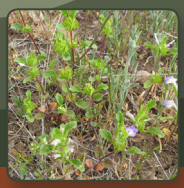
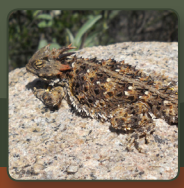
North County Plan

March 2020

Stakeholder Survey - Status Review & Options Assessment

Name: Rosanne Humphrey Title: HMP Coordinator

Organization/Affiliation City of Carlsbad Email: rosanne.humphrey@carlsbadca.gov

As the County of San Diego considers next steps for the North County Multiple Species Conservation Plan (North County Plan), we want to hear from our stakeholders your questions, suggestions, and comments regarding the options identified. Please take a few minutes to rank your preferred options out of the five below, 1 being your strongest preference, 5 being your least. Please also consider expanding on your rankings by answering the questions on the back of this form.

Most Preferred = 1, Least Preferred = 5

5

Option 1 – Project-by-Project ESA/CESA Compliance

- *County no longer pursues implementation of the North County Plan*
- *Does not achieve benefits of a regional habitat conservation plan*
- *Project proponents would pursue their own endangered species permits*
- *County would continue to implement actions to protect open space*
- *General Plan would have to be amended to recognize County no longer pursing North County Plan*

4

Option 2 – Conservation Strategy

- *County prepares a Conservation Strategy that would serve as a blueprint for mitigation and conservation actions*
- *Would not result in federal and state take permits for covered species*
- *Less time and effort to complete, but does not provide regulatory assurances*
- *General Plan would have to be amended to recognize County no longer pursing North County Plan*

3

Option 3 – HCP/2081 (County-only Covered Activities)

- *Similar regulatory permitting benefits and drawbacks as Option #4, but would only cover County activities*
- *Private developers would have to seek and obtain their own permits on a project-by-project basis*
- *County would be able to meet mitigation obligations using open space properties already acquired*
- *General Plan would have to be amended to recognize County no longer pursing North County Plan*

2

Option 4 – HCP/2081 (Public & Private Covered Activities)

- *Scaled back from an NCCP/HCP by not having to meet the higher regulatory standards for the NCCP Act*
- *Provides coverage for the same set of Covered Activities as included in the North County Plan*
- *Results in a permit from the State (2081[b]) but covers fewer species and has fewer assurances regulatory requirements will not increase in the future*
- *General Plan would have to be amended to recognize County no longer pursing North County Plan*

1

Option 5 – Revised North County Plan (HCP/NCCP)

- *County would complete a North County Plan to satisfy ESA (HCP) and NCCP Act (NCCP)*
- *Provides for long-term endangered species permits with the strongest possible regulatory assurances to the County and developers*
- *Reduced time and costs to process public and private projects*
- *Provides the greatest biological benefits to covered species and natural communities*

Q: What is the biggest consideration for giving an option your #1 ranking?

In my opinion, this is really the only way to build a functioning, ecosystem scale preserve system, which is my primary concern. Every other option is a different level of piecemealing with lower levels of certainty for all parties concerned. As the person in charge of implementing the only adopted NCCP/HCP subarea plan in the Multiple Habitat Conservation Plan area, I see a stark difference between jurisdictions with and without a plan. Once the plan has been established, everyone knows what the rules are, it's easier to conduct environmental review, because there isn't much wiggle room. Although I don't fully understand the real world consequences of the other options, I can guess what they would be: Removing the NCCP component would change the focus from an interconnected regional network of preserve lands to individual mitigation sites. We all know that just doesn't work. Option 2 probably wouldn't be much better than Option 1 because there would be no requirement to follow the guidance, no enforcement, and no certainty or assurance for the developers.

Q: What benefits are most important to you when considering these five options?

As described above, the most important consideration for me is being able to build a functioning, landscape-scale, interconnected preserve system rather than individual pieces of mitigation lands that may or may not be connected. This type of preserve system would be assembed and managed holistically and would benefit many species and habitats rather than specific ones for each mitigation site.

Q: What do you consider the biggest challenge to moving the North County Plan forward?

I really liked ICF's assessment and recommendations. They clearly have a lot of direct experience dealing with NCCP/HCP planning and negotiations. There will be several challenges. (1) I like the idea of having a very experienced neutral third party as the lead for this effort. It will be important for both entities to put their previous issues aside and be willing to take a fresh look moving forward. Both sides need to try to understand the other's basic needs and requirements (2) Once the plan is finalized, future implementation will be important. It must be set up to withstand changes in county personnel, elected officials, and public sentiment (maybe 20 years from now there won't be universal support for protecting native species and habitats). The plan should always be implemented by staff with biological conservation knowledge and experience; (3) it is CRITICAL to build in protections against very intense public outdoor recreational use (authorized and unauthorized). The MHCP and South County MSCP greatly underestimated the very intensive impacts outdoor recreational users would have on our preserves.

Thank you for sharing your thoughts with us!

Submit Form

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2. What is the biggest consideration for giving an option your #1 ranking?

Most overall benefits to multiple sectors

3. What benefits are most important to you when considering these five options?

Ecosystem protection

4. What do you consider the biggest challenge to moving the North County Plan forward?

Resolving outstanding issues between County and wildlife agencies, e.g., management

* 5. Please tell us about yourself

Name *	Dan Silver
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

Reduced time snd costs

3. What benefits are most important to you when considering these five options?

Ability to choose preplanned properties for ease of development

4. What do you consider the biggest challenge to moving the North County Plan forward?

* 5. Please tell us about yourself

Name *	Mary McGuire
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

Option 4 is best option for all parties in San Diego as the new NCCP revised standards will not be possible to achieve to satisfaction in this subarea without Guejito and Pendelton. The focus on developers portion of cost is nauseating and agriculture should not be included in those numbers.

3. What benefits are most important to you when considering these five options?

Most effective achievement of objectives which include the full working landscape without setting up a nice pay day for the developers at the expense of existing landowners and farmers

4. What do you consider the biggest challenge to moving the North County Plan forward?

ICF jones and stokes not really doing much work at a huge cost to the county that addresses how we can achieve succsess but will put forward a dead end

* 5. Please tell us about yourself

Name *	ERIC ANDERSON
Organization	FARMER
Email Address	ERICTANDERSON02@YAHOO.COM

* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

Option 5 Is the only acceptable plan. We need a plan that complies with the County General Plan and meets the higher protection and habitat planning standards of the state.

3. What benefits are most important to you when considering these five options?

Most important is to protect ecosystems and open space. SD also needs to reduce greenhouse gasses, and protect water resources. All benefits are dependent on having a reliable Habitat Conservation Plan and implementation plan in place for the entire region.

4. What do you consider the biggest challenge to moving the North County Plan forward?

People that don't understand our economy thrives on good conservation efforts. eg. developers, people that want even more people to clog up our highways, parks and waterways. I'm against rampant, uncontrolled and unplanned development and I believe we in San Diego have the knowledge, energy and resources to plan and implement option #5

* 5. Please tell us about yourself

Name *	Adrienne
Organization	
Email Address	adriennesmail@yahoo.com

* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

The value of natural habitats and species continue to increase and need to be fully protected. Especially as development pressures increase, county's too-frequent amendment of General Plan, and climate change. There is sufficient, although not perfect, science and assessment to make complete this plan now. We can't undo the loss of species and habitats once they're developed, and San Diegans are best served with this conservative approach (conserve, preserve).

3. What benefits are most important to you when considering these five options?

4. What do you consider the biggest challenge to moving the North County Plan forward?

Short-time attitude, disregard for the General Plan, and lack of commitment to quality of life, by the Councy Board of Supervisors.

* 5. Please tell us about yourself

Name *	Anne Fege
Organization	San Diego Regional Urban Forests Cou
Email Address	afege@aol.com

* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

Only option 5 meets the goals of protecting habitats and species while allowing cost effective development in urban/urbanizing areas.

3. What benefits are most important to you when considering these five options?

Taking a long term, comprehensive assessment up front is far, far better than a piecemeal approach.

4. What do you consider the biggest challenge to moving the North County Plan forward?

Political will and self interests. These undeveloped lands generally cost less providing incentives for speculation. Sprawl like LA is the ultimate outcome without comprehensive planning.

* 5. Please tell us about yourself

Name *	Arne Johanson
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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It is important that the plans and development that have been undertaken while the North County MSCP was being planned for the last many years be honored with the conservation and framework that would come from this kind of regional plan.

3. What benefits are most important to you when considering these five options?

I'm most interested in developing housing and other amenities for the County where the infrastructure already exists. It's cheaper and safer for humans, and preserves habitat and climate as much as possible.

4. What do you consider the biggest challenge to moving the North County Plan forward?

This could be done if the County kept its promises. A North County MSCP has been the plan for years.

* 5. Please tell us about yourself

Name *	Andrew Meyer
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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Fairness, equity and incentivization of preservation, concerns that are not addressed by the private conservation options (Options 2, 4, 5). All landowners should be treated equivalently. If we value habitat as a society, then we must give it economic value if we expect it to be preserved. And it is owned by landowners, not usually builders or developers.

Under most of these plans a small number of landowners are responsible for all preservation in the region in order to enable cheaper and easier development outside of the PAMA.
For more details, please see answer to Q3 below.

3. What benefits are most important to you when considering these five options?

None of the benefits I am concerned about are included or considered in this plan documentation. I am concerned about fairly valuing property, treating landowners equally and fairly, and incentivizing preservation to maximize habitat quality. None of these plans encourage or incentivize preservation as it is always seen as a cost, not a benefit. All economic losses for these programs are borne by the PAMA landowners, locking in losses for these owners, in order to facilitate cheaper, easier development outside the PAMA, no matter onsite habitat quality.
This program takes the position that everyone in the County is benefitted by preservation. But the PAMA mapping directly translates into lower property values for landowners, no matter onsite conditions. Regulations and mapping overlays decrease property values. Where there is a 50% mitigation requirement, the landowner loses 50% of the value of their property. These costs are borne by the current landowner, not subsequent owners, not builders/developers. We can document property worth less today than in 1980.
If habitat preservation is an important value, then it should be incentivized. Thirty-seven percent of the private preservation burden will be on properties under the ownership and control of private landowners. For example, under current plans it is not in the landowner's interest to maintain high quality native habitat, for example, by removing invasives such as eucalyptus, pampas grass, mustard, etc. If preservation and maintenance of habitat outside of development is not incentivized, then there could be unintended consequences such as habitat degradation within preserve lands as difficult/expensive-to-control invasives move in.
A far better approach for long-term regional viability and preservation is to value habitat equally to development. Many landowners would far rather see their property preserved as habitat. If this is an important value, and if all County residents benefit from preservation, then costs should be borne by the entire County (or alternatively as an exaction for all other development projects).
The current PAMA designations are unfair. We know that the models, algorithms and data underlying the PAMA designation are often incorrect and land designated within

the PAMA does not necessarily have a high habitat value. For example, in 2018, the County General Plan was amended (SD15) to change zoning on a 69 acre lot from 61 dwelling units maximum to 362 dwelling units plus commercial. The PAMA mapping didn't take into account historic uses and disturbed habitat. As someone who spends significant amounts of time correcting County and
other governmental data and errors, I am extremely skeptical in the data, models and algorithms being applied in the construction of this plan and designation of PAMA lands. This is not a neutral question but is designed to drive adoption of the North County Plan.

4. What do you consider the biggest challenge to moving the North County Plan forward?

This process has ignored the most critical stakeholders: the people who own and control the land slated for preservation. It doesn't incentivize preservation. Failure to engage and reward landowners who own and control the land intended for preservation causes long-term harm to habitat and undermines the goals and intentions of the North County Plan.
This process has no representation for, no engagement with, and no consensus building with landowners, especially those within the PAMA. The Steering Committee is comprised of five environmental organizations and four paid membership organizations. With the possible exception of the Farm Bureau, none of these groups represent long-term owners of land, and in fact, have conflicting interests with
many landowners, including all or most landowners within the PAMA. The North County Plan is as a bad plan for many people. Landowners, especially those within the PAMA, bear all preservation burdens under this plan and all economic losses caused by the plan, in order that properties outside the PAMA benefit through lesser processing and
environmental requirements. Telling landowners their property is worth $15,000-22,000 is ridiculous with roads and services available and next to very expensive 1-2 acre parcels. To achieve its aims, this plan needs to involve equity mechanisms, incentivize preservation and get buy-in from PAMA landowners, which hasn't been done.
Add failures of notice and comment, misleading documentation and other process failures, this process is illigitimate. Further, this is not a neutral question but is designed to drive adoption of the North County Plan.

* 5. Please tell us about yourself

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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

North County Multiple Species Conservation Plan
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2. What is the biggest consideration for giving an option your #1 ranking?

Conservation to habitat and wildlife is crucial to mitigating climate change.

3. What benefits are most important to you when considering these five options?

Protection of wildlife and natural habitat

4. What do you consider the biggest challenge to moving the North County Plan forward?

* 5. Please tell us about yourself

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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

No

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- Reduced time and costs to process public and private projects
- Provides the greatest biological benefits to covered species and natural communities

2. What is the biggest consideration for giving an option your #1 ranking?

3. What benefits are most important to you when considering these five options?

4. What do you consider the biggest challenge to moving the North County Plan forward?

* 5. Please tell us about yourself

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Organization	self
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

Only comprehensive option that meets County goals, private development permitting requirements, and satisfies agency regulations.

3. What benefits are most important to you when considering these five options?

Regionally-coordinated, effective, and appropriate assemblage of the PAMA or equivalent portfolio of conserved lands.

4. What do you consider the biggest challenge to moving the North County Plan forward?

Jurisdictions lacking adequate capacity and / or vision. Lack of cooperation by constituent jurisdictions.

* 5. Please tell us about yourself

Name *	Jonathan Appelbaum
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

Fair and equitable preservation requirements from all stakeholders/landowners, both within and outside PAMA

3. What benefits are most important to you when considering these five options?

Impact on property value – it is unfair for a small number of landowners to bear the brunt of the preservation impact due to mitigation requirements

Incentivization of preservation, by ensuring land reserved for habitat and development are equally valued – possibly by sharing conservation costs between all Country residents or creating a conversation levy on development projects

4. What do you consider the biggest challenge to moving the North County Plan forward?

No consultation of landowners as part of the process, resulting in significant burden placed on a small number of stakeholders to the benefits of a few (chiefly, developers)

Poor consultation process, failing to proactively notify key stakeholders of progress and next steps

* 5. Please tell us about yourself

Name *	Jonathan Zetlaoui
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

There is no reason to stop pursuing a fully realized North County MSCP - years of development (often in prime habitat areas) have been possible because of the promised mitigation of an North County Plan. Reneging on this would create a serious lack of trust among community members, partners and regulatory agencies.

San Diego County is the most biodiverse in mainland USA - we must prioritize the option which provides the greatest biological benefits to our natural resources and protected species, while also creating certainty for public and private property owners.

3. What benefits are most important to you when considering these five options?

Protecting open spaces and threatened and endangered species and the habitat and resources that they rely on. Following through on commitments that have been made as the result of past development projects. Continuing to hold developers accountable.

4. What do you consider the biggest challenge to moving the North County Plan forward?

Committing to protecting core habitat areas, even in the face of developmental pressure.

* 5. Please tell us about yourself

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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

This provides the highest level of participation in MSCP strategies to preserve and protect our native species and habitat.

3. What benefits are most important to you when considering these five options?

4. What do you consider the biggest challenge to moving the North County Plan forward?

* 5. Please tell us about yourself

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Organization	
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* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

Yes

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2. What is the biggest consideration for giving an option your #1 ranking?

Through its mandates, it provides the greatest biological benefits to covered species and natural communities.

3. What benefits are most important to you when considering these five options?

The benefits to the plant and animal species of this region.

4. What do you consider the biggest challenge to moving the North County Plan forward?

* 5. Please tell us about yourself

Name *	Samuel Flohr
Organization	
Email Address	

* 6. Would you like to receive email updates about the Multiple Species Conservation Plan or other County Conservation Projects?

No