

MULTIPLE SPECIES CONSERVATION PROGRAM

SOUTH COUNTY SUBAREA PLAN ANNUAL REPORT (YEAR 17)

Reporting Period: January 1, 2014 – December 31, 2014



April 22, 2015



Otay Ranch Preserve



Stoneridge Preserve



Oakoasis Preserve

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

South County Subarea Plan Annual Report (Year 17)

Reporting Period: January 1, 2014 – December 31, 2014

April 22, 2015

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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
HOA – Homeowners Association
IA - Implementing Agreement
MHPA –Multiple Habitat Planning Area
MSCP - Multiple Species Conservation Program
OVRP - Otay Valley River Park
PAMA - Pre-Approved Mitigation Area
PAR – Property Analysis Record
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
USFWS - United States Fish and Wildlife Service
USGS - United States Geological Survey

EXECUTIVE SUMMARY

This is the 17th 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, 2014 through December 31, 2014 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 used 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 (1997-2014), the County and its partners have achieved 76% of the total MSCP conservation goal. In 17 years of this 50-year program, the County and its agency and private conservation partners have assembled 74,347 acres of the proposed 98,379-acre MSCP preserve.

During this reporting period there were 289 acres of habitat gain within the MSCP preserve. Of this, 173 acres were associated with local acquisitions by the County (0.74 acres acquisition to add to Stoneridge Preserve and a loss of 3.31 for San Vicente Road right-of-way)

and non-profit conservation partners (175 acres). The remaining acreage gains were associated with state and federal acquisitions (43 acres) and private land dedication (73 acres). Private land dedications include 40 acres within the Otay Ranch Preserve and 33 acres of mitigation required as conditions of private land development. There were 108 acres of habitat impacted due to development projects within the South County Subarea in 2014 and 18 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). The County continued work on the Comprehensive Monitoring Plan that began in 2013 to assist with identifying and prioritizing biological monitoring efforts on County owned/managed preserve lands in conformance with the MSCP and RMPs.

In 2014, 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 \$9,563 to acquire 0.74 acres to add to the Stoneridge Preserve. The Board of Supervisors also allocated funding for ongoing management and monitoring efforts for approximately 18,299¹ acres within the MSCP Subarea, Tijuana River Valley, Otay Valley Regional Park and the future North and East County Plan Areas.

¹ Acreage corrected from 2013 Report to deduct lands acquired by County but not managed.

The County has been awarded four San Diego Association of Governments (SANDAG) TransNet Environmental Mitigation Program (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 continued in 2014.

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, 2014 — December 31, 2014). This reporting period marks the 17th 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 among 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, Quarterly Acquisitions coordination meetings, 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, California Habitat Conservation Plan Coalition 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 amendments and projects processed with Wildlife Agency staff concurrence during this reporting period.

2.1 Quino Checkerspot Butterfly Amendment

In 2014, 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 continued 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 2014. The first was a mapping change that did not result in a change of designation acreages or habitat changes. In the Metro-Lakeside-Jamul Segment, an amendment was made to the Pre-Approved Mitigation Area (PAMA) mapping. As described in Section 5.4.2 of the San Diego MSCP Subregional Plan (August 1998), adjustments to the Multiple Habitat Planning Area (MHPA) boundaries and/or approved subarea plan preserve boundaries may be desirable under some circumstances. When appropriate, such adjustments can be made without the need to amend the MSCP Plan or subarea plan if the adjustment will result in the same or higher biological value of the preserve. The determination of biological value of the proposed change is made by the local jurisdiction and must have the concurrence of the wildlife agencies. In this case, the area adjusted is located in North County Metro Community Plan Area on the Rancho Guejito property. The adjustment removed 71.5 acres of PAMA mapping that was located adjacent to existing active agriculture. Concurrently, it added 71.5 acres of new PAMA designation over an area adjacent to undeveloped, high value habitat. Figure 1 depicts this amendment.

The second project, Marquis Minor Grading Permit, is a minor grading permit (PDS2014-RESGRD-000016) for a single-family residence on a 7.4-acre property in Jamul, California at 3156 Wache Drive, which is 0.18 miles south of Campo Road (Highway 94), east of Millar Ranch Road, in the Community of Jamul-Dulzura, within the unincorporated portion of San Diego County (Assessor Parcel Number 596-212-12). The site is currently vacant. Components of the project include grading for a driveway, grading for one pad, and construction of a single family home. A 3.3 acre area will be impacted by the residential uses of the project. No off-site improvements are associated with the proposed development. The agencies have concurred with amending the site into the MSCP with 3.3 acres of the parcel designated as Take Authorized and the remaining 4.1 acres designated as hardline preserve. Figure 2 depicts this amendment.

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, the Wildlife Agencies raised questions regarding the validity of certain MSCP mapping designations that have existed for several years on the Subarea Plan Map, specifically within the South County Segment. In response, a comprehensive review was initiated in winter 2014 to clarify MSCP designations countywide and to ensure they are accurately reflected on the Subarea Plan Map.

As a result of the review, areas within Villages 13 that were shown as "Take Authorized" and areas within Village 15 shown as "Otay Ranch Areas Where No Take Permits Will Be Issued" have been revised to reflect the correct designation of "Hardline Preserve" for the areas in question. This issue was 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. The Donovan State Prison was 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 has been removed from the Subarea Plan Map.

Discussions regarding the appropriate designation for areas within Otay Ranch Village 14 are still underway between the Wildlife Agencies and the Village 14 property owners. The County has participated in these discussions and has been kept updated on the latest developments. Additionally, the County is in the process of reviewing the entire Subarea Plan map to ensure the accuracy of MSCP designations. This comprehensive review is anticipated to be completed in 2015. Because these discussions and research are underway, a 2014 MSCP map is not included in this report.

3.0 HABITAT GAINS AND LOSSES

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

The County continued working with the Wildlife Agencies on an audit of preserved lands in accordance with Section 14.6 of the Implementing Agreement begun in 2013. 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. The audit is still underway and is anticipated to be completed in 2015. 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 acquired 6,955 acres during the first 17 years of this 50-year program. In addition, private conservation partners have acquired 2,000 acres for a total of 8,955 acres. Acres within PAMA acquired by the County and our private nonprofit partners total 6,138 (Table 1).

Table 1 Status of MSCP Acquisitions

	Inside PAMA/BRCA (acres)	Outside PAMA/BRCA (acres)	Total (acres)
Federal/State	16,770	12,764	29,534
County	4,290	2,665	6,955
Local Partners	1,848	152	2,000
Total	22,908	15,581	38,489

3.2.1 County Acquisitions

In 2014, the County acquired a tax-defaulted parcel of 0.74 acres to add to Stoneridge Preserve (Figure 3 and Table 2 at the end). The vegetation of the 0.74 acres consists of 0.51 acres of coastal sage scrub and 0.23 acres of oak riparian forest habitats.

The San Vicente Road widening project resulted in a loss of 3.1 acres of Barnett Ranch Preserve. The 3.1 acres was replaced adjacent to Barnett Ranch in a Pre-Approved Mitigation Area of the draft North County MSCP.

Therefore, in 2014, County acquisitions totaled -2 acres (Table 3).

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 2014 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. BRCAs 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). The 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 used; and
- Changes to the Subarea preserve boundaries, including amendments and annexations.

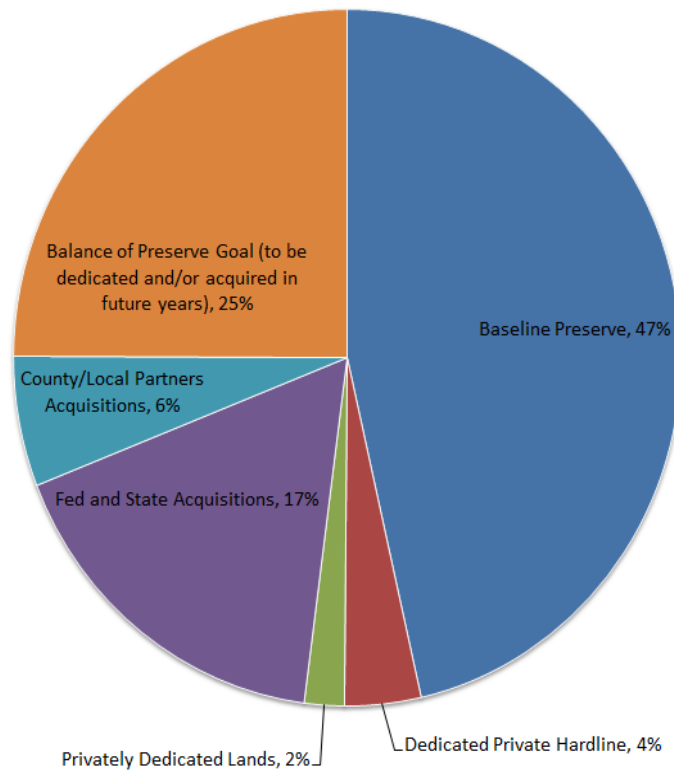
Only those acres acquired and dedicated within the PAMA or a BRCA count toward the preserve conservation goal. The original preserve conservation goal listed in the MSCP Subarea Plan was 101,269 acres. This was reduced to 98,379 acres when 2,890 acres of PAMA land was annexed into the City of Chula Vista.

During this reporting period there were 289 acres of habitat gain within the MSCP preserve. Of this, 173 acres were associated with local acquisitions by the County (0.74 acres acquisition to add to Stoneridge Preserve and a loss of 3.1 for San Vicente Road right-of-way) and non-profit conservation partners (175 acres). The remaining acreage gains were associated with state and federal acquisitions (43 acres) and private land dedication (73 acres). Private land dedications include 40 acres within the Otay Ranch Preserve and 33 acres of mitigation required as conditions of private land development. There were 108 acres of habitat impacted due to development projects within the South County Subarea in 2014 and 18 acres of which occurred within the PAMA.

Since 1998, cumulative gains and losses within the PAMA total 74,347 acres and 1,177 acres, respectively. The cumulative habitat gain within the PAMA represents 76% of the County's conservation goal of 98,379 acres (Tables 3 and 7 and Figure 4 below).

Table 3 MSCP Preserve Assembly Status

	Preserve Goals (acres)	2013 PAMA/BRCA (acres)	2014 Gains PAMA/BRCA (acres)	2014 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	3,642	40	3,682
Privately Dedicated Lands	22,150	1,908	33	1,941
Federal and State	9,425	16,727	43	16,770
County Acquisitions	9,425	4,292	-2	4,290
Local Partners Acquisitions		1,673	175	1,848
Totals	98,379	74,058	289	74,347
				76%



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

Figure 4 MSCP Preserve Assembly Status as of December 31, 2014

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 CDFW and are known as HabiTrak Tables (at the end).

It should be noted that Table 3 was prepared using County data and shows the cumulative habitat gained within the PAMA as 74,347 acres. The cumulative gain within the Subarea indicated by HabiTrak is 73,380 acres. The County-maintained data differs from the HabiTrak numbers, but the County numbers are accurate based on year-to-year manual County

updates and is corrected when errors are noted. 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 uses 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	6,677	9,748	16,424
South Metro-Lakeside-Jamul	10,216	12,205	22,421
South County	1,705	9,323	11,028
Total	18,973	34,179	53,152

Table 8 Habitat Loss by Segment Since 1998

Segment	2014 Outside PAMA/BRCA (acres)	2014 Inside PAMA/BRCA (acres)	2014 Total (acres)
Lake Hodges	2,410	91	2,502
North Metro-Lakeside-Jamul	3,531	446	3,977
South Metro-Lakeside-Jamul	2,924	504	3,428
South County	473	127	600
Total	9,338	1,169	10,507

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. The data indicates that conservation is proceeding in rough step with development. It should be noted that existing vegetation maps used 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, USFWS, CDFW 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 (at the end).

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, below, shows revenue generated in 2014 from the sale of mitigation credits in accordance with the Mitigation Land Policy.

Table 11 2014 Mitigation Land Policy

Project	Credits Sold 2014	Credit Cost 2014	Endowment	Preserve	MSCP	Date
Central Avenue Drainage Improvement and Woodside Flood Control	0.37	\$14,800	\$2,220	Lawrence & Barbara Daley	SC	1/21/2014
DeLuz Road Emergency Storm Drain Repair Project	0.36	\$14,400	\$6,000	Wilderness Gardens-Rowan	NC	4/3/2014
Pine Valley Sheriff Substation Project	0.63	\$14,679	\$6,000	Pine Valley	EC	5/23/2014
	1.36	\$43,879	\$14,220	\$58,099		
	Total credits	Total income	Total Endowment	Total Income & Endowment		

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, 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, are allowed to grade and clear up to two acres, 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 2014 for clearing habitat on parcels 10 acres or smaller.

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 2014. 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 2014 and cumulatively are provided in Table 6 (at the end).

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 2014 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, at the end). One example of stewardship and management in Preserves is mitigating the damage to Lusardi Creek Preserve from the May 2014 Bernardo Fire, which is detailed below in Section 4.1.2.3. There, stewardship activities included replacing burned fences and restoring the vegetation destroyed by the creation of fire breaks.

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 all County owned/managed preserves within the South County Subarea

Plan: Lawrence and Barbara 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. No new RMPs were completed or updated in 2014.

Research efforts on County Preserves are numerous and include studies on American badger, mountain lion, coastal cactus wren, Damselfly, Harbison's dun skipper, and Hermes Copper butterfly. These research efforts are summarized below.

Barnett Ranch, El Capitan, Boulder Oaks, Del Dios Highlands, and Otay Ranch Preserves

American badger occupancy study (USGS) – The objective of the study is to determine where badgers occur within the western portion of the County, to better assess the level of connectivity between known occupied areas, and to identify target areas with potentially higher densities of badgers.

Boulder Oaks and Sycamore Canyon/Goodan Ranch Preserves

Mountain Lion Study (Winston Vickers with UC Davis) – The study includes setting camera stations to detect mountain lion activity and setting bait stations and cage traps if mountain lions are detected. Captured mountain lions will then be fitted with GPS collars and blood samples will be taken for DNA analysis. The data from this research will be provided to the San Diego Association of Governments (SANDAG) San Diego Management and Monitoring Program (SDMMP) to inform analysis of the functional connectivity of the Multiple Species Conservation Program Subarea Plan preserve system for mountain lions.

Sweetwater Regional Park, Furby-North Property, and Otay Ranch Preserve

Coastal Cactus Wren Field Study (USGS, funded by SANDAG) – The goals of the study include: 1) evaluate the quality of previously mapped cactus patches; (2) map cactus patches on previously inaccessible lands; (3) conduct presence/absence surveys in the Otay and Sweetwater areas; and (4) potentially conduct nest monitoring activities in a subset of occupied territories if

funding permits. The results of this study will provide information on the current state of cactus wrens and cactus habitat in southern San Diego County that can be used to inform decisions regarding current and future needs for maintaining viable cactus wren populations in coastal California.

Tijuana River Valley, Otay Valley, and El Monte Regional Parks; and Lawrence and Barbara Daley; Boulder Oaks; Sycamore Canyon/Goodan Ranch; Lusardi Creek; and Del Dios Highlands Preserves

The Damselfly Research Project (Dr. Adam Siepielski with University of San Diego) – The study is aimed at understanding 1) the mechanisms which both assemble and structure damselfly communities, and 2) the dynamics of natural selection in damselflies. Dr. Siepielski will conduct observational studies, and use field experiments to examine how environmental factors may affect mechanisms promoting coexistence of damselfly species and how environmental factors affect the process of natural selection on damselfly populations.

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 the environmental consulting firm 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 3,240 acres. Primary tasks performed by the PSB during the 2014 reporting period included surveys for coastal California gnatcatcher, coastal cactus wren, least Bell's vireo, and focused rare plants. The PSB also treated and removed non-native vegetation including stinkwort, black mustard, short-pod mustard, and tocalote and conducted site visits on a regular basis to

document any access issues, illegal dumping, previously undocumented species of plants and wildlife, weeds, and overall health of the Preserve. Additional funding is budgeted in 2014 to address illegal access on the Dulzura property located next to Pio Pico RV Resort & Campground - Thousand Trails off of Otay Lakes Road.

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 at 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 2014 marked the end of Year 5. 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.

Avian point counts were conducted in May 2014. There were seven cactus wren detected. This is an increase from the counts in 2013 (6 wrens) and 2012 (3 wrens) but a decrease from 2011 (9 wrens). In 2010, the first year of the monitoring effort, there were seven cactus wrens detected. In 2014, cactus wrens utilized the restoration area for the first time during the 5-year monitoring period. Four cactus wren nests were observed in the 1.0- acre restoration area. Three

nests appeared to be in the construction phase or were being used as a roosting nest and one had been lined with feathers and appeared to have been used for breeding purposes. In 2009, when the restoration of the site began, it was believed that the area was part of a cactus wren territory that extended mostly to the east of the restoration site. Although the current average heights of the cactus are only about one third of the height (19.5 inches compared to 58.4 inches) of that in the high quality cactus wren habitat, there are some taller cactus present on the site and the newly planted cactus offers some protection from predators. Future monitoring of the site is expected to reveal greater use of the restoration areas by cactus wren.

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 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 2014 marked the end of the first half of the fourth year of the grant. Maintenance conducted in 2014 included inspecting all cactus groups and watering if necessary, manually weeding planting areas and removing debris, and photo-documenting the progress. In addition, jojoba soap was applied to all cactus to control white larvae.

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 2014 marked the end of Year 3 of the grant.

In 2014, a large majority of the enhancement area was burned during the May 2014 Bernardo Fire. Native shrubs and seedlings within and adjacent to the enhancement areas were burned and/or damaged. Non-native grasses and invasive weed species were also burned leaving large amounts of bare ground. Approximately one third of the upper enhancement area was burned during the Bernardo Fire. No germination of native species within the dethatched portion was detected. Russian thistle was observed and recommended for removal. The entire lower enhancement area was burned during the Bernardo Fire. However, the majority of cacti cuttings seemed to be recovering. Non-native cover remained low since the vast majority of non-native grasses were burned during the fire.

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 2014, herbicide treatment and non-native plant removal was conducted and began within multiple portions of the Preserve. Monitoring throughout the year included surveying all restoration sites for overall habitat status. Representative photographs were taken at established photo points at all restoration sites during each monitoring visit. Habitat at each restoration site was inspected for growth of sensitive plant species as well as presence of MSCP covered species. An individual MSCP covered species, variegated dudleya, was observed at one restoration site.

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 submitted the Comprehensive Monitoring Plan (CMP) to the Wildlife Agencies for review. Comments have been received and the County is currently working in coordination with Wildlife Agencies and the San Diego Management and Monitoring Program to address the comments and move forward with implementing the monitoring efforts in the County preserve lands identified in the Plan. 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

Nineteen projects (19) 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. Another main focus is discouraging unauthorized access through regular patrols and outreach, replacing fences and signs, and plantings to discourage foot traffic. The following provides a summary of the 2014 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 (HOA) believes they are only responsible for fuel management within the brush management zones. A violation letter was sent in 2014 requesting a new Open Space Maintenance Agreement, a revised Property Analysis Record (PAR) and revised RMP, including a new manager.

4.3.2 RMP 99-001 Ralphs Family

The 2013-2014 annual report was submitted in October 2014. The annual report was prepared by Joaquin Meza, no major concerns noted. Artichoke thistle was removed by hand.

4.3.3 RMP 99-002 4S Ranch

The 2013-2014 annual report was submitted in August 2014. Maintenance continues at the Upper Dam restoration site, but no other maintenance occurred. The brodiaea transplantation site (3 acres) burned in the May 2014 wildfire. The HOA is responsible for maintenance, while management company Habitat Restoration Sciences does the monitoring and reporting. Per the RMP, invasive plant removal is not required, however, such work was occurring in the past. The review letter required fence repair and requested invasive plant removal.

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

The 2013-2014 annual report was submitted by the San Dieguito River Park Joint Powers Authority (JPA) and accepted. Southern Pacific Pond Turtle 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. The HOA stopped its payment, resulting in a County Counsel demand letter on September 10, 2014. The County has met with the HOA and JPA and will continue until the issue is resolved.

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

The 2013 annual report was submitted by Rincon Consultants. 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 control area in Habitat Management Area (HMA) 1, vernal pools (HMA 2), continued with fall weed abatement within HMAs 1 - 6 to treat stinkwort and assisted the San Dieguito River Valley Conservancy (SDRVC) with re-vegetation and planting riparian species. Eucalyptus 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. Fourteen (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, with a due date of March 1, 2015.

4.3.6 RMP 99-005 Woodridge

The 2013-14 annual report was submitted by the Center for Natural Lands Management (CNLM) and accepted. During the report period, California gnatcatcher surveys were conducted, eucalyptus trees were removed, a trash can and dog waste bag dispenser was installed, minor trail improvements were implemented, non-native plant 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. Three pairs of gnatcatcher were observed on-site, along with Cooper's hawk, rufous-crowned sparrows, and a great horned owl. The trash can helped reduce littering. CNLM staff followed up on illegal clearing by one neighbor and illegal planting by another neighbor.

4.3.7 RMP 01-001 Blossom Valley

The 2013-14 annual report was submitted by CNLM and accepted. During this reporting period, habitat restoration activities were expanded, sensitive plants or animals observed were noted and mapped, 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 has been submitted since 2011. County staff sought information from the applicant on the status of the open space and its management and PDS and County Counsel are discussing enforcement options.

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, June and July 2013 requesting copies of the recorded open space documents, an Open Space Maintenance Agreement and PAR. PDS and County Counsel are discussing enforcement options.

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; The Escondido Creek Conservancy, however, provided information by email in 2014: On the ground, monthly site visits have continued, coordination with Olivenhain Municipal Water District of the repair of an eroded area was successfully completed, and eradication of fennel, pennisetum, and pampas grass was undertaken. No wildlife surveys were conducted or reports prepared, pending the issuance of a grading permit for Onyx Ridge build out. The site is extremely drought stressed, but otherwise in good shape. Expenses for 2014 included staff time for site visits, property assessments, vehicle and overhead, and costs related to weed eradication.

4.3.11 RMP 03-002 El Apajo

Annual reports have not been submitted. The habitat revegetation plan monitoring was accepted as complete in October 2011. The owner of this site, DREC, has defaulted on the property although records still list them as the property owner. The applicant cannot be reached at the numbers from DREC. County staff is seeking information from the applicant on the status

of the open space and its management. PDS and County Counsel are discussing enforcement options.

4.3.12 RMP 05-004 Greenhills Ranch

An RMP agreement with the new owner was approved on July 2, 2013. The second annual report was submitted by Habitat Restoration Sciences, Inc. on January 30, 2015. In 2014, fencing was inspected, the site was patrolled and trash was removed, protocol surveys were conducted for California gnatcatcher and cactus wren, cactus pads were planted, and photos were taken at photo sites. Habitat condition was good. One pair of California gnatcatchers was observed, but no cactus wrens. Spring rare plant surveys were not conducted due to dry conditions. The next report is due January 31, 2016.

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, but the developer never paid the Conservancy the required amount, so the RMP has not been implemented. 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. The recorded open space easement gives the County the right to enter the open space as necessary for maintenance. PDS and County Counsel are discussing possible follow-up.

4.3.14 RMP 08-001 Bridges – Santa Fe Creek

The 2014 annual report was submitted January 29, 2015 and is under review. 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 Rancho Santa Fe

The 2013 annual report was reviewed and accepted in February 2014. The 2014 annual report was submitted January 20, 2015 and is under review. The Querencia open space vacation was approved by the Board on October 22, 2014 to vacate 0.97 acre of the open space easement, with off-site mitigation. The four pads surrounding the open space are currently being graded/cleared, and the owner also completely removed the remaining eucalyptus trees from the open space in 2014, monitored by Mitch Beauchamp and Gretchen Cummings.

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

The Open Space Maintenance (OSM) Agreement was signed on February 13, 2012. During the reporting period, OSM inspected signage and fencing, trash removal, non-native plant removal, and monitored and documented sensitive species and enhanced burrowing owl habitat. The 2014 annual report was submitted in February 2015 and is under review.

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 received USFWS approval as a mitigation bank during the reporting period.

4.3.18 RMP 11-002 Lonestar

The San Diego Habitat Conservancy started management in January 2013. The two annual reports since commencement (2013 and 2014) have been submitted and accepted. The Preserve provides habitat for several sensitive animal species, including the California gnatcatcher, Coronado skink burrowing owl, and white-tailed kite. CAL FIRE has not been able to perform controlled burns, so a mowing and dethatching program has begun.

4.3.19 RMP 12-002 Sloane Canyon

The final RMP was approved on November 14, 2013 and the Mitigation Easement Agreement and Joint Escrow Instructions with third party signed January 31, 2014. The open space management agreement was signed by third party (Artesian Land Partners aka North County Land Partners) on February 19, 2014. Funds wired to SDRPF on February 28, 2014. The first annual report was submitted in February 2015 and is under review.

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 uses 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 is still ongoing and 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 2014, 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 \$9,563 to acquire 0.74 acres of tax-defaulted land. Since 1998, the County has contributed almost \$33 million leveraged with \$31.2 million of other funding to acquire 6,955 acres in the South County Subarea, including 537 acres managed by County partners.

The Board of Supervisors allocates funding for ongoing management and monitoring efforts on approximately 18,299 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

Community Facility District 97-2 funds, administered by the City of Chula Vista, are used for managing and monitoring the Otay Ranch Preserve. The approved budget for FY 2013-14 was \$468,500 and the FY 2014-15 is \$717,500. Additional funding is budgeted in FY 2014-15 to address illegal access on the Dulzura property located. As a capital improvement project, the City of Chula Vista will be installing vehicle barriers along Minnewawa Truck trail to discourage trespassing and illegal access onto the preserve.

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. From SANDAG's fact sheet, as of September 2014, the EMP has acquired more than 3,300 acres of habitat in the County at a cost of approximately \$100 million. According to its website, SANDAG has distributed \$11.5 million to regional land managers in the form of 70 grants. SANDAG did not distribute land management funds in 2013 or 2014.

6.0 EDUCATION AND OUTREACH

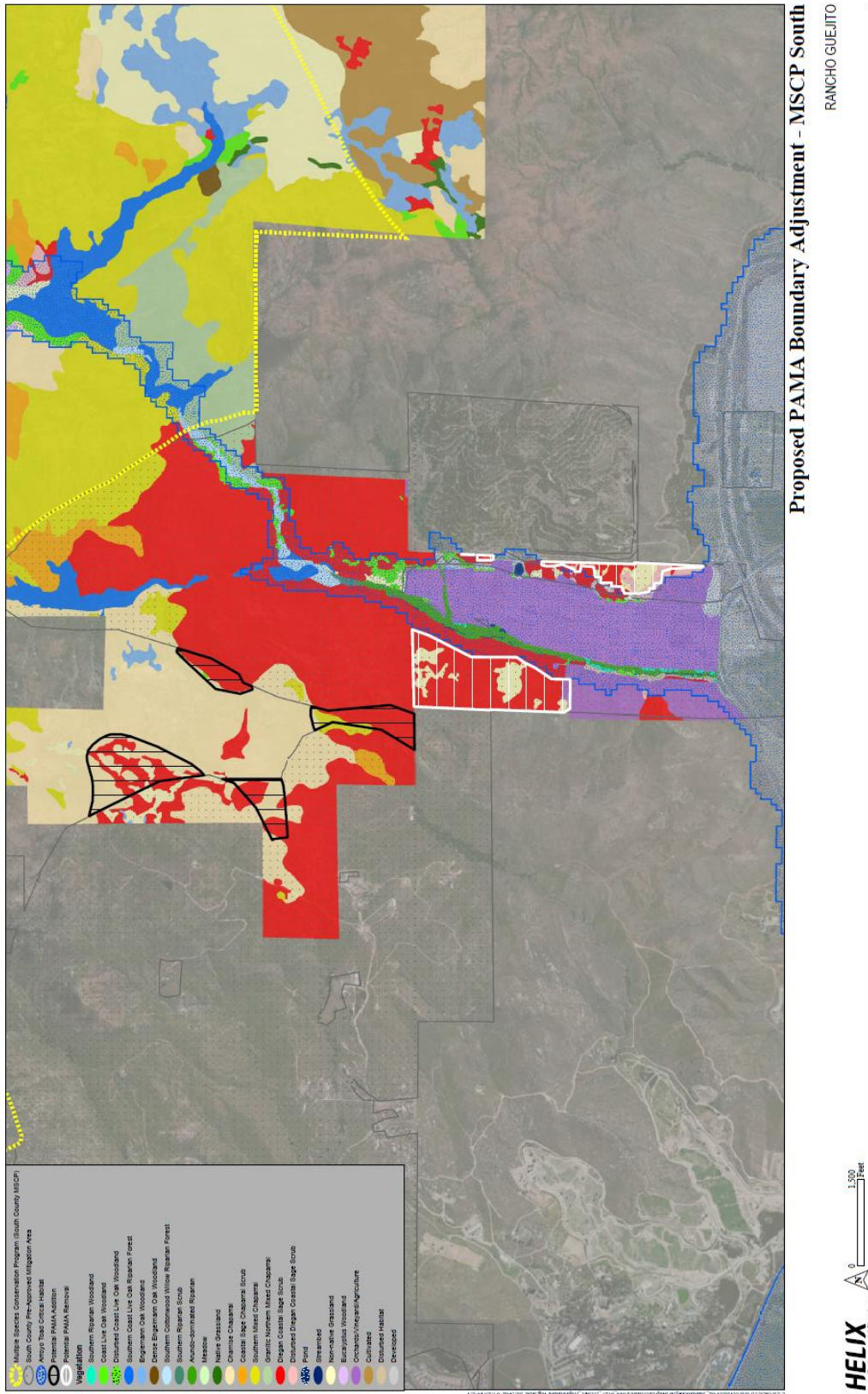
One of DPR's key activities is educating the public about the County's invaluable natural and cultural resources. Rangers and volunteers are trained to lead Environmental Education programs and provide multiple interpretive services to the public. Presentations are available to people of all ages at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

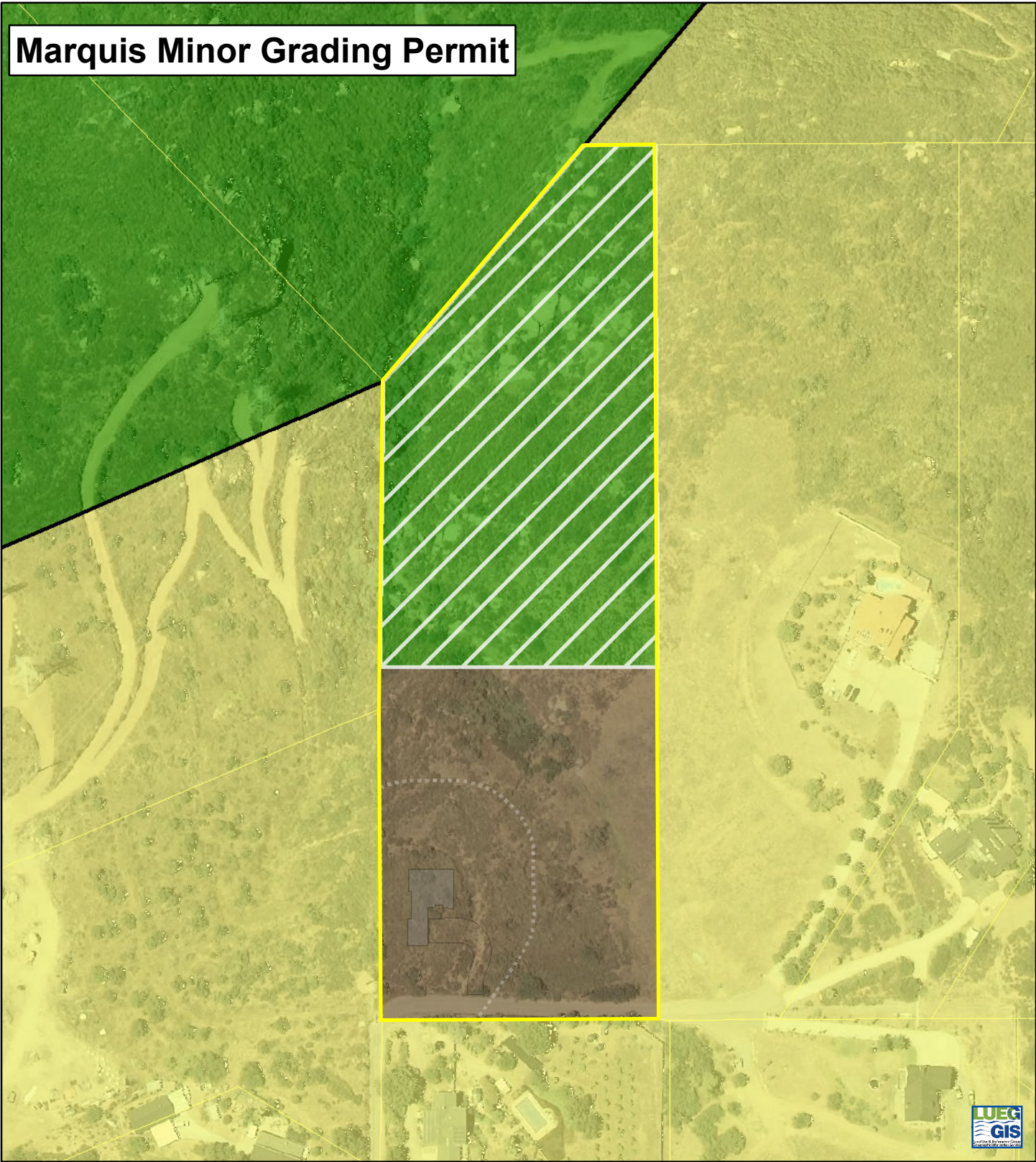
- **Discovery Program:** This program has assisted hundreds of educators and their students explore the wealth of nature at local parks and in their own backyards. The hands-on courses include pre-field trip activities for classroom use, field trip activities while in the parks, and post-field trip activities for classroom and home use. The curriculum is correlated with the California Science Framework and includes subjects such as plants, birds, Native Americans, geology, insects and the MSCP.
- **TRACK Trails Program:** This is part of the national Kids in Parks campaign designed to help children find fun ways to explore the beauty of nature in our parks. The system features kiosks on the trail with brochures on how to turn an ordinary hike into a fun-filled adventure. Young people can then earn prizes by visiting the TRACK Trails website and tracking their adventures on their online nature journal.
- Wildlife conservation programs with live animals
- Environmental slide programs
- Safety talks
- Ranger-led nature walks
- Storm water Education
- Watersheds Education
- Leave No Trace Program

7.0 CONCLUSION

During the first 17 years of this 50 year program, the County and its agency and private conservation partners have assembled 74,347 acres of the 98,379-acre preserve which represents 76% 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 Minor Amendment: Rancho Guejito





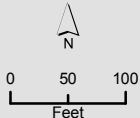
Marquis Minor Grading Permit



Legend

MSCP Designations

- Hardline Preserve
- Take Authorized Area
- Minor Amendment Area
- Parcel
- Open Space

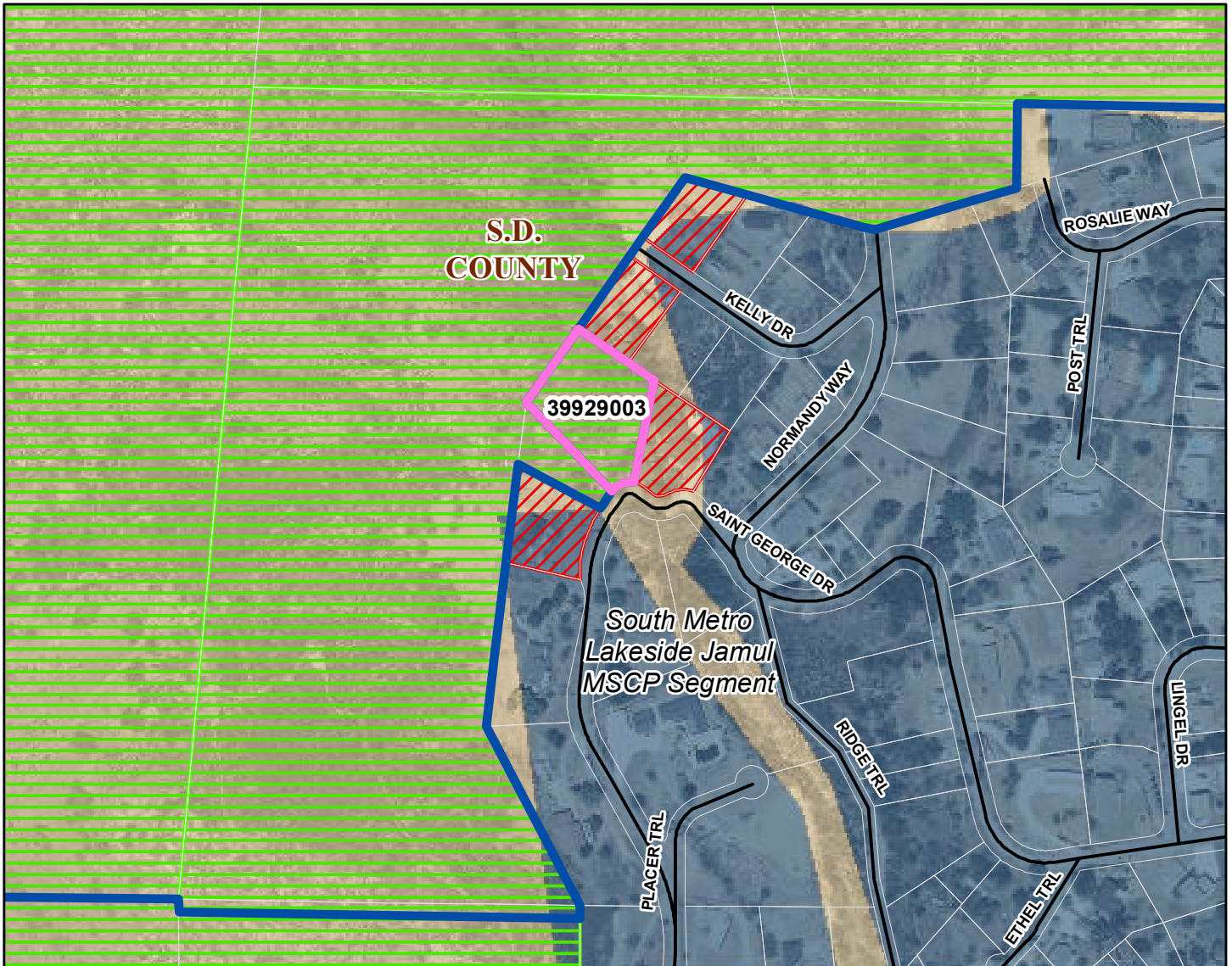


MSCP Designations	Acres
Proposed Hardline Preserve	4.1
Proposed Take Authorized	3.3
TOTAL	7.4

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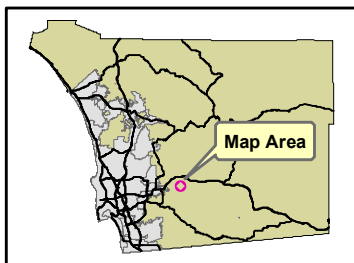
County of San Diego DPR Stoneridge Tax Default Parcel

Figure 3



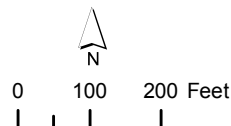
Project Name:	County of SD DPR - Stoneridge Tax Default Parcel
Acres:	0.74
Acquisition Date:	8/7/2014
Management Agency:	County of San Diego
Project Tracking Number:	14-112
Source of Funding:	County General Funds
MSCP Segment:	Metro-Lakeside-Jamul

MSCP Vegetation Type	Acres
Coastal Sage Scrub	0.51
Oak Riparian Forest	0.23



- Project Area
- Park/Preserve Boundary
- Parcel Boundary
- Freeway
- Highway
- Road
- MSCP Gain
- MSCP Loss
- MSCP (South County) Designation**
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Unincorporated Land in Metro-Lakeside-Jamul Segment

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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	\$1,000,000	\$0	\$1,000,000
Hollenbeck Canyon, Daley Ranch, Ph II	286	0	286	\$1,000,000	\$0	\$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	\$2,775,687	\$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

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 (decreased by ROW)	514	197	714	\$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
Stoneridge Preserve (Tax Default)	0	.74	.74	\$9,563	\$0	\$9,563
2014	0	.74	.74	\$9,563	\$0	\$9,563
TOTAL SOUTH COUNTY SUBAREA	2,665	4,290	6,957	\$65,386,724	\$31,394,302	\$33,992,422
*Property not managed by the County			457			

*Indicates properties, most with Open Space Easements granted to the County, contributing towards County acquisition requirements, but not managed by the county. Total acreage managed by County: 6,500 acres

Table 4 Summary of Habitat Losses and Gains



Plan: MSCP South San Diego County

Project Gain Status: Gain

Date Range: 1/1/2014 - 12/31/2014

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	6.30	547.54	125.74	27,871.91	65.01 %	14.78	1,285.01	6.54	7,297.86	21.08	1,832.55	132.28	35,169.77	
Maritime Succulent Scrub	6	0.00	0.00	0.00	3.89	64.77 %	0.00	0.00	0.00	8.23	0.00	0.00	0.00	12.12	
Chaparral	39,871	4.68	255.43	73.58	33,151.65	83.15 %	18.27	2,878.47	291.66	8,539.51	22.95	3,133.90	365.23	41,691.16	
Southern Maritime Chaparral	5	0.00	1.95	0.00	5.82	116.31 %	0.22	9.99	0.00	22.71	0.22	11.94	0.00	28.52	
Coastal Sage-Chaparral Scrub	1,325	0.00	12.36	12.83	977.42	73.77 %	0.02	130.31	0.00	1,104.50	0.02	142.67	12.83	2,081.92	
Grassland	3,171	0.30	46.41	0.19	1,935.33	61.03 %	5.90	1,108.99	0.00	967.47	6.19	1,155.40	0.19	2,902.80	
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	0.00	133.52	57.30 %	0.00	4.46	0.00	59.65	0.00	4.52	0.00	193.17	
Riparian Forest	348	0.00	0.42	0.00	287.44	82.60 %	0.00	2.00	0.00	69.90	0.00	2.42	0.00	357.35	
Oak Riparian Forest	2,192	0.70	30.42	7.58	985.52	44.96 %	0.00	45.95	3.03	437.93	0.70	76.37	10.61	1,423.45	
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	0.00	104.91	27.39 %	0.00	14.16	0.00	68.32	0.00	17.75	0.00	173.24	
Oak Woodland	2,211	3.69	37.04	24.91	1,081.65	48.92 %	0.43	145.81	18.06	444.29	4.12	182.85	42.97	1,525.94	
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	0.00	44.08	41.98 %	0.00	410.99	0.00	66.90	0.00	420.19	0.00	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	0.00	78.70	87.44 %	0.00	16.25	0.00	25.99	0.00	18.24	0.00	104.69	
Natural Floodchannel	225	0.00	0.00	0.00	30.76	13.67 %	0.00	0.00	0.00	4.83	0.00	0.00	0.00	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	2.59	103.14	0.01	430.55		6.15	686.36	0.43	358.69	8.74	789.50	0.44	789.24	
Agriculture	0	0.22	87.11	0.00	541.09		9.30	1,223.76	0.00	2,305.82	9.52	1,310.87	0.00	2,846.90	
Urban/Developed	0	0.00	40.29	0.00	64.29		34.92	1,933.29	8.71	556.08	34.92	1,973.58	8.71	620.37	
Agency Total:		18.48	1,176.95	244.83	73,379.75		89.98	9,902.05	328.43	22,378.29	108.45	11,079.01	573.26	95,758.03	

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 1/1/2014 To 12/31/2014

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												
14-040	PM 21164		BOB&DEAN PROPERTIES L L C	388-230-62	9/2/2014	Gain	Local	Easement	0.00	3.86	0.00	3.86
14-087	The SD River Park Foundation - El Cap West Face #4		The San Diego River Park Foundation	330-110-0700	8/21/2014	Gain	Private	Acquisition	0.00	20.53	0.00	20.53
14-088	The SD River Park Foundation - El Cap West Face #4		The San Diego River Park Foundation	330-110-03	8/7/2014	Gain	Private	Acquisition	0.00	19.43	0.05	19.48
14-108	CO OF SD PM15374 2014 YEAR-END 2-25		CO OF SD PM15374 2014 YEAR-END 2-25		2/25/2014	Gain	Private	Easement	0.00	0.68	0.00	0.68
14-109	CO OF SD TCT#4025 2014 YEAR-END 2-25		CO OF SD TCT#4025 2014 YEAR-END 2-25	303-040-46 303-040-47 303-040-51 303-040-52 303-040-53	2/25/2014	Gain	Private	Easement	0.00	12.98	0.00	12.98
14-111	CDFW - CY2014 Bonfils		CDFW	329-020-11 329-050-04 329-060-01	9/12/2014	Gain	State	Acquisition	0.00	259.17	10.56	269.73
14-114	San Diego Audubon Society - Joseph Law Parcel		San Diego Audubon Society	330-070-07	9/9/2014	Gain	Non-Profit	Acquisition	0.00	0.00	27.95	27.95
Total for Segment: North Metro Lakeside Jamul									0.00	316.64	38.56	355.20
Segment: South County												
14-091	USFWS - CY2014 Wildman's Canyon		USFWS	585-130-04	1/28/2014	Gain	Federal	Acquisition	0.00	0.00	32.53	32.53
Total for Segment: South County									0.00	0.00	32.53	32.53
Segment: South Metro Lakeside Jamul												
14-081	EHC - La Cresta Hills		Endangered Habitats Conservancy	509-020-16	4/11/2014	Gain	Private	Acquisition	0.00	0.04	12.84	12.88
14-082	EHC - Sarjay LLC / La Cresta Parcels		Endangered Habitats Conservancy	508-180-10	7/24/2014	Gain	Private	Acquisition	0.00	0.25	21.28	21.52

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												
14-083	EHC - Ulrich		Endangered Habitats Conservancy	509-010-51 510-010-12	7/18/2014	Gain	Private	Acquisition	0.00	8.66	84.64	93.30
14-084	EHC - Saxena / La Cresta Parcels		Endangered Habitats Conservancy	508-170-19	7/18/2014	Gain	Private	Acquisition	0.00	1.58	2.46	4.04
14-085	EHC - Guyot / La Cresta Parcels		Endangered Habitats Conservancy	508-170-18	7/18/2014	Gain	Private	Acquisition	0.00	0.00	1.95	1.95
14-086	EHC - Walker Priest / La Cresta Parcels		Endangered Habitats Conservancy	508-180-13 508-180-14 508-180-15 508-180-16	7/18/2014	Gain	Private	Acquisition	0.00	1.15	24.08	25.23
14-091	USFWS - CY2014 Wildman's Canyon		USFWS	585-130-04	1/28/2014	Gain	Federal	Acquisition	0.00	0.00	9.67	9.67
14-107	CO OF SD 2014 YEAR-END 1-15		CO OF SD 2014 YEAR-END 1-15	508-080-64 508-080-65 508-080-68 508-080-69	1/15/2014	Gain	Private	Easement	0.00	0.00	16.08	16.08
14-110	CO OF SD TCT#43942 2014 YEAR-END 5-29		CO OF SD TCT#43942 2014 YEAR-END 5-29	404-220-59	5/29/2014	Gain	Private	Easement	0.00	0.12	0.00	0.12
14-112	County of SD DPR - Stoneridge Tax Default Parcel		COUNTY OF SAN DIEGO PARKS&RECREATION DEPARTMENT	399-290-03	8/7/2014	Gain	Local	Acquisition	0.00	0.00	0.74	0.74
Total for Segment: South Metro Lakeside Jamul									0.00	11.79	173.74	185.53
Total for Agency: County of San Diego									0.00	328.43	244.83	573.26

Table 6 Summary of Project Losses

MSCP South San Diego County



From 1/1/2014 To 12/31/2014

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											
14-004	BP U D C Homes 26467037		U D C Homes L L C	264-670-37	1/9/2014	Loss	0	Single-Family Residential	0.28	0.00	0.28
14-005	BP U D C Homes 26438208		U D C Homes L L C	264-382-08	1/9/2014	Loss	0	Single-Family Residential	0.00	0.15	0.15
14-006	BP Riviere Mervyn		Riviere Mervyn S&Amy	264-400-04	1/16/2014	Loss	0	Single-Family Residential	0.02	0.08	0.10
14-025	BP Farrington Family Trust		Farrington Family Trust 04-04-06	267-432-11	6/5/2014	Loss	0	Single-Family Residential	0.17	0.00	0.17
14-028	BP Ponnezhan		Ponnezhan, Augustine & Rosemani		6/19/2014	Loss	0	Single-Family Residential	0.07	0.00	0.07
14-030	BP Nigro		Nigro James P and Lisa H	267-432-10	7/3/2014	Loss	0	Single-Family Residential	0.08	0.00	0.08
14-035	PM 15994		MREC DAVIDSON CROSY ENCLAVE LLC	267-460-19	9/19/2014	Loss	0	Single-Family Residential	1.60	0.12	1.72
14-066	BP Brisco Family Trust		BRISCO FAMILY TRUST 10-24-14	312-263-04	10/14/2014	Loss	0	Single-Family Residential	0.00	0.00	0.00
14-093	COI Pascucci 8-4		PASCUCCI DANIEL T	267-131-30	8/4/2014	Loss	0	Single-Family Residential	0.00	0.00	0.00
Total for Segment: Lake Hodges									2.22	0.35	2.57
Segment: North Metro Lakeside Jamul											
14-002	BP Christensen		Christensen, Nels	382-210-29	1/8/2014	Loss	0	Single-Family Residential	0.69	0.00	0.69
14-003	BP Walker Cynthia		Walker Cynthia J Trust 04-19-10	402-292-54	3/5/2014	Loss	0	Single-Family Residential	0.22	0.00	0.22
14-009	BP Sunwest Builders 30310053		Sunwest Builders Development LLC		1/29/2014	Loss	0	Single-Family Residential	1.61	0.00	1.61
14-010	BP Hurrell James & Yvonne		Hurrell James C & Yvonne D	392-070-07	1/31/2014	Loss	0	Single-Family Residential	0.39	0.00	0.39
14-015	BP Olsen Family Trust		Olsen Family Trust	375-041-35	3/12/2014	Loss	0	Industrial	1.38	0.00	1.38
14-016	BP Werth		Werth, Thomas	327-101-33	3/20/2014	Loss	0	Rural Residential	0.00	0.79	0.79
14-017	BP Fritz		Fritz Jeffrey and Judy	329-132-22	5/15/2014	Loss	0	Rural Residential	0.22	0.00	0.22
14-018	BP Jericho Road Baptist Church		Jericho Road Baptist Church	398-251-70	4/1/2014	Loss	0	Single-Family Residential	3.26	0.00	3.26
14-021	BP Reis Craig & Kelli		Reis, Craig & Kelli	402-160-43	4/30/2014	Loss	0	Rural Residential	1.74	0.00	1.74

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											
14-022	BP Botticelli Jason & Melinda		Botticelli, Jason & Melinda	402-320-25	4/2/2014	Loss	0	Agriculture	0.23	0.00	0.23
14-023	BP Worley Scott & Julia		Worley, Scott & Julia	402-350-27	3/27/2014	Loss	0	Single-Family Residential	0.47	0.58	1.05
14-032	BP Weatherup		Weatherup, Mark	276-060-31	5/27/2014	Loss	0	Single-Family Residential	4.94	0.00	4.94
14-040	PM 21164		BOB&DEAN PROPERTIES L L C	388-230-62	9/2/2014	Loss	0	Single-Family Residential	5.46	0.00	5.46
14-041	BP Taylor Family Trust 11-18-98		TAYLOR FAMILY TRUST 11-18-98	241-180-16	7/10/2014	Loss	0	Single-Family Residential	2.08	0.00	2.08
14-045	BP Luparia		LUPARIA SEBASTIAN M	303-040-56 303-040-57	7/31/2014	Loss	0	Single-Family Residential	2.34	0.00	2.34
14-046	BP Sannicolas		SANNICOLAS PETER J&SHAYNA L	244-081-37	7/15/2014	Loss	0	Single-Family Residential	0.00	2.41	2.41
14-047	BP Lin Family Trust		LIN FAMILY TRUST 06-04-13	303-101-10	7/15/2014	Loss	0	Single-Family Residential	1.54	0.00	1.54
14-048	BP Kim Richard & Jennifer		KIM RICHARD C&JENNIFER	303-050-41	7/23/2014	Loss	0	Single-Family Residential	0.43	0.00	0.43
14-049	BP Quy		QUY JEFFREY & ANH	377-262-31	7/31/2014	Loss	0	Single-Family Residential	1.32	0.00	1.32
14-050	BP Thomas Richard & Dawn 2009 Trust		THOMAS RICHARD&DAWN FAMILY 2009 TRUST	396-193-20	7/25/2014	Loss	0	Single-Family Residential	1.04	0.00	1.04
14-054	BP Fieze Linda Trust		FRIEZE LINDA L REVOCABLE TRUST 04-15-08	377-131-42	8/27/2014	Loss	0	Single-Family Residential	0.51	0.00	0.51
14-056	BP Leggio-Osburn		OSBURN MICHAEL E & LEGGIO-OSBURN ROSARIA	394-421-02	9/29/2014	Loss	0	Single-Family Residential	0.50	0.00	0.50
14-057	BP Miinch Charles & Kimberly		MIINCH CHARLES G & KIMBERLY J	393-190-40	9/3/2014	Loss	0	Single-Family Residential	0.20	0.00	0.20
14-058	BP Gillotti & Quade Trust		GILLOTTI ANN & QUADE MICHAEL TRUST	269-080-23	8/25/2014	Loss	0	Single-Family Residential	0.17	0.00	0.17
14-064	BP Joyce Family Trust		JOYCE FAMILY TRUST 07-13-93	285-022-76	10/13/2014	Loss	0	Single-Family Residential	0.06	0.00	0.06
14-065	BP Barber, John & Lynn		BARBER JOHN A & LYNN M	377-131-31	11/3/2014	Loss	0	Single-Family Residential	0.01	0.00	0.01
14-067	BP Presar Marcus & Susan		PRESAR MARCUS D&SUSAN H	303-013-87	10/2/2014	Loss	0	Single-Family Residential	0.20	0.00	0.20
14-070	BP Klondike 32803011		LITTLE KLONDIKE TRUST 07-28-14	328-030-11	12/29/2014	Loss	0	Single-Family Residential	0.00	0.76	0.76
14-071	BP Klondike 32803012		LITTLE KLONDIKE TRUST 07-28-14	328-030-12	12/29/2014	Loss	0	Single-Family Residential	0.00	0.82	0.82

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											
14-072	BP Zgurovsky		ZGUROVSKY, ALEXANDER	377-400-14	12/24/2014	Loss	0	Single-Family Residential	0.74	0.00	0.74
14-092	COI Carter 8-21		CARTER KEVIN&LAURA	377-290-12	8/21/2014	Loss	0	Single-Family Residential	1.48	0.00	1.48
14-093	COI Pascucci 8-4		PASCUCCI DANIEL T	267-131-30	8/4/2014	Loss	0	Single-Family Residential	1.00	0.00	1.00
14-097	COI Lypps 7-29		LYPPS CHARLES N	240-230-28	7/29/2014	Loss	0	Single-Family Residential	2.49	0.00	2.49
14-098	COI Velasco 9-10		VELASCO JAKE A	396-051-32	9/10/2014	Loss	0	Single-Family Residential	2.57	0.00	2.57
14-099	COI Steenbergen 7-16		STEENBERGEN SUZANNA M REVOCABLE TRUST	402-300-72	7/16/2014	Loss	0	Single-Family Residential	1.25	0.00	1.25
14-100	COI Basso 12-2		BASSO ROBERT & LISA	403-160-16 403-161-16	12/2/2014	Loss	0	Single-Family Residential	2.76	0.00	2.76
14-113	CO OF SD DPW ROAD WIDENING YEAR-END		COUNTY OF SAN DIEGO	285-070-23 285-070-30 285-071-06 285-081-01	7/1/2014	Loss	0	Transportation, Communication, Utilities	0.25	3.10	3.35
Total for Segment: North Metro Lakeside Jamul									43.56	8.46	52.01
Segment: South Metro Lakeside Jamul											
14-001	BP Earp Laura		Earp Laura	403-470-28	1/3/2014	Loss	0	Single-Family Residential	1.17	0.00	1.17
14-007	BP Rosales Felipe		Rosales Felipe	590-230-14	1/17/2014	Loss	0	Single-Family Residential	0.22	0.00	0.22
14-008	BP Davison Family Trust		Davison Family Trust 04-12-13		1/21/2014	Loss	0	Single-Family Residential	0.24	0.00	0.24
14-011	BP Cacy Family Trust		Cacy Family Trust 07-23-09	398-150-39	2/5/2014	Loss	0	Single-Family Residential	1.37	0.00	1.37
14-012	BP W C Group 50319233		W C Group L L C	503-192-33	6/5/2014	Loss	0	Single-Family Residential	1.69	0.00	1.69
14-019	BP Alpine Ranch Estates 40452309		Alpine Ranch Estates 2012 LLC		5/13/2014	Loss	0	Single-Family Residential	0.18	0.00	0.18
14-024	BP Christopher & Kelly		Rollins, Christopher M& Kelly J	404-523-10	4/9/2014	Loss	0	Single-Family Residential	0.06	0.00	0.06
14-027	BP Stanfill Debra		Stanfill, Debra C	513-130-02	3/27/2014	Loss	0	Single-Family Residential	0.00	0.22	0.22
14-031	BP Chambers Morgan		Chambers, Morgan	519-141-30 519-141-31	7/8/2014	Loss	0	Single-Family Residential	0.00	0.57	0.57
14-033	PM 21163		Allen, Joshua R.	597-042-34	8/29/2014	Loss	0	Single-Family Residential	1.14	0.00	1.14

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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											
14-036	PM 21142		DYKE WILLIAM B JR&LAUREL R	509-200-11	7/25/2014	Loss	0	Single-Family Residential	1.46	0.74	2.20
14-037	BP Shortley John & Kelly		SHORTLEY JOHN C&KELLY M		11/7/2014	Loss	0	Single-Family Residential	0.00	1.08	1.08
14-038	BP Borge Jacob & Jennifer		BORGE JACOB D&JENNIFER R		9/5/2014	Loss	0	Single-Family Residential	0.00	2.25	2.25
14-039	BP Dictionary Hill Dev 6-14		DICTIONARY HILL DEVELOPERS L P	584-200-66	6/30/2014	Loss	0	Single-Family Residential	0.00	0.09	0.09
14-042	BP Alpine Ranch Estates 40452203		ALPINE RANCH ESTATES 2012 L L C	404-522-03	7/2/2014	Loss	0	Single-Family Residential	0.09	0.00	0.09
14-043	BP Perfilyev Stellar		PERFILYEV ANDREY & STELLAR OLESSIA	504-051-06	7/7/2014	Loss	0	Single-Family Residential	0.15	0.00	0.15
14-044	PM 21181		STEINBARTH LEN &S TRAUS ROBERTA	597-050-29	10/24/2014	Loss	0	Single-Family Residential	5.23	0.00	5.23
14-051	BP Hazel William & Michele		HAZEL WILLIAM C & MICHELE	522-020-24	7/9/2014	Loss	0	Single-Family Residential	0.00	1.00	1.00
14-052	BP Roccazzella Family Trust		ROCCAZZELLA FAMILY TRUST 07-17-12	596-173-39	8/4/2014	Loss	0	Single-Family Residential	0.54	0.00	0.54
14-053	BP Westcott Revocable Trust		WESTCOTT REVOCABLE TRUST 08-05-94	596-071-26	8/8/2014	Loss	0	Single-Family Residential	0.83	0.00	0.83
14-055	BP Papike A		PAPIKE ALEXANDER	519-351-29	9/29/2014	Loss	0	Single-Family Residential	0.00	0.00	0.00
14-059	BP Bongiovanni		BONGIOVANNI FRANK & KATHY	399-131-13	8/28/2014	Loss	0	Single-Family Residential	0.17	0.00	0.17
14-060	BP Greta Hill Investment Inc		GRETA HILL INVESTMENT INC	520-301-01	10/29/2014	Loss	0	Single-Family Residential	2.12	0.00	2.12
14-061	BP Larsen Tyler & Debbie		LARSEN TYLER & DEBBIE	510-010-20	10/14/2014	Loss	0	Single-Family Residential	0.74	0.08	0.82
14-062	BP Ranson K		RANSON, KEITH	404-131-53	10/15/2014	Loss	0	Single-Family Residential	0.30	0.00	0.30
14-063	BP Marking Family Trust		MARKING FAMILY TRUST 03-03-10	401-171-67	10/6/2014	Loss	0	Single-Family Residential	0.50	0.00	0.50
14-068	BP Melendrez Living 2006 Trust		MELENDREZ LIVING TRUST	599-110-42	10/9/2014	Loss	0	Single-Family Residential	0.00	1.13	1.13
14-069	BP Wahab		WAHAB, IBRAHIM M	599-100-39	12/30/2014	Loss	0	Single-Family Residential	0.94	0.22	1.17
14-073	Alpine Ranch Estates 40452205		ALPINE RANCH ESTATES 2012 L L C	404-522-05	12/5/2014	Loss	0	Single-Family Residential	0.16	0.00	0.16
14-074	BP Gibson 39813020		GIBSON, LUKE	398-130-20	12/1/2014	Loss	0	Single-Family Residential	3.07	0.00	3.07
14-075	BP English 51434027		ENGLISH, LIONEL & HEIDI	514-340-27	11/18/2014	Loss	0	Single-Family Residential	0.86	0.00	0.86

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											
14-076	BP Attisha Trust		ATTISHA FAMILY TRUST 06-27-06	519-312-54	12/22/2014	Loss	0	Single-Family Residential	0.05	0.00	0.05
14-078	BP Heredia Jose		HEREDIA, JOSE	570-230-63	11/18/2014	Loss	0	Single-Family Residential	0.41	0.00	0.41
14-079	BP Glockzin 64916024		GLOCKZIN GARY C	649-160-24	11/26/2014	Loss	0	Single-Family Residential	0.83	0.00	0.83
14-080	BP Theweny Trust		THEWENY NAZAR & Wafa Revocable Trust	514-470-11	11/25/2014	Loss	0	Single-Family Residential	0.01	0.00	0.01
14-094	COI Rosneberg Trust 5-8		ROSENBERG TRUST 06-24-10	519-070-55	5/8/2014	Loss	0	Single-Family Residential	4.97	0.00	4.97
14-095	COI Thompson 7-14		THOMPSON WILLIAM & FRANCES	519-040-42	7/14/2014	Loss	0	Single-Family Residential	0.00	1.96	1.96
14-096	COI Parker Family Trust 10-16		PARKER FAMILY TRUST	520-021-22	10/16/2014	Loss	0	Single-Family Residential	2.00	0.00	2.00
14-101	COI Tunstall 2-25		TUNSTALL DARREN K&KAREN B	501-042-11	2/25/2014	Loss	0	Single-Family Residential	0.75	0.00	0.75
14-102	COI Attica Investments 12-5		ATTICA INVESTMENTS LP	510-080-14	12/5/2014	Loss	0	Single-Family Residential	5.20	0.00	5.20
14-103	COI Grand Avenue Views 4-25		GRAND AVENUE VIEWS L P	578-160-68	4/25/2014	Loss	0	Single-Family Residential	2.46	0.00	2.46
14-104	COI Mohabbat Aziz 6-19		MOHABBAT AZIZ	584-200-34	6/19/2014	Loss	0	Single-Family Residential	0.00	0.17	0.17
14-105	COI Angeli 10-9		ANGELI JOHN & JULIA	596-071-05	10/9/2014	Loss	0	Single-Family Residential	2.24	0.15	2.39
14-106	COI Anderson 4-15		ANDERSON-KAUL KIM	596-240-17	4/15/2014	Loss	0	Single-Family Residential	2.04	0.00	2.04
Total for Segment: South Metro Lakeside Jamul									44.20	9.66	53.87
Total for Agency: County of San Diego									89.98	18.48	108.45

Table 9 Habitat Conservation Accounting Model

MSCP South San Diego County



From 1/1/2014 To 12/31/2014

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	11,252.68	3,110.52	19.46	-
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	13,374.27	2,620.14	22.65	-
Southern Maritime Chaparral	0	0	0	0.00	0.00	0.00	0.22	+
Coastal Sage-Chaparral Scrub	1,366	1,152	214	5.38	792.79	153.95	0.02	-
Grassland	2,145	1,741	404	4.31	1,067.06	263.25	5.87	-
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	913.61	0.50	0.70	+
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	n/a
Oak Woodland	2,355	1,912	443	4.32	999.97	252.82	4.12	-
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	235.50	0.00	8.73	+
Agriculture	1,608	0	1,608	0.00	485.44	0.00	9.52	+

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	34.60	+
Total Acres for Agency: County of San Diego					29,358.10		105.88	

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	119.7877	5.385	0	0.34	7.46	0.51	0	0	11.64	147.9727
Remaining	1.95	106.412	74.915	0	2.06	12.14	2.89	0	0	60.86	261.227
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	14.549	0	0	0	0	0	14.549
Remaining	0	0	0	0	11.451	0	0	0	0	0	11.451
Total Remaining	1.95	176.7183	74.915	0	13.511	43.66	2.99	0.68	0.14	60.86	374.467

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

Date Issued	APN	Acres Allowed to be Cleared by BMO (acres)	Actual Site Acreage
1/8/2014	398-130-20	5	3.08
2/25/2014	501-042-11	5	0.72
4/11/2014	512-170-38	5	1.14
4/15/2014	596-240-17	5	2.25
4/25/2014	578-160-68	5	2.46
5/6/2014	272-160-51	5	2.68
5/6/2014	589-090-47	5	1.23
5/8/2014	519-070-55	5	6.92
5/9/2014	240-230-28	5	2.46
5/27/2014	276-060-31	5	8.05
6/19/2014	584-200-34	5	0.67
6/19/2014	599-141-24	2	8.7
6/20/2014	520-301-01	5	2.12
7/2/2014	495-401-21	5	1.02
7/10/2014	303-101-10	5	2.36
7/14/2014	519-040-42	2	4
7/16/2014	402-300-71	5	1.21
7/16/2014	402-300-72	5	1.17
7/16/2014	402-300-71	5	1.21

Date Issued	APN	Acres Allowed to be Cleared by BMO (acres)	Actual Site Acreage
7/22/2014	385-023-19	5	4.04
7/22/2014	514-320-29	5	0.52
7/29/2014	244-081-37	2	6
8/4/2014	267-131-30	5	2.95
8/21/2014	377-290-12	5	5.22
8/27/2014	398-251-70	5	3.74
9/10/2014	396-051-32	5	2.59
10/9/2014	596-071-05	5	2.66
10/16/2014	520-021-22	5	8.14
10/27/2014	393-090-44	5	2.18
10/27/2014	404-320-56	5	2.16
11/6/2014	303-013-64	5	2.04
11/6/2014	519-133-10	5	1
11/25/2014	579-382-03	5	0.14
12/2/2014	403-160-16	5	2.65
12/5/2014	510-080-14	5	5
12/11/2014	496-040-19	5	0.58
12/15/2014	519-260-68	5	1.1

Table 14 Stewardship/Management Completed on County Lands in 2014

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		X	X	X
Boulder Oaks	Closed	X		X	X		X	X	X	X	X			X	X
El Capitan	Open	X		X	X	X	X	X	X	X					
El Monte Regional Park	Open	X	x	x		x	x		x			x			
Oak oasis	Open	X	X	X	X	X	X	X		X			X		X
Stelzer County Park	Open	X	X	X	X	X	X	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				X					
Stoneridge	Closed	X	x		x	x	x			x	x			x	
Lake Hodges Segment															
Lusardi Creek	Open		X	X	X	X	X	X	X	X	X			X	
Del Dios Highlands	Open	x													
South County Segment															
Otay Ranch	Closed	x		X	X	X	X	n/a	n/a	X	X		X		
Otay Valley Regional Park	Open			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		X
Furby-North Property	Closed	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. Enforcement initiated 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	2013-14 Annual Report submitted and accepted.
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	2013-14 Annual Report submitted and accepted.

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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	2013-14 Annual Report submitted and accepted.
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. 2014 report is due 3/1/15.
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	2013-14 Annual Report submitted and accepted.

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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	2013-14 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. Annual Report was not received. Enforcement under discussion.
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, re-sent in 2013). Enforcement under discussion.
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.	no	Formal reporting has not started. Status is good per email from TECC.

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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. Enforcement is under discussion.
05-004	Greenhills Ranch	395-452-01	Sep-06	Habitat Restoration Sciences	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.	In process	2013 annual report was submitted and accepted. 2014 report is due 3/1/15.
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. 2014 report is due 3/1/15.

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10-002	Rancho Santa Fe	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.	In process	2013 Annual Report was submitted and accepted. 2014 report is due 1/31/15.
10-003	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	2013 Annual Report submitted and accepted. 2014 report is due 3/1/15.
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 received USFWS approval as a mitigation bank during the reporting period.
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. 2014 report is currently under review.
12-002	Sloane Canyon	521-080-11	11/14/13	Open Space Management, Inc.	1/31	The Sloane Canyon open space comprises 39.3 acres on Sloane Canyon Road in Jamul. The open space includes 4.72 acres of riparian woodland, 6.0 acres of Diegan coastal sage scrub, 9.71 acres of Diegan coastal sage scrub/chaparral, 17.2 acres of southern mixed chaparral, and 1.67 acres of disturbed habitat.	Yes	The final RMP was approved on November 14, 2013 and the funds were wired to SDF on 2/28/14. The first annual report is due January 31, 2015.