

East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP)



HCP/NCCP Orientation for Project Proponents and Scientific Consultants

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John Kopchik (Contra Costa County) and David Zippin (Jones & Stokes)
925-335-1227; jkopc@cd.cccounty.us
www.cocohcp.org

Goals of This Orientation

- Provide background on HCP/NCCP to developers and consultants working in eastern Contra Costa County
- Describe planning surveys required by HCP/NCCP
- Describe application process and how projects apply for and receive take coverage under the HCP/NCCP
- Work through examples
- Answer your questions about the process and what to expect

HCP/NCCP



Background and Purpose

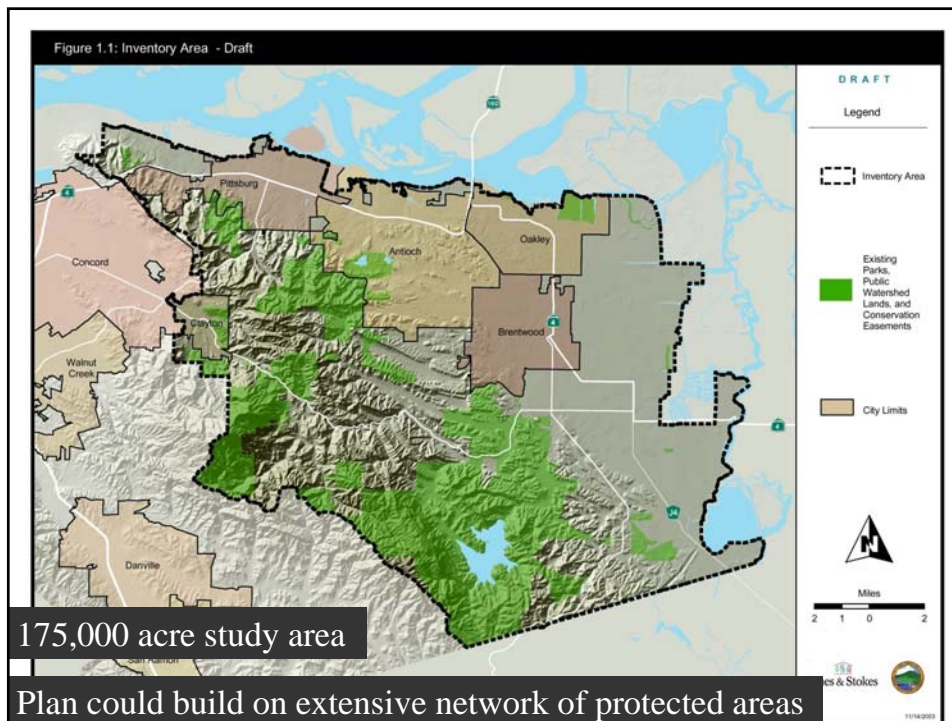
Definitions

- Habitat Conservation Plan (HCP) = Plan required to obtain federal permit to “take” threatened or endangered species (U.S. Fish & Wildlife Service).
- Natural Community Conservation Plan (NCCP) = Plan required for state permit to take T&E species (California Department of Fish and Game).
- “Take” = harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to do so. Harm includes significant habitat modification.

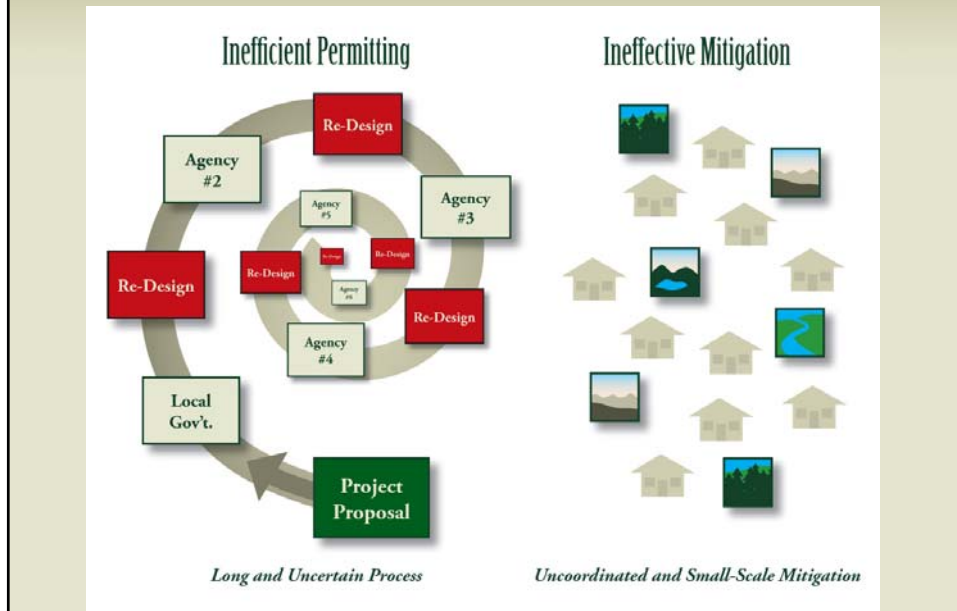


What prompted the HCP?

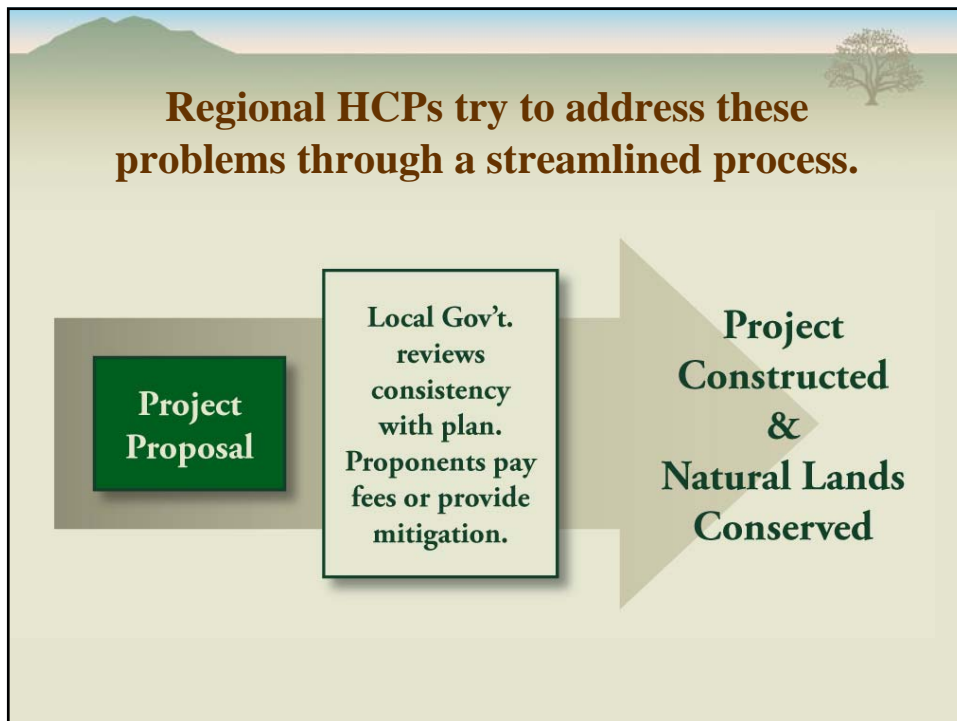
- Expectation that regional conservation planning would serve the community better than project-by-project permitting.
- USFWS & CDFG urged/required HCP for public infrastructure projects
 - Full delivery of water contracts
 - Pipeline, highway, sanitation projects



The problems with project-by-project permitting:



Regional HCPs try to address these problems through a streamlined process.



Who prepared the East County HCP/NCCP?

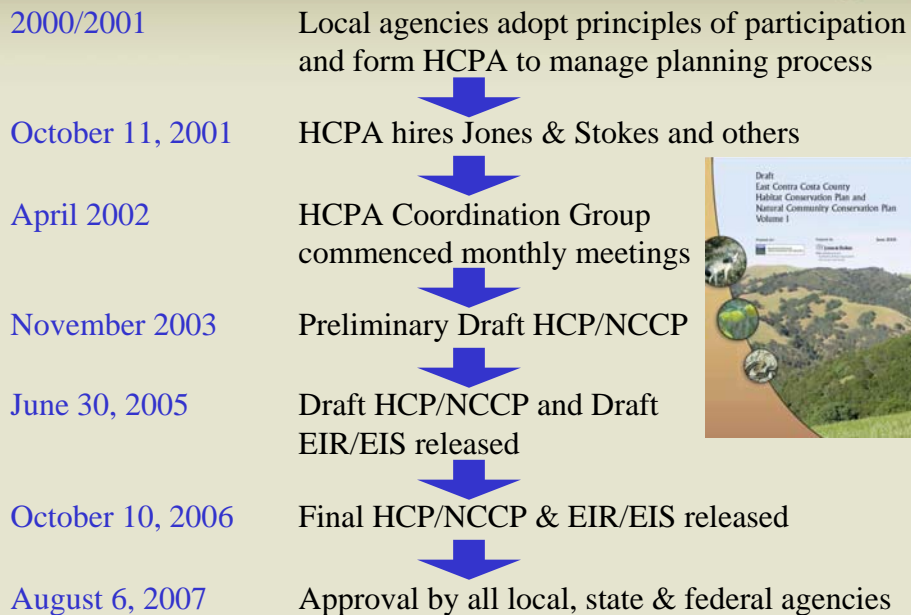
East Contra Costa County Habitat Conservation Plan Association (HCPA). Formed by:

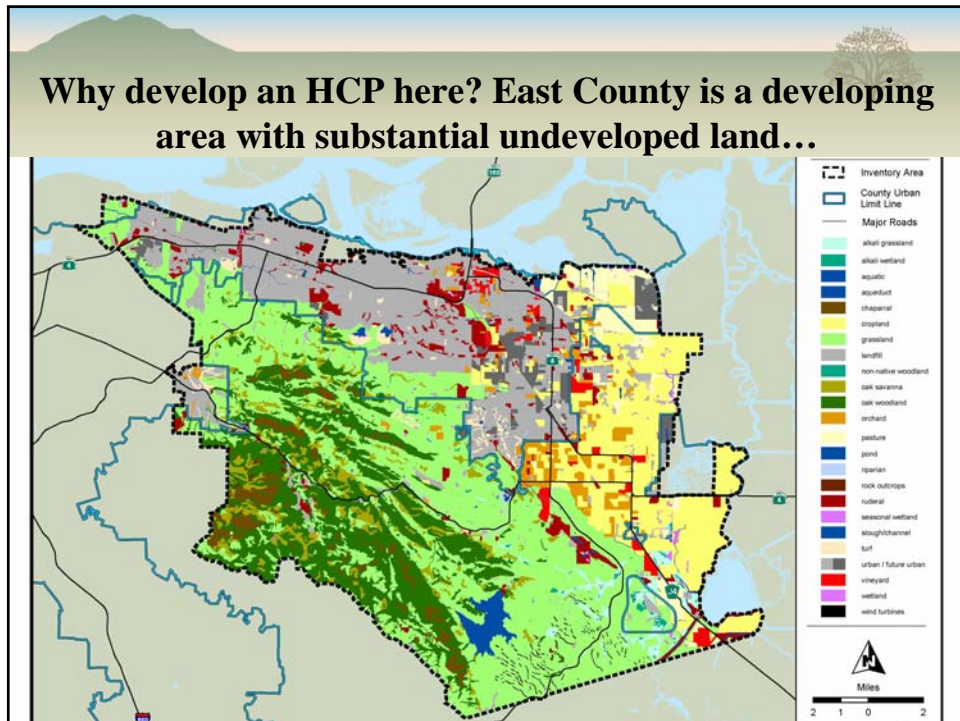
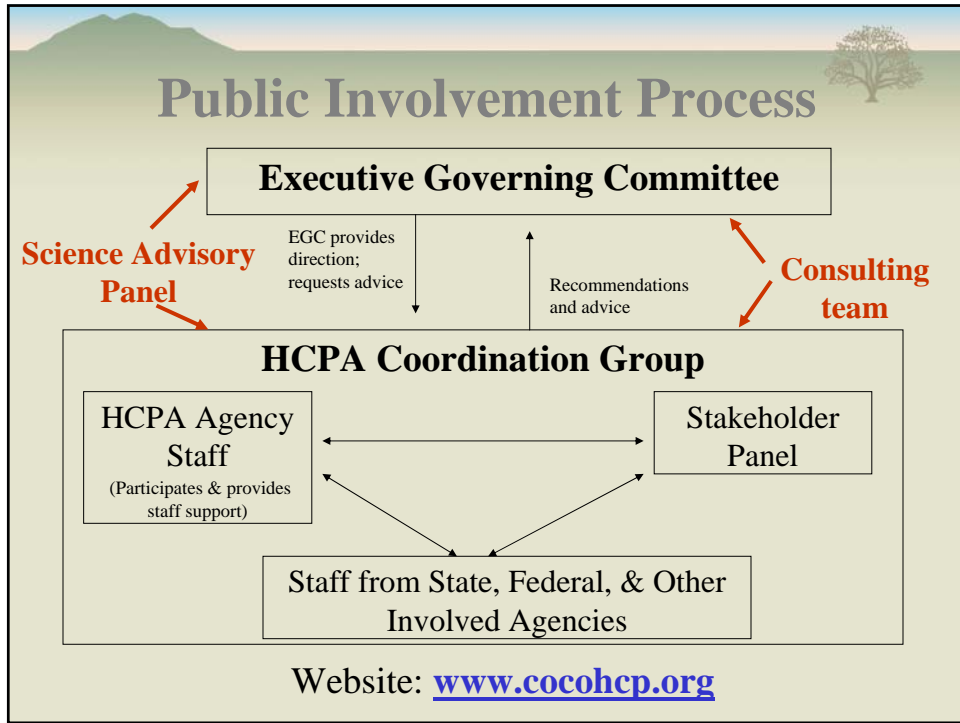
- City of Brentwood
- City of Oakley
- Contra Costa County
- East Bay Regional Park District (non-voting)
- City of Clayton
- City of Pittsburg
- Contra Costa Water District (only votes on admin matters)

Note: City of Antioch was not a participant.

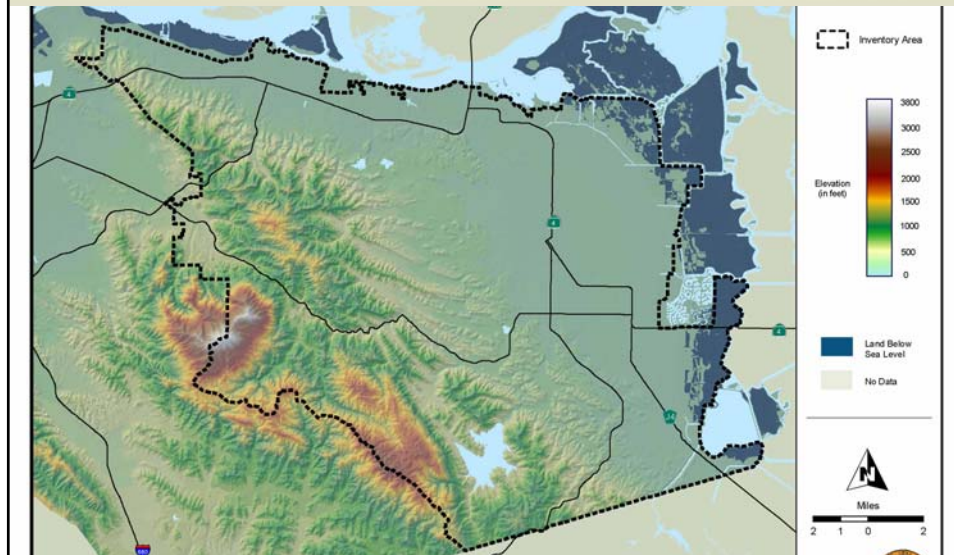
Total Cost to Prepare HCP/NCCP: \$1.8 million

Milestones in Development of the HCP/NCCP

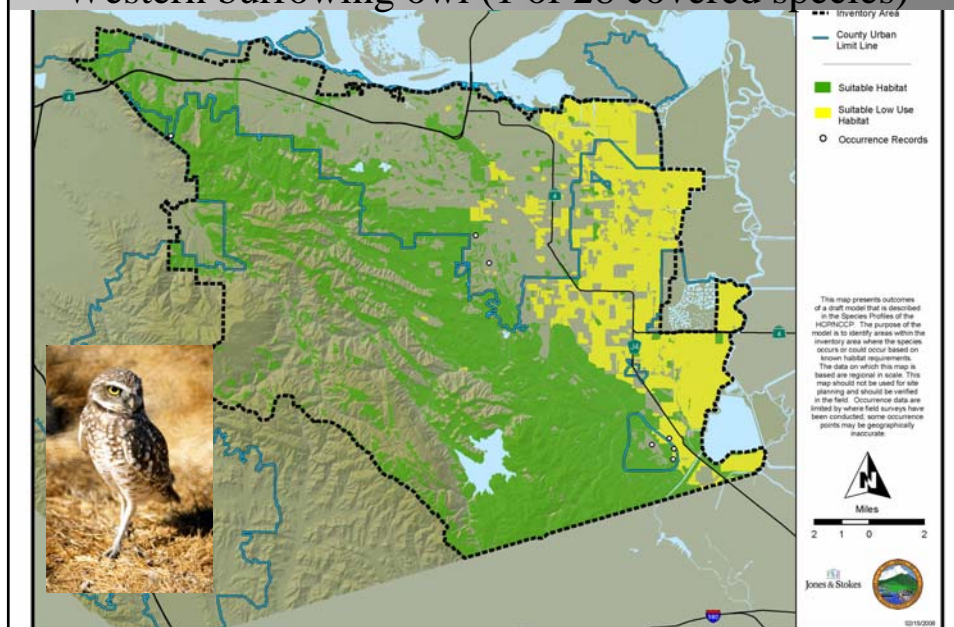




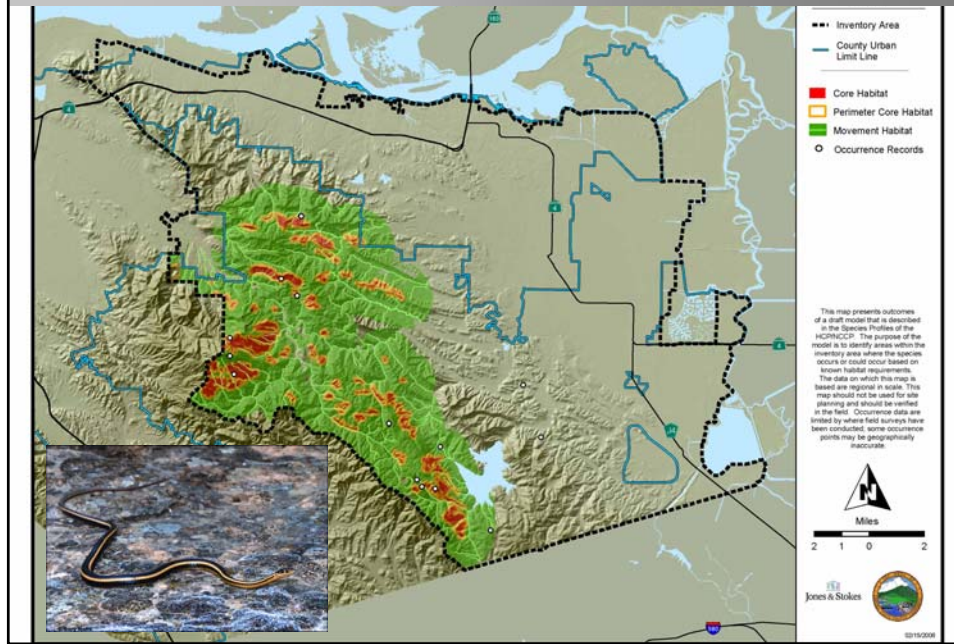
... varied topography and climate...



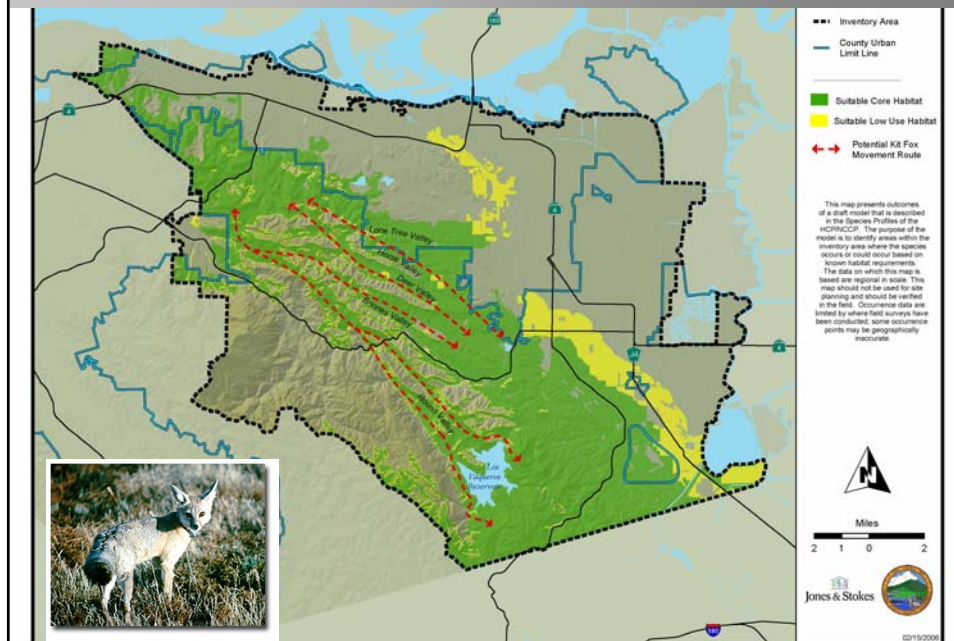
...and supports a number of rare species, including Western burrowing owl (1 of 28 covered species)



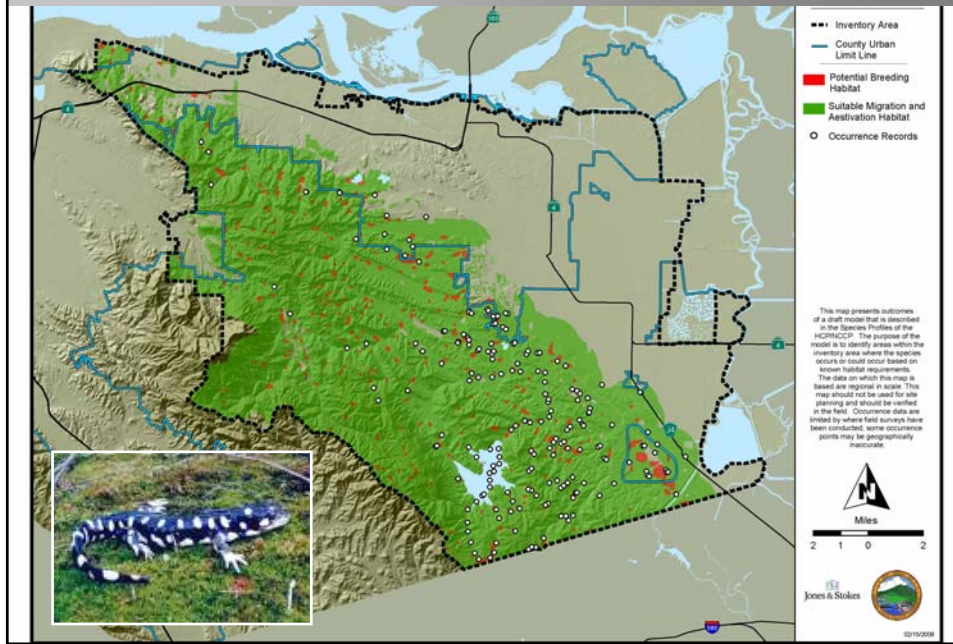
...and Alameda whipsnake



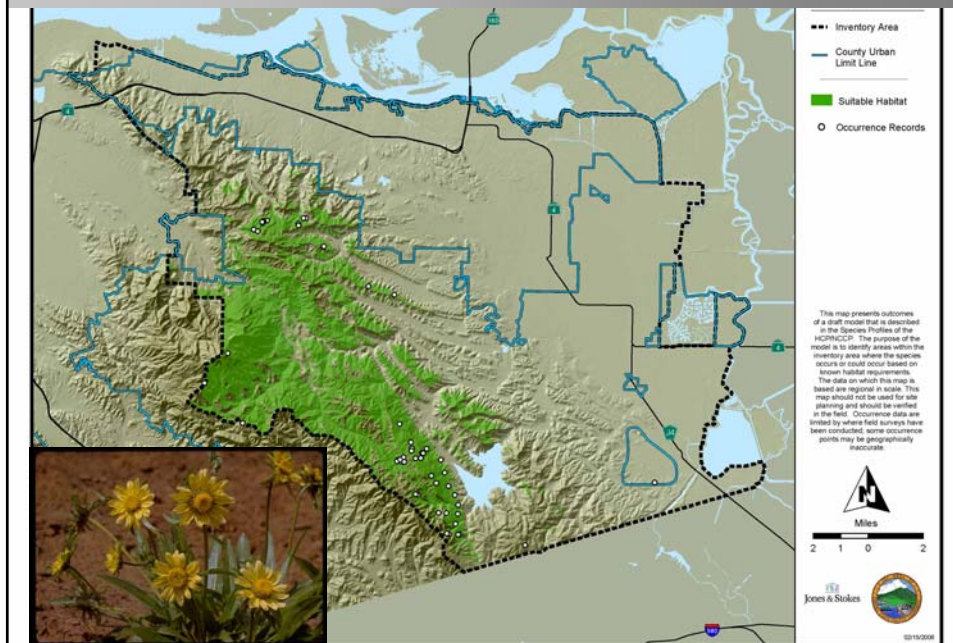
...and San Joaquin kit fox



...and California tiger salamander



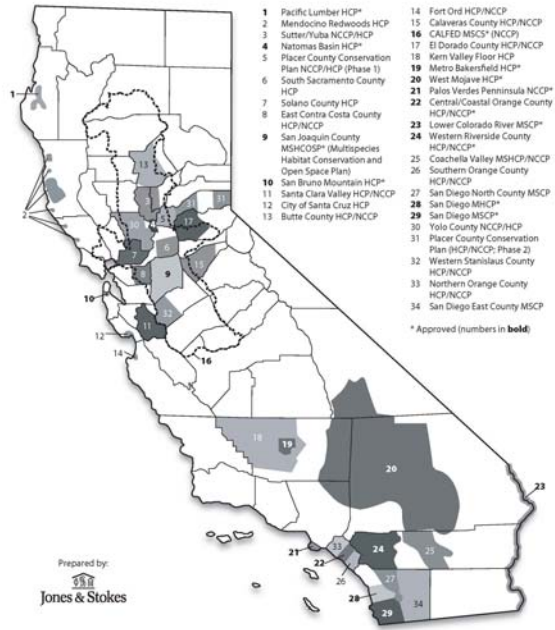
...and Diablo Helianthella (1 of 11 covered plants)



We are one of many regional HCPs and NCCPs in California.

Some are approved, many are still in process.

Regional HCPs and NCCPs in California Approved and in Development, 2007

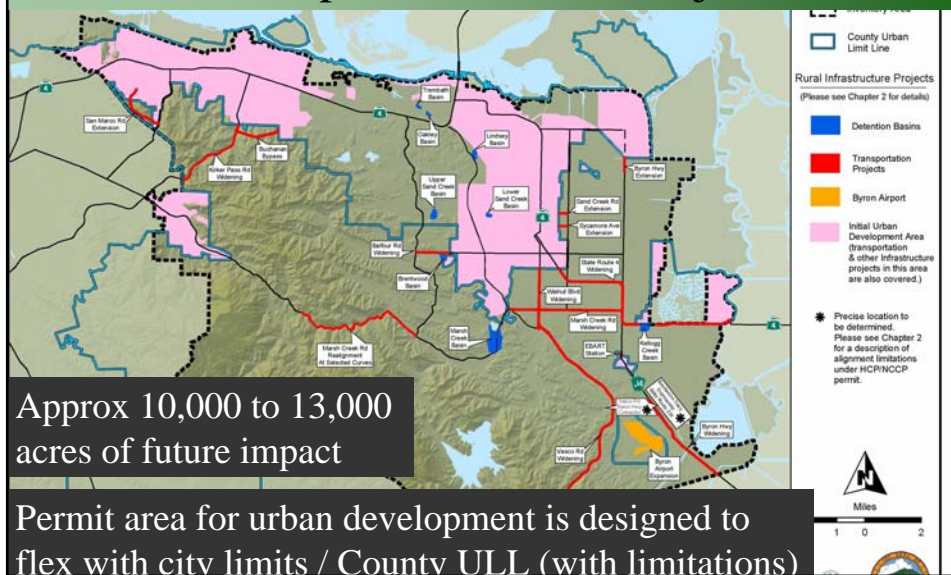


Benefits of Regional HCPs

- Provide “take” permits
- Streamline projects
- Increase local control
- Improve mitigation
- Create new open space
- Create new recreation
- Protect watersheds
- Protect viewsheds
- Implement local policies
- Prevent new species listings
- Protect against climate change
- Attract new money for conservation

Key Provisions of the HCP/NCCP

HCP Will Provide 30-Year Species Permits for Urban/Residential Development and Transportation/Flood Projects



Regional HCPs: How They Work

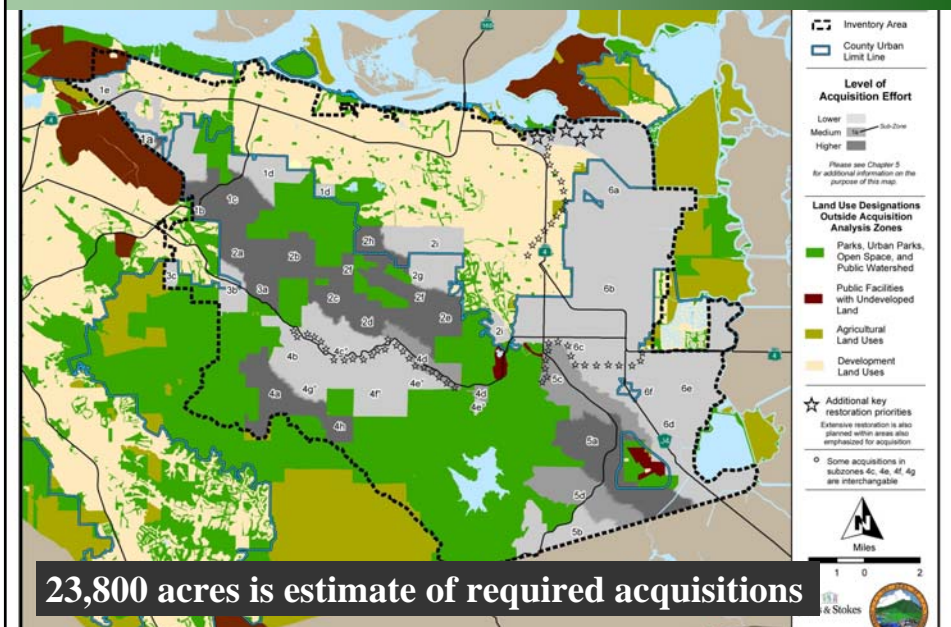
Endangered Species Permits from
 U.S. Fish & Wildlife Service
 National Marine Fisheries Service
 State Wildlife Agency

Permit(s) issued to local agencies or JPA
 (county, city, water agency, special district)

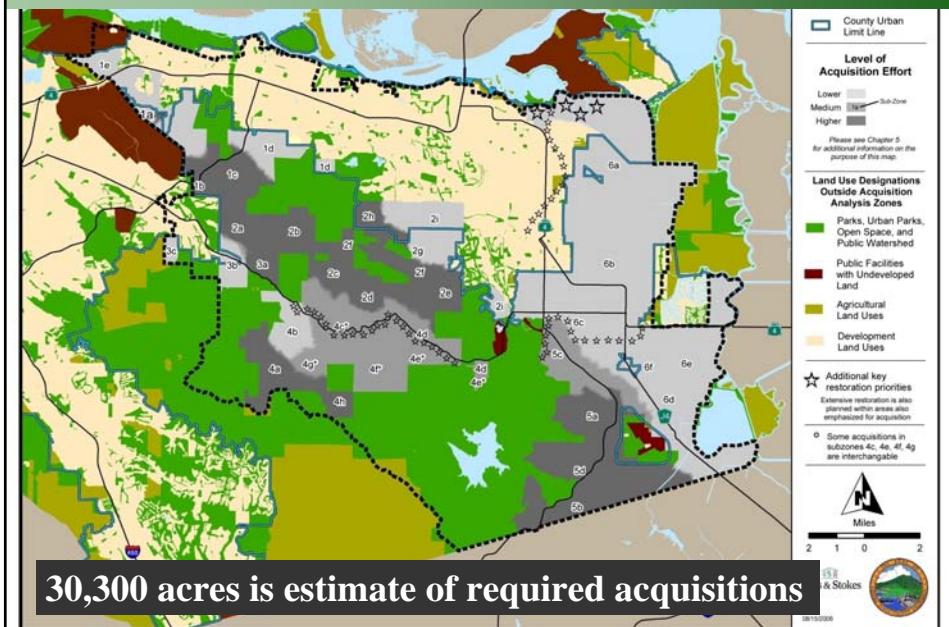
Take authorization
 For local agency
 projects and O&M

Take authorization
 for private projects under
 agency jurisdiction

Acquisition Priorities Under Lower Growth Scenario



Acquisition Priorities Under Higher Growth Scenario



Conservation Requirements: Surveys, Monitoring, and Avoidance

- Fewer survey requirements for applicants (de-emphasize presence/absence surveys)
- Reduces on-site avoidance requirements for applicants
- Emphasizes intensive and long-term monitoring of preserve system to inform adaptive management





Implementation Costs

- Overall cost estimates over 30 years:
 - \$300 million for initial UDA
 - \$350 million for max UDA
- Costs reflect 2006 dollars. Costs include:
 - Land acquisition
 - Restoration
 - Preserve Operations and Maintenance
 - Monitoring and Adaptive Management
 - Administration



Key Concepts for Funding Implementation

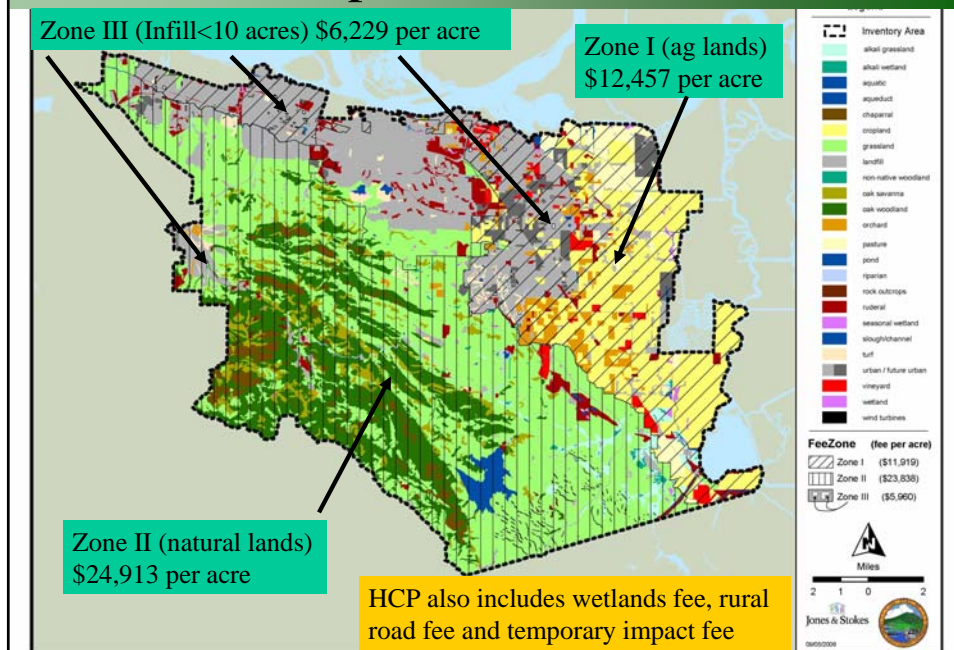
- **“Fair Share” Apportionment:** Distribute costs between new development and the public **according to the portion of impacts (past & future) to be caused by new development**
 - Result = 52/48 cost split, with new development paying 52% (fees of \$6K to \$24k/acre, depending on location)
- **Build on on-going conservation investments**
- **Access new state and federal funds**

Funding Plan

For Maximum Urban Development Area:

Fees on new development:	\$170,000,000
Wetland impact fees:	\$ 24,000,000
Fees on rural infrastructure:	\$ <u>9,000,000</u>
Fee Funding SUBTOTAL:	\$203,000,000
Maintenance of current effort (public):	\$ 85,000,000
Restricted state & federal funds:	\$ <u>65,000,000*</u>
GRAND TOTAL:	\$353,000,000
(* \$15 million in implementation grants announced last year)	
Local = 73%, State/Federal = 27%	

Development Fee Amounts



IV. Implementation

- Who will implement the HCP/NCCP?
 - The cities and the County formed a JPA: *East Contra Costa County Habitat Conservancy*
 - Conservancy is responsible for assembling the preserve system
 - Conservancy Governing Board has one elected official from each city and the County
 - Cities and County responsible for issuing take coverage
- How will implementation work in practice?
 - Significant conservation is happening now; Conservancy can and will partner with existing organizations and efforts
- Wetlands permits and permit programs based on the HCP will continue to be pursued

Schedule and Next Steps

- | | |
|-------------------------|---|
| July-
Aug. 2007 | State and Federal Wildlife Agencies issued endangered species permits to local agencies |
| October-
Nov. 2007 | Cities and County adopted Implementing Ordinances |
| January 15-
18, 2008 | Ordinances scheduled to take effect. Implementation officially begins. |