Assumes an average streambed width of 5 feet; stream data not included in impact totals because it is an overlay data set (i.e., it overlaps with the land cover type data).

Table 4-3. Direct Impacts on Land Cover Types and Covered Natural Communities under Preliminary Draft Maximum Permit Area (acres)

Land Cover Type	Total in Inventory Area	Outside Parks, Open Space ¹ (% of total)	Estimated Direct Impact			Remain Outside Parks and Open Space
			Urban Development in ULL	Rural Infrastructure	Total Impact (% outside Parks, Open Space)	
Terrestrial Land Cover Types²						
Annual grassland	58,967	34,600 (59%)	4,335	343	4,677 (14%)	29,923
Alkali grassland	2,322	1,815 (78%)	2	23	25 (1%)	1,790
Rock outcrop ³	119	8 (7%)	0	0	0	8
Ruderal	6,492	6,068 (93%)	1,454	24	1,479 (24%)	4,589
Subtotal Grassland Vegetation Community ⁴	67,900	42,491 (63%)	5,791	390	6,181 (15%)	36,302
Oak savanna	5,903	3,197 (54%)	157	4	162 (5%)	3,035
Oak woodland	24,203	12,031 (50%)	74	1	75 (1%)	11,956
Subtotal Oak Woodland Vegetation Community ⁴	30,106	15,228 (51%)	231	5	237 (2%)	14,991
Chaparral/scrub	3,016	854 (28%)	2	0	2 (<1%)	852
Riparian woodland/scrub	440	339 (77%)	57	6	63 (19%)	276

Land Cover Type	Total in Inventory Area	Outside Parks, Open Space ¹ (% of total)	Estimated Direct Impact			Remain Outside Parks and Open Space
			Urban Development in ULL	Rural Infrastructure	Total Impact (% outside Parks, Open Space)	
Wetlands, Ponds, and Streams						
Wetland (undetermined)	194	130 (67%)	31	1	32 (25%)	98
Alkali wetland	54	37 (68%)	0	1	1 (3%)	36
Seasonal wetland	18	16 (86%)	8	0	8 (50%)	8
Aquatic	1,809	195 (11%)	31	0	31 (16%)	164
Pond	143	104 (73%)	5	1	6 (5%)	98
Slough/channel	204	125 (65%)	75	0	75 (60%)	50
Subtotal	2,442	607 (25%)	150	3	153 (25%)	454
Streams ⁵	XX	XX	XX	XX	XX	XX
Subtotal All Natural Land Cover Types	103,884	59,519 (57%)	6,231	404	6,635 (11%)	52,884
Cultivated Land Cover Types						
Cropland	21,777	21,558 (99%)	4,535	182	4,717 (22%)	16,840
Pasture	4,811	4,231 (88%)	1,730	37	1,767 (42%)	2,464
Orchard	4,286	4,269 (100%)	806	59	865 (20%)	3,403
Vineyard	2,154	1,917 (89%)	826	62	888 (46%)	1,029
Subtotal	33,028	31,975 (97%)	7,897	340	8,237 (26%)	23,736

Land Cover Type	Total in Inventory Area	Outside Parks, Open Space ¹ (% of total)	Estimated Direct Impact		Total Impact (% outside Parks, Open Space)	Remain Outside Parks and Open Space
			Urban Development in ULL	Rural Infrastructure		
Other Land Cover Types						
Nonnative woodland	63	41 (65%)	34	0	34 (85%)	6
Wind turbines	217	158 (73%)	0	0	0	158
Turf	1,468	1,200 (82%)	148	0	148 (12%)	1,052
Subtotal	1,748	1,399 (80%)	182	0	182 (13%)	1,216
TOTAL	138,660	92,893 (67%)	14,310	744	15,054 (16%)	77,839

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