

Chula Vista

ENROLLMENT FORM

**NATURAL COMMUNITY CONSERVATION PLANNING/
COASTAL SAGE SCRUB**

Enrollment for Cities and Counties

The Natural Community Conservation Planning/Coastal Sage Scrub (NCCP/CSS) project is a voluntary program and a collaborative effort with local government and landowners sponsored by the California Resources Agency and its Department of Fish and Game with the cooperation of the U.S. Fish and Wildlife Service (USFWS). The NCCP/CSS will focus on coastal sage scrub habitat and three target species within it. The NCCP goal is to conserve long-term viable populations of the State's native animal and plant species, and their habitats, in landscape units large enough to ensure their continued existence while allowing compatible and appropriate development and growth, as set forth in Section 2800 et. seq. of the California Fish and Game Code (The Natural Community Conservation Act of 1991).

Local jurisdictions agree to join in the collaborative planning process that will lead to preparation of guidelines and standards required by the Natural Community Conservation Act. The purpose of the planning guidelines is to achieve the following objectives:

- a. Reconcile potential conflicts between the conservation of coastal sage scrub habitat, as defined on the basis of surveys of target species, and planned development or other actions that could impair long-term habitat functions.
- b. Help coordinate the NCCP program with provisions of federal and state law, such as critical habitat, habitat conservation, and recovery plan requirements, as applicable.
- c. Provide for the review of NCCP plans pursuant to the program environmental impact report (EIR) provisions of the California Environmental Quality Act (CEQA) to define programmatic impact assessment, alternatives analysis, and mitigation measures for future individual projects or actions within then NCCP plan area with regard to potential impacts on coastal sage habitat and associated species.
- d. Provide assurances against additional mitigation requirements being imposed for the purposes set forth in the plan except upon a showing of significant unforeseen circumstances.
- e. Establish procedures for incidental take permits to become applicable if any target species designated in the NCCP later becomes a candidate species or a listed species.

- f. Conserve long-term viable coastal sage scrub habitat and designated species, in landscape units large enough to ensure their continued existence.
- g. Establish procedures for coordinating public and private NCCP/CSS efforts, plan preparation and review, and set dates for completion of each phase of the program.

Local jurisdictions participating in the NCCP/CSS collaborative planning process agree to meet the following standards during the planning period. (For jurisdictions joining the process prior to May 1, 1992, the planning period will begin on the date of enrollment and will terminate on October 31, 1993. For jurisdictions joining the process after May 1, 1992, the planning period will last for 18 months following the date on which they join).

As a participating jurisdiction, the City of Chula Vista agrees to the following:

- 1. To assist in the formulation of subregional coastal sage scrub natural community conservation plans by:
 - a. Cooperating with other local governments and with landowners to undertake field studies on Coastal Sage Scrub within their jurisdictions.
 - b. Cooperating with other local governments and with landowners to prepare and process NCCP's for subregions established under the NCCP program.
 - c. Utilizing regulatory authority to the extent authorized by law to support the Natural Communities Conservation Planning (NCCP) Program as envisioned by Fish and Game Code Sections 2800-2880.
 - d. Including information on the NCCP program with materials and advice provided to potential project applicants & encouraging landowners to enroll their lands.
- 2. To be sensitive to the potential impacts of proposed activities on coastal sage scrub during the NCCP planning period by:
 - a. Enrolling, to the maximum extent feasible, publicly-owned lands into the NCCP program by completing the "Enrollment Agreement for Landowners and Land Management Agencies" form and submitting it to the Department of Fish and Game NCCP Program Coordinator.
 - b. Ensuring that its employees are aware of the NCCP program and of the jurisdiction's commitment to it.

- c. Coordinating existing fire prevention and brush & weed abatement policies with the Department and USFWS to ensure that the coastal sage scrub community is not unnecessarily impacted.
- d. Requiring that any proposed projects provide full disclosure of the amount of coastal sage scrub habitat on the project site and the potential impacts to it.
- e. Monitoring cumulative loss/impact of the coastal sage scrub natural community within its jurisdiction and reporting these losses/impacts to the Department of Fish and Game on a quarterly basis.
- f. Requiring, where coastal sage scrub is likely to be impacted, that draft EIR's circulated after the release of the 1992 Survey Guidelines include, to the maximum extent feasible, surveys prepared in a manner compatible with Scientific Review Panel (SRP) survey guidelines for the selected target species and ensure that these field data will be provided to the Department in a form useable to the SRP.
- g. Requiring analysis of project impacts to coastal sage scrub habitat and other contiguous natural areas such as riparian areas that constitute essential habitat corridors linking coastal sage scrub areas.
- h. Assessing and making appropriate findings as part of the CEQA review process regarding whether: a) projects will have significant unmitigated impact on coastal sage scrub habitat; and b) projects will have the potential to preclude the ability to prepare an effective subregional NCCP.
- i. Requiring environmental documentation in areas where no prior environmental review has been completed under CEQA for grading, grubbing, and similar activities proposed in coastal sage scrub natural communities except as required for ongoing agricultural operations.
- j. Consulting with the Department and USFWS and to strongly consider their recommended mitigation measures for projects affecting coastal sage scrub processed during the NCCP planning period.

The commitment of the jurisdiction to maintain these standards is only for the duration of the collaborative planning period.

A jurisdiction may terminate its commitments under this agreement within 30 days following agreement on subregions and the establishment of the Department's NCCP process or within 30 days following August 1, 1992 if no process guidelines have been completed by that date.

AUTHORIZED SIGNATURE:

<u>John D. Lee</u>	<u>5-1-92</u>
Name	Date
<u>City Manager</u>	
Title	
<u>City of Chula Vista</u>	
City or County	

**CITY OF CHULA VISTA
NCCP ENROLLMENT FORM
COMMENTS ON CONDITIONS OF ENROLLMENT**

April 21, 1992

- 1.a. Chula Vista is coordinating Coastal Sage Scrub field studies with the County of San Diego and all participating property owners within the area of the South County Natural Communities Conservation Program.
- 1.b. Chula Vista's enrollment is in concert with the enrollment of the County of San Diego and participating property owners within the South County Natural Communities Conservation Program. Our objective is the preparation of a single, comprehensive NCCP within the South County NCCP planning area.
- 1.c. Chula Vista will utilize our regulatory authority to support the NCCP.
- 1.d. Chula Vista City staff has been in contact with all major property owners within the City's corporate boundaries, sphere of influence, and planning area, informing them of the South County NCCP and facilitating their enrollment.
- 2.a. The City of Chula Vista does not have significant land holdings within the area proposed for the South County NCCP.
- 2.b. Chula Vista will educate its employees regarding the South County NCCP.
- 2.c. The Chula Vista Fire Department will be made aware of the need to coordinate fire prevention and brush and weed abatement policies with State and Federal wildlife agencies.
- 2.d. In processing various large-scale projects within the Sweetwater and Eastern Territories areas of the City, Chula Vista has required full disclosure of the impacts to Coastal Sage Scrub within each project's Environmental Impact Report. Chula Vista will continue this disclosure requirement for all new projects.
- 2.e. Chula Vista will provide quarterly reports to the Department of Fish and Game on all impacts to Coastal Sage Scrub within our jurisdiction.
- 2.f. Chula Vista will require future EIRs to meet the Survey Guidelines set forth by the Scientific Review Panel.

- 2.g. Chula Vista already requires analysis of essential habitat corridors linking Coastal Sage Scrub areas within project EIRs. The City will continue this practice.
- 2.h. Chula Vista will continue its present practice of fully assessing significant impacts to biological resources, including Coastal Sage Scrub, and determining appropriate findings. Chula Vista will also fully analyze the potential impacts to an effective South County NCCP from individual projects during the public review and public hearing process.
- 2.i. Most of Chula Vista's Coastal Sage Scrub areas are within large-scale projects which, as conditions of project approval, must receive environmental clearance prior to commencement of brushing, grubbing, or grading. Chula Vista will determine the extent of additional Coastal Sage Scrub areas, and will analyze the need for additional restrictions and environmental documentation within areas not subjected to previous environmental review.
- 2.j. Chula Vista will continue to fully cooperate with the California Department of Fish and Game and the U. S. Fish and Wildlife Service on all projects affecting Coastal Sage Scrub, and strongly consider their recommended mitigation measures.

ADDITIONAL NOTE:

It is the intent of Chula Vista to allow projects, including Rancho del Rey SPA III, Sunbow II, and Salt Creek Ranch, which have been approved subject to certified Environmental Impact Reports, and which contain mitigation measures for Coastal Sage Scrub impacts which have been reviewed by the California Department of Fish and Game and the U. S. Fish and Wildlife Service, to go forward with additional development permits during the NCCP planning process, provided that they comply fully with the mitigation measures which have been approved.