

## EXAMPLE PROJECTS

*McCollum Associates*

**Habitat Conservation Plan** and Ongoing Multi-Species Plan for Properties in the Southeast Quadrant of the *City of Carlsbad*, California. Prepared for the City of Carlsbad and The Fieldstone Company. Represented clients in strategy development and negotiations in the preparation of HCP with U.S. Fish and Wildlife Service (Service), Department of Fish and Game (Department), U.S. Corps of Engineers (Corps), and local interests. New approaches to the project resulted in several new state and federal policies. The project proponent's innovative planning activities of this HCP gave rise to the regional planning process, Natural Communities Conservation Planning program, adopted by both the state and federal agencies. McCollum Associates helped draft and lobby for passage of the NCCP legislation. Also participated in the development of the "No Surprises" policy, long-term, multi-species HCP, pre-listing HCP, and other property rights policies adopted by the federal government. McCollum Associates represented the successor companies, Bank of America and Morrow Development, in implementation of the HCP.

**Other Habitat Conservation Plans:** Ocean Trails project on Rancho Palos Verdes Peninsula, California. Prepared for *Hon Development Company* and *Zuckerman Building Company*. Represented client at Service, Department, Coastal Commission, local government, and environmental interest groups. \* Rancho Bella Vista, HCP for planned residential development in Temecula, California. Prepared for *Pacific Bay Homes*. \* Mission View Estates, HCP for residential development in Oceanside, California. Assisted in approval process for *Kennedy Development* and the *Fieldstone Company*.

**Section 7 Consultations.** Often, the U.S. Fish and Wildlife's request for an HCP can be avoided by proper planning for a Section 7 consultation. This is a much more efficient, timely, and cost effective manner to permit take of an endangered species where a federal nexus can be determined. McCollum Associates has taken the lead for numerous projects in convincing agencies to use the consultation process, issuing Biological Opinions, and facilitating subsequent insurance of federal permits with completed consultations: *Wal-Mart; The Fieldstone Company; Pacific Bay Homes; Shapell Industries; Collins Development; California Quartet; Bank of America; CalMat; Rancho San Carlos (Carmel); Starwood Development; Colliers International, Lennar; Rutter Development, Techbilt Construction.*

**Subregional Plan** Preparation for NCCP and land use permits. *San Diego Gas & Electric.*

**Army Corps of Engineers 404 Permits and 1600 Agreements:** *City of Thousand Oaks; Wal-Mart; Ford Motor Company; The Fieldstone Company; SDG&E; Larwin Company; Lennar; Collins Development; Allred Company; Bank of America; Hon/Zuckerman*

*Properties; California Quartet; Pacific Bay Homes; First Nationwide Bank; Shapell Industries; Starwood Development; Genstar Development, Poway Unified School District.*

**Conservation Bank Development.** Represent clients to formulate statewide policies to facilitate conservation banks in California. Work with Service, Department, Corps, EPA, and Resources Agency to obtain favorable policies and permits that make conservation banks financially feasible and an important component of regional conservation plans. Created and managed sales of several conservation banks. *Bank of America (Carlsbad Highlands, Carlsbad; Lake Hills, Riverside County; Whelan Ranch, Oceanside); Wal-Mart, (Crestridge, El Cajon), Pacific Bay Homes (Rancho Bella Vista, Temecula); Pacific Bay Homes/Ford Motor Company (Barry Jones Wetland Mitigation Bank); TechBilt (Manchester Avenue Conservation Bank, Encinitas); RD 2041 - (Medford Island, Stockton).*

**General environmental documentation:** Represent clients at U.S. Fish and Wildlife Service, Department of Fish and Game, Army Corps of Engineers, EPA, State Water Resources Control Board, Bureau of Land Management, Forest Service, Coastal Commission, CalEPA, Resources Agency, and local governments. *Wal-Mart, The Fieldstone Company; SDG&E; Larwin Company; Collins Development; Allred Company; Bank of America; Hon/Zuckerman Properties; Aradi, Inc.; Shapell Industries; Lewis Homes; Altamira, First Nationwide Bank; Carlsbad Ranch Verde, Centex Homes; Gauer Ranch, Chevron; CalMat.*

**Memorandum of Understanding** Negotiation for Regional HCP in San Bernardino County. Representing landowners in San Bernardino County on a County Technical Committee to develop MOU that will ensure planning efforts for a regional, multi-species conservation plan will be approached without undue regulatory constraints. *Baldy View BIA and San Bernardino landowners.*

**Energy Related Projects.** Numerous power plant and transmission line siting studies, including the Palo Verde Nuclear power plant (not built), Encina power plant, several transmission lines and oil, gas, and coal slurry pipelines throughout the western United States. *San Diego Gas & Electric, Southern California Edison, Pacific Gas and Electric, SoCal Gass Company, Illinois Power, & ETSI Pipeline Project.*

**Sacramento and Washington D.C. Lobbying.** Through its offices in both Sacramento and Washington, D.C., and its affiliation with associates with expertise in natural resources issues, including endangered species, water, wetlands, and critical habitat, McCollum Associates represents its clients before senior management of the Department of the Interior, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers, EPA, and California Department of Fish and Game to resolve impasses and effect policy changes.