

COUNTY OF SAN DIEGO

MULTIPLE SPECIES CONSERVATION PROGRAM

SOUTH COUNTY SUBAREA PLAN ANNUAL REPORT (YEAR 16)

Reporting Period: January 1, 2013 - December 31, 2013

September 24, 2014



Camera station photos (clockwise): Southern mule deer buck at Sycamore Canyon/Goodan Ranch Preserve, Coyote at Oaokasis Preserve, Black-tailed jackrabbit at Sycamore Canyon/Goodan Ranch Preserve, and Great Egret at Lusardi Creek Preserve

**County of San Diego
Multiple Species Conservation Program**

South County Subarea Plan Annual Report (Year 16)

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September 24, 2014

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Table of Contents

1.0	Introduction	4
1.1	MSCP Coordination Efforts.....	4
2.0	Subarea Plan Updates	6
2.1	Quino Checkerspot Butterfly Amendment.....	6
2.2	MSCP Amendments	6
2.3	MSCP Map Update	7
3.0	Habitat Gains and Losses.....	10
3.1	Habitat Gains and Losses Audit Per Section 14.6 of Implementing Agreement.....	10
3.2	Acquisitions.....	10
3.2.1	County Acquisitions	11
3.3	Habitat Gains and Losses within the Pre-Approved Mitigation Area	11
3.4	HabiTrak.....	14
3.5	Rough Step: Preserve & Assembly by Vegetation Type	14
3.6	Mitigation Banks	15
3.7	Mitigation Land Policy.....	16
3.8	Clearing for Single-Family Residences on Small Parcels.....	17
3.9	Agricultural Exemption.....	19
3.10	Building Permit COIs.....	20
4.0	Management and Monitoring	21
4.1	Preserve Management of County Lands	21
4.1.1	Otay Ranch Preserve	22
4.1.2	Grant Funded Management and Monitoring Projects	22
4.2	Preserve Biological Monitoring of County Lands	26
4.3	Preserve Management of Private Mitigation Lands.....	27
4.3.1	RMP 98-001 Bernardo Lakes	27
4.3.2	RMP 99-001 Ralphs Family	27
4.3.3	RMP 99-002 4S Ranch	28

4.3.4	RMP 99-003 “East Gorge” Salviati-Golem	28
4.3.5	RMP 99-004 Crosby at Santa Fe Valley – Starwood.....	28
4.3.6	RMP 99-005 Woodridge.....	29
4.3.7	RMP 01-001 Blossom Valley.....	29
4.3.8	RMP 02-001 McCrink	30
4.3.9	RMP 02-003 Maranatha Chapel	30
4.3.10	RMP 03-001 Onyx Ridge.....	30
4.3.11	RMP 03-002 El Apajo.....	30
4.3.12	RMP 05-004 Greenhills Ranch.....	30
4.3.13	RMP 06-005 Artesian Trail.....	31
4.3.14	RMP 08-001 Bridges – Santa Fe Creek.....	31
4.3.15	RMP 10-002 Santa Fe Creek.....	31
4.3.16	RMP 10-003 East Otay Mesa aka Rancho Vista del Mar (Major Use Permit 98-001).....	32
4.3.17	RMP 11-001 Martz Rancho Las Pampas.....	32
4.3.18	RMP 11-002 Lonestar	32
5.0	Financial Summary	33
5.1	County Contribution.....	33
5.2	Otay Ranch Preserve Community Facility District 97-2.....	34
5.3	TransNet Funding	34
6.0	Education and Outreach.....	35
7.0	Conclusion.....	36

Table of Contents

Figures*

Figure 1* Minor Amendment: Tentative Map, TM 5566.....	37
Figure 2* Minor Amendment: Bagley Major Grading Permit and Improvement Plan, L-15684..	38
Figure 3* County Acquisition: Oakoasis.....	39
Figure 4* County Acquisition: Sycamore Canyon/Goodan Ranch.....	40
Figure 5* County Acquisition: Lusardi Creek.....	41
Figure 6* County Acquisition: Otay Valley Regional Park.....	42
Figure 7 MSCP Preserve Assembly Status as of December 31, 2013	13

**Figures found at the end of the report*

Tables

Table 1 Status of MSCP Acquisitions.....	11
Table 2* County Acquisitions since 1998.....	43
Table 3 MSCP Preserve Assembly Status	13
Table 4* Summary of Habitat Losses and Gains	47
Table 5* Summary of MSCP Gains	48
Table 6* Summary of MSCP Losses	51
Table 7 Habitat Gains by Segment Since 1998	14
Table 8 Habitat Loss by Segment Since 1998.....	12
Table 9* Habitat Conservation Accounting Model.....	54
Table 10* Mitigation Bank Status	56
Table 11 2013 Mitigation Land Policy Projects.....	14
Table 12 COIs Issued for Clearing for Single-Family Residences on Small Parcels	15
Table 13 COIs Issued for Agricultural Clearing.....	16
Table 14* 2013 Stewardship and Adaptive Management Activities at County Preserves.....	57
Table 15* Private Mitigation Lands	58

**Due to the length of these tables, they are found at the end of the report*

Acronyms

BLM - Bureau of Land Management
BMO - Biological Mitigation Ordinance
BRCA - Biological Resource Core Area
CDFW - California Department of Fish and Wildlife
CEQA - California Environmental Quality Act
CMP - Comprehensive Monitoring Plan
COI - Certificate of Inclusion
DPR – County of San Diego Department of Parks and Recreation
EMP - Environmental Mitigation Program
HabiTrak - Habitat Tracking Reporting
HCA - Habitat Conservation Area
HMA - Habitat Management Area
IA - Implementing Agreement
MSCP - Multiple Species Conservation Program
OVRP - Otay Valley River Park
PAMA - Pre-Approved Mitigation Area
PDS - County of San Diego Department of Planning and Development Services
POM - Preserve Owner/Manager
PSB - Preserve Steward/Biologist
RMP - Resource Management Plan
SANDAG - San Diego Association of Governments
SDRPF - San Diego River Park Foundation
SDRVC - San Dieguito River Valley Conservancy
SMART - Specific; Measurable; Achievable; Results-oriented; Time fixed
TECC - The Escondido Creek Conservancy
TET - The Environmental Trust
USFWS - United States Fish and Wildlife Service
USGS - United States Geological Survey

EXECUTIVE SUMMARY

This is the 16th annual habitat tracking report for the County of San Diego Multiple Species Conservation (MSCP) South County Subarea Plan (Subarea Plan). This report was prepared in conformance with Section 14.2 of the Implementing Agreement executed on March 17, 1998. This report accounts for habitat gain and loss associated with acquisitions and development projects from January 1, 2013 through December 31, 2013 within the MSCP Subarea Plan boundary. It also discusses coordination efforts, Subarea Plan updates, land acquisitions, preserve assembly, land management activities, species monitoring programs, education and outreach, and funding sources that are utilized by the County to meet its MSCP obligations.

The Subarea Plan has a preservation goal of 98,379 acres. Preservation is targeted within areas identified as having habitat with high biological value. These areas are known as the Pre-approved Mitigation Area (PAMA). Preservation can also occur in Biological Resource Core Areas (BRCA), which are lands located outside of the PAMA that significantly contribute to a viable regional ecosystem according to criteria set forth in the Biological Mitigation Ordinance. Conservation is encouraged in these areas by providing mitigation ratios that favor developing outside of identified or qualifying conservation areas and mitigating inside these areas. The preserve is to be assembled through a combination of baseline open space areas (existing in 1997), lands preserved as mitigation through the development permit process, and public and partner acquisitions. Since the adoption of the Subarea Plan (1997-2013), the County and its partners have achieved 75% of the total MSCP conservation goal. In 16 years of this 50-year program, the County and its agency and private conservation partners have assembled 74,058 acres of the proposed 98,379-acre MSCP preserve.

During this reporting period there were 1,423 acres of habitat gain within the MSCP preserve. Of this, 808 acres were associated with local acquisitions by the County (78 acres) and non-profit conservation partners (730 acres). The remaining acreage gains were associated with federal acquisitions (174 acres) and private land dedication (441 acres). Private land

dedications include 272 acres within the Otay Ranch Preserve and 169 acres of mitigation required as conditions of private land development. There were 67 acres of habitat impacted due to development projects within the South County Subarea in 2013 and nine acres of these impacts occurred within the PAMA.

The County maintains its commitment to the parks and open space conservation program by continuing to allocate funding for acquisition, management, and monitoring of these natural areas to preserve their biological value and provide passive recreation opportunities where appropriate. The County provides basic stewardship of County-owned/managed preserves including access control, park ranger patrols, fencing and gate installation and repair, and combustible fuel management along with some adaptive management activities, such as invasive plant removal. Management and monitoring activities were completed on County preserves as well as on private mitigation lands in accordance with Resource Management Plans (RMPs). Additionally, the RMP for the Sycamore Canyon/Goodan Ranch Preserve was updated in 2013 to include an adjacent 263 acres and a RMP for the Stoneridge Preserve located within Harbison Canyon was completed. During this reporting period, the County began developing a Comprehensive Monitoring Plan to assist with identifying and prioritizing biological monitoring efforts on County owned/managed preserve lands in conformance with the MSCP and RMPs.

In 2013, the County Board of Supervisors appropriated \$10 million for acquisition of open space throughout the adopted MSCP Subarea and planned North and East County Plan areas. In the MSCP Subarea, the County spent approximately \$1.67 million to acquire 102 acres to add on to Oakoasis Preserve, Sycamore Canyon/Goodan Ranch, Otay Valley Regional Park, and Lusardi Creek Preserve. The Board of Supervisors also allocated funding for ongoing management and monitoring efforts for approximately 18,685 acres within the MSCP Subarea, Tijuana River Valley, Otay Valley Regional Park and the future North and East County Plan Areas.

Approximately \$500,000 of City of Chula Vista administered Community Facility District 97-2 funds were used for managing and monitoring Otay Ranch Preserve in FY 2012-13. The approved budget for FY 2013-14 is \$468,500. Administration costs to manage the Otay Ranch Preserve were reduced for FY 2013-14 and are now based on average actual costs from previous fiscal years.

The County has been awarded four SANDAG TransNet EMP grants that are currently active; two have been awarded for cactus wren habitat restoration at Otay Ranch Preserve/Salt Creek (2008) and Lakeside Linkage Preserve (2010), and two for invasive, non-native plant treatment and restoration components at Lusardi Creek Preserve (2010) and Sycamore Canyon/Goodan Ranch Preserve (2012). Work on these grant-funded projects is on-going.

1.0 INTRODUCTION

The purpose of this document is to provide an update on the status of the Multiple Species Conservation Program (MSCP) South County Subarea Plan (Subarea Plan) preserve system and implementation activities that have occurred during the current reporting period (January 1, 2013 — December 31, 2013). This reporting period marks the 16th year of implementing the MSCP Subarea Plan. The report includes information regarding habitat gains and losses; permits, amendments and other implementation activities; management and monitoring activities and issues; funding sources; and education and outreach efforts. Annual tracking of Subarea gains, losses, management, and monitoring is required by Section 14.2 of the Implementing Agreement dated March 17, 1998 and the Habitat Conservation Plan/Natural Community Conservation Program Plan take permits/authorizations.

1.1 MSCP Coordination Efforts

MSCP Subarea Plan implementation requires coordination amongst the Wildlife Agencies, a term used collectively for the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (CDFW) and meetings are held monthly with these Agencies. Coordination also regularly occurs with regional technical groups, other jurisdictions, stakeholders and the public. The County continues to actively participate in regularly scheduled MSCP group meetings including the San Diego Association of Governments (SANDAG) TransNet Environmental Mitigation Program (EMP) Working Group, San Diego Management and Monitoring Program Working Group, MSCP Annual Workshop, North and South County Land Managers Working Groups, San Dieguito River Park Joint Powers Authority, San Diego River Conservancy, the Otay Ranch Preserve Owner/Manager (POM) Executive/Policy Committees, the Otay Valley River Park (OVRP) Executive/Policy Committees, the OVRP citizens advisory committee, and the U.S. Border Patrol Taskforce Group. The various MSCP group meetings consist of members from USFWS, CDFW, Bureau of Land Management (BLM), local participating agencies, private stakeholders, and members of the general public. The primary objectives of

these group meetings are to discuss and evaluate monitoring methodologies, conservation techniques, and to provide meaningful educational information and create public awareness regarding the importance of habitat conservation and how it adds to quality of life.

MSCP Subarea Plan implementation also requires coordination among County departments. Regularly scheduled internal meetings regarding MSCP issues are held at the County to facilitate and ensure consistency in implementing the MSCP Subarea Plan. Department of Parks and Recreation (DPR) and Department of Planning and Development Services (PDS) MSCP staff regularly meet to discuss issues and exchange ideas. Additional coordination meetings are held with the Department of Public Works and the Department of General Services.

2.0 SUBAREA PLAN UPDATES

The following discussion summarizes work completed on the proposed Quino Checkerspot Butterfly Amendment and projects processed with Wildlife Agency staff concurrence during this reporting period.

2.1 Quino Checkerspot Butterfly Amendment

In 2013, no work was completed on the amendment to add the Quino checkerspot butterfly, a federally listed species, to the list of species covered by the MSCP Subarea Plan. Work instead focused on the North County Plan which was identified as a higher priority project for the County.

2.2 MSCP Amendments

Two minor amendments received concurrence from the Wildlife Agencies in 2013. The Hawano Tentative Map, TM 5566, located in East Otay Mesa, received Minor Amendment concurrence on August 19, 2013 (Figure 1). The project site totals 79.6 acres and has impacts to San Diego fairy shrimp critical habitat, southern willow scrub, and non-native grassland. The project was conditioned to mitigate for road pools at a 5:1 ratio; southern willow scrub and non-native grassland will be mitigated at a 1:1 ratio. Fairy shrimp critical habitat will be mitigated through the purchase of 8.5 acres of Tier III habitat from the Marron Valley Cornerstone Mitigation Bank, along with endowment funding, habitat enhancement for fairy shrimp, and four years of monitoring.

The Bagley Major Grading Permit and Improvement Plan, L-15684, located within the San Dieguito Community Plan area in the unincorporated San Diego County, received concurrence on September 11, 2013 (Figure 2). The project site is located within the Lake Hodges segment of the MSCP Subarea Plan, but is neither within nor adjacent to any PAMA. The habitat on site is predominately non-native grassland, with small areas of Diegan coastal sage scrub, chamise chaparral eucalyptus woodland, disturbed, and developed land. All of the

project site will be impacted by the proposed project, except a small area (0.57acre) of non-native grassland that is located within an existing easement in the southernmost portion of the site (APN 267-146-08). The applicant proposes to offset impacts to coastal sage scrub at a 1:1 ratio and to chamise chaparral and non-native grassland at a 0.5:1 ratio with the preservation of 5.4 acres of Tier III habitat and 2.0 acres of Tier II habitat. Mitigation is proposed off site through purchase of credits in a County-approved mitigation bank, within a Biological Resource Core Area in the MSCP.

2.3 MSCP Map Update

The map associated with the Subarea Plan was originally approved on October 22, 1997. It has been updated through the years to reflect changes in designations for Major and/or Minor Amendment areas to either "take authorized" or "preserve" designations. The Subarea Plan Map merely reflects changes to the South County Subarea Plan approved by the County and Wildlife Agencies.

During the preparation of the 2013 annual report, questions were raised regarding the validity of certain MSCP mapping designations that have existed for several years on the Subarea Plan Map. In response, a comprehensive review was initiated to clarify MSCP designations countywide and to ensure they are accurately reflected on the Subarea Plan Map. To determine accurate MSCP designations, the review will assess the designations established by the adopted MSCP Subarea Plan in 1997 and subsequent legislative actions that have been taken to modify the designations since adoption. Changes to MSCP designations can only result from a formal amendment or boundary adjustment to the MSCP that is approved by the County with concurrence from the Wildlife Agencies. Designations cannot be modified by an illustrative mapping change alone. The purpose of attaching a map to the annual report is to reflect MSCP designation changes that have been approved by the County and the Wildlife Agencies.

Preliminary research and discussion with property owners and Wildlife Agency staff has revealed the following:

- Otay Ranch Villages 13 and 15: Areas within Villages 13 and 15 were designated “Otay Ranch Areas Where No Take Permits Will Be Issued” at the time of MSCP adoption. In 2001, the Board adopted a General Plan Amendment changing this designation to “Hardline Preserve.” In 2002, the Subarea Plan Map identified the Village 13 areas as “Take Authorized” and the Village 15 areas remained as “Otay Ranch Areas Where No Take Permits Will Be Issued.” These mapping designations have been carried through to the present. The Subarea Plan Map will be revised to reflect the correct designation of “Hardline Preserve” for the areas in question. This issue has been discussed with Village 13 property owners, who are in agreement that the designation should be “Hardline Preserve.” The Village 15 areas have been conveyed into the Otay Ranch Preserve and are jointly owned and managed by the County and City of Chula Vista as the Otay Ranch Preserve Owner/Manager.
- Village 14: At the time the South County Subarea Plan and associated Subarea Plan Map were adopted, certain Village 14 lands (located northeast of Otay Lakes within Proctor Valley) were designated “Otay Ranch Areas Where No Take Permits Will Be Issued.” This designation was established by the Wildlife Agencies based on their understanding of a 1995 letter from The Baldwin Company to the County, the City of Chula Vista, the United States Fish and Wildlife Service, and the California Department of Fish and Wildlife, which set forth a proposal to revise portions of the Otay Ranch development and preserve footprints that were originally established by the Otay Ranch General Development Plan adopted in 1993. Negotiations regarding the proposals in the Baldwin letter were ongoing at the time the MSCP Subarea Plan was adopted in 1997. Portions of the Baldwin letter proposals were subsequently carried out (relative to Villages 13 and 15). Documentation related to Village 14 is currently being researched.

Preliminary research has also shown that the MSCP designation on the Subarea Plan Map for the Village 14 lands in question was changed from “Otay Ranch Areas Where No Take Permits Will be Issued” to a number of different designations between the years of 1998 and 2001. For example, the property has been labeled “Baseline,” “Habitat Preserve” and “Proposed Habitat Preserve.” In 2002, the label of “Take Authorized” was placed on the property, and this mapping designation has been carried forward to the present. The County, the Wildlife Agencies and the property owners are conducting document research to determine the status of the Village 14 lands. There is ongoing discussion with Village 14 property owners and the Wildlife Agencies about this mapping designation and final research has not been completed.

- Donovan Prison: The Donovan State Prison has been labeled ‘Take Authorized’ since the adoption of the MSCP. This property should not have been designated as such since it is not part of the Subarea Plan, which applies only to lands under the County’s land use authority. The designation over this property will be removed from the Subarea Plan Map to prevent confusion on the impact of the MSCP on this property.

As a result of these ongoing efforts, the 2013 MSCP Subarea Plan Map is not included in this report. The results of this review, which will be based on document research and consultation with the Wildlife Agencies and property owners, will be explained in the 2014 annual report.

3.0 HABITAT GAINS AND LOSSES

3.1 Habitat Gains and Losses Audit Per Section 14.6 of Implementing Agreement

During the 2013 reporting period, the County began working with the Wildlife Agencies on an audit of preserved lands in accordance with Section 14.6 of the Implementing Agreement. Section 14.6 provides the Wildlife Agencies and opportunity to audit development approvals and mitigation imposed through land use regulations as well as all lands counted towards local acquisitions to meet the habitat obligation under the MSCP. Results of the audit will be reported in future annual reports. Because of these ongoing efforts, this report does not include exhibits showing cumulative habitat gains, losses, and acquisitions but will be included in future reports upon completion of the audit.

3.2 Acquisitions

Section 10.4 of the Implementing Agreement includes an acquisition commitment by the County and Wildlife Agencies to acquire 18,850 acres (9,425 acres locally by the County/conservation partners and 9,425 acres by the Wildlife Agencies) as their fair share of conservation. All acres acquired (within and outside the Pre-Approved Mitigation Area (PAMA) and Biological Resource Core Area (BRCA)) count toward each agency's commitment of 9,425 acres. The Wildlife Agencies have surpassed their commitment. The County has purchased 6,957 acres during the first 16 years of this 50-year program. In addition, private conservation partners have acquired 1,773 for a total of 8,730 acres. Acres within PAMA acquired by the County and our private nonprofit partners total 5,965 (Table 1).

Table 1 Status of MSCP Acquisitions

	Inside PAMA/BRCA (acres)	Outside PAMA/BRCA (acres)	Total (acres)
Federal/State	16,727	12,495	29,222
County	4,292	2,665	6,957
Local Partners	1,673	100	1,773
Total	22,691	15,261	37,952

3.2.1 County Acquisitions

In 2013, the County acquired 102 acres (Figures 3-6). Thirty-seven (37) acres were located in the unincorporated community of Lakeside, California northwest of the boundary of Oakoasis Preserve. The vegetation consists of mostly southern mixed chaparral and a small area of dense coast live oak woodland. Eighteen (18) acres were acquired adjacent to the Sycamore Canyon/Goodan Ranch Preserve. This acquisition will preserve valuable habitat (coastal sage scrub, chaparral and oak riparian forest) within the PAMA and help provide an important north-south trail connection. Thirty-one (31) acres is located near the Lusardi Creek Preserve at the end of Artesian Road in the San Dieguito area. It features the confluence of Lusardi Creek and the San Dieguito River and sensitive habitats such as southern maritime chaparral and coastal sage scrub. The County also acquired 16 acres of land for the Otay Valley Regional Park. Half the land is within the City of San Diego MSCP Multiple Habitat Planning Area. The County will conduct initial stewardship on the property. Following initial stewardship, the City of San Diego has agreed to assume ownership and long-term management of the property.

3.3 Habitat Gains and Losses within the Pre-Approved Mitigation Area

The results presented in this section of the report reflect the implementation of the MSCP Subarea Plan during the year 2013 and accounts for habitat preserved (gain) within the PAMA or a BRCA through acquisitions and dedications of land as mitigation through the discretionary permit process, as well as habitat removed (loss) due to development within and

outside of the PAMA. BRCA are lands that qualify as an integral component of a viable regional ecosystem according to certain criteria set forth in the Biological Mitigation Ordinance (BMO). A PAMA is an area identified with high biological value in which conservation will be encouraged. This is done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside the PAMA.

Mitigation gain and loss may be associated with the following types of development projects, as well as other discretionary projects for which approvals were granted during the reporting period:

- Private projects (tentative maps/tentative parcel maps) with final map approval;
- Projects that have been issued grading permits;
- Building permits exempt from the BMO;
- New agricultural clearing exempt from the BMO;
- Lands acquired by the County or other governmental agency for preservation purposes;
- Approved mitigation bank lands with at least one credit utilized; and
- Changes to the Subarea preserve boundaries, including amendments and annexations.

Only those acres acquired and dedicated within the PAMA or a BRCA count toward the preserve conservation goal. The original preserve conservation goal listed in the MSCP Subarea Plan was 101,269 acres. This was subsequently reduced to 98,379 acres when 2,890 acres of PAMA land was annexed into the City of Chula Vista.

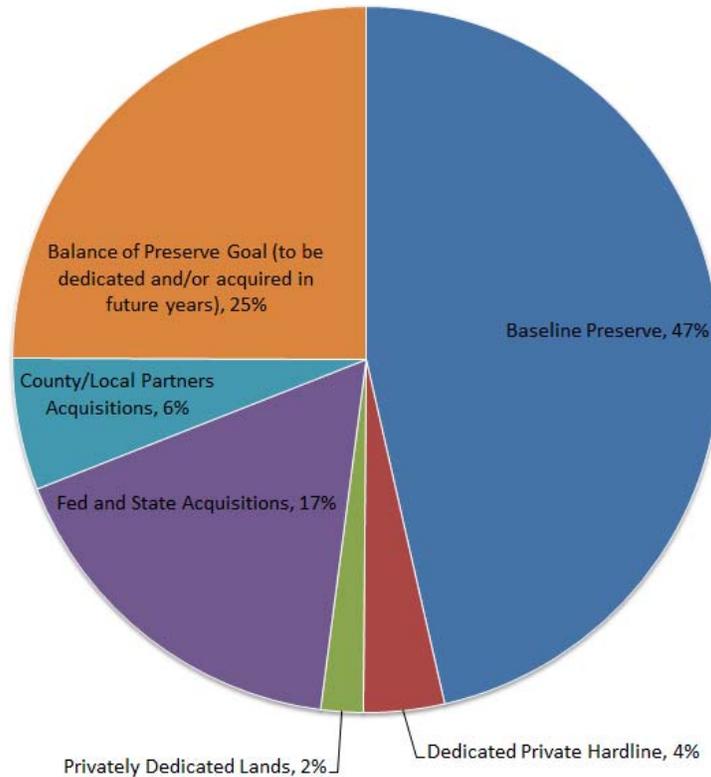
During this reporting period there were 1,423 acres of habitat gain within the MSCP preserve of which 808 acres were associated with local acquisitions by the County and non-profit conservation partners; 174 acres were associated with federal acquisitions; and 441 acres were associated with private land dedication, including 272 acres of dedication within Otay Ranch Preserve. There were 67 acres of habitat impacted due to development projects within the South County Subarea in 2013 and 9 acres of these impacts occurred within the PAMA.

Since 1998, cumulative gains and losses within the PAMA total 74,058 acres and 1,157 acres, respectively. The cumulative habitat gain within the PAMA represents 75% of the County's conservation goal of 98,379 acres (Table 3 and Figure 7).

Table 3 MSCP Preserve Assembly Status

	Preserve Goals	2012 PAMA/BRCA (acres)	2013 Gains PAMA/BRCA (acres)	2013 PAMA/BRCA (acres)
County Baseline	5,461	5,461	N/A	5,461
Federal and State Baseline	32,600	32,600	N/A	32,600
Private Baseline	7,755	7,755	N/A	7,755
Baseline Preserve		45,816	N/A	45,816
Dedicated Private Hardline	11,563	3,370	272	3,642
Privately Dedicated Lands	22,150	1,739	169	1,908
Federal and State Acquisitions	9,425	16,553	174	16,727
County Acquisitions	9,425	4,214	78	4,292
Local Partners Acquisitions		943	730	1,673
Totals	98,379	72,635	1,423	74,058
				75%

Figure 7 MSCP Preserve Assembly Status as of December 31, 2013



Note: Due to rounding, the percentages total more than 100%.

3.4 HabiTrak

CDFW maintains the Habitat Tracking Reporting (HabiTrak) toolset designed to help track habitat lost and conserved over time due to public and private development projects. Tables 4 (Summary of Habitat Losses and Gains/Rough Step Status), 5 (Summary of MSCP Gains) and 6 (Summary of MSCP Losses) are prepared by the DFW and are known as "HabiTrak Tables".

It should be noted that Table 3 was prepared utilizing County data and shows the cumulative habitat gained within the PAMA as 74,058 acres. The cumulative gain within the Subarea indicated by HabiTrak is 73,138 acres. The County-maintained data differs from the HabiTrak numbers, but the County numbers are accurate based on year-to-year manual County updates. The HabiTrak database and report formats have undergone major updates and changes, and the numbers are continuously being corrected. County staff manually updates data and utilizes this internal information for the MSCP Annual Report.

3.5 Rough Step: Preserve & Assembly by Vegetation Type

The majority of habitat gains have occurred within the PAMA or BRCA, while the majority of loss due to development has occurred outside of the PAMA, indicating that overall, conservation goals are being met (Tables 7 and 8).

Table 7 Habitat Gains by Segment Since 1998

Segment	Outside PAMA/BRCA (acres)	Inside PAMA/BRCA (acres)	Total (acres)
Lake Hodges	376	2,904	3,280
North Metro-Lakeside-Jamul	6,360	9,709	16,069
South Metro-Lakeside-Jamul	10,204	12,031	22,235
South County	1,705	9,290	10,995
Total	18,645	33,934	52,579

Table 8 Habitat Loss by Segment Since 1998

Segment	Outside PAMA/BRCA (acres)	Inside PAMA/BRCA (acres)	Total (acres)
Lake Hodges	2,408	91	2,499
North Metro-Lakeside-Jamul	3,487	438	3,925
South Metro-Lakeside-Jamul	2,834	486	3,320
South County	473	127	600
Total	9,202	1,142	10,344

Per Section 4.4 (Overall Land Conservation for the Metro-Lakeside-Jamul Segment) of the MSCP Subarea Plan and Section 14 of the Implementing Agreement, conservation of each vegetation type within the Metro-Lakeside-Jamul segment is presented in Table 9 and the data indicate that conservation is proceeding in rough step with development. It should be noted that existing vegetation maps utilized to develop baseline conditions in HabiTrak are regional in nature and may not be fully consistent with actual on-the-ground conditions in all cases. Additionally, because data are generated through the California Environmental Quality Act (CEQA) discretionary process when projects are approved, some loss may not be offset by preservation because it is associated with building permits or ministerial actions which are exempt from both CEQA and the BMO, but are still tracked under the Implementing Agreement.

3.6 Mitigation Banks

Two types of mitigation banks are in the County: 1) formal mitigation banks are approved by the Wildlife Agencies; and 2) mitigation banks that do not have the formal approval of the Wildlife Agencies. Formal mitigation banks have a signed agreement with the Wildlife Agencies and are considered entirely preserved when the first credits are purchased. Informal mitigation banks do not have a signed agreement with the Wildlife Agencies and the County only receives preservation credit at the time a conservation easement has been

recorded. Banks without agreements need to clearly demonstrate their credit accounting methods and management considerations. Information on mitigation banks approved by the Wildlife Agencies or others can be found at <http://www.dfg.ca.gov/habcon/conplan/mitbank/>.

Since the adoption of the MSCP, several mitigation banks have been established in the County to be used to mitigate impacts to sensitive biological resources resulting from the County Department of Public Works' construction, improvement and maintenance projects. Use of credits is determined based on quality of habitat impacted in relation to quality of habitat available and is subject to approval by the U.S. Army Corps of Engineers, FWS, DFW and Regional Water Quality Control Board. These banks include the Sweetwater River Mitigation Area, Boden Canyon Mitigation Bank, Old Castle Road Mitigation Bank, Singing Hills Conservation Bank and Rancho San Diego Mitigation Bank. The status of these banks is shown in Table 10.

3.7 Mitigation Land Policy

In January 2010, the Board of Supervisors adopted Board of Supervisors Policy I-138. This policy describes the County's program for acquiring land and making it available to mitigate the biological impacts of public and private projects through the sale of mitigation credits. The policy authorizes DPR to administer the sale of mitigation credits. Board Policy I-138 sets forth methods by which the value of the mitigation credits may be determined and requires applicants to pay for the valuation. The policy also requires DPR to calculate an amount for annual stewardship costs (an endowment) and to add this amount to the cost of the mitigation credits. Each transaction requires the execution of a Certificate of Mitigation and Purchase Agreement. DPR maintains a database to track the conveyance of mitigation credits to purchasers and the application of mitigation credits to development projects.

Table 11 shows revenue generated in 2013 from the sale of mitigation credits in accordance with the Mitigation Land Policy.

Table 11 2013 Mitigation Land Policy Projects

Project	Credits Sold	Credit Cost	Endowment	Preserve	MSCP	Date
Swiss Park Staging Area	1	\$23,300	\$6,000	Furby East Otay Mesa	City of San Diego	1/17/2013
San Ysidro Freight Yard Improvement Project	1.75	\$61,250	\$10,500	Tijuana River Valley Regional Park	City of San Diego	2/14/2013
	2.75	\$84,550	\$16,500	\$101,050		
	Total Credits	Total Income	Total Endowment	Total Income & Endowments		

3.8 Clearing for Single-Family Residences on Small Parcels

Per Section 4.3.4.2 of the MSCP Subarea Plan, parcels which are no larger than 10 acres and occur within the MSCP Subarea Plan boundaries that were zoned for single-family dwellings and that contained a dwelling unit as of October 22, 1997 are exempt from the clearing regulations.

Within the PAMA, grading and clearing is permitted on two acres of parcels existing as of January 1, 1997 that did not contain a dwelling unit as of October 22, 1997, that are no larger than 10 acres and that are zoned for single-family residential uses, provided that clearing and grading of such two acre portions does not interfere with achieving the goals and criteria of the MSCP Subarea Plan. Grading and clearing on the remaining portion of the parcel must meet the mitigation requirements of the BMO.

Outside the PAMA, grading and clearing on parcels no larger than 10 acres, zoned for single-family residential uses as of January 1, 1997 and which did not contain a dwelling unit as of October 22, 1997, shall be permitted on a total of five acres. Clearing the remainder of the parcel shall be subject to the requirements of the MSCP Subarea Plan and BMO. Clearing for fuel management, as required by the appropriate fire regulations or by a Fire Marshall, are not counted in computing the number of acres cleared.

Private landowners of parcels zoned for single-family residences and that did not have a dwelling unit as of October 22, 1997, can apply for a Certificate of Inclusion (COI) for their property. COIs are issued for two or five acres of clearing or grading depending on if the parcel is in the PAMA or not, and 10 acres if a house existed on the parcel before October 1997, even if the landowners intend to clear less. The MSCP Subarea Plan does not have a limit for how many total acres can be cleared. Table 12 shows COIs issued in 2013 for clearing habitat on parcels 10 acres or smaller.

Table 12 COIs Issued for Clearing for Single-Family Residences on Small Parcels

Date Issued	APN	Acres Allowed to be Cleared by BMO (acres)	Actual Site Acreage
2/20/2013	323-110-22	2	10.01
3/5/2013	510-041-03	5	5.4
4/4/2013	329-160-43	5	3.2
4/4/2013	515-082-53	2	1.34
4/16/2013	269-181-72	5	1.23
4/25/2013	509-010-64	2	5.9
5/13/2013	396-030-32	5	2.51
8/15/2013	402-400-03	5	1.18
9/6/2013	269-193-02	5	1.2
9/18/2013	385-330-17	5	1.01
10/29/2013	388-534-05	5	1.18
10/31/2013	403-191-57	5	2
10/31/2013	403-191-58	5	3.61

3.9 Agricultural Exemption

Section 4.3.4.3 of the MSCP Subarea Plan allows up to 3,000 acres of clearing and grading for agriculture without mitigation requirements of the MSCP Subarea Plan and the BMO. When clearing and grading of habitat reaches 3,000 acres, all other clearing and grading for agriculture will be subject to the mitigation requirements of the MSCP Subarea Plan and the BMO. Private landowners can apply for a COI for agricultural clearing and grading until the 3,000 acres is reached.

COIs issued for agricultural clearing in the Subarea since the MSCP Subarea Plan was approved are listed in Table 13. There were no COIs issued for agricultural clearing within the Subarea in 2013. To date, the County has issued COIs covering 884.03 acres for agricultural clearing or 27% of the 3,000 acres.

Table 13 COIs Issued for Agricultural Clearing

Date COI Issued	APN	Permit Number	Site Name	Acres
12/11/00	399-020-17	AE301	Gibson	28.60
03/16/01	513-080-23	AE01-005	Boney	2.00
01/14/04	285-030-10	AD03-051	Royden	9.86
01/14/04	327-011-03	AD03-051	Royden	42.72
08/09/04	375-171-03	AD 04-048	Shank	1.00
08/09/04	375-171-04	AD 04-048	Shank	1.00
3/31/2011	Portions of 389-091-05, -06, -25	None	High Meadow Ranch	6.55
8/10/2011	240-270-58, 242-010-71, 242-010-72, 242-030-37, 242-030-38, 242-031-03, 242-080-01, 242-080-07, 243-110-01, 243-110-04, 243-150-05, 244-020-04	AD 11-017	Rancho Guejito	763.00
10/13/2011	242-070-07	AD 09-058	Rockwood Ranch	29.30
			Total	884.03

3.10 Building Permit COIs

The PDS Building Division issues COIs that allow habitat clearing of the amount needed to construct whatever is approved by the Building Permit. The acreages of habitat allowed to be cleared for these projects in 2013 and cumulatively are provided in Table 6.

4.0 MANAGEMENT AND MONITORING

Management and monitoring of Preserves within the MSCP Subarea Plan is an important element of its success, and to the overall success of the MSCP Subregional Plan. The overall management goal of the MSCP Subregional Plan and the MSCP Subarea Plan is to ensure that the biological values of natural resources are maintained or improved over time where land is preserved as part of the MSCP through acquisition, regulation, mitigation or other means. In conformance with Section 10.9 (Preserve Management) and Section 14.5 (Biological Monitoring) of the Implementing Agreement, the County is responsible for managing and monitoring the land it owns or acquires as well as ensuring that other private mitigation lands that are dedicated to the County within the PAMA are managed and monitored consistent with MSCP.

4.1 Preserve Management of County Lands

Ongoing stewardship and adaptive management activities performed in 2013 include access control, regular park ranger patrols, fence and gate installation and repair and trash removal, eradication of non-native and invasive species, erosion control, trail rehabilitation, fuel management activities, stream corridor improvement, vector control, and habitat restoration (Table 14).

The County prepares Resource Management Plans (RMPs) to document biological and cultural resources onsite and to provide guidance on management and preservation of the resources within Preserves in accordance with Area- Specific Management Directives pursuant to the requirements of the MSCP Subarea Plan Framework Management Plan (County 2001). RMPs have been completed for the following County owned/managed preserves: Barbara and Lawrence Daley, Barnett Ranch, Boulder Oaks, Del Dios Highlands, El Capitan, El Monte, Furby, Lakeside Linkage, Lusardi Creek, Oakoasis, Stelzer, Sycamore Canyon/Goodan Ranch, and the Tijuana River Valley Regional Park. The RMP for the Sycamore Canyon/Goodan Ranch Preserve was updated in 2013 to include an adjacent 263 acres. In 2013, the County completed a RMP for the Stoneridge Preserve located within Harbison Canyon.

4.1.1 Otay Ranch Preserve

The County and City of Chula Vista together working as the Otay Ranch Preserve POM are responsible for implementing the RMP management and monitoring strategies within the Otay Ranch Preserve. Management and monitoring of the Otay Ranch Preserve is funded through the collection of assessments from Community Facility District 97-2 (CFD 97-2) administered by the City of Chula Vista.

The POM has retained RECON to serve as the Preserve Steward/Biologist (PSB) to manage and monitor the biological resources within the Preserve in accordance with the approved Otay Ranch RMP. Currently lands under active management total 3,200 acres. Primary tasks performed by the PSB during the 2013 reporting period included: baseline biological surveys for the Wolf Canyon parcel and Proctor Valley (North) parcel; surveys for rare plants, vernal pool plants, San Diego fairy shrimp, Quino checkerspot butterfly, least Bell's Vireo and yellow-billed cuckoo; brown headed cowbird trapping in Salt Creek and along Otay River; access control - fencing and signs were installed at the Salt Creek and San Ysidro parcels to limit damage to sensitive habitat from unauthorized vehicle use; and, vegetation treatment and removal activities were performed within the Salt Creek San Ysidro and Litter Cedar Canyon parcels.

4.1.2 Grant Funded Management and Monitoring Projects

In addition to regular on-going stewardship, the County has been awarded four SANDAG TransNet EMP grants that are currently active; two have been awarded for cactus wren habitat restoration at Otay Ranch Preserve/Salt Creek (2008) and Lakeside Linkage Preserve (2010), and two for invasive, non-native plant treatment and restoration components Lusardi Creek Preserve (2010) and Sycamore Canyon/Goodan Ranch Preserve (2012).

4.1.2.1 Otay Ranch Preserve/Salt Creek Cactus Wren Habitat Restoration

DPR received a grant from the TransNet EMP in 2008 to restore cactus wren habitat at Salt Creek within the Otay Ranch Preserve. The purpose of the restoration program is to enhance and expand extant coastal cactus wren habitat within the POM managed lands in Salt Creek. Salt Creek is managed jointly by the County and the City of Chula Vista as the Otay Ranch POM.

The awarded grant included a five-year management and monitoring period. December 2013 marked the end of Year 4. Cactus cuttings and plants were salvaged in December 2009 from POM managed Salt Creek areas outside occupied cactus wren habitat. The cactus cuttings/plants were planted in a 1.0 acre area and an adjacent 0.4-acre disturbed area in early 2010. An estimated seven to ten thousand cactus plantings were installed. Native seed collected from the nearby area (i.e., southeast Chula Vista) was also hand broadcasted over the site in early 2010.

In general, there was an increase in the number of cactus wren observed in 2013 during the point counts compared to the number observed in 2012 but still a decline over sightings in 2011 and 2010. This year, there were 6 cactus wrens observed at 3 of the 6 sites. This compares to a high of 9 individuals at 5 sites in 2011. There also appeared to be a decrease in the number of California gnatcatchers observed in 2012 but comparable to those counted in previous years. This year there were a total of 4 individuals observed at all sites, while in 2012 there was a high of 8 individuals spread over all the sites.

4.1.2.2 Lakeside Linkage Cactus Wren Habitat Restoration

DPR received a grant from the TransNet EMP in 2010 to restore cactus wren habitat at Lakeside Linkage Preserve. This restoration project included habitat improvements (including dethatching and weed removal) and planting of coast prickly pear cactus and cholla cactus thickets within approximately five acres of coastal sage scrub (CSS) habitat on southwest facing slopes in the central property of the Preserve. The purpose of this restoration effort was to benefit dispersal and expansion of adjacent extant populations of cactus wrens. An incidental sighting of a cactus wren was recorded in the spring of 2011 on the central property of the Preserve, indicating

the suitability of this property for cactus wren recolonization. The central property of the Preserve was chosen as the most opportunistic location for restoration because it contains suitable habitat, including vegetation communities and slope/aspect, based on available information on suitable cactus wren nesting habitat and cactus wren habitat restoration elements.

The awarded grant included a five-year management and monitoring period. December 2013 marked the end of the first half of the third year of the grant. Maintenance conducted in 2013 included the installation of replacement herbivory fencing, supplemental watering, and weeding within the two restoration sites on the central property of the Preserve. Monitoring activities included biannual photomonitoring and qualitative assessments of restoration site conditions.

4.1.2.3 Lusardi Creek Preserve Fire Recovery/Invasive Removal

DPR received a grant from the TransNet EMP in 2010 for post-fire removal of emerging and invasive, non-native plants and the restoration of coastal sage scrub in the San Dieguito River watershed within the Lusardi Creek Preserve. Almost the entire Preserve burned in the 2007 wildfires. The awarded grant included a three-year management and monitoring period. December 2013 marked the end of Year 2 of the grant.

Target invasive control within Lusardi Creek consisted of initial removal and follow-up treatment of giant reed within designated target control areas, and restoration of 1.35 acres of non-native grassland habitat to CSS habitat situated upslope and adjacent to Lusardi Creek. An additional 19.2 acres of CSS restoration/enhancement were completed in April 2013. The additional restoration/enhancement site is situated upslope of and adjacent to Lusardi Creek and contains two separate areas: a lower portion bordering Lusardi Creek and an upper portion situated on top of a hill. Restoration/enhancement included dethatching of non-natives and installation of a CSS seed mix on an approximately 3-acre area within the upland enhancement portion. Additionally, approximately 150 cacti cuttings were installed within lower enhancement area.

4.1.2.4 Sycamore Canyon/Goodan Ranch Invasive Removal and Habitat Restoration

DPR received a 2-year grant from the TransNet EMP in 2012 for treatment and removal of invasive non-native plant species and active restoration of treated areas back to coastal sage chaparral scrub habitat and coastal sage scrub/scrub oak chaparral. Some of the Preserve has burned as many as four times over the course of the recorded fire history and most recently burned during the 2003 Cedar Fire. As a result of these fires, the Preserve has become highly infested with artichoke thistle, stinkwort, rose Natal grass, crimson fountaingrass, whitetop, mustard, hoary cress, Italian thistle, star thistle, and palms. Additionally stands of pampas grass and tamarisk have colonized in Sycamore Canyon Creek. The removal will also help promote the recovery and proliferation of sensitive plant species onsite such as San Diego thornmint, willowy monardella, California Adder's tongue, and the MSCP covered variegated dudleya.

In 2013, a monitoring visit was conducted and restoration sites identified, limits were staked with the aid of a GPS, and photo points were established. Representative photographs were taken at the established photo points during the monitoring visit. Additionally, areas were disced prior to a rain forecasted event. Discing before a rain event promotes weed germination. This action is expected to allow enough time to fulfill a sufficient grow-kill cycle prior to planting/seeding.

4.2 Preserve Biological Monitoring of County Lands

The main goal for biological monitoring is to collect high quality, accurate data to detect population trends, changes in habitat quality, and wildlife corridor functionality to guide adaptive management for the preserves.

During this reporting period, the County began developing a Comprehensive Monitoring Plan (CMP). The purpose of the CMP is to provide detailed specifications for implementation of adaptive management and monitoring within County-owned and managed conserved lands. The CMP is an implementation plan that prioritizes preserve level monitoring needs to assist with allocating funding where it is needed most and includes focused goals and objectives for target resources and detailed monitoring protocols.

The CMP was developed based on several key points that emerged from a 2012 workshop hosted by San Diego State University researchers, and attended by a diverse group of stakeholders. In this workshop, land managers, municipal and County staff, and resource agency personnel reviewed current literature and results of regional monitoring studies, and used their expertise to identify ways to improve management and monitoring within regional conservation plans in San Diego County (Deutschman and Strahm 2012). The key points are: (1) the need to connect monitoring data to management at the preserve level and the region; (2) the benefit of using conceptual models that related stressors and threats to key species and communities for focusing monitoring and management efforts; (3) the need to improve the utility of monitoring protocols so that they can inform management actions; (4) the need to prioritize funding for monitoring and management; and (5) the need to develop, test, and refine monitoring protocols as an ongoing process.

4.3 Preserve Management of Private Mitigation Lands

Eighteen projects (18) within the MSCP Subarea Plan have open permits for RMPs. These are projects that as a condition of their development entitlements were required to preserve habitat in perpetuity. Once an RMP is approved by PDS, developers are required to submit annual reports to PDS detailing the monitoring and habitat management activities conducted within the dedicated habitat conservation area (HCA).

The County's vegetation has been stressed again this year by drought and wildfire recovery. However, the vegetation recovery from the 2007 Witch Fire has nearly reached pre-fire stature. The focus of most HCAs were monitoring sensitive species and improving or managing habitat by controlling weedy vegetation. Several preserves had unauthorized access problems. These were the areas that either had previous trail access or had potential for river recreation. The following provides a summary of the 2013 private RMP activities.

4.3.1 RMP 98-001 Bernardo Lakes

This project remains in violation of the terms of the Open Space Management Agreement. The Homeowners Association believes they are only responsible for fuel management within the brush management zones. A violation letter was sent requesting a new Open Space Maintenance Agreement, a revised PAR and revised RMP including a new manager. There is no change since last year. No annual reports have been received. Follow up is required.

4.3.2 RMP 99-001 Ralphs Family

2011-2012 annual report was submitted in August of 2012. The annual report was prepared by Joaquin Meza. An annual report for 2013 was not been submitted. Follow up is required.

4.3.3 RMP 99-002 4S Ranch

2012-2013 annual report was submitted by Habitat Restoration Sciences, Inc. and accepted. The northerly portion of the Specific Plan Area continues to recover well from the Witch Creek Fire that burned this portion of the preserve area on October 20–21, 2007. The vegetation has recovered from the wildfire and many shrubs have nearly reached their pre-fire stature. The maintenance work at the 4S Ranch Upper Dam to repair the outlet structure was completed in late 2012, and habitat restoration work is ongoing. During the 2012–2013 reporting period, weed control efforts were focused in the 4S Ranch Upper Dam restoration site with control of artichoke thistle, salt cedar, pampas grass and eucalyptus seedlings being the primary goal.

4.3.4 RMP 99-003 “East Gorge” Salviati-Golem

A 2012-2013 annual report was submitted by the San Dieguito River Park Joint Powers Authority and accepted. Southern Pacific Pond Turtle (*Actinemys marmorata-pallidd*) is the species of focus for this property. Natural resource management actions are directed towards the creation and management of turtle habitat with benefit to many other plant and animal species. Three primary projects occurred: Invasive plant species removal; Exotic animal removal; and Upland habitat restoration focused on enhancement of disturbed upland and coastal sage scrub habitat which seems to have provided immediate benefits to sensitive species.

4.3.5 RMP 99-004 Crosby at Santa Fe Valley – Starwood

The 2013 annual report was submitted by Rincon Consultants and accepted pending editorial revisions. In addition to conducting monthly surveys of open space to identify and map habitat threats, inventory general and sensitive species, and remove trash and weeds where feasible, the managers implemented spring weed abatement within the artichoke thistle (*Cynara cardunculus*) control area in Habitat Management Area (HMA) 1, vernal pools (HMA 2), continued with fall weed abatement within HMAs 1 - 6 to treat stinkwort (*Dittrichia graveolens*), and assisted the San Dieguito River Valley Conservancy (SDRVC) with re-vegetation and planting

riparian species. Eucalyptus (*Eucalyptus* spp.) removal and treatment began through Natural Resource Conservation Service (NRCS) grant funding in HMA 3 – 5 and will continue through 2014. Coordination with local residences and authorities was necessary to manage trespassing issues in HMA 5. 14 sensitive plant species and 12 sensitive wildlife species have been observed onsite: California adolphia, San Diego mesa mint, San Diego button celery, spreading navarretia, Orcutt's brodiaea, San Diego ambrosia, Del Mar manzanita, Nuttall's scrub oak, San Diego barrel cactus, San Diego marsh elder, San Diego sagewort, southwestern spiny rush, summer holly, wart-stemmed ceanothus, San Diego fairy shrimp, orange-throated whiptail, Bell's sage sparrow, California horned lark, California gnatcatcher, Cooper's hawk, great blue heron, loggerhead shrike, northern harrier, southern California rufous-crowned sparrow, white-tailed kite, and San Diego black-tailed jackrabbit. More species information has been requested.

4.3.6 RMP 99-005 Woodridge

The 2013 annual report was submitted by the Center for Natural Lands Management and accepted. During the report period, minor trail improvements were implemented, nonnative species were treated or removed, fuel management activities were performed as per the site's guidelines for fuel zones, and regular patrol, site enforcement, and trash pickup was conducted. No biological surveys were conducted, but sensitive species were noted as they were observed. Dirt bikers try to create trails and trash are ongoing maintenance challenges.

4.3.7 RMP 01-001 Blossom Valley

The 2013 annual report was submitted by the Center for Natural Lands Management and accepted. During this reporting period, habitat restoration activities commenced near the bottom part of the main trail, sensitive plants or animals observed were noted and mapped, the revised Habitat Management Plan was completed, and routine patrols and general maintenance were conducted.

4.3.8 RMP 02-001 McCrink

This open space has an approved RMP, but no annual report was submitted for 2013. County staff is seeking information from the applicant on the status of the open space and its management. Follow up is required.

4.3.9 RMP 02-003 Maranatha Chapel

The applicant has not recorded the required open space easements nor have they acquired an open space manager in accordance with the RMP. A violation letter was re-sent in February 2013 requesting copies of the recorded open space documents, an Open Space Maintenance Agreement and PAR. Follow up is required.

4.3.10 RMP 03-001 Onyx Ridge

Per this RMP, annual report submittal is to commence when grading begins. To date, grading of the site has not commenced. However, The Escondido Creek Conservancy (TECC) performs regular site visits. The Onyx Ridge open space habitat is in good shape, equivalent to or better than when TECC took title.

4.3.11 RMP 03-002 El Apajo

Annual reports have not been submitted for El Apajo. PDS is in the process of determining if there is an open space violation as it appears that there are backyard structures in the open space. Follow up is required.

4.3.12 RMP 05-004 Greenhills Ranch

An RMP agreement with the new owner was approved on July 2, 2013. The first annual report was submitted by the Habitat Restoration Sciences, Inc. and accepted. This first year, 0.52 acre of CSS were restored with installation in May of 2013, fencing was inspected and repaired or replaced as necessary, the site was patrolled and trash was removed, vegetation was mapped, cactus was harvested for revegetation, and photo sites were established. Animal species were

observed and special status species locations were mapped. Only one was noted, orange-throated whiptail (*Aspidoscelis hyperythra beldingi*) during the patrols.

4.3.13 RMP 06-005 Artesian Trail

No annual report was received. The biological open space easement consists of two pieces totaling 3.2 acres. In 2012, the San Dieguito River Valley Conservancy and the developer, Greater Centurion, entered into an open space agreement to implement the RMP; however, the RMP has not been implemented, to County knowledge. All four lots are now developed with single family homes within the development bubble, and landscaping is contained within the development/limited building zone area. Follow up is required.

4.3.14 RMP 08-001 Bridges – Santa Fe Creek

The 2013 annual report was submitted by the San Diego Habitat Conservancy and accepted. The site preserves a total of 112 acres including 85 acres of CSS and 13 acres of riparian woodland with lesser amounts of other associated habitats. This is the first year of monitoring and weed management. Focus gnatcatcher surveys will occur in 2015 and every 3 years. Animals include gnatcatcher, rufous-crowned sparrow, cooper's hawk, yellow warbler, red-tailed hawk nest, coastal rosy boa, mule deer, and mountain lion. Plants include sticky dudleya, adolphia, sagewort, summer holly, wart-stem lilac, marsh -elder, spiny rush, sea-dahlia, goldenstar, Engelmann oak and ashy spike-moss.

4.3.15 RMP 10-002 Santa Fe Creek

The 2013 annual report was not submitted but there is no evidence of lot grading. The site is represented by Whalen and Assoc. It is located between Rambla de las Flores and El Acebo. Management tasks include removal of eucalyptus woodland and preservation of southern maritime chaparral. 24.5 acres total.

4.3.16 RMP 10-003 East Otay Mesa aka Rancho Vista del Mar (Major Use Permit 98-001)

The Open Space Maintenance Agreement was signed on February 13, 2012. The 2013 annual report was submitted by Open Space Management, Inc. and accepted. A new project number was given upon submittal: PSD2014-3914-RMPM 14-001.

4.3.17 RMP 11-001 Martz Rancho Las Pampas

The site received USFWS approval to be amended into the South County Subarea Plan in November 2012. The owner is now working toward USFWS approval as a mitigation bank.

4.3.18 RMP 11-002 Lonestar

The San Diego Habitat Conservancy commenced active management of the Preserve in January 2013. The 2013 annual report was submitted by the San Diego Habitat Conservancy and accepted. The 62.16-acre Preserve is located in the northwest corner of the intersection of Lonestar Road and Harvest Road, just east of State Route 125. The Preserve is comprised of Diegan coastal sage scrub (3.35 acres) and non-native grassland (58.81 acres), including a barren dirt area along the east boundary. The Preserve provides habitat for several sensitive animal species, including the Coronado skink (*Eumeces skiltonianus interparietalis*), burrowing owls (*Athene cunicularia*), and white-tailed kite (*Elanus leucurus*). It was decided that in lieu of mowing the grasses, CAL FIRE would perform a controlled burn. This has been delayed until spring or fall of 2014, so some mowing and dethatching did occur.

5.0 FINANCIAL SUMMARY

The County is responsible for funding acquisition, management and monitoring of lands within the PAMA. The costs associated with these activities may be funded through local and regional sources. The County primarily utilizes General Fund monies to acquire or leverage funding to acquire additional preserve lands. Additionally, the County Board of Supervisors annually appropriates funding for ongoing management and monitoring efforts. Management and monitoring efforts for conveyed lands in the Otay Ranch Preserve, which are jointly owned and managed by the County and the City of Chula Vista, is funded through a Communities Facilities District (CFD 97-2) administered by the City of Chula Vista. Lastly, the County has sought additional funding through various grant programs such as those offered through the SANDAG TransNet Environmental Mitigation Program (EMP). As discussed in Section 3.1, the Wildlife Agencies initiated an audit in 2013 per Section 14.6 of the Implementing Agreement. The audit will include review of all monies received, invested and expended on acquisition, management and monitoring activities. Results of the audit will be reported in future annual reports.

5.1 County Contribution

In 2013, the County Board of Supervisors appropriated \$10 million for acquisition of open space throughout the adopted Subarea and planned North County Plan and East County Plan areas. During this reporting period, in the South County Subarea, the County spent approximately \$1.67 million to acquire 102 acres of land. Since 1998, the County has contributed almost \$34 million leveraged with \$31.2¹ million of other funding to acquire 6,942 acres in the South County Subarea.

¹ The 2012 Annual Report, reported the County contributed \$32.3 million leveraged with \$32.9 million of other funding. Upon reviewing the County's acquisition table, it was discovered that \$2 million was listed as grant funding for the Hollenbeck Canyon/Daley Ranch Phases I and II acquisition in 2000. The total cost for the land was \$2 million and was purchased with County general funds. Please see Table 2.

The Board of Supervisors allocates funding for ongoing management and monitoring efforts on approximately 18,685² acres within the Subarea and future North County Plan and East County Plan areas. The average cost for stewardship, monitoring, and adaptive management is \$150/acre. The location, fire management and species monitoring requirements, as well as impacts of the urban interface, affect the cost per acre. This amount varies based on economies of scale (e.g., a 500-acre park/preserve costs less per acre to survey and monitor than a 100-acre park/preserve).

5.2 Otay Ranch Preserve Community Facility District 97-2

Approximately \$500,000 of City of Chula Vista administered Community Facility District 97-2 funds were used for managing and monitoring Otay Ranch Preserve in FY 2012-13. The approved budget for FY 2013-14 is \$468,500. Administration costs to manage the Otay Ranch Preserve were reduced for FY 2013-14 and are now based on average actual costs from previous fiscal years.

5.3 TransNet Funding

SANDAG is a regional transportation agency responsible for administering TransNet funds collected as a local half-cent sales tax for transportation improvements. The vote to extend the TransNet tax in 2004 included \$850 million to fund land acquisition, land management, and species monitoring of mitigation lands for local and regional transportation projects known as the TransNet EMP. According to its 2013 status report SANDAG has distributed \$11.5 million to regional land managers in the form of 70 grants. SANDAG did not request land management grant proposals in 2013.

² The 2012 annual report reported this acreage as 36,515. This was in error as it also included acreage acquired by local, State and Federal partners. For 2012, County acquisition total for the Subarea and future North County Plan and East County Plan areas was 18,166 acres.

6.0 EDUCATION AND OUTREACH

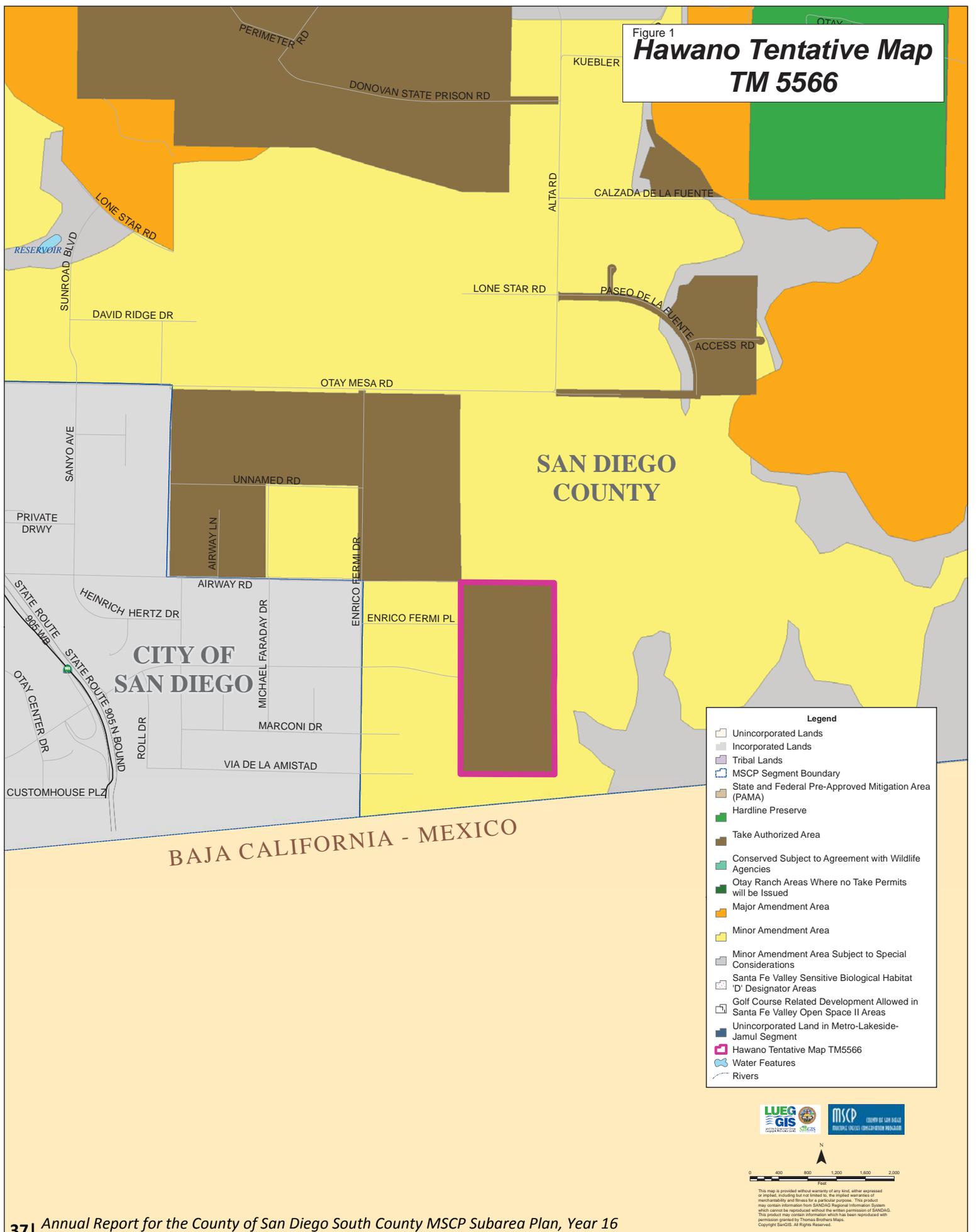
One of DPR's key activities is educating the public about the County's invaluable natural resources. Rangers and volunteers are trained in the Environmental Education program to provide multiple interpretive services to the public. Presentations are available to people of all ages, including schools, parks, campgrounds, interpretive centers, camps, scout groups, and churches. Among these entertaining and informative programs are:

- Discovery Kit Program. This program has assisted hundreds of educators and their students explore the wealth of nature in their own backyards. The hands-on course includes pre-field trip activities for classroom use, field trip activities for use in the park, and post-field trip activities for classroom and home use. The curriculum is correlated with the California Science Framework and includes information on fire ecology and the MSCP.
- Wildlife conservation programs with live animals
- Environmental slide programs
- Safety talks
- Ranger-led nature walks
- Stormwater
- Watersheds Education

7.0 CONCLUSION

During the first 16 years of this 50 year program, the County and its agency and private conservation partners have assembled 74,058 acres of the 98,379-acre preserve which represents 75% of the total MSCP conservation goal. The Board of Supervisors maintains its commitment to the parks and open space conservation program by continuing its annual appropriation for acquiring and managing and monitoring these natural areas. Ongoing preservation combined with management and species monitoring of preserve areas will enable the County to preserve the biological value of these lands.

Figure 1
**Hawano Tentative Map
 TM 5566**

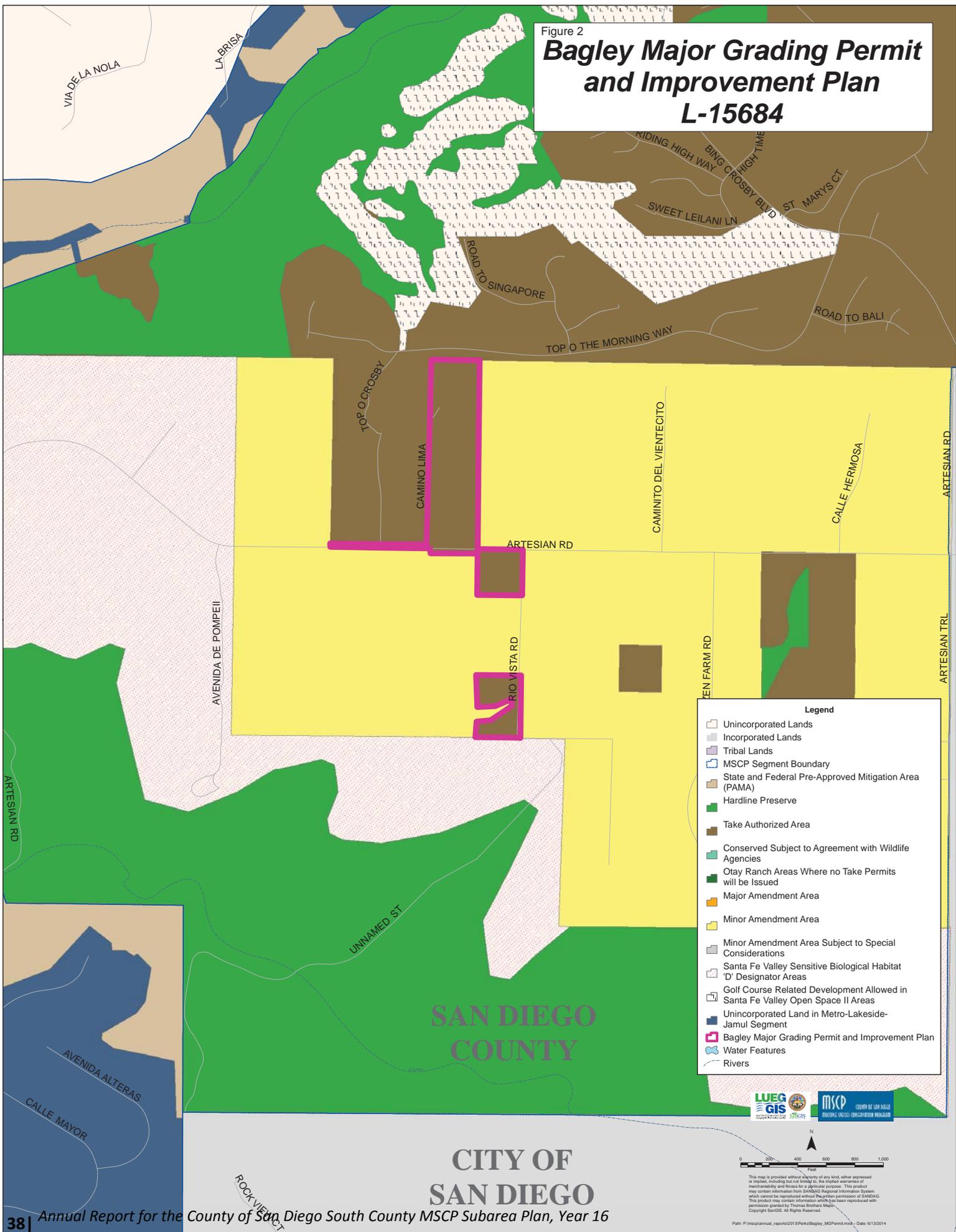


Legend

- Unincorporated Lands
- Incorporated Lands
- Tribal Lands
- MSCP Segment Boundary
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Hardline Preserve
- Take Authorized Area
- Conserved Subject to Agreement with Wildlife Agencies
- Otay Ranch Areas Where no Take Permits will be Issued
- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area Subject to Special Considerations
- Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
- Golf Course Related Development Allowed in Santa Fe Valley Open Space II Areas
- Unincorporated Land in Metro-Lakeside-Jamul Segment
- Hawano Tentative Map TM5566
- Water Features
- Rivers

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Figure 2
**Bagley Major Grading Permit
 and Improvement Plan
 L-15684**

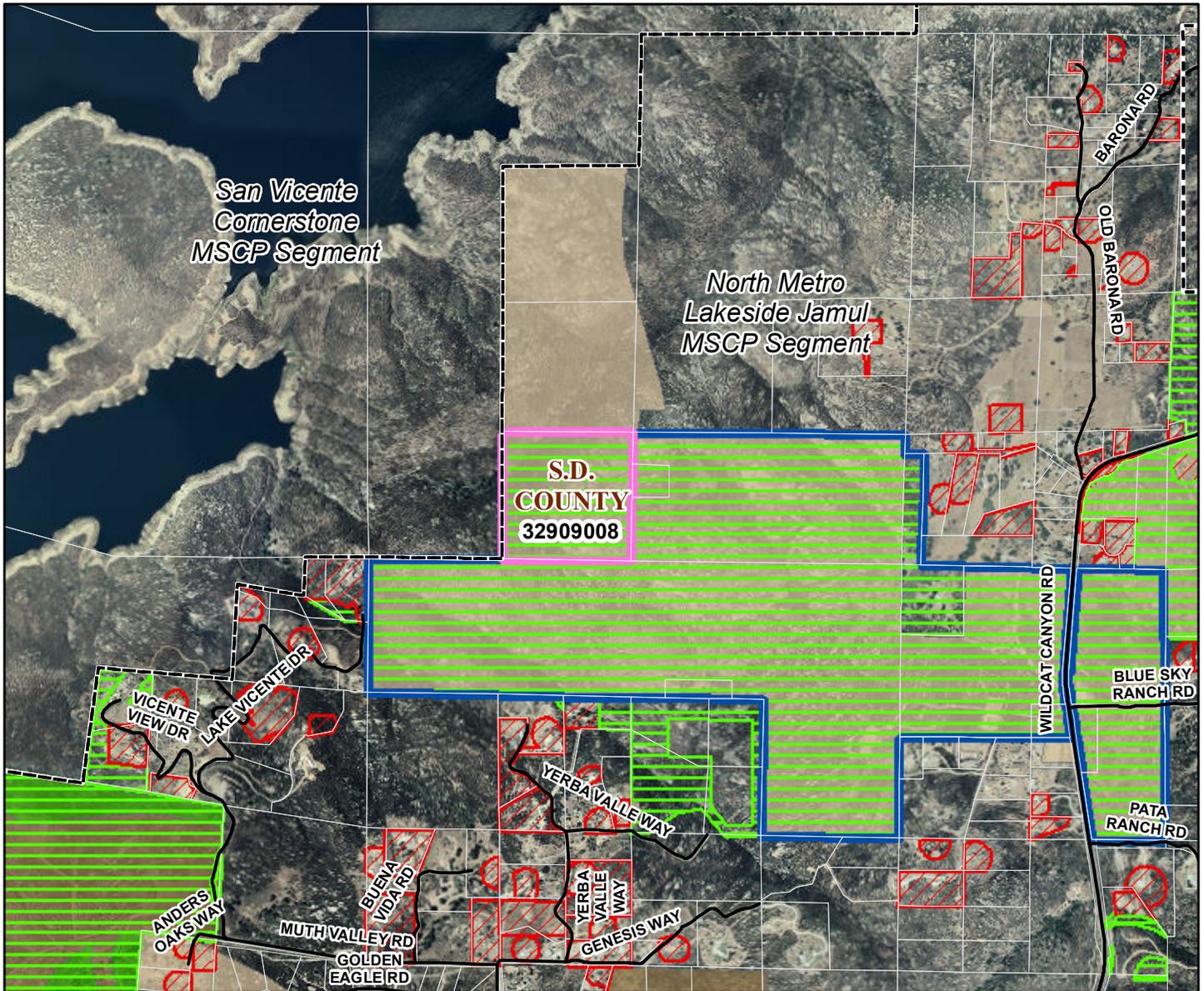


- Legend**
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 - Minor Amendment Area Subject to Special Considerations
 - Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
 - Golf Course Related Development Allowed in Santa Fe Valley Open Space II Areas
 - Unincorporated Land in Metro-Lakeside-Jamul Segment
 - Bagley Major Grading Permit and Improvement Plan
 - Water Features
 - Rivers

**CITY OF
 SAN DIEGO**

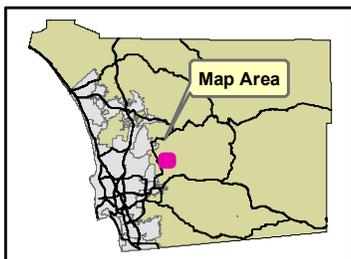
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Figure 3 Oakoasis 2013

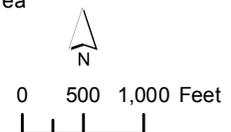


Project Name:	Oakoasis 2013
Acres:	37.28
Acquisition Date:	7/16/2013
Management Agency:	County of San Diego
Project Tracking Number:	13-003
Source of Funding:	County General Fund
MSCP Segment:	North Metro Lakeside Jamul

MSCP Vegetation Type	Acres
Chaparral	36.23
Oak Woodland	1.06



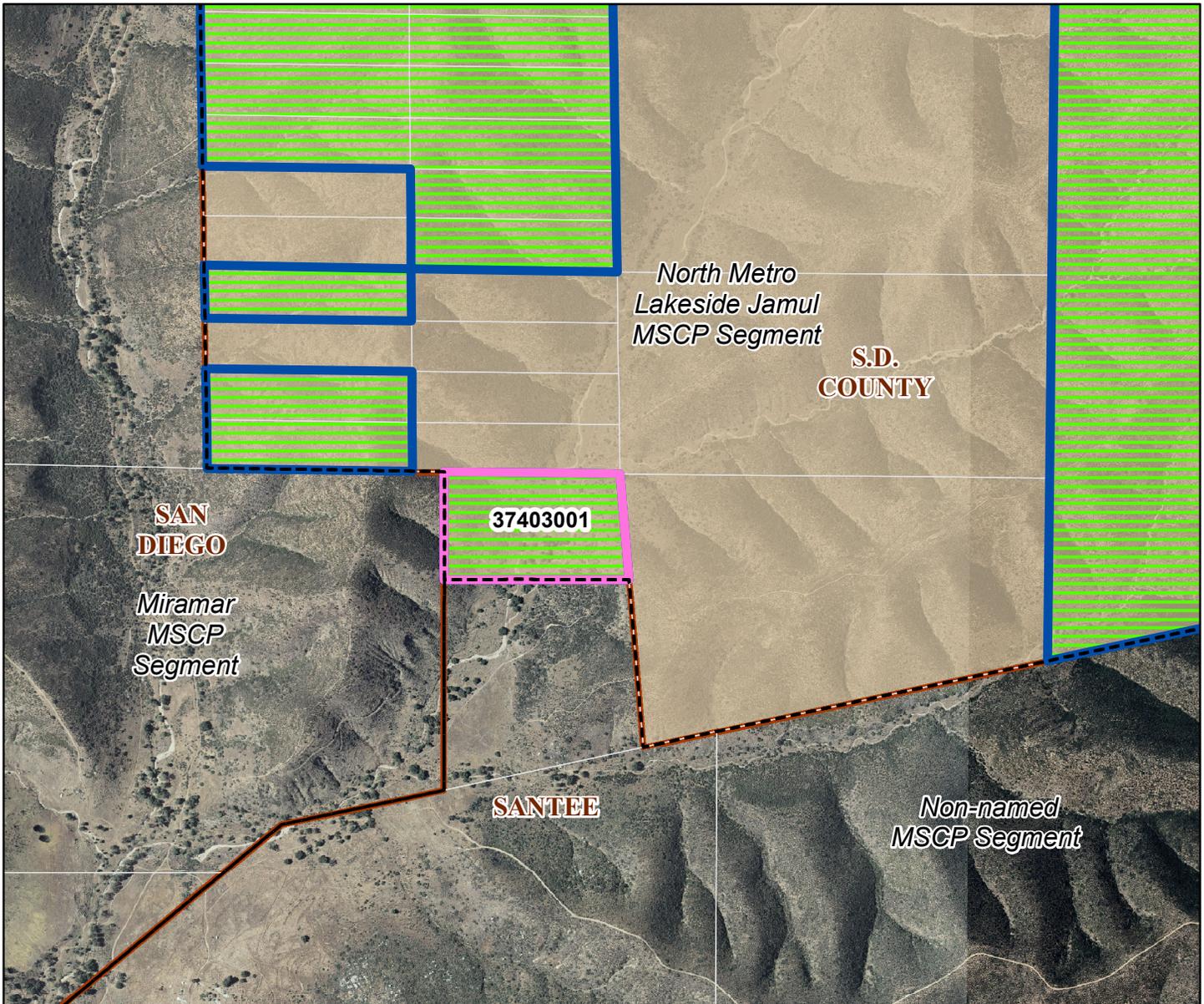
- Project Area
- Park/Preserve Boundary
- MSCP Segment Boundary
- Parcel Boundary
- Municipal Boundary
- Segments Knock-out
- Freeway
- Highway
- Road
- MSCP Gain
- MSCP Loss
- MSCP (South County) Designations
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Hardline Preserve
- Take Authorized Area



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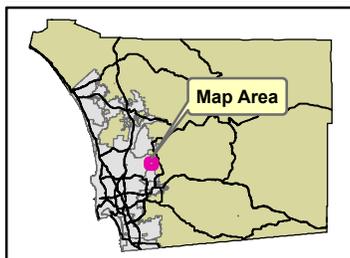


Figure 4 Sycamore Canyon 2013

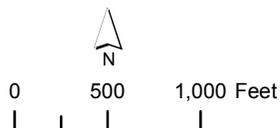


Project Name:	Sycamore Canyon 2013
Acres:	20
Acquisition Date:	10/22/2013
Management Agency:	County of San Diego
Project Tracking Number:	13-001
Source of Funding:	County General Fund
MSCP Segment:	North Metro Lakeside Jamul

MSCP Vegetation Type	Acres
Coastal Sage Scrub	5.42
Chaparral	10.48
Oak Riparian Forest	2.46



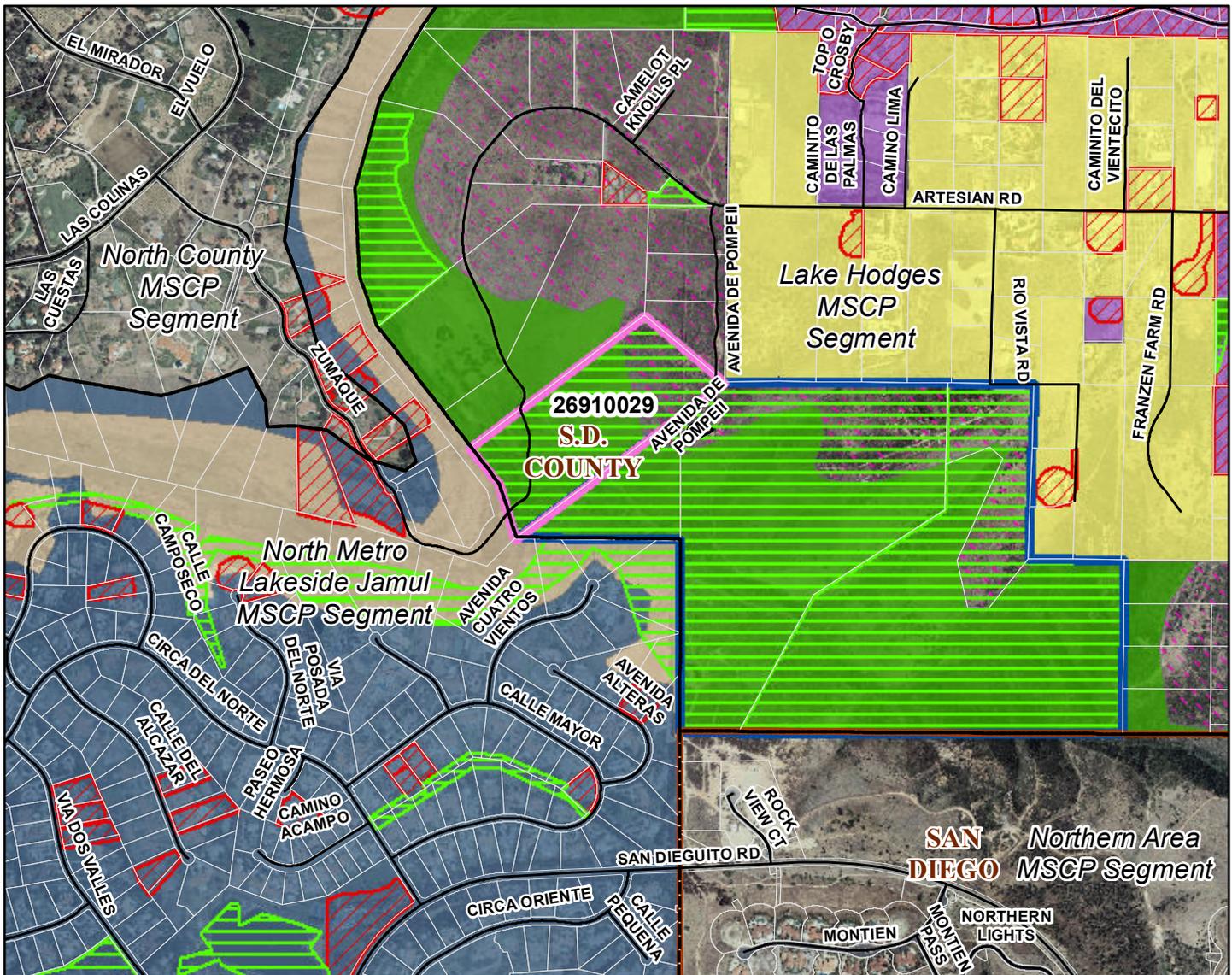
- Project Area
- Park/Preserve Boundary
- MSCP Segment Boundary
- Parcel Boundary
- Municipal Boundary
- Freeway
- Highway
- Road
- MSCP Gain
- MSCP Loss
- MSCP (South County) Designations
- State and Federal Pre-Approved Mitigation Area (PAMA)



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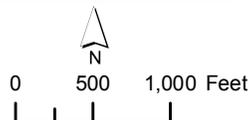
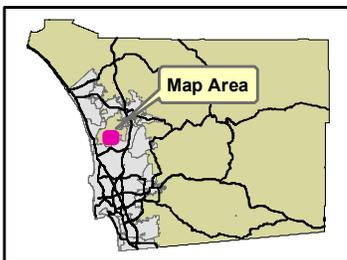


Figure 5 Lusardi Creek 2013



Project Name:	Lusardi Creek 2013
Acres:	31.08
Acquisition Date:	12/10/2013
Management Agency:	County of San Diego
Project Tracking Number:	13-004
Source of Funding:	County General Fund & State HCF
MSCP Segment:	Lake Hodges, North Metro Lakeside Jamul

MSCP Vegetation Type	Acres
Coastal Sage Scrub	14.34
Chaparral	5.28
Riparian Forest	2.19
Riparian Scrub	0.59
Eucalyptus Woodland	1.41
Disturbed Wetland	1.19
Natural Floodchannel/Streambed	0.96
Disturbed Land	4.79
Urban/Developed	0.33



- Project Area
- Park/Preserve Boundary
- MSCP Segment Boundary
- Parcel Boundary
- Municipal Boundary
- Freeway
- Highway
- Road
- MSCP Gain
- MSCP Loss

- MSCP (South County) Designation**
- State and Federal Pre-Approved Mitigation Area (PAMA)
 - Hardline Preserve
 - Take Authorized Area
 - Minor Amendment Area
 - Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
 - Unincorporated Land in Metro-Lakeside-Jamul Segment

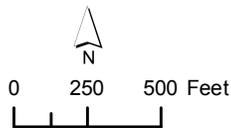
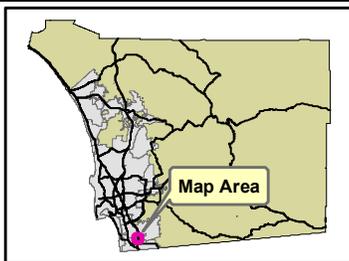
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Figure 6 Otay Valley Regional Park 2013



Project Name:	Otay Valley Regional Park 2013
Acres: Project Area, Entire Parcel	7.91, 15.65
Acquisition Date:	11/27/2013
Management Agency:	City of San Diego, County of San Diego
Project Tracking Number:	N/A
Source of Funding:	County General Fund & Caltrans Settlement Dollars
MSCP Segment:	Southern Area

MSCP Vegetation Type	Acres Project Area	Acres Entire Parcel
Coastal Sage Scrub	0.10	0.28
Chaparral	0.06	0.84
Freshwater Marsh	0.62	0.65
Riparian Scrub	3.35	4.31
Eucalyptus Woodland	3.15	8.04
Agriculture	0.05	0.05
Urban/Developed	0.34	1.18
Null Value	0.24	0.30



- ▬ Project Area
- ▬ Park/Preserve Boundary
- ▬ MHPA Boundary
- ▬ Entire Parcel Boundary
- ▬ MSCP Segment Boundary
- ▬ Parcel Boundary
- ▬ Municipal Boundary
- ▬ Freeway
- ▬ Highway
- ▬ Road

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Table 2 County Acquisitions since 1998

Area and Property Name	Non-PAMA	PAMA Acres	Total Acres	Land Cost	Grant \$	General \$
Tijuana River Valley, Arietta	40	0	40	\$478,000	\$478,000	\$0
Tijuana River Valley, Calmat Option I	162	0	162	\$1,225,272	\$1,225,272	\$0
Tijuana River Valley, West/Dymott	41	0	41	\$410,000	\$410,000	\$0
1998	243	0	243	\$2,113,272	\$2,113,272	\$0
Tijuana River Valley, Calmat Option Final	28	0	28	\$208,837	\$208,837	\$0
Lakeside, Arabo	3	6	9	\$160,000	\$80,000	\$80,000
Lakeside, Ham	3	44	47	\$800,000	\$400,000	\$400,000
Lakeside, HJMD	1	32	33	\$490,000	\$245,000	\$245,000
Lakeside, Yunis	0	13	13	\$270,000	\$135,000	\$135,000
Lusardi Creek, Rancho Vista	17	80	97	\$1,845,500	\$922,750	\$922,750
1999	53	175	227	\$3,774,337	\$1,991,587	\$1,782,750
Lusardi Creek, Santa Fe Views	22	73	95	\$1,976,000	\$988,000	\$988,000
Hollenbeck Canyon, Daley Ranch, Ph I	313	0	313	\$2,000,000 ¹	\$1,000,000	\$1,000,000
Hollenbeck Canyon, Daley Ranch, Ph II	286	0	286	\$2,000,000 ²	\$1,000,000	\$1,000,000
Lakeside, United Brokers	2	7	9	\$153,000	\$76,500	\$76,500
Tijuana River Valley, Piper/Shelton	140	0	140	\$1,752,750	\$1,252,750	\$500,000
Wright's Field, Alpine School Dist.	0	40	40	\$425,000	\$250,000	\$175,000
Wright's Field, Union Bank	0	39	39	\$356,633	\$208,437	\$148,196
2000	763	159	922	\$6,663,383	\$4,775,687	\$3,887,696
Lakeside, Pavel	0	12	12	\$200,000	\$100,000	\$100,000
Otay River Valley Park, Malcolm	1	0	1	\$46,000	\$46,000	\$0
Otay River Valley Park, O Brien	8	0	8	\$205,500	\$102,724	\$102,776
2001	9	12	21	\$451,500	\$248,724	\$202,776

^{1 & 2} The 2012 Annual Report listed \$2million as grant funding for the purchase of Hollenbeck Canyon/Daley Ranch Phases I and II acquisition in 2000. This was in error as the total cost for the land was \$2 million and was purchased with County general funds.

Area and Property Name	Non-PAMA	PAMA Acres	Total Acres	Land Cost	Grant \$	General \$
Lakeside, Shuler	0	58	58	\$425,000	\$425,000	\$0
Tijuana River Valley, Hanson	76	0	76	\$1,387,500	\$0	\$1,387,500
Tijuana River Valley, Skibbe	11	0	11	\$485,000	\$485,000	\$0
Wright's Field, Findel Ranch	0	30	30	\$500,000	\$0	\$500,000
Iron Mountain, Ramona Serena/ Barnett Ranch	517	200	717	\$4,440,000	\$2,000,000	\$2,440,000
2002	604	288	892	\$7,237,500	\$2,910,000	\$4,327,500
Otay River Valley Park, Hirlinger-Baker	6	0	6	\$95,000	\$0	\$95,000
Iron Mountain, Berkeley Hering	0	61	61	\$457,200	\$395,000	\$62,200
Iron Mountain, Boulder Oaks	115	1,100	1,215	\$4,410,000	\$3,307,500	\$1,102,500
Iron Mountain, Reams Thomsen	0	40	40	\$180,000	\$180,000	\$0
Sycamore Canyon Preserve (I-122 Dedication)	0	48	48			
East Otay Mesa, Furby North	83	0	83	\$1,296,600	\$0	\$1,296,600
Otay River Valley Park, Munson Otay	20	0	20	\$13,300	\$13,300	\$0
Otay River Valley Park, Takashima	10	0	10	\$253,250	\$253,250	\$0
Tijuana River Valley, Horwin	20	0	20	\$365,000	\$365,000	\$0
Tijuana River Valley, Nelson Sloan	72	0	72	\$699,782	\$699,782	\$0
Tijuana River Valley, Scripps/Furby	64	0	64	\$1,203,400	\$0	\$1,203,400
Wright's Field, Apollo*	0	120	120	\$1,800,000	\$1,000,000	\$800,000
2003	390	1,369	1,759	\$10,773,532	\$6,213,832	\$4,559,700
Escondido Creek, Polo	4	106	110	\$1,700,000	\$200,000	\$1,500,000
Sycamore Canyon Preserve (I-122)	35	54	89	\$0	\$0	\$0
Otay River Valley Park, Georgiana Smith	0	90	90	\$2,611,000	\$2,611,000	\$0
Otay River Valley Park, Greg Smith	0	101	101	\$3,243,000	\$3,243,000	\$0
2004	39	351	390	\$7,554,000	\$6,054,000	\$1,500,000

Area and Property Name	Non-PAMA	PAMA Acres	Total Acres	Land Cost	Grant \$	General \$
Harbison, Bahde Donation	1	19	20	\$0	\$0	\$0
McGinty Mountain Transfer	0	20	20	\$0	\$0	\$0
Otay River Valley Park, Grindle	0	8	8	\$91,200	\$91,200	\$0
Otay River Valley Park, Kimball	0	16	16	\$196,000	\$196,000	\$0
Otay River Valley Park, Lanzetta	5	0	5	\$125,000	\$125,000	\$0
Tijuana River Valley, Dairy Mart Ponds	60	0	60	\$0	\$0	\$0
2005	66	63	129	\$412,200	\$412,200	\$0
Otay River Valley Park, Sandoval (1 & 2)	13	0	13	\$700,000	\$700,000	\$0
Otay River Valley Park, Otay Land Company	0	113	113	\$1,490,000	\$1,490,000	\$0
Pitchford (MLJ at Stelzer)	0	3	3	\$75,000	\$0	\$75,000
2006	13	116	129	\$2,265,000	\$2,190,000	\$75,000
Greenfield Transfer	9	8	17	\$0	\$0	\$0
2007	9	8	17	\$0	\$0	\$0
Del Dios Highlands (Greer)	0	10	10	\$675,000	\$0	\$675,000
Sycamore Canyon-Goodan Ranch (Armstrong)	0	20	20	\$160,000	\$0	\$160,000
Ramona Grasslands (Gildred - Portion in SC MSCP)	292	170	462	\$3,630,000	\$3,217,500	\$412,500
2008	292	200	492	\$4,465,000	\$3,217,500	\$1,247,500
Christopherhill TET dedication	62	0	62	\$0	\$0	\$0
2009	62	0	62	\$0	\$0	\$0
Del Dios Highlands (Helix-Lambron)	58	91	149	\$4,000,000	\$2,600,000	\$1,400,000
Sycamore Canyon southern additions	0	150	150	\$1,310,000	\$0	\$1,310,000
Lakeside - Endangered Habitats Conservancy OSE*	33	0	33	\$1,000,000	\$0	\$1,000,000
2010	91	241	332	\$5,310,000	\$2,600,000	\$2,710,000
Worley	7	220	227	\$2,650,000	\$0	\$2,650,000
Sycamore Canyon/Goodan Ranch	1	111	112	\$2,820,000	\$200,000	\$2,620,000
2011	7	331	338	\$5,470,000	\$200,000	\$5,270,000
San Diego River Foundation El Capitan (BRCA)*	0	158	158	\$205,000	\$5,000	\$200,000
Salvation Army (BRCA)	0	743	743	\$6,555,000	\$0	\$6,555,000
2012	0	901	901	\$6,760,000	\$5,000	\$6,755,000

Area and Property Name	Non-PAMA	PAMA Acres	Total Acres	Land Cost	Grant \$	General \$
Oakoasis-Sophisticated Investments	0	37	37	\$72,000	\$0	\$72,000
Sycamore Canyon/Goodan Ranch (South-Barratt American)	0	18	18	\$180,000	\$0	\$180,000
Otay River Valley Park, Reed/Paintball	16	0	16	\$525,000	\$262,500	\$262,500
Lusardi Creek, Fingal	9	22	31	\$1,360,000	\$200,000	\$1,160,000
2013	24	77	102	\$2,137,000	\$462,500	\$1,674,500
TOTAL SOUTH COUNTY SUBAREA	2,665	4,292	6,957	\$65,386,724	\$31,394,302	\$33,992,422

*Indicates Open Space Easements granted to the County contributing towards County acquisition requirements

Table 4 Summary of Habitat Losses and Gains



Plan: MSCP South San Diego County

Project Gain Status: Gain

Date Range: 1/1/2013 - 12/31/2013

Project Loss Status: Loss

County of San Diego

Habitat Type	Target Cons.	Acres Inside the Habitat Preserve Planning Area					Acres Outside the Habitat Preserve					Total Acres			
		Habitat Loss		Habitat Gain			Habitat Loss		Habitat Gain			Habitat Loss		Habitat Gain	
		Current Period	Cummulative	Current Period	Cummulative	Cons. to Date %	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	
Beach	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saltpan	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Southern Foredunes	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Southern Coastal Bluff Scrub	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coastal Sage Scrub	42,873	6.66	539.84	736.79	27,748.38	64.72 %	5.60	1,269.89	54.40	7,290.21	12.26	1,809.72	791.19	35,038.59	
Maritime Succulent Scrub	6	0.00	0.00	0.53	3.89	64.77 %	0.00	0.00	0.00	8.23	0.00	0.00	0.53	12.12	
Chaparral	39,871	1.03	250.75	442.92	33,077.97	82.96 %	10.52	2,860.20	5.90	8,245.55	11.55	3,110.96	448.82	41,323.52	
Southern Maritime Chaparral	5	0.00	1.95	0.00	5.82	116.31 %	0.00	9.77	0.00	22.71	0.00	11.72	0.00	28.53	
Coastal Sage-Chaparral Scrub	1,325	0.00	12.36	7.07	964.59	72.80 %	0.00	130.29	0.00	1,104.50	0.00	142.64	7.07	2,069.09	
Grassland	3,171	0.00	46.11	70.50	1,935.44	61.04 %	1.05	1,103.10	8.23	967.72	1.05	1,149.21	78.73	2,903.16	
Southern Coastal Salt Marsh	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Freshwater Marsh	233	0.00	0.06	0.23	133.52	57.30 %	0.00	4.46	0.00	59.65	0.00	4.52	0.23	193.17	
Riparian Forest	348	0.00	0.42	9.75	287.44	82.60 %	0.00	2.00	4.89	69.90	0.00	2.42	14.64	357.35	
Oak Riparian Forest	2,192	0.00	29.72	108.17	977.94	44.61 %	0.77	45.95	1.10	434.90	0.77	75.67	109.27	1,412.84	
Riparian Woodland	20	0.00	0.00	0.00	10.88	54.39 %	0.00	0.00	0.00	6.45	0.00	0.00	0.00	17.33	
Riparian Scrub	383	0.00	3.59	2.72	104.91	27.39 %	0.00	14.16	0.55	68.32	0.00	17.75	3.26	173.24	
Oak Woodland	2,211	0.93	33.19	25.81	1,057.76	47.84 %	2.34	145.02	0.85	426.23	3.27	178.21	26.66	1,483.99	
Torrey Pine Forest	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Tecate Cypress Forest	5,589	0.00	0.00	0.00	5,601.41	100.22 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,601.41	
Eucalyptus Woodland	105	0.00	9.19	1.41	44.08	41.98 %	0.00	410.99	0.00	66.91	0.00	420.19	1.41	110.99	
Open Water	149	0.00	0.00	0.00	38.93	26.13 %	0.00	6.24	0.00	33.15	0.00	6.24	0.00	72.09	
Disturbed Wetland	90	0.00	1.99	1.19	78.70	87.44 %	0.00	16.25	0.00	25.99	0.00	18.24	1.19	104.69	
Natural Floodchannel	225	0.00	0.00	2.26	30.76	13.67 %	0.00	0.00	0.00	4.83	0.00	0.00	2.26	35.59	
Shallow Bays	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pacific Ocean/Deep Bay	0	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Disturbed Land	0	0.21	100.54	7.60	430.54		2.40	680.22	9.59	358.26	2.60	780.76	17.19	788.80	
Agriculture	0	0.25	86.87	5.48	541.09		18.08	1,214.46	1.32	2,305.81	18.33	1,301.33	6.80	2,846.90	
Urban/Developed	0	0.00	40.29	0.33	64.29		17.04	1,898.55	29.54	547.37	17.05	1,938.84	29.87	611.66	
Agency Total:		9.07	1,156.89	1,422.75	73,138.32		57.80	9,811.55	116.36	22,046.71	66.87	10,968.44	1,539.11	95,185.03	

Note: The Agriculture and Urban/Developed category is included to account for all land included within a project and habitat preserve planning area.

Table 5 Summary of Project Gains

MSCP South San Diego County



From 1/1/2013 To 12/31/2013

County of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt Resp.	Conservation Type	Mit. Bank Credits Used	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
Segment: Lake Hodges												
13-004	Lusardi Creek Preserve 2013		County of San Diego	269-100-29	12/10/2013	Gain	Local	Acquisition	0.00	8.72	22.23	30.95
Total for Segment: Lake Hodges									0.00	8.72	22.23	30.95
Segment: North Metro Lakeside Jamul												
13-038	CO OF SD TCT#3702-1 5 -31-13		High Meadow Ranch LP		5/31/2013	Gain	Private	Easement	0.00	0.00	2.07	2.07
13-037	CO OF SD TCT#3702-1 6 -3-13		High Meadow Ranch LP	389-071-10 389-091-07 389-092-05 389-092-06 389-092-07 389-092-08 389-092-09 389-092-10 389-092-11 389-092-12 389-092-13	6/3/2013	Gain	Private	Easement	0.00	1.71	4.29	6.00
13-039	CO OF SD TCT#3702-2 6 -3-13	PARCEL NUMBERS BELOW A SAMPLING OF MEMBER PARCELS	HIGH MEADOW RANCH L P	389-072-01 389-072-09 389-072-10 389-072-42 389-072-47 389-081-01 389-081-10 389-081-30 389-082-11 389-082-19	6/3/2013	Gain	Private	Easement	0.00	4.76	38.84	43.60
13-047	LEE FAMILY TRUST 2013 YEAR-END		LEE FAMILY TRUST 06-06-02	244-080-25 244-081-18 279-040-16	6/3/2013	Gain	Private	Easement	0.00	0.00	11.06	11.06
13-004	Lusardi Creek Preserve 2013		County of San Diego	269-100-29	12/10/2013	Gain	Local	Acquisition	0.00	0.00	0.13	0.13
13-003	Oakoasis Preserve 2013		County of San Diego	329-090-08	7/16/2013	Gain	Local	Acquisition	0.00	0.00	37.28	37.28

County of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt Resp.	Conservation Type	Mit. Bank Credits Used	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
Segment: North Metro Lakeside Jamul												
13-001	Sycamore Park/Goodan Ranch 2013		County of San Diego	374-030-01	10/22/2013	Gain	Local	Acquisition	0.00	0.01	18.35	18.36
13-041	TOCKSTEIN 2013 YEAR-END		TOCKSTEIN CHARLES A&CYNTHIA L	388-571-29	1/24/2013	Gain	Private	Easement	0.00	0.05	1.00	1.06
Total for Segment: North Metro Lakeside Jamul									0.00	6.54	113.02	119.56
Segment: South County												
13-072	Otay Ranch Preserve		Baldwin and Sons	597-150-16	2/5/2013	Gain	Local	Dedication	0.00	0.03	87.24	87.26
13-002	Otay Ranch Preserve		McMillin_Millenia	646-020-14 646-030-20	10/23/2013	Gain	Local	Dedication	0.00	1.23	184.99	186.22
13-053	USFWS CY2013 Heuschele	Tract 149, Heuschele	USFWS	585-140-18	6/14/2013	Gain	Federal	Acquisition	0.00	0.00	6.44	6.44
13-052	USFWS CY2013 Lee	Tract 194, Lee	USFWS	585-140-19	7/23/2013	Gain	Federal	Acquisition	0.00	0.00	6.14	6.14
13-051	USFWS CY2013 Trimark	102b Trimark	USFWS	585-131-06 585-131-07 585-140-20	4/19/2013	Gain	Federal	Acquisition	0.00	0.00	156.02	156.02
Total for Segment: South County									0.00	1.25	440.83	442.08
Segment: South Metro Lakeside Jamul												
13-048	CHALDEAN SISTERS DAUGHTERS 2013 YEAR-END		CHALDEAN SISTERS DAUGHTERS OF MARY IM CONCEPT	518-010-35	8/25/2013	Gain	Private	Easement	0.00	2.58	0.00	2.58
13-040	CO OF SD 2013 YEAR-END 5-31	EASEIDs 9006335, 9006334, 9006333, 9006336	Private		5/31/2013	Gain	Private	Easement	0.00	23.85	61.26	85.11
13-043	CO OF SD 2013 YEAR-END 6-25	EASEIDs 9006407, 9006408, 9006408 no apns	CO OF SD 2013 YEAR-END 6-25		6/25/2013	Gain	Private	Easement	0.00	16.05	18.33	34.37
13-045	CO OF SD 2013 YEAR-END 7-17	No Apns, EASEID 9006478	CO OF SD 2013 YEAR-END 7-17		7/17/2013	Gain	Private	Easement	0.00	43.18	7.10	50.27
13-044	CO OF SD 2013 YEAR-END 8-25	No apns EASEID 9006409	CO OF SD 2013 YEAR-END 8-25		8/25/2013	Gain	Private	Easement	0.00	3.21	0.00	3.21

County of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt Resp.	Conservation Type	Mit. Bank Credits Used	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
Segment: South Metro Lakeside Jamul												
13-042	CO OF SD TCT#4394-2 2013 YEAR-END		CO OF SD TCT#4394-2 2013 YEAR-END	517-282-03 517-282-14 517-282-26 517-282-27 517-282-28	5/18/2013	Gain	Private	Easement	0.00	0.00	12.89	12.89
13-050	DYKE WILLIAM B JR&LAUREL R 2013 YEAR-END		DYKE WILLIAM B JR&LAUREL R	509-200-11	12/20/2013	Gain	Private	Easement	0.00	0.02	5.80	5.82
13-065	Endangered Habitats Conservancy - Palmer		Endangered Habitats Conservancy	402-211-11	8/21/2013	Gain	Non-Profit	Acquisition	0.00	2.55	0.00	2.55
13-055	Endangered Habitats Conservancy 9-13		Endangered Habitats Conservancy	399-030-22 399-030-23 399-030-24 399-030-25 399-030-29 399-030-30 399-040-11	9/4/2013	Gain	Non-Profit	Acquisition	0.00	0.93	129.35	130.27
13-049	HESTERS GRANITE CO 2013 END-OF-YR		HESTERS GRANITE COMPANY	517-031-09	11/7/2013	Gain	Private	Easement	0.00	0.00	6.64	6.64
13-057	Kumeyaay Diegueno Land Conservancy 6-13		Kumeyaay Diegueno Land Conservancy	516-021-07 517-070-31 517-071-08 517-080-09	6/28/2013	Gain	Non-Profit	Acquisition	0.00	5.60	600.23	605.83
13-046	MCMILLIN JAMACHA TRCT HOMEOWNERS ASSN 2013 YR-END		MCMILLIN JAMACHA TRACT HOMEOWNERS ASSN	517-210-34	4/27/2013	Gain	Private	Easement	0.00	1.90	0.00	1.90
13-051	USFWS CY2013 Trimark	102b Trimark	USFWS	585-131-06 585-131-07 585-140-20	4/19/2013	Gain	Federal	Acquisition	0.00	0.00	5.09	5.09
Total for Segment: South Metro Lakeside Jamul									0.00	99.86	846.67	946.53
Total for Agency: County of San Diego									0.00	116.36	1,422.75	1,539.11

Table 6 Summary of Project Losses
MSCP South San Diego County



From 1/1/2013 To 12/31/2013

County of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc.	Activity Type	Acres		Total Acres
									Outside Habitat Preserve	Inside Habitat Preserve	
Segment: Lake Hodges											
13-007	BP Bower		Bower, Peter	267-146-02	4/24/2013	Loss	0	Single-Family Residential	1.06	0.00	1.06
13-016	BP Brazeros & Walsh		Brazeros Vaughn J&Walsh Nancy J	267-148-17	7/25/2013	Loss	0	Single-Family Residential	1.56	0.00	1.56
13-024	BP CMF Holding Trust 06-29-06		CMF Holding Trust 06-29-06	267-148-03	9/20/2013	Loss	0	Single-Family Residential	0.05	0.00	0.05
13-003	BP Levie Family Trust		Levie, Andre & Bernice Family Trust	267-132-30	2/14/2013	Loss	0	Single-Family Residential	0.00	0.00	0.00
13-021	BP UDC Homes LLC 9-16-13		UDC Homes LLC	264-321-02	9/16/2013	Loss	0	Single-Family Residential	0.02	0.22	0.23
Total for Segment: Lake Hodges									2.70	0.22	2.91
Segment: North Metro Lakeside Jamul											
13-023	BP Argarwal SanJay & Suzanne		Argarwal SanJay & Suzanne		9/13/2013	Loss	0	Single-Family Residential	0.66	0.00	0.66
13-001	BP Butterworth, John & Sally		Butterworth, John & Sally	402-292-63	1/4/2013	Loss	0	Single-Family Residential	0.23	0.00	0.23
13-004	BP Claxton & Trompeter		Claxton, Daniel & Trompeter, Susan	269-090-18	2/22/2013	Loss	0	Single-Family Residential	0.47	0.00	0.47
13-029	BP Hurrel James & Yvonne		Hurrel James & Yvonne	392-070-07 392-070-10	10/18/2013	Loss	0	Single-Family Residential	2.71	0.00	2.71
13-014	BP Jamaledin		Jamaledin Nabil & Barbara	324-070-40	7/17/2013	Loss	0	Single-Family Residential	0.00	1.27	1.27
13-005	BP Lakeside Land Co Inc		Lakeside Land Co Inc	379-010-37	2/20/2013	Loss	0	Industrial	4.99	0.00	4.99
13-003	BP Levie Family Trust		Levie, Andre & Bernice Family Trust	267-132-30	2/14/2013	Loss	0	Single-Family Residential	0.19	0.00	0.19
13-015	BP McConkey		McConkey, Mike	326-020-14	7/19/2013	Loss	0	Rural Residential	0.00	1.39	1.39
13-028	BP Mott Family Trust		Mott Family Trust 09-01-03	267-171-05	10/11/2013	Loss	0	Single-Family Residential	0.32	0.00	0.32
13-002	BP Scott 2013		Scott, Michael & Lisa	402-350-63	2/19/2013	Loss	0	Single-Family Residential	0.33	0.00	0.33
13-061	COI Decker 4-13		DECKER BARBARA R	329-160-43	11/4/2013	Loss	0	Single-Family Residential	3.42	0.00	3.42
13-062	COI Dilling 5-13		DILLING CHRISTOPHER M&KIMBERLY T	396-030-32	5/13/2013	Loss	0	Single-Family Residential	0.91	0.00	0.91

County of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc.	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
Segment: North Metro Lakeside Jamul											
13-010	COI Libby Weingarten		Libby Weingarten Qualified Income Trust	269-181-72	4/16/2013	Loss	0	Single-Family Residential	1.16	0.00	1.16
13-064	COI Steadman 2-13		STEADMAN JHOBE&MYDZUNG THI	323-110-22	2/20/2013	Loss	0	Single-Family Residential	0.00	3.73	3.73
Total for Segment: North Metro Lakeside Jamul									15.38	6.39	21.78
Segment: South County											
13-034	BP CAC Western Prop P06-074W2		C C A Western Properties Inc	648-040-56	12/13/2013	Loss	0	Other	12.27	1.12	13.39
13-036	BP IIP Inc Recycling Services Inc 468 Alta Rd		International Industrial Park Inc		12/18/2013	Loss	0	Industrial	3.05	0.00	3.05
13-013	South County Animal Shelter COSD ATT		South County Animal Shelter COSD	586-051-02	6/17/2013	Loss	0	Transportation, Communication, Utilities	0.21	0.00	0.21
Total for Segment: South County									15.53	1.12	16.65
Segment: South Metro Lakeside Jamul											
13-027	BP Bonita Valley Community Church		Bonita Valley Community Church	593-042-18	10/2/2013	Loss	0	Institutional	3.78	0.00	3.78
13-031	BP Dictionary Hill Developers 58420076		Dictioinary Hill Developers L P	584-200-76	12/5/2013	Loss	0	Single-Family Residential	0.00	0.08	0.08
13-032	BP Dictionary Hill Developers 58420077		Dictionary Hill Developers LP	584-200-77	12/5/2013	Loss	0	Single-Family Residential	0.00	0.09	0.09
13-012	BP Elghraqui Aboulmadid Living Trust		Elghraqui Aboulmadid Living Trust	503-412-70	6/6/2013	Loss	0	Single-Family Residential	0.21	0.00	0.21
13-033	BP Galindo Jorge		Galindo Jorge	519-260-59	12/13/2013	Loss	0	Rural Residential	1.17	0.00	1.17
13-030	BP Greenhalgh Darren & Teresa		Greenhalgh Darren & Teresa	599-101-06	10/18/2013	Loss	0	Rural Residential	0.00	0.09	0.09
13-019	BP Harmony Grove Partners LP 40452201		Harmony Grove Partners LP	404-522-01	9/5/2013	Loss	0	Single-Family Residential	0.17	0.00	0.17
13-008	BP Hinojosa		Hinojosa, Valencia and Ana	593-050-61	5/9/2013	Loss	0	Single-Family Residential	0.59	0.00	0.59
13-026	BP Jackson Robert		Jackson Robert	650-070-15	9/12/2013	Loss	0	Transportation, Communication, Utilities	1.63	0.00	1.63
13-009	BP McLean Joe & Marianne		McLean, Joe & Marianne	515-082-53	5/5/2013	Loss	0	Single-Family Residential	1.13	0.06	1.19
13-020	BP Moore Jason & Lindsey		Moore Jason B & Lindsey M	404-521-14	9/5/2013	Loss	0	Single-Family Residential	0.17	0.00	0.17
13-011	BP Pearson Robert & Paula		Pearson Robert & Paula	597-042-44	5/28/2013	Loss	0	Single-Family Residential	1.76	0.00	1.76

County of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc.	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
Segment: South Metro Lakeside Jamul											
13-006	BP Red Horse Ranch		Red Horse Ranch LLC	585-112-08	4/12/2013	Loss	0	Single-Family Residential	1.26	0.00	1.26
13-022	BP Runddlett Michael		Runddlett Michael	404-520-02	9/11/2013	Loss	0	Single-Family Residential	0.14	0.00	0.14
13-017	BP Schreiber Trust 11-15-05		Schreiber Family Trust 11-15-05	404-380-05	8/1/2013	Loss	0	Commercial	0.28	0.00	0.28
13-035	BP Stadille		Stadille Harry & Marsella	597-190-20	12/13/2013	Loss	0	Single-Family Residential	0.95	0.00	0.95
13-063	COI Esparza 3-13		ESPARZA FRANCISCO&MARTH A M	510-041-03	3/5/2013	Loss	0	Single-Family Residential	4.74	0.25	4.99
13-060	COI Rosson 11-13		ROSSON FLOYD L JR&SUSAN S	515-082-53	11/13/2013	Loss	0	Single-Family Residential	0.02	0.21	0.22
13-059	COI Tucci 10-13		TUCCI DOMINIC J	403-191-57 403-191-58	10/31/2013	Loss	0	Single-Family Residential	5.78	0.00	5.78
13-018	CP Raven LLC		CM Raven LLC	509-010-64	4/29/2013	Loss	0	Single-Family Residential	0.45	0.56	1.00
Total for Segment: South Metro Lakeside Jamul									24.19	1.34	25.53
Total for Agency: County of San Diego									57.80	9.07	66.87

Table 9 Habitat Conservation Accounting Model

MSCP South San Diego County



From 1/1/2013 To 12/31/2013

Project Gain Status: Gain

Project Loss Status: Loss

<i>County of San Diego</i>	Total Subarea Habitat Preserve	Conservation Target	Estimated Take	Conservation Ratio	Cumulative Conservation Inside Habitat Preserve	Max. Allowable Impacts for the Current Period	Actual Loss Inside Habitat Preserve for Current Period	+ or - Max. Allowable Impacts
Beach	0	0	0	0.00	0.00	0.00	0.00	n/a
Saltpan	0	0	0	0.00	0.00	0.00	0.00	n/a
Southern Foredunes	0	0	0	0.00	0.00	0.00	0.00	n/a
Southern Coastal Bluff Scrub	0	0	0	0.00	0.00	0.00	0.00	n/a
Coastal Sage Scrub	23,569	18,717	4,852	3.86	11,155.20	3,087.78	8.70	-
Maritime Succulent Scrub	0	0	0	0.00	0.00	0.00	0.00	n/a
Chaparral	22,179	18,662	3,517	5.31	13,306.78	2,608.69	11.31	-
Southern Maritime Chaparral	0	0	0	0.00	0.00	0.00	0.00	n/a
Coastal Sage-Chaparral Scrub	1,366	1,152	214	5.38	779.96	151.80	0.00	-
Grassland	2,145	1,741	404	4.31	1,067.17	263.27	1.05	-
Southern Coastal Salt Marsh	0	0	0	0.00	0.00	0.00	0.00	n/a
Freshwater Marsh	15	15	0	0.00	6.75	0.00	0.00	n/a
Riparian Forest	84	84	0	0.00	71.41	0.00	0.00	n/a
Oak Riparian Forest	2,044	2,043	1	2,043.00	906.03	0.50	0.77	+
Riparian Woodland	6	6	0	0.00	4.24	0.00	0.00	n/a
Riparian Scrub	298	298	0	0.00	41.18	0.00	0.00	+
Oak Woodland	2,355	1,912	443	4.32	976.08	247.84	3.27	-
Torrey Pine Forest	0	0	0	0.00	0.00	0.00	0.00	n/a
Tecate Cypress Forest	0	0	0	0.00	0.00	0.00	0.00	n/a
Eucalyptus Woodland	53	41	12	3.42	13.12	4.66	0.00	-
Open Water	124	124	0	0.00	18.39	0.00	0.00	n/a
Disturbed Wetland	52	52	0	0.00	46.80	0.00	0.00	n/a
Natural Floodchannel	197	197	0	0.00	12.81	0.00	0.00	n/a
Shallow Bays	0	0	0	0.00	0.00	0.00	0.00	n/a
Pacific Ocean/Deep Bay	0	0	0	0.00	0.00	0.00	0.00	n/a
Disturbed Land	1,259	0	1,259	0.00	235.49	0.00	2.60	+
Agriculture	1,608	0	1,608	0.00	485.44	0.00	3.29	+

County of San Diego	Total Subarea Habitat Preserve	Conservation Target	Estimated Take	Conservation Ratio	Cumulative Conservation Inside Habitat Preserve	Max. Allowable Impacts for the Current Period	Actual Loss Inside Habitat Preserve for Current Period	+ or - Max. Allowable Impacts
Urban/Developed	0	0	0	0.00	22.08	0.00	16.32	+
Total Acres for Agency: County of San Diego					29,148.93		47.31	

Note: The Agriculture and Urban/Developed category is included to account for all land included within a project and habitat preserve planning area.

This report only pertains to the Metro-Lakeside-Jamul segment of the County 's subarea plan. It includes gains that occur within the Preapproved Mitigation Area (PAMA) while counting all losses within the entire segment.

Table 10 Mitigation Bank Status

	Coast Live Oak Woodland	Coastal Sage Scrub	Disturbed/ Ruderal	Engelmann Oak Woodland	Marsh/ Riparian Scrub/Floodplain	Mixed Chaparral	Native Grasslands	Non-Native Grasslands	Southern Willow Scrub	Southern Riparian/ Oak Woodland	Totals
Boden Canyon											
Total	0.8	10.2	0	2.5	0	14.9	0.1	1	0	10	39.5
Used	0.8	10.2	0	2.5	0	0	0	0.32	0	10	23.82
Remaining	0	0	0	0	0	14.9	0.1	0.68	0	0	15.68
Old Castle											
Total	0.62	41.2	0	0	0	17.95	0	0	0.25	0	60.02
Used	0.62	40.856	0	0	0	1.33	0	0	0.11	0	42.916
Remaining	0	0.344	0	0	0	16.62	0	0	0.14	0	17.104
Rancho San Diego											
Total	4.8	226.2	80.3	0	2.4	19.6	3.4	0	0	72.5	409.2
Used	2.85	118.8307	5.385	0	0.34	7.33	0.51	0	0	11.64	146.8857
Remaining	1.95	107.3693	74.915	0	2.06	12.27	2.89	0	0	60.86	262.3143
Singing Hills											
Total	0	69.7	0	0	0	0	0	0	0	0	69.7
Used	0	0.695	0	0	0	0	0	0	0	0	0.695
Remaining	0	69.005	0	0	0	0	0	0	0	0	69.005
Sweetwater											
Total	0	0	0	0	26	0	0	0	0	0	26
Used	0	0	0	0	12.947	0	0	0	0	0	12.947
Remaining	0	0	0	0	13.053	0	0	0	0	0	13.053
Total Remaining	1.95	176.7183	74.915	0	15.113	43.79	2.99	0.68	0.14	60.86	377.1563

Table 14 Stewardship/Management Completed on County Lands in 2013

Preserve	Status	Research	Invasive Species Control and Removal	Signage Install/Repair	Patrol	Trash Removal	Illegal Access Control	Trail Monitor.	Trail Main. & Rehab	Fuel Mgt	Fencing Install/Repair	Wildlife Drinking Stations	Environ. Edu.	Habitat Restor.	Hazardous Tree Removal
Metro Lakeside Jamul North Segment															
Barnett Ranch	Open			X	X	X	X	X	X	X	X			X	X
Boulder Oaks	Closed		X	X	X	X	X	N/A	N/A	X	X				X
El Capitan	Open			X	X	X		X	X	X			X		
El Monte Regional Park	Open			X	X	X		X	X	X	X		X		
Oak oasis	Open		X	X	X	X	X	X	X	X	X		X	X	
Stelzer County Park	Open				X	X		X	X	X			X		
Sycamore/Goodan	Open	X	X	X	X	X	X	X	X		X	X	X	X	X
Metro Lakeside Jamul South Segment															
Lakeside Linkage	Open			X	X	X	X	X	X	X	X		X	X	
Lawrence and Barbara Daley Preserve	Closed		X	X	X			N/A	N/A	X					
Stoneridge	Closed		X		X		X	N/A	N/A					X	
Lake Hodges Segment															
Lusardi Creek	Open	X	X	X	X	X	X	X	X	X	X		X	X	X
Del Dios Highlands	Open		X	X	X	X	X	X	X	X	X		X		X
South County Segment															
Otay Ranch	Closed	X	X	X	X	X	X	N/A	N/A	X	X		X	X	
Otay Valley Regional Park	Open		X	X	X	X	X	X	X	X	X		X	X	X
Sweetwater Regional Park	Open		X	X	X	X	X	X	X	X	X		X		X
Tijuana River Valley Park	Open	X	X	X	X	X	X	X	X	X	X		X	X	X

Table 15 Private Mitigation Lands

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded / built?	Monitoring / Maintenance Status
98-001	Bernardo Lakes	678-070-31, 678-420-26, 27, 678-421-01, 678-422-01,02,04, 678-430-25, 35, 678-432-01	February 1998	None.	yearly	A total of 111.8 acres of open space is dedicated with 71.8 acres of the 111.8 previously conveyed. The open space is located west of the current western terminus of Rancho Bernardo Road, immediately north of Artesian Road and west of Four Gee Road. The property consists mostly of coastal sage scrub with some freshwater marsh, southern willow scrub, and non-native grassland.	yes	Former TET property. Per Open Space Maintenance Agreement, HOA responsible to find replacement HM. No change this year.
99-001	4S Ranch, Ralphs Family Preserve	678-030-07, 678-031-01	Sep-99	Joaquin Meza	July	Approximately 1,065 acres immediately south of Lake Hodges, including coastal sage scrub, southern mixed chaparral, native and non-native grassland.	yes	Annual report was not submitted this year.
99-002-01 and 99-002-02	4S Ranch	Lusardi Creek Portion (south) 312-284-01, 312-285-01, 312-150-04 Artesian Creek Portion (mid) 678-670-21, 678-671-03 North 678-050-49, 678-030-08, 678-050-51	Sep-99	Kyle Matthews Habitat Restoration Sciences, Inc. 4901 El Camino Real, Suite D, Carlsbad, CA, 92008	July	A total of approximately 547 acres of open space is located on this property. 312 acres are located in the northern portion of the project, adjacent to the Ralph's Family Reserve, and 230 acres is located in the southerly portion of the site within La Jolla Valley, surrounding the Lusardi Creek riparian corridor.	yes	2012-2013 Annual Report submitted September 2013 was accepted. The 2013-2014 report is due September 2014.

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded / built?	Monitoring / Maintenance Status
99-003	Salviati-Golem "East Gorge"	678-020-02, 03, 678-021-02, 03, 265-320-03	Jan-00	San Dieguito River Valley Joint Powers Authority	Apr-10	154 acres of open space was set aside to preserve California adolphia, southwestern spiny rush, San Diego marsh elder, Del Mar manzanita, wart-stemmed ceanothus, California gnatcatcher, southern California rufous-crowned sparrow, coastal western whiptail, and mountain lion.	yes	2012-2013 Annual Report submitted September 2013 was accepted. The 2013-2014 report is due July 2014.
99-004	Starwood-Crosby at Rancho Santa Fe	265-320-18, 21, 22, 24, 18, 265-291-21, 25, 27, 265-290-41, 43, 267-050-42, 44, 46	6/28/2004	Rincon Consultants	May	The open space is equivalent to approximately 170 acres, located in the north-central San Diego County, along the San Dieguito River corridor south of Del Dios Highway at Bing Crosby Boulevard. 14 sensitive plant species and 12 sensitive wildlife species were observed onsite: California adolphia, San Diego mesa mint, San Diego button celery, spreading navarretia, Orcutt's brodiaea, San Diego ambrosia, Del Mar manzanita, Nuttall's scrub oak, San Diego barrel cactus, San Diego marsh elder, San Diego sagewort, southwestern spiny rush, summer holly, wart-stemmed ceanothus, San Diego fairy shrimp, orange-throated whiptail, Bell's sage sparrow, California horned lark, California gnatcatcher, Cooper's hawk, great blue heron, loggerhead shrike, northern harrier, southern California rufous-crowned sparrow, white-tailed kite, and San Diego black-tailed jackrabbit.	yes	2013 Annual Report submitted and accepted.
99-005	Woodridge	395-151-70, 395-151-69, 395-432-30, 395-432-31	6/2005 (to be updated in 2010)	Center For Natural Lands Management	December	Located south of Pino Drive and west of Lakeview Drive in Lakeside, about 1/2 mile west of Lake Jennings. The site has approximately 55 acres of Diegan coastal sage scrub and native grasslands, and a small patch of eucalyptus woodland, and supports the federally-listed threatened coastal California gnatcatcher. The Center for Natural Lands Management received title to the property in the December of 1999 at which time the Woodridge habitat conservation areas management commenced. The County of San Diego holds an Open Space Easement on the conservation area.	yes	2013 Annual Report submitted and accepted.

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded / built?	Monitoring / Maintenance Status
01-001	Blossom Valley	390-061-03, 390-061-04	1/2007 (updated in 2012)	Center For Natural Lands Management	December	The 286-acre habitat conservation area was dedicated in fee to the Center for Natural Lands Management in July 2009 as off-site mitigation for the Blossom Valley Estates development. The site is located in Blossom Valley, about 2 miles east of Lake Jennings. The site supports Diegan coastal sage scrub, southern mixed chaparral, and coast live oak woodland that all burned completely during the Cedar Fire in 2003. The site's terrain is very steep and rugged.	yes	2013 Annual Report submitted and accepted.
02-001	Santa Fe Valley McCrink Ranch	267-060-40, 45, 265-320-11, 13, 19, 20, 23, 25	1/10/2003	Helix aka San Diego Conservancy	N/A	This 270-acre preserve area is located in west-central San Diego County, approximately 5 miles east of Interstate 5 and 3 miles west of Interstate 15, south of Del Dios Highway. The site primarily supports coastal sage scrub and southern mixed chaparral.	yes	County owned open space formerly managed by TET.
02-003	Maranatha Chapel	267-060-37	10/30/2002		Due in conjunction with sensitive plant surveys.	The project is located at the western terminus of Rancho Bernardo Road, between Artesian Road and Del Dios Highway. Approximately 117 acres of open space is located on a rectangular parcel. Nearly half of the property is Diegan coastal sage scrub habitat (65.98 acres), with the remaining habitat as non-native grassland (27.32 acres), chaparral (8.81 acres), oak woodland (1.5 acres), freshwater marsh (0.99-acre), eucalyptus woodland, disturbed (roads), and developed land.	yes	Annual report has not been submitted. Non-compliance letter was sent (March 2012). Open space appears to be without easement.
03-001	Onyx Ridge	264-680-11	Nov-05	Escondido Creek Conservancy	Annual reports will begin once the 9 lots are graded; due in February for previous calendar year.	The project is located within the Rancho Cielo Specific Plan, located approximately two miles north of Del Dios Highway and one-half mile south of Harmony Grove Road. A total of 71.5 acres of open space is located on the Onyx Ridge Property. Habitats include black sage dominated sage scrub, oak woodland, and riparian.	Unknown	Annual reports have not been submitted. 2012 aerial shows no lot grading or development.

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded / built?	Monitoring / Maintenance Status
03-002	El Apajo	268-360-15	Jun-03		Due for each calendar year	This 25.6-acre open space area was conserved for annual grassland and wetlands. It is located within the San Dieguito River Valley along Via de Santa Fe Road northwest of its junction with El Apajo Road.	yes	Project does not have a maintenance agreement. Annual reports have not been submitted. Need to determine if there is a violation.
05-004	Greenhills Ranch	395-452-01	Sep-06	unknown HM, no endowment	1-Mar	The 44.04 acre open space is located south of Lake Jennings Road and west of Interstate 8. Observed on the property were California gnatcatcher, San Diego cactus wren, southern California rufous-crowned sparrow, silvery legless lizard, Coronado skink, western spadefoot, black-tailed jackrabbit, mule deer, turkey vulture, Bewick's wren, San Diego sunflower, prostrate spineflower, and ashy spike-moss.	Unknown	Not funded. County Counsel sent "Violation of TM 5140 Conditions" letter on 4/20/10. Follow up letter sent to RBC bank who are the new owners. Violations put on parcels will not be issued grading permit until resolved. 2012 aerial no development.
06-005	Artesian Trail	267-142-33, 34, 35, 36	4/17/2007 RMP to be implemented beginning 6/1/07.	San Dieguito River Park Conservancy, P.O. Box 89, Del Mar, CA 92019	September	The project dedicated approximately 3.2 acres of land into open space in response to a four lot subdivision. The site is located in the Community of Rancho Santa Fe, four miles west of Interstate 15, south of Artesian Road. The property preserves approximately 2.6 acres of non-native grassland and 0.-6-acre of coastal sage scrub. Observed on the property were approximately 688 federally threatened thread-leaf brodiaea (<i>Brodiaea filifolia</i>), and approximately 155 California adolphia (<i>Adolphia californica</i>).	Yes; based on aerial photograph review, pads were graded between 2006 and 2008.	Annual reports have not been submitted.
08-001	Bridges - Santa Fe Creek	264-104-13,14, 264-530-01,02,03	PAR 1-28-2011	San Diego Habitat Conservancy	1-Mar	112 acres including 85 acres of CSS and 13 acres of riparian woodland with lesser amounts of other associated habitats. This is the first year of monitoring and weed management. Focus gnatcatcher surveys to occur in 2015 and every 3 years. Animals include gnatcatcher, rufous-crowned sparrow, cooper's hawk, yellow warbler, red-tailed hawk nest, coastal rosy boa, mule deer, and mountain lion. Plants include sticky dudleya, adolphia, sagewort, summer holly, wart-stem lilac, marsh -elder, spiny rush, sea-dahlia, goldenstar, engelmann oak and ashy spike-moss.	yes	2013 Annual Report submitted and accepted.

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded / built?	Monitoring / Maintenance Status
10-002	Santa Fe Creek	268-080-20,21, 268-100-39,40	13-May-10	Whalen and Assoc.1660 Hotel Circle N., Suite 725 San Diego, CA 92108-2820	1-Mar	Rambla de las Flores and El Acebo - removal of eucalyptus woodland, preserve of southern maritime chaparral. 24.5 acres total.	yes	Annual report has not been submitted. 2012 aerial shows no lot grading or development.
10-003 - Retired number; see 14-001	East Otay Mesa (EOM) aka Rancho Vista del Mar	648-040-31, 55, 648-011-02, 03	2/1/2012	Open Space Management, Inc.	January 31st	92 acres located in East Otay Mesa. Habitats are coastal sage scrub, chaparral, and non-native grassland. Supports burrowing owls, barrel cactus, Matilija poppy, and San Diego sunflower.	yes	First annual report was due 1/31/2014. New number given; see review under 14-001
11-001	Martz Ramona Rancho las Pampas	277-050-32, 277-121-05, 277-111-09, and 277-121-08	Approved through CDFW - 2013	Barry Jones	Unknown	Twelve (12) vegetation communities/habitats occur within the 210.6 acre property: vernal pools, a basin with San Diego fairy shrimp, southern willow scrub, mule fat scrub, freshwater seep, disturbed wetland, Diegan coastal sage scrub (including disturbed), non-native grassland, eucalyptus woodland, agriculture, disturbed habitat, and developed. Listed species on-site are San Diego fairy shrimp, arroyo toad, and Stephens' kangaroo rat.	N/A; private mitigation bank	Project received USFWS approval for amendment into the South County Subarea Plan. The owner is now working towards approval as a mitigation bank.
11-002	Lonestar	646-030-21-00, 646-070-36-00, 646-070-37-00	PAR 12-9-2011	San Diego Habitat Conservancy	1-Mar	Non-native grassland and CSS in East Otay Mesa.	yes - offsite parcel dedicated for mitigation	2013 Annual Report submitted and accepted.
14-001	East Otay Mesa (EOM) aka Rancho Vista del Mar	Por 648-01-02, 03, 648-040-31, 49, 55 and 648-050-20	2/1/2012	Open Space Management, Inc.	1-Mar	92 acres located on the west and east sides of Alta Road north of Calzada de la Fuente in East Otay Mesa. Habitats are coastal sage scrub, chaparral, and non-native grassland. Supports burrowing owls, barrel cactus, Matilija poppy, and San Diego sunflower.	yes - on and offsite parcel dedicated for mitigation	2013 Annual Report submitted and accepted.