



# Where Are We in the Process?

## Process, Schedule, and Key Decision Points for the East Contra Costa County HCP/NCCP

### KEY DECISIONS

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3 4 5

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10 11 12 13 14

15

### SCHEDULE

October 2001

August 2002

January 2003

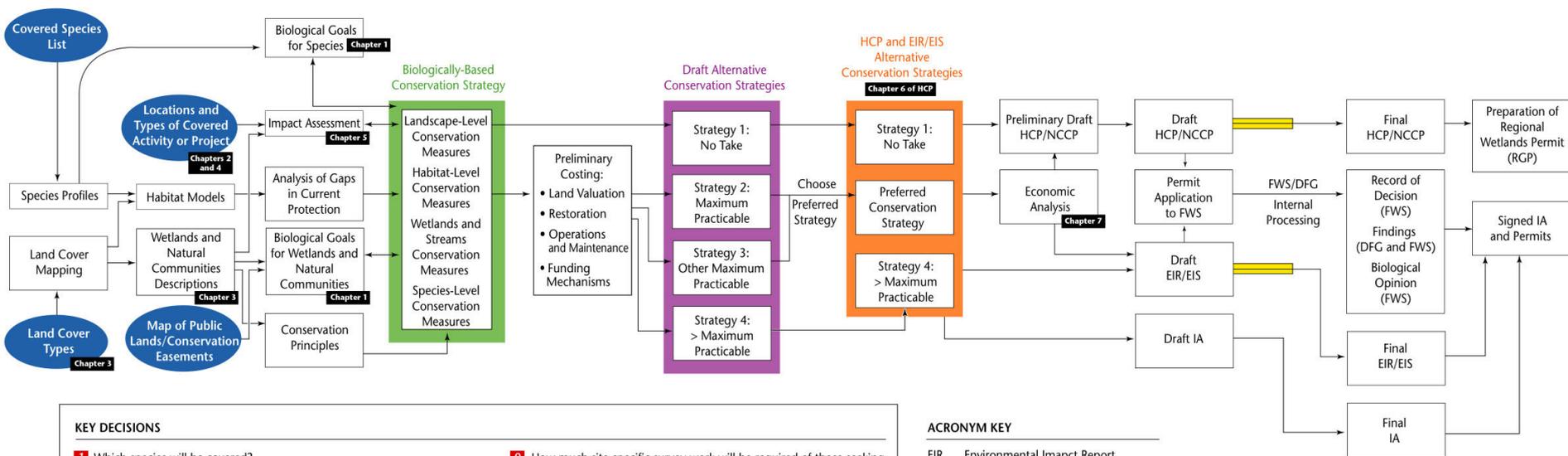
April 2003

August 2003

October 2003

February 2004

March 2004



### KEY DECISIONS

- 1** Which species will be covered?
- 2** What activities will be covered?
- 3** How will covered activities impact covered species?
- 4** What ecological principles should guide conservation?
- 5** What area will be covered by the permit (perhaps different areas for different activities)?
- 6** What conservation measures are necessary to receive permit(s)?
- 7** Should conservation easements or fee simple purchases be used to protect habitat (or both)?
- 8** Should the plan be map-based or policy based? (i.e., should the plan specifically map areas targeted for acquisition)
- 9** How much site-specific survey work will be required of those seeking permits through the HCP? (e.g. wetland delineations, species surveys)
- 10** How much will the plan cost to implement?
- 11** What assurances can be provided to landowners near preserves created by HCP?
- 12** How will implementation be funded?
- 13** What agency(s) will hold the permit and implement the plan?
- 14** What is the adaptive management plan? What implementation assurances shall be provided to involved parties? What are the protocols for amending the plan/permit?
- 15** How long will the permit last?

### ACRONYM KEY

- EIR Environmental Impact Report
- EIS Environmental Impact Statement
- FWS U.S. Fish and Wildlife Service
- DFG California Department of Fish and Game
- HCP Habitat Conservation Plan
- IA Implementation Agreement
- RGP Regional General Permit
- NCCP Natural Community Conservation Plan

● Start

■ Public Review Period

# January 23 Documents

- Cover memo
- Revised draft biological goals
- Proposed approach to wetlands permitting memo
- Land valuation analysis memo
- Potential funding sources memo
- Preliminary impact analysis memo
- Preliminary draft conservation strategy and alternatives

# Revised Biological Goals

- Revised goals and objectives based on comments from Coordination Group, Science Panel, staff
- Revised during development of conservation strategy
- Will be refined and revised for Admin. Draft HCP/NCCP

# Wetlands Memo

- Outlines proposed approach discussed June 18, 2002
- Approach hasn't changed
- Includes status update on wetlands permitting, including action items needed
- Paul Cylinder here to answer questions

# Land Valuation Memo

- Based on presentation by Teifion Rice-Evans at December 19 meeting
- Presents hypothetical examples—not based on prelim. draft conservation strategy
- Using as general guide to estimate cost of land acquisition
- Analysis will be refined and applied to selected conservation strategy for Admin. Draft HCP/NCCP

# Funding Sources Memo

- Based on presentation by Teifion Rice-Evans at December 19 meeting
- Outlines possible funding sources for HCP/NCCP
- Presents case studies from recent plans
- All sources will be considered in developing the funding strategy

# Preliminary Impact Analysis

- 3 general scenarios evaluated:
  - 1: Inside ULL on developable land uses (13,292 acres)
  - 2: Inside ULL on all non-protected land uses (18,686 acres)
  - 3: Inside and outside ULL according to City General Plans (21,769 acres)

# Impact Analysis: Limitations

- Type and location of covered activities not yet clearly defined—scenarios are general
- Scenarios may overestimate extent of impacts
- Impacts to some land cover types inaccurate (Table 4)
  - Underestimate: Wetlands, alkali grassland
  - Overestimate: Riparian woodland/scrub, streams
- Excludes indirect and cumulative effects
- Does not factor in conservation strategy (overlap)

# Impact Analysis: What's New?

- Data updated but conclusions the same
- New stream data
- Revised draft table of indirect impacts
- New figures of impacts to Alameda whipsnake, CA red-legged frog

# Preliminary Impact Analysis

- Relationship to Conservation Strategy
  - Impact analysis used as a guide
  - Prelim. Draft proposed strategy and Alternative A: Scenario 2
  - Prelim. Draft Alternative B: Scenario 1
  - Impact area will be “adjusted” to form permit area

# Impact Analysis: Issues Remain

- Select an impact scenario or combination
- Should rural residential development be covered outside the core impact area?
- Should unique activities such as wind farms or quarries be covered?
- Should recreational uses within existing parks be covered?
- Antioch

# Conservation Strategy

- Preliminary Partial Draft !!!
- Presents outline, concepts, and some details
- Need guidance and approval before we go further
  - Staff
  - Stakeholders
  - Scientific Advisory Panel
  - EGC
- Strategy will evolve over time as we receive guidance, feedback, more data

# Conservation Strategy

- Baseline data will change
  - EGC approved small-scale features mapping, if funding can be found
  - Upgrade to new NCCPA: Ecosystem function, biological diversity
  - Add Clayton to inventory area
  - Additional ground truthing land cover map
  - Additional covered species, if funding found

# Conservation Strategy

- Impact analysis will change
  - Baseline data will change
  - Select covered activities
  - Determine permit area (which impact scenario)
  - May not assume full buildout of each scenario
  - Incorporate indirect and cumulative impacts
- Cost not fully analyzed
  - Refine land value analysis
  - Incorporate management, restoration, monitoring costs

# Cons. Strategy: Next Steps

- Provide additional data at next meeting
  - Shrimp conservation measures
  - Table 6-2
- Discussion at Science Panel #3 Feb. 26
- Revisions to strategy
  - Additional interim products
- Select preferred strategy and expand
- Incorporate preferred strategy into Admin. Draft HCP/NCCP

# Cons. Strategy: Overview

- 3 levels of conservation measures
  - Landscape-level
  - Community-level
  - Species-level
- Programmatic approach to conservation measures
  - Focus on landscape-level and ecosystem
  - Preserve locations not yet known
  - Address limitations in data and ecological uncertainty

# Cons. Strategy: Overview

- Conservation measures based on:
  - Needs of covered species (see profiles)
  - Regulatory standards
    - Mitigate to the maximum extent practicable (ESA)
    - Contribute to species' recovery (NCCPA)
    - No-net-loss of wetland function (CWA)
  - Recovery plans
  - Other studies (e.g., Los Vaqueros mitigation program)
  - Experts contacted (on-going)
  - Data limitations and ecological uncertainty

# Cons. Strategy: Overview

- General categories of conservation measures
  - Conditions on development (1.1.X)
  - Survey requirements (1.2.X)
  - Land acquisition process and requirements (1.3.X)
  - Preserve management plans (1.4.X)
  - Habitat enhancement (2.X.X)
  - Habitat restoration or creation (2.X.X)
  - Species avoidance/minimization requirements (3.X.X)
  - Species population enhancement (3.X.X)

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# Cons. Strategy: Preserve Design

- Land acquisition is primary conservation measure (1.3.1)
- Conservation strategy alternatives differ only in terms of land acquisition approach

# Cons. Strategy: Preserve Design

- Preserve design methods
  - Primary way to achieve biological goals/obj.
  - Applied conservation biology principles
  - Address needs of covered species
  - Began with needs of 2 key covered species
  - Iterative process
  - Considered land use and cost constraints

# Cons. Strategy: Preserve Design

- Preserve design methods (cont'd)
  - Requirements San Joaquin kit fox
    - Wide-ranging species
    - To contribute to recovery, must link and expand existing preserves with viable movement routes
    - Assumed 0.5 mile-wide movement route of modeled suitable habitat is required to link preserves
    - See Figure 6-4

# Cons. Strategy: Preserve Design

- Preserve design methods (cont'd)
  - Requirements of Alameda whipsnake
    - Impacts to species expected to be low
    - ~20% of species range is within inventory area
    - ~40% of known occurrences in inventory area
    - Need to contribute substantially to species' recovery by:
      - Preserving core habitat
      - Linking isolated patches of chaparral with suitable movement routes

# Cons. Strategy: Preserve Design

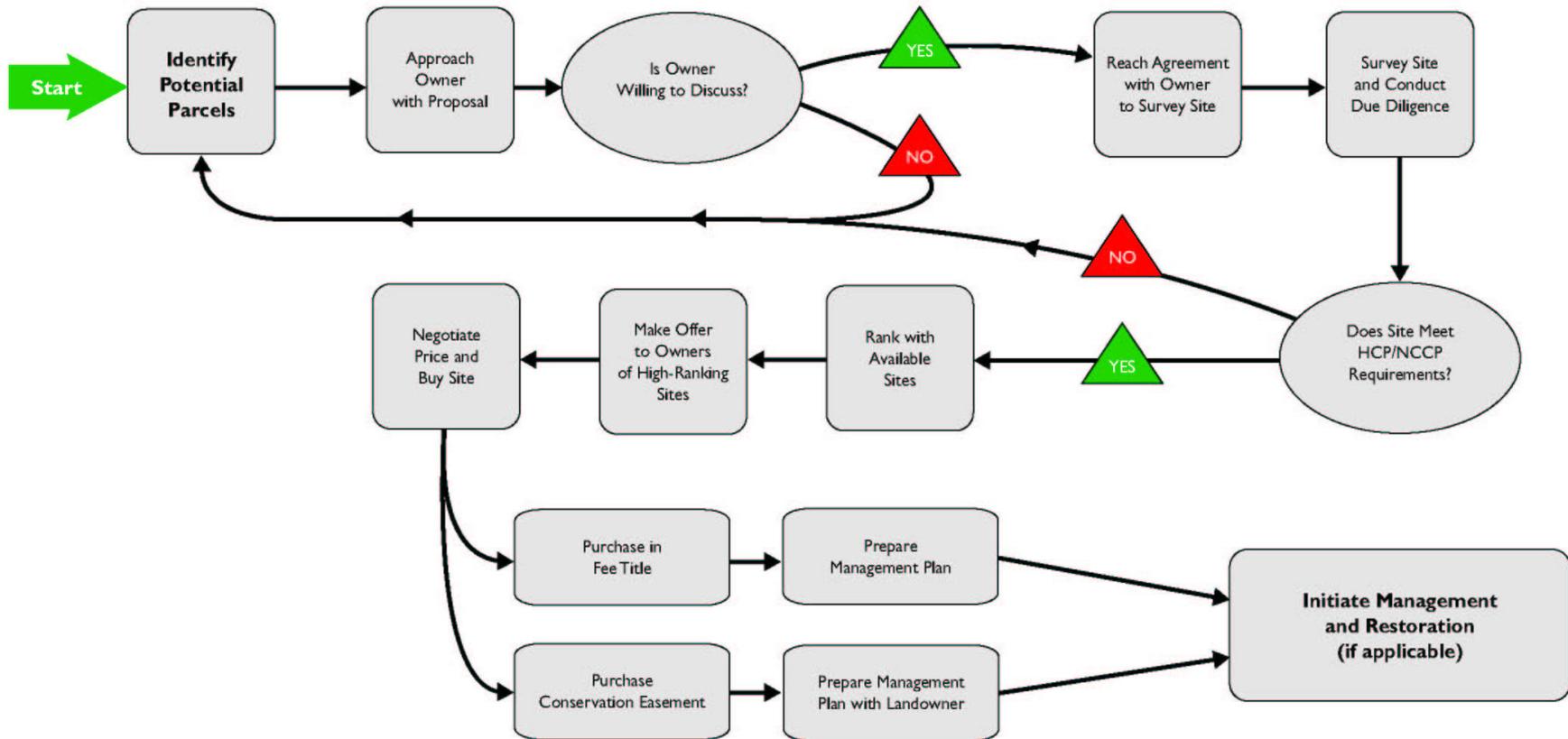
- Acquisition Analysis Zones
  - 6 major Zones (Table 6-1)
  - Zones divided into subzones
  - Acquisition requirements by Zone or subzone
- Land acquisition requirements by
  - land cover type (Table 6-8)
  - Suitable habitat
  - Configuration
  - Plant population (satellite preserves)

# Cons. Strategy: Preserve Design

- Wetlands, ponds, and streams
  - Mitigation ratios for compliance (Table 6-7)
  - Enhancement, restoration and creation for contribution to species recovery (Tables 6-15, 6-16)
- Approach to plants
  - Preserve known occurrences and populations
  - See Table 6-19

## Cons. Strategy: Land Acquisition

- Land acquisition process: see Fig. 6-2
- Jump Start provision
- Stay Ahead provision (Table 6-4, 6-5)
  - Land cover preservation stay ahead of impacts by 5%
- Neighboring landowner protection



# Cons. Strategy: Land Acquisition

- Dealing with uncertainty: planning surveys
  - On project sites:
    - Identify site constraints
    - Inform project redesign to avoid/minimize impacts
    - Determine if pre-construction surveys are needed
    - Determine actual impacts
  - On potential preserve lands
    - Rank sites based on ability to achieve goals and objectives of HCP/NCCP

# Cons. Strategy: Land Acquisition

- Prelim. draft proposed acquisition priorities (Fig. 6-3)
- Not map-based or purely process-based: Hybrid approach, as directed by HCPA
- Map shows emphasis within subzones
  - Expected land acquisition effort based on all requirements in measure 1.3.1
  - Estimates actual acquisition

# Cons. Strategy: Land Acquisition

- Actual vs. required preserve acquisition
  - Can't predict exactly where land will be preserved
  - Parcel boundaries don't follow ecological boundaries
  - There will be acquisition of land cover types and suitable habitat beyond the requirements
  - See Tables 6-9 and 6-10

# Cons. Strategy: Land Acquisition

- Land acquisition emphasis in prop. strategy
  - Linkages btwn BDMRP and CNWS
  - Chaparral patch in subzone 3a and linkages
  - Linkages btwn BDMRP and MDSP in Zone 2
  - High density of ponds in subzone 2c
  - 2 key kit fox linkages btwn BDMRP and CRSP/LV: Briones Valley and Deer Valley
  - Secondary linkage through Horse Valley

# Cons. Strategy: Land Acquisition

- Land acquisition emphasis in prop. Strategy (cont'd)
  - Chaparral and connections in Zone 4
  - Expand existing protected areas near MDSP
  - Core Preserve and linkages in Zone 5
  - Agricultural easements in Zone 6

# Land Acquisition: Alternative A

- Comparison of alternatives in Tables 6-21 to 6-24
- Alt. A also based on impact scenario 2
- Same land acquisition acreage requirements except for chaparral
- Emphasis shifted to closer to impact areas
- Reduce protection of chaparral and contribution to whipsnake recovery
- Preserve 3 movement routes for kit fox in Zone 2

# Land Acquisition: Alternative B

- Based on impact scenario 1 (36% lower impact than scenario 2)
- Land acquisition priorities maintained in Zones 1, 2, 3, 4 to best meet goals and objectives
- Reduce land acquisition requirements in Zones 5 and 6 because of fewer impacts to these land cover types and in this area
- Land acquisition 25% less

# Cons. Strategy: Overview

- General categories of conservation measures
  - Conditions on development (1.1.X)
  - **Survey requirements (1.2.X)**
  - **Land acquisition process and requirements (1.3.X)**
  - Preserve management plans (1.4.X)
  - Habitat enhancement (2.X.X)
  - Habitat restoration or creation (2.X.X)
  - Species avoidance/minimization requirements (3.X.X)
  - Species population enhancement (3.X.X)

# Cons. Strategy: Comments

- Appreciated!
- Remember the caveats....
- Overall impressions?
- Other comments: Please be specific and reference what is in text, table, or figure
- All comments will be considered
- May wait to respond by topic or after consulting team members