

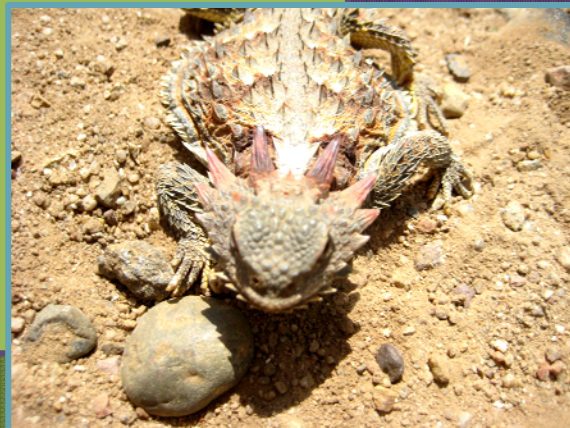


# County of San Diego Multiple Species Conservation Program

## South County Subarea Plan Annual Report (Year 15)

Reporting Period: January 1, 2012 - December 31, 2012

May 15, 2013



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

**South County Subarea Plan Annual Report (Year 15)**

Reporting Period: January 1, 2012 – December 31, 2012

May 15, 2013

**County of San Diego Board of Supervisors**

Greg Cox, District 1

Dianne Jacob, District 2

Dave Roberts, District 3

Ron Roberts, District 4

Bill Horn, District 5

**Chief Administrative Officer**

Helen N. Robbins-Meyer

**Deputy Chief Administrative Officer, Land Use & Environment Group**

Sarah Aghassi

**Director, Department of Parks and Recreation (DPR)**

Brian Albright

**DPR Chief, Resource Management Division**

Trish Boaz

**Director, Department of Planning and Development Services (PDS)**

Mark Wardlaw

**PDS Chief, Advanced Planning**

Jeff Murphy

# Table of Contents

---

<b>Executive Summary</b> .....	<b>E-1</b>
<b>1.0 Introduction</b> .....	<b>1</b>
1.1 MSCP Coordination Efforts... ..	1
<b>2.0 Subarea Plan Updates (2012)</b> .....	<b>3</b>
2.1 Quino Checkerspot Butterfly Amendment .....	3
2.2 Martz and Rancho Pampas Major Amendment.....	3
2.3 MSCP Map Update.....	3
<b>3.0 Habitat Gain and Loss</b> .....	<b>6</b>
3.1 Acquisitions.....	6
3.1.1 County Acquisitions .....	9
3.1.2 Federal Acquisitions.....	9
3.2 Habitat Gains and Losses Within the Pre-Approved Mitigation Area .....	10
3.3 HabitTrak.....	12
3.4 Rough Step: Preserve & Assembly by Vegetation Type .....	14
3.5 Mitigation Banks .....	15
3.5.1 Sweetwater River Mitigation Area .....	15
3.5.2 Boden Canyon Mitigation Bank .....	16
3.5.3 Old Castle Road Mitigation Bank .....	16
3.5.4 Singing Hills Conservation Bank.....	16
3.5.5 Rancho San Diego Mitigation Bank.....	16
3.6 Mitigation Land Policy .....	18
3.7 Clearing for Single-Family Residences on Small Parcels .....	18
3.8 Agricultural Exemption .....	19
3.9 Building Permit COIs .....	21

# Table of Contents

---

<b>4.0 Management and Monitoring</b> .....	<b>22</b>
4.1 Preserve Management of County Lands .....	22
4.1.1 Otay Ranch Preserve.....	25
4.1.2 Grant Funded Management and Monitoring Projects .....	25
4.2 Preserve Biological Monitoring of County Lands.....	29
4.3 Preserve Management of Private Mitigation Lands.....	29
4.3.1 RMP 98-001 Bernardo Lakes.....	30
4.3.2 RMP 99-001 Ralphs Family .....	30
4.3.3 RMP 99-002 4S Ranch.....	30
4.3.4 RMP 99-003 Salviati-Golem .....	30
4.3.5 RMP 99-004 Santa Fe Valley Starwood/Crosby.....	31
4.3.6 RMP 99-005 Woodridge .....	31
4.3.7 RMP 01-001 Blossom Valley .....	31
4.3.8 RMP 02-001 McCrink .....	32
4.3.9 RMP 02-003 Maranatha Chapel.....	32
4.3.10 RMP 03-001 Onyx Ridge .....	32
4.3.11 RMP 03-002 El Apajo .....	32
4.3.12 RMP 05-004 Greenhills Ranch .....	33
4.3.13 RMP 06-005 Artesian Trail.....	33
4.3.14 RMP 10-003 Major Use Permit 98-001.....	33
4.3.15 RMP 11-001 Martz Rancho Las Pampas .....	33
4.3.16 RMP 11-002 Lonestar .....	33
<b>5.0 Financial Summary</b> .....	<b>34</b>
5.1 County Contribution .....	34
5.2 Otay Ranch Preserve Community Facility District 97-2 .....	35
5.3 TransNet Funding.....	35
<b>6.0 Education and Outreach</b> .....	<b>36</b>
<b>7.0 Conclusion</b> .....	<b>37</b>

# Table of Contents

---

## Figures

Figure 1 MSCP Map.....	5
Figure 2 2012 Federal, State, and Local Acquisitions .....	7
Figure 3 Habitat Preservation Through 2012.....	8
Figure 4 MSCP Preserve Assembly Status as of December 31, 2012 .....	1
Figure 5 Summary of MSCP Losses and Gains .....	3

## Tables

Table 1 Status of MSCP Acquisitions.....	6
Table 2 County Acquisitions since 1998.....	38*
Table 3 MSCP Preserve Assembly Status .....	11
Table 4 Summary of Habitat Losses and Gains .....	4*
Table 5 Summary of MSCP Gains .....	4*
Table 6 Summary of MSCP Losses .....	47*
Table 7 Habitat Gains by Segment Since 1998 .....	4
Table 8 Habitat Loss by Segment Since 1998.....	4
Table 9 Habitat Conservation Accounting Model .....	50*
Table 10 Mitigation Bank Status .....	0
Table 11 2012 Mitigation Land Policy Projects .....	1
Table 12 COIs Issued for Clearing for Single-Family Residences on Small Parcels .....	2
Table 13 COIs Issued for Agricultural Clearing.....	3
Table 14 2012 Stewardship and Adaptive Management Activities at County Preserves.....	0
Table 15 RMP/Monitoring Status .....	1
Table 16 Private Mitigation Lands .....	52*

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

# Executive Summary

---

This is the 15<sup>th</sup> 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, 2012 through December 31, 2012 within the MSCP Subarea Plan boundary. It also discusses coordination efforts, subarea plan updates, land acquisitions, preserve assembly, land management activities, species monitoring programs, education and outreach, and funding sources that are utilized by the County to meet its MSCP obligations.

During 2012, the County and its private conservation partners acquired a total of 901 acres within a Biological Resource Core Area (BRCA) and its federal partners acquired 1,917 acres (1,369 acres within the Pre-Approved Mitigation Area (PAMA)). The Implementing Agreement local acquisition commitment is 9,425 acres and the State/federal acquisition commitment is 9,425 acres (total of 18,850 acres within the Subarea). Since 1998, the County and its private conservation partners have acquired a total of 7,873 acres and the federal and State agencies have acquired a total of 29,048 acres of land that count toward the local and federal/State acquisition commitments as specified in the Implementing Agreement.

During this reporting period, 2,451 acres of habitat were gained (2,270 acres acquired through public acquisition and 181 acres through privately dedicated lands) and seven (7) acres of habitat were lost within the MSCP PAMA. Since 1998, cumulative gains and losses within the PAMA total 72,635 acres and 1,110 acres, respectively. The cumulative habitat gain within the PAMA represents 74% of the County's conservation goal of 98,379 acres.

Management and monitoring activities were completed on County preserves as well as on private mitigation lands in accordance with Resource Management Plans (RMPs). During 2012, baseline or inventory surveys were conducted for recent additions to Sycamore Canyon/Goodan Ranch Preserve and the newly acquired Stoneridge Preserve. The updated Sycamore Canyon/Goodan Ranch and new Stoneridge RMPs will be completed in June 2013.

In 2012, the County Board of Supervisors appropriated \$7.5 million for acquisition of open space throughout the adopted Subarea and planned North and East County plan areas. In the South County Subarea, the County spent approximately \$6.55 million to acquire the 743-acre former Salvation Army Property to add to the County's adjacent Boulder Oaks Preserve. In addition, the County contributed \$200,000 to the San Diego River Park Foundation to acquire 158 acres within a BRCA adjacent to the existing El Capitan Preserve. The Board of Supervisors allocates funding for ongoing management and monitoring efforts for approximately 18,166 acres within the Subarea, Tijuana River Valley, Otay Valley Regional Park and the future North and East County Plan Areas.

Approximately \$580,000 of City of Chula Vista administered Community Facility District 97-2 funds were used for managing and monitoring Otay Ranch Preserve in FY 2011-12. The approved budget for FY 2012-13 is \$500,000.

The SANDAG TransNet EMP funded Lawrence and Barbra Daley Preserve invasive removal project was completed in 2012. Three other Transnet EMP funded projects are ongoing.

# 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, 2012 — December 31, 2012). This reporting period marks the 15<sup>th</sup> year of implementing the 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 and Subarea Plan implementation requires coordination amongst the Wildlife Agencies, a term used collectively for the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Wildlife (DFW), regional technical groups, other jurisdictions, stakeholders and the public. The County continues to actively participate in regularly scheduled MSCP group meetings including the San Diego Association of Governments (SANDAG) TransNet Environmental Mitigation Program (EMP) Working Group, San Diego Management and Monitoring Program Working Group, MSCP Annual Workshop, North and South County Land Managers Working Groups, San Dieguito River Park Joint Powers Authority, San Diego River Conservancy, the Otay Ranch Preserve Owner/Manager (POM) Executive/Policy Committees, the Otay Valley River Park (OVRP) Executive/Policy Committees, the OVRP citizens advisory committee, and the U.S. Border Patrol Taskforce Group. The various MSCP group meetings consist of members from FWS, DFW, 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.



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 and Subarea Plan. Department of Parks and Recreation (DPR) and Department of Planning and Development Services (PDS) MSCP staff regularly meet to discuss issues and exchange ideas. Additional coordination meetings are held with the Department of Public Works and the Department of General Services.

## 2.0 Subarea Plan Updates

---

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

### 2.1 Quino Checkerspot Butterfly Amendment

During early 2012, PDS MSCP staff continued work on the amendment to add the Quino checkerspot butterfly, a federally listed species, to the list of species covered by the Subarea Plan. The amendment was discussed at meetings with the Wildlife Agencies and meetings were held with applicants whose projects could affect the amendment process. Work slowed in the fall as completing the North County Plan became a higher priority project for the County.

### 2.2 Martz and Rancho Pampas Major Amendment

In November 2012, FWS issued a major amendment to the County's Incidental Take Permit to add four parcels totaling 210.6 acres to the South County Subarea as a hardline conservation area. The properties are known as the 63-acre Martz parcel and 147.6-acre Rancho Las Pampas parcel and are located in the community of Ramona. These parcels consist of riparian habitats, Diegan coastal sage scrub, non-native grassland and vernal pool habitats that support listed and/or sensitive plant and animal species. The property owners' intent is to create a mitigation bank.

Concurrence from DFW for the major amendment is expected in 2013. Upon receiving concurrence from DFW, the County will update the MSCP Map to reflect the changes.

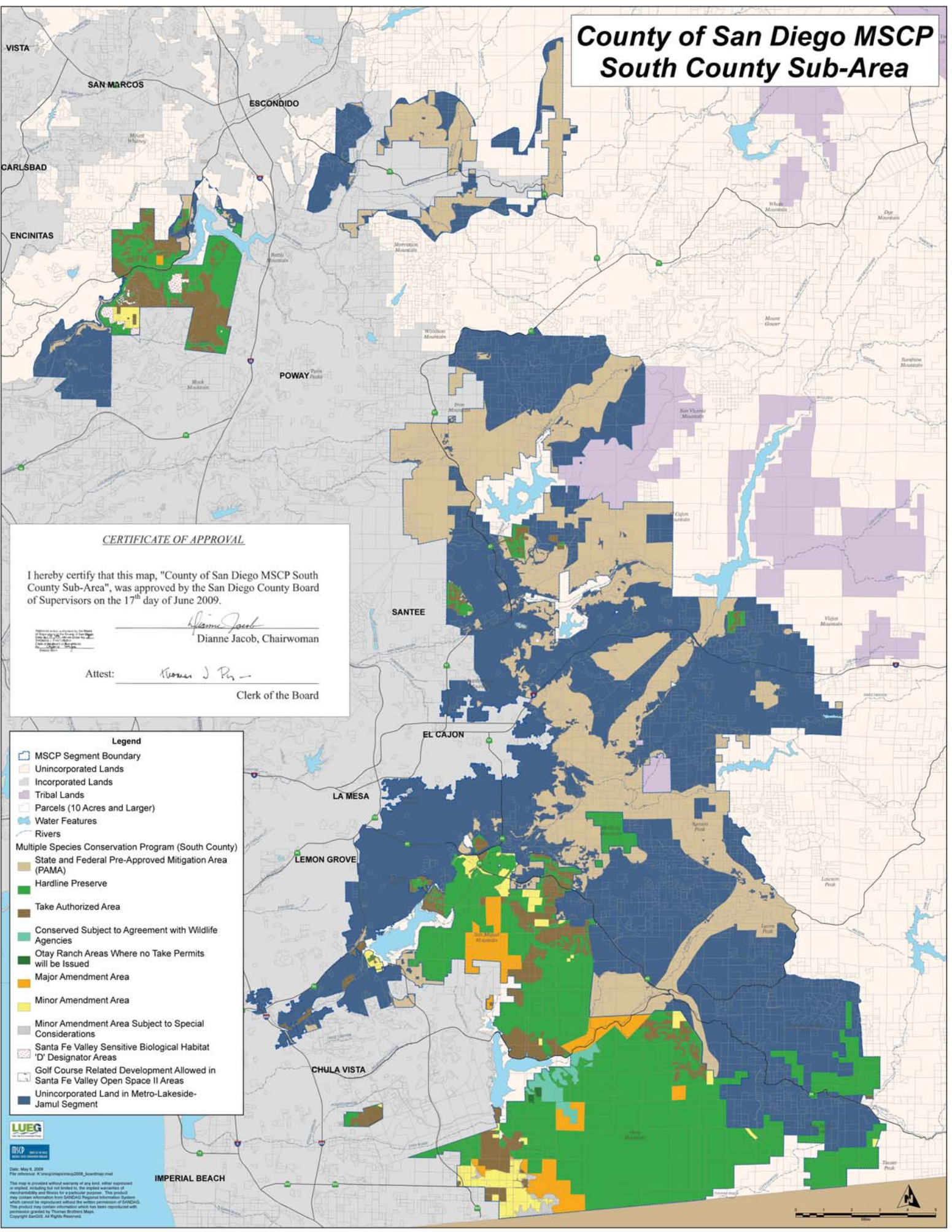
### 2.3 MSCP Map Update

The County Board of Supervisors approves the updated MSCP Subarea Map with receipt of the 2012 MSCP Annual Report. The updated map changes the designations of minor or major amendment areas that have received approved amendments from the County, with

concurrences from the Wildlife Agencies. The designations are changed from amendment areas to either take authorized, if there was a loss, or hardline preserve, if there was a gain. No changes were made to the map in 2012, therefore the map adopted as part of the 2009 MSCP Annual Report remains current (Figure 1).

Figure 1

# County of San Diego MSCP South County Sub-Area



**CERTIFICATE OF APPROVAL**

I hereby certify that this map, "County of San Diego MSCP South County Sub-Area", was approved by the San Diego County Board of Supervisors on the 17<sup>th</sup> day of June 2009.

*Dianne Jacob*

Dianne Jacob, Chairwoman

Attest:

*Russell J. Perry*

Clerk of the Board

**Legend**

- MSCP Segment Boundary
- Unincorporated Lands
- Incorporated Lands
- Tribal Lands
- Parcels (10 Acres and Larger)
- Water Features
- Rivers
- Multiple Species Conservation Program (South County)**
- State and Federal Pre-Approved Mitigation Area (PAMA)
- Hardline Preserve
- Take Authorized Area
- Conserved Subject to Agreement with Wildlife Agencies
- Otay Ranch Areas Where no Take Permits will be Issued
- Major Amendment Area
- Minor Amendment Area
- Minor Amendment Area Subject to Special Considerations
- Santa Fe Valley Sensitive Biological Habitat 'D' Designator Areas
- Golf Course Related Development Allowed in Santa Fe Valley Open Space II Areas
- Unincorporated Land in Metro-Lakeside-Jamal Segment



Date: May 6, 2009  
File reference: K:\mrs\mrs\mrs\2009\_southmscp.mxd

This map is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. This product may contain information from SANDAG's Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps. Copyright SANDAG. All Rights Reserved.



## 3.0 Habitat Gains and Losses

---

### 3.1 Acquisitions

Section 10.4 of the Implementing Agreement includes an acquisition commitment by the County and Wildlife Agencies to acquire 18,850 acres (9,425 acres locally by the County/conservation partners and 9,425 acres by the Wildlife Agencies) as their fair share of conservation. All acres acquired (within and outside the Pre-Approved Mitigation Area (PAMA) and Biological Resource Core Area (BRCA)) count toward each agency's commitment of 9,425 acres. The Wildlife Agencies have surpassed their commitment. The County has purchased 6,855 acres during the first 15 years of this 50-year program. In addition, private conservation partners have acquired 1,018 for a total of 7,873 acres. Four thousand two hundred and fourteen (4,214) of the total acres acquired by the County are within the PAMA and 943 acres of the total acres acquired by our private nonprofit partners are within the PAMA for a total of 5,157 acres acquired within the PAMA (Table 1). Figure 2 identifies Federal, State and local acquisitions since 1998 and highlights lands acquired in 2012. Figure 3 identifies the entity managing the acquired lands be it Federal, State, County or a non-profit organization or a private entity.

**Table 1 Status of MSCP Acquisitions**

	<b>Inside PAMA/BRCA (acres)</b>	<b>Outside PAMA/BRCA (acres)</b>	<b>Total (acres)</b>
Federal/State	16,553	12,495	29,048
County	4,214	2,641	6,855
Local Partners	943	75	1,018
<b>Total</b>	<b>21,710</b>	<b>15,211</b>	<b>36,921</b>

Figure 2

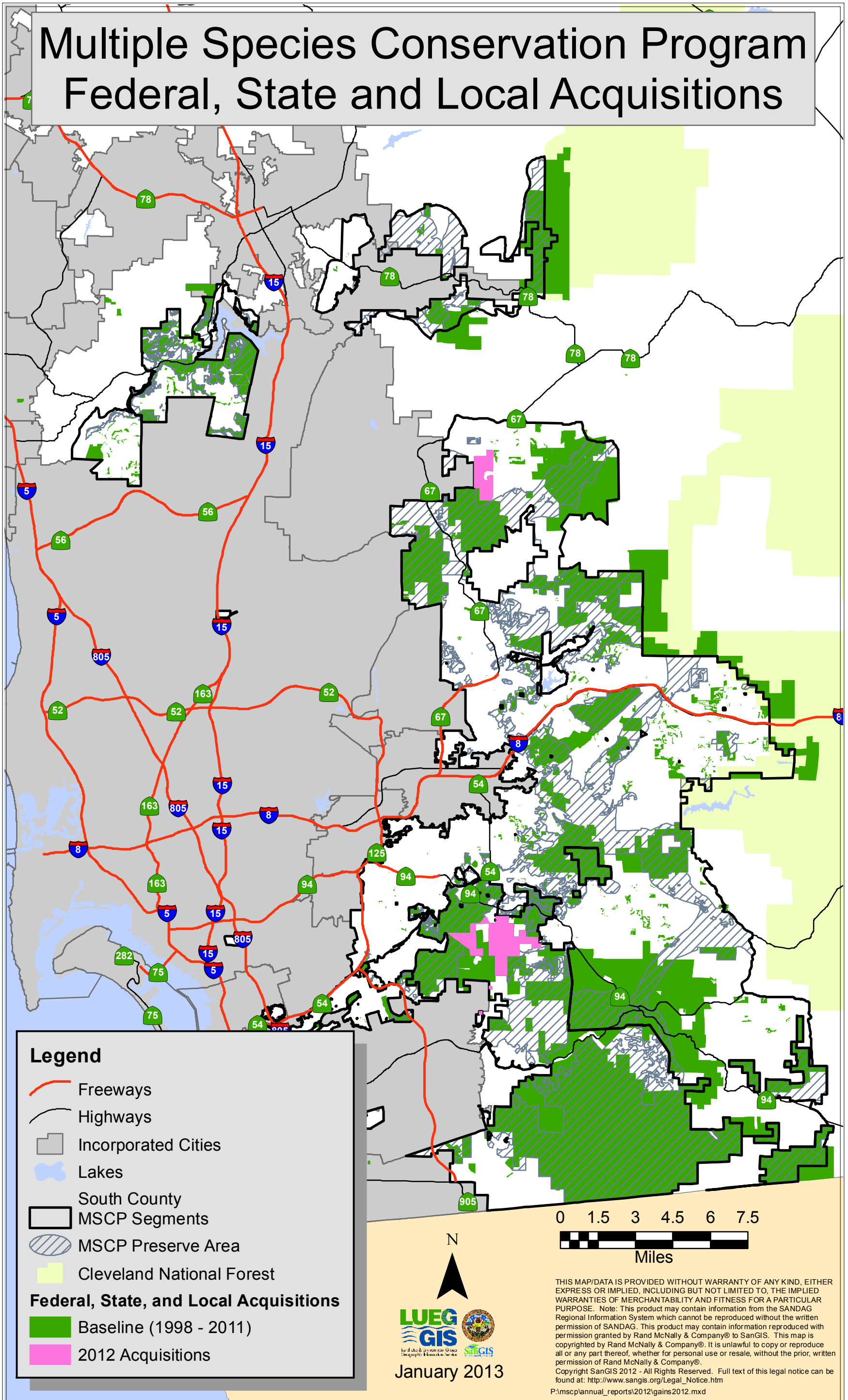
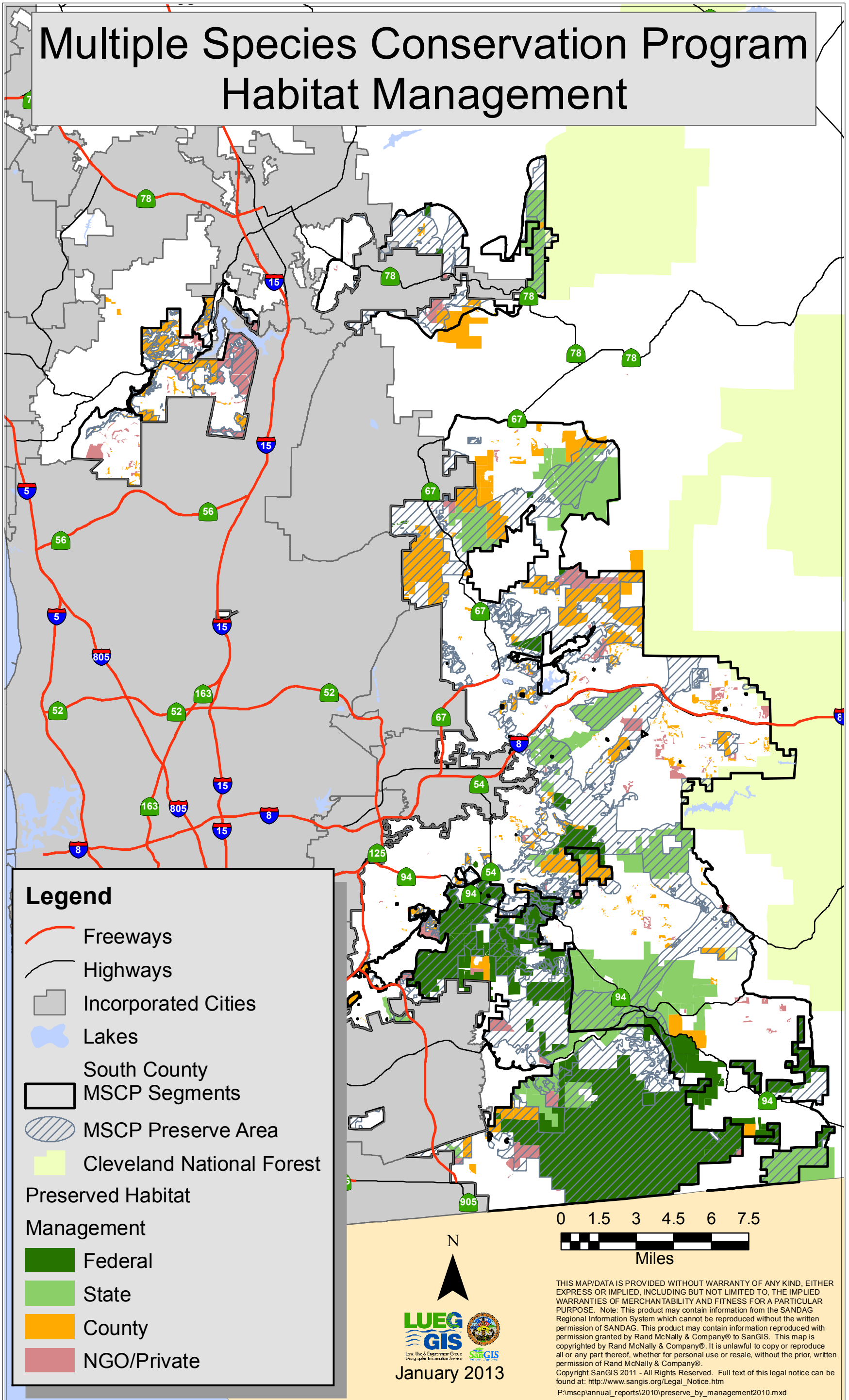


Figure 3



### **3.1.1 County Acquisitions**

The County's acquisitions consist of 158 acres acquired immediately east of the El Capitan Preserve and 743 acres north of Boulder Oaks Preserve. The County contributed \$200,000 to the San Diego River Park Foundation (SDRPF) to purchase 158 acres within a BRCA in Lakeside. The land is immediately east of El Capitan Preserve, which is managed by the County and owned by the BLM. El Capitan Preserve is north of El Monte County Park and west of U.S. Forest Service land. The County received an open space easement protecting the property from development in perpetuity. Acquisition of the property is part of a larger effort by the County, SDRPF and its partners to preserve critical habitat adjacent to El Capitan Preserve and U.S. Forest Service land. The property is covered with southern mixed chaparral and features several areas of black oak woodland.

The 743-acre former Salvation Army Property was acquired by the County in 2012 and is located in Ramona, adjacent to the County's Boulder Oaks Preserve. This property was deemed a BRCA by the County and Wildlife Agencies in 2005 during the permitting review process for the former owner's development application, and is comprised primarily of southern mixed chaparral habitat, with coastal sage habitat on the upland portions of the property. Coast live oak, Engelmann oak woodland and riparian habitats are associated with the meadows and creeks on the property. Table 2, found at the end of this report, shows the County's acquisitions since 1998.

### **3.1.2 Federal Acquisitions**

In June 2012, the San Diego Association of Governments (SANDAG) and the U.S. Department of the Interior, with assistance from The Nature Conservancy, acquired a 1,917-acre Hidden Valley property in Jamul. The property was bought for open space preservation and the protection of endangered and threatened species, including the Quino checkerspot butterfly and California gnatcatcher and will connect the San Diego National Wildlife Refuge to DFW's Rancho Jamul Ecological Reserve. 1,369 acres of the Hidden Valley property is located within the PAMA.



### **3.2 Habitat Gains and Losses within the Pre-Approved Mitigation Area**

The results presented in this section of the report reflect the implementation of the Subarea Plan during the year 2012 and accounts for habitat preserved (gain) within the PAMA or a BRCA through acquisitions and dedications of land as mitigation through the discretionary permit process, as well as habitat removed (loss) due to development within and outside of the PAMA. BRCA's are lands that qualify as an integral component of a viable regional ecosystem according to certain criteria set forth in the Biological Mitigation Ordinance (BMO). A PAMA is an area identified with high biological value in which conservation will be encouraged. This is done by providing mitigation ratios that favor developing outside of the PAMA and mitigating inside the PAMA.

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

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

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

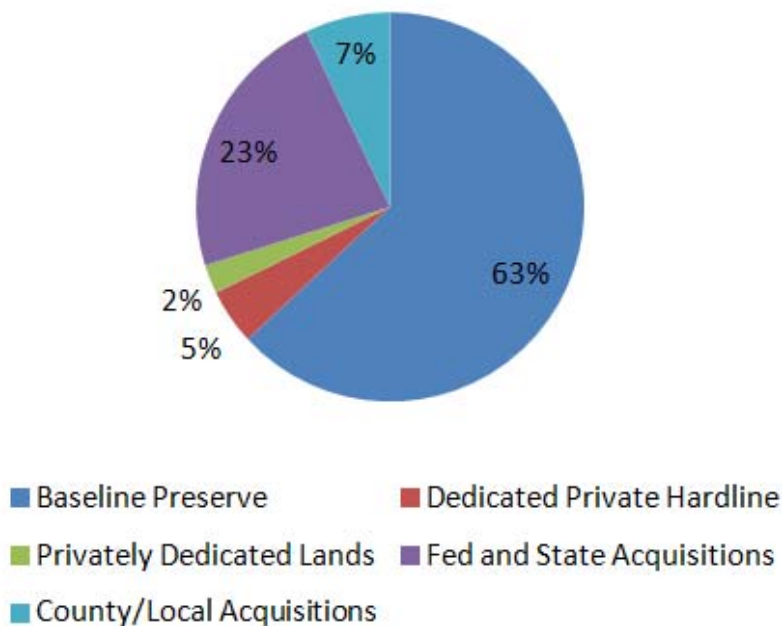
During this reporting period, 2,451 acres of habitat were gained (2,270 acres acquired through public acquisition and 181 acres through privately dedicated lands) and seven (7) acres

of habitat were lost within the MSCP PAMA. Since 1998, cumulative gains and losses within the PAMA total 72,635 acres and 1,110 acres, respectively. The cumulative habitat gain within the PAMA represents 74% of the County's conservation goal of 98,379 acres (Table 3 and Figure 4).

**Table 3 MSCP Preserve Assembly Status**

	Preserve Goals (acres)	2011 PAMA/ BRCA (acres)	2012 Gains PAMA/ BRCA (acres)	2012 PAMA/ BRCA (acres)
County Baseline	5,461	5,461	N/A	5,461
Fed and State Baseline	32,600	32,600	N/A	32,600
Private Baseline	7,755	7,755	N/A	7,755
<b>Baseline Preserve</b>		<b>45,816</b>	N/A	<b>45,816</b>
Dedicated Private Hardline	11,563	3,370	<b>0</b>	3,370
Privately Dedicated Lands	22,150	1,558	<b>181</b>	1,739
Fed and State Acquisitions	9,425	15,184	<b>1,369</b>	16,553
County Acquisitions	9,425	3,313	<b>901</b>	4,214
Local Partners Acquisitions		943	<b>0</b>	943
<b>Totals</b>	<b>98,379</b>	<b>70,184</b>	<b>2,451</b>	<b>72,635</b>
				<b>74%</b>

**Figure 4 MSCP Preserve Assembly Status as of December 31, 2012**

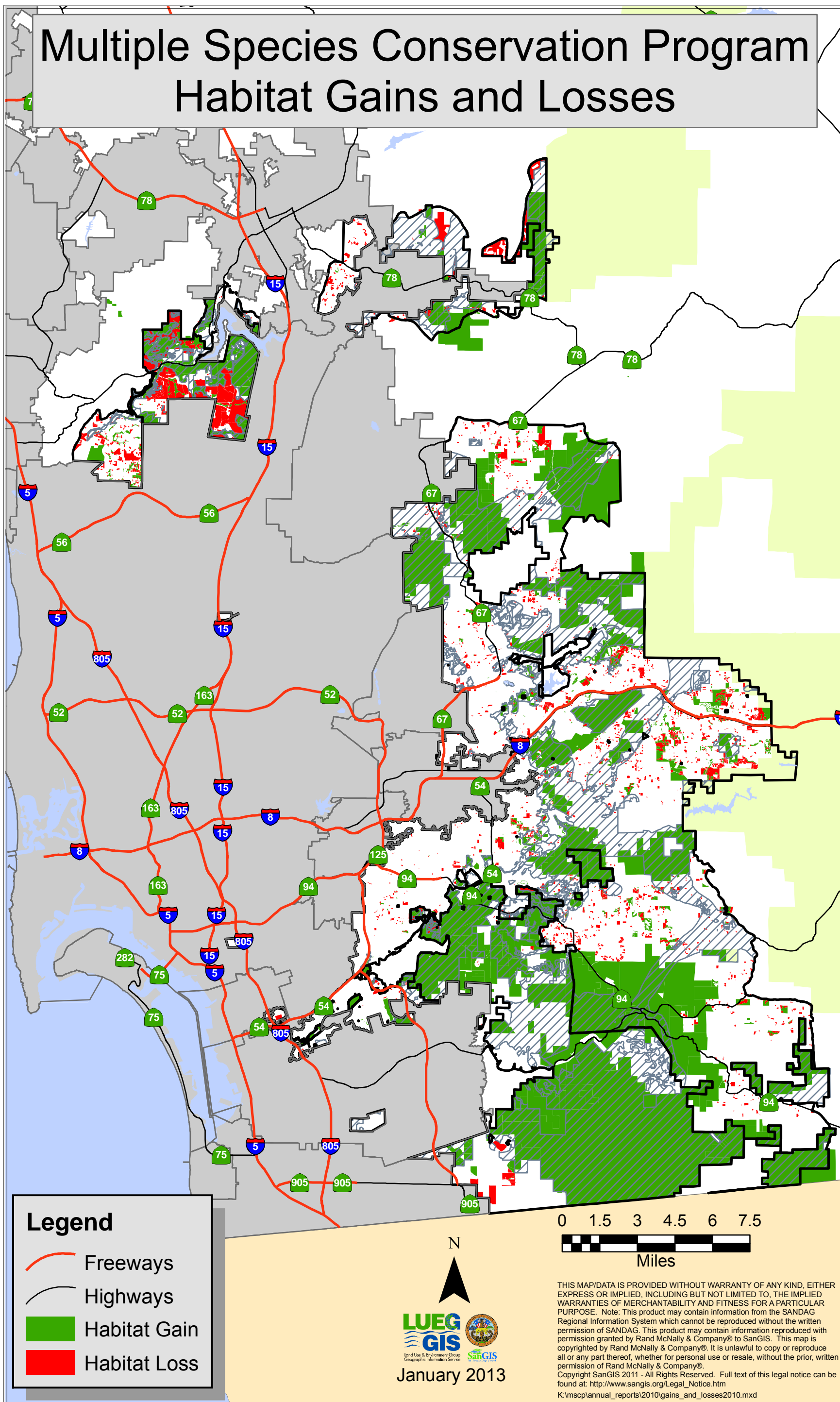


### **3.3 HabiTrak**

DFW maintains the Habitat Tracking Reporting (HabiTrak) toolset designed to help track habitat lost and conserved over time due to public and private development projects. Tables 4 (Summary of Habitat Losses and Gains/Rough Step Status), 5 (Summary of MSCP Gains) and 6 (Summary of MSCP Losses) are prepared by the DFW and are known as "HabiTrak Tables" (Tables 4-6 are found at the end of the report). Habitat gains and losses accounted for in HabiTrak are graphically shown in Figure 5.

It should be noted that Table 3 was prepared utilizing County data and shows the cumulative habitat gained within the PAMA as 72,635 acres. The cumulative gain within the Subarea indicated by HabiTrak is 70,848 acres (70,912 total minus 64 acres of urban/developed land). The County-maintained data differs from the HabiTrak numbers, but the County numbers are accurate based on year-to-year manual County updates. The HabiTrak database and report formats have undergone major updates and changes, and the numbers are continuously being corrected. County staff manually updates data and utilizes this internal information for the MSCP Annual Report.

Figure 5



### 3.4 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 (ac)	Inside PAMA/BRCA (ac)	Total (ac)
Lake Hodges	359	2,621	<b>2,980</b>
North Metro-Lakeside-Jamul	5,461	8,957	<b>14,418</b>
South Metro-Lakeside-Jamul	9,546	11,013	<b>20,559</b>
South County	1,665	8,760	<b>10,425</b>
<b>Total</b>	<b>17,031</b>	<b>31,351</b>	<b>48,382</b>

**Table 8 Habitat Loss by Segment Since 1998**

Segment	Outside PAMA/BRCA (ac)	Inside PAMA/BRCA (ac)	Total (ac)
Lake Hodges	2,406	91	<b>2,497</b>
North Metro-Lakeside-Jamul	3,471	432	<b>3,904</b>
South Metro-Lakeside-Jamul	2,810	485	<b>3,295</b>
South County	459	128	<b>587</b>
<b>Total</b>	<b>9,146</b>	<b>1,136</b>	<b>10,283</b>

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

### **3.5 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. For information on non-County mitigation banks, contact the mitigation bank operator or manager directly, or visit:

<http://www.dfg.ca.gov/habcon/conplan/mitbank/>. A directory of other mitigation banks approved by the Wildlife Agencies can be found at <http://www.dfg.ca.gov/habcon/conplan/mitbank/catalogue/catalogue.html>.

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

#### **3.5.1 Sweetwater River Mitigation Area**

The Sweetwater River Mitigation Area is located on land within the DPR owned and managed Sweetwater Regional Park, in the community of Bonita. The site includes approximately 60 acres of riparian habitat along the Sweetwater River, of which 26 acres were infested with arundo. Invasion by arundo poses a threat to the remaining native riparian

communities. Arundo displaces native vegetation while offering little suitable habitat for native wildlife. Arundo also blocks the free-flow of water through river channels causing flooding conditions. The goal of this restoration effort is to eradicate the invasive arundo from the 26 acres and restore the area to native riparian woodland vegetation through planting and natural recruitment. A secondary goal of the revegetation plan is to alleviate flooding in the area. As of this reporting period, approximately 11 acres of arundo have been removed.

### **3.5.2 Boden Canyon Mitigation Bank**

The 39.5-acre Boden Canyon Mitigation Bank is located northwest of the town of Ramona and consists of coastal sage scrub, Engleman oak woodland, southern riparian/oak woodland, coast live oak woodland, native grassland and mixed chaparral.

### **3.5.3 Old Castle Road Mitigation Bank**

The 60.02-acre Old Castle Road Bank is located east of Interstate Highway 15 and north of Old Castle and consists of coastal sage scrub, southern willow scrub, southern mixed chaparral and southern coast live oak woodland.

### **3.5.4 Singing Hills Conservation Bank**

The 69.7-acre Singing Hills Conservation Bank is located north of Dehesa Road, east of Willow Glen Road, and north of Singing Hills Golf Course. The property consists of coastal sage scrub.

### **3.5.5 Rancho San Diego Mitigation Bank**

The 409.2-acre Rancho San Diego Mitigation Bank is located within the San Diego National Wildlife Refuge south of State Route 94 in the Rancho San Diego area and consists of coastal sage scrub, southern mixed chaparral, riparian woodland, marsh/riparian scrub/floodplain, oak woodland and native grassland. Caltrans and SANDAG also own credits in this bank.

**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
<b>Boden Canyon</b>											
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	<b>15.68</b>
<b>Old Castle</b>											
Total	0.62	41.2	0	0	0	17.95	0	0	0.25	0	60.02
Used	0.62	40.78	0	0	0	1.33	0	0	0.11	0	42.84
Remaining	0	0.42	0	0	0	16.62	0	0	0.14	0	<b>17.18</b>
<b>Rancho San Diego</b>											
Total	4.8	226.2	80.3	0	2.4	19.6	3.4	0	0	72.5	409.2
Used	2.85	118.8307	5.385	0	0.34	7.33	0.51	0	0	11.64	146.8857
Remaining	1.95	107.3693	74.915	0	2.06	12.27	2.89	0	0	60.86	<b>262.3143</b>
<b>Singing Hills</b>											
Total	0	69.7	0	0	0	0	0	0	0	0	69.7
Used	0	0.69	0	0	0	0	0	0	0	0	0.69
Remaining	0	69.01	0	0	0	0	0	0	0	0	<b>69.01</b>
<b>Sweetwater</b>											
Total	0	0	0	0	26	0	0	0	0	0	26
Used	0	0	0	0	11.345	0	0	0	0	0	11.345
Remaining	0	0	0	0	14.655	0	0	0	0	0	<b>14.655</b>
<b>Total Remaining</b>											
	<b>1.95</b>	<b>176.7993</b>	<b>74.915</b>	<b>0</b>	<b>16.715</b>	<b>43.79</b>	<b>2.99</b>	<b>0.68</b>	<b>0.14</b>	<b>60.86</b>	<b>378.8393</b>



### 3.6 Mitigation Land Policy

In January 2010, the Board of Supervisors adopted Board of Supervisors Policy I-138. This policy describes the County's program for acquiring land and making it available to mitigate the biological impacts of public and private projects through the sale of mitigation credits. The policy authorizes DPR to administer the sale of mitigation credits. Board Policy I-138 sets forth methods by which the value of the mitigation credits may be determined and requires applicants to pay for the valuation. The policy also requires DPR to calculate an amount for annual stewardship costs (an endowment) and to add this amount to the cost of the mitigation credits. Each transaction requires the execution of a Certificate of Mitigation and Purchase Agreement. DPR maintains a database to track the conveyance of mitigation credits to purchasers and the application of mitigation credits to development projects. Table 11 shows revenue generated in 2012 from the sale of mitigation credits in accordance with the Mitigation Land Policy.

**Table 11 2012 Mitigation Land Policy Projects**

Project	Credits Sold	Credit Cost	Endowment	Preserve	Date
Five (5) Dept. of Public Works projects (Tavern Rd, Wing Ave, Woodside Ave, Emery Rd, and Jamacha Rd)	2.45 ac	\$98,000	\$14,700	Lawrence & Barbara Daley	10/22/12

### 3.7 Clearing for Single-Family Residences on Small Parcels

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

Within the PAMA, grading and clearing is permitted on two acres of parcels existing as of January 1, 1997 that did not contain a dwelling unit as of October 22, 1997, that are no larger than 10 acres and that are zoned for single-family residential uses, provided that clearing and

grading of such two acre portions does not interfere with achieving the goals and criteria of the 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 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 Subarea Plan does not have a limit for how many total acres can be cleared. Table 12 shows COIs issued in 2012 for clearing habitat on parcels 10 acres or smaller.

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

Date COI Issued	APN	House/Inside or Outside of PAMA	Acres
1/4/2012	515-082-18	Outside	5
1/25/2012	597-042-19	House existed before October 1997	10
2/24/2012	585-113-08	Outside	5
3/1/2012	402-261-04	House existed before October 1997	10
5/2/2012	402-260-28	Outside	5
8/21/2012	393-090-43	Outside	5
8/21/2012	505-123-37	Outside	5
9/14/2012	397-122-12	Outside	5
9/28/2012	570-120-31	Outside	5
10/30/2012	592-030-16	Outside	5
11/7/2012	491-812-18	House existed before October 1997	10
<b>Total</b>			<b>70</b>

### 3.8 Agricultural Exemption

Section 4.3.4.3 of the Subarea Plan allows up to 3,000 acres of clearing and grading for agriculture without mitigation requirements of the 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 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 Subarea Plan was approved are listed in Table 13. The 2011 acreages were inadvertently left out of the CDFG HabiTrak table when they were prepared at the end of 2011. Therefore, 798.85 acres of loss to agricultural clearing are shown in this year's 2012 HabiTrak Table (Table 6). There were no COIs issued for agricultural clearing within the Subarea in 2012. 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
<b>Total</b>				<b>884.03</b>

### **3.9 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 2012 and cumulatively are provided in Table 6.

## 4.0 Management and Monitoring

---

Management and monitoring of Preserves within the Subarea Plan is an important element of its success, and to the overall success of the MSCP Subregional program. The overall management goal of the MSCP Subregional Plan and the 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 2012 include access control, regular park ranger patrols, fence and gate installation and repair and trash removal, eradication of non-native and invasive species, erosion control, trail rehabilitation, fuel management activities, stream corridor improvement, vector control, and habitat restoration (Table 14).

The County prepares Resource Management Plans (RMPs) to provide guidance to manage and preserve the biological and cultural resources within Preserves and provide Area-Specific Management Directives pursuant to the requirements of the Subarea Plan Framework Management Plan (County 2001). RMPs have been completed for the following preserves: Barbara and Lawrence Daley, Barnett Ranch, Boulder Oaks, Del Dios Highlands and Acquisitions, El Capitan Suite, Furby, Lakeside Linkage, Lusardi Creek, Sycamore Canyon/ Goodan Ranch, and the Tijuana River Valley Regional Park. The RMP for the Sycamore Canyon/Goodan Ranch Preserve was prepared in 2009 and is currently being updated as the County recently acquired an additional 263 acres adjacent to the existing Preserve. Additionally, the County is preparing a RMP for the Stoneridge Preserve which consists of 244-acres located within Harbison Canyon. The County was gifted portions of Stoneridge in 1999 and acquired the remaining portions in 2011 for inclusion in the Subarea preserve system. The updated Sycamore Canyon/Goodan Ranch and new Stoneridge RMPs will be completed by June 2013. The status of RMPs is provided in Table 15.

**Table 14 Stewardship/Management Completed on County Lands in 2012**

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
<b>Metro Lakeside Jamul North Segment</b>															
Barnett Ranch	Open			X	X	X	X	X	X	X	X			X	X
Boulder Oaks	Closed		X	X	X	X	X	N/A	N/A	X	X			X	X
El Capitan	Open				X	X		X	X	X			x		
Oakoasis	Open		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
<b>Metro Lakeside Jamul South Segment</b>															
Lakeside Linkage	Open			x	X	X	x	X	X	X	x		X	x	
Lawrence and Barbara Daley Preserve	Closed		X	X	X			N/A	N/A	X				X	
Stoneridge	Closed				X			N/A	N/A						
<b>Lake Hodges Segment</b>															
Lusardi Creek	Open	X	X	X	X	X	X	X	X	X	X		X	X	X
Del Dios Highlands	Open		X	X	X	X	X	X	X	X	X		X		X
<b>South County Segment</b>															
Otay Ranch	Closed		X	X	X	X	X	N/A	N/A	X			X	X	X
Otay Valley Regional Park	Open		X	X	X	X	X	X	X	X	X		X	X	X
Sweetwater Regional Park	Open		X	X	X	X	X	X	X	X	X		X	X	X
Tijuana River Valley Park	Open	X	X	X	X	X	X	X	X	X	X		X	X	X

**Table 15 RMP/Monitoring Status on County Lands**

<b>Preserve</b>	<b>Acres</b>	<b>Cost</b>	<b>Baseline Survey Status</b>	<b>Public Review Period</b>	<b>Estimated Completion Date for RMP</b>	<b>Monitoring</b>
<b>Completed South County MSCP</b>						
Barnett Ranch	708		<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	<b>2009</b>
Tijuana River Valley Regional Park	1,650		<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	<b>2009</b>
Lakeside Linkage	135		<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 12-13
Boulder Oaks	1,215		<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 11-12
Del Dios Highlands	465	\$127,744	<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 12-13
Sycamore Canyon/Goodan Ranch	2,228	\$250,000	<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 12-13
El Capitan Suite (portions MNO)	3,641	\$250,000	<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 12-13
Lusardi Creek	193	\$121,890	<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 12-13
Del Dios Acquisitions	210	\$101,334	<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 14-15
Barbara and Lawrence Daley Preserve	604	\$100,000	<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 14-15
Furby NE -EOM	83	\$108,614	<b>Complete</b>	<b>Complete</b>	<b>Complete</b>	Begin FY 15-16
<b>Total Acres</b>	<b>11,132</b>					
<b>In Progress South County MSCP</b>						
Stoneridge	244		<b>Complete</b>		6/30/2013	
Sycamore Canyon/Goodan Ranch Acquisitions (Hagey and Sycamore South)	263		<b>Complete</b>		6/30/2013	
<b>Total Acres</b>	<b>507</b>					

#### **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 following summarizes work performed by the POM Preserve Steward/Biologist (PSB) during the 2012 reporting period.

The POM has retained RECON to serve as the 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 2,890 acres. Primary tasks performed by the PSB during the 2012 reporting period included Quino checkerspot butterfly surveys, photo monitoring, baseline surveys, brown headed cowbird trapping in Salt Creek and along Otay River, Least Bell's vireo surveys, fairy shrimp surveys, access control and invasive plant treatment.

#### **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; 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 Lawrence and Barbra Daley Preserve (2010) and Lusardi Creek Preserve (2010).

##### **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. The southern portion of Salt Creek is managed jointly by the County and the City of Chula Vista as the Otay Ranch POM. Salt Creek has experienced the loss and degradation of coastal cactus wren habitat due to previous grazing, illegal off-road vehicle use, illegal dumping, an increase in



invasive plants, drought, and direct competition with non-native plants for light and water. Salt Creek previously supported core regional populations of California gnatcatcher, coastal cactus wren, and coast barrel cactus as identified in the MSCP (Salt Creek Preserve Analysis, Ogden, 1999). In 1996, MSCP GIS data indicated 55 point observations of cactus wren. By 2001, wren locations had declined from 55 to 17 (Dudek and Associates 2001).

The awarded grant included a five-year management and monitoring period. December 2012 marked the end of Year Three. 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. The site was weeded and watered in 2012.

It should be noted that the San Diego Field Station of the U.S. Geological Survey (USGS) Western Ecological Research Center conducted field studies of the coastal cactus wren starting in the 2011 spring season in cooperation with the FWS. The goal of this study was 1) to evaluate the degree of genetic connectivity among cactus wren populations in San Diego County, and 2) to study fledgling dispersal. The results will provide information on cactus wren dispersal capabilities, genetic variability, and gene flow among populations that can be used to inform decisions regarding current and future needs for maintaining viable cactus wren populations in coastal California.

In addition, the FWS has been in the process of mapping the cactus across San Diego County, after which they were expected to conduct presence/absence surveys. The work included informing USGS when they found an occupied patch so that USGS could monitor nesting activities with the goal of banding the nestlings for their dispersal study, and to collect genetic samples for their genetic connectivity study. Surveys were purportedly conducted between March 2011 and March 2012 by USGS employees and private volunteers, and included walking around or through the scrub during the morning hours to search for birds and nests and collecting genetic samples.

#### **4.1.2.2 Lakeside Linkage (2010) Cactus Wren Habitat Restoration**

DPR received a grant from the TransNet EMP in 2010 to restore cactus wren habitat at Lakeside Linkage Preserve. This restoration project included habitat improvements (including dethatching and weed removal) and planting of coast prickly pear cactus and cholla cactus thickets within approximately five acres of coastal sage scrub (CSS) habitat on southwest facing slopes in the central property of the Preserve. The purpose of this restoration effort was to benefit dispersal and expansion of adjacent extant populations of cactus wrens. An incidental sighting of a cactus wren was recorded in the spring of 2011 on the central property of the Preserve, indicating the suitability of this property for cactus wren recolonization. The central property of the Preserve was chosen as the most opportunistic location for restoration because it contains suitable habitat, including vegetation communities and slope/aspect, based on available information on suitable cactus wren nesting habitat and cactus wren habitat restoration elements.

The awarded grant included a three-year management and monitoring period. The end of December 2012 marked the half-way point of the grant. Dethatching, including the removal of invasive species and thatch and the removal of one pepper tree, occurred in fall 2011. It was determined, based on discussions with experts and DPR staff, that the biologically superior option for restoration of cactus wren habitat at the Preserve would be to include both coast cholla and prickly pear on the restoration sites. Therefore, cactus cuttings and pads were collected from two different locations to allow for collection of both cactus species. Coast cholla was collected from the DPR Furby North Property and prickly pear was collected from the San Diego Zoo Safari Park's MSCP Preserve. Cactus pads and cuttings were planted in December 2011. In 2012, maintenance included the installation of herbivory cages and weeding of the two restoration sites. Monitoring surveys included biannual photo-monitoring and a qualitative survey to assess general site conditions.

#### **4.1.2.3 Lawrence and Barbra Daley Preserve Fire Recovery/Invasive Removal**

County DPR and The River Partners received a grant from the TransNet EMP in 2010 for post-fire removal of emerging and invasive, non-native plants and the restoration of riparian habitat along Dulzura Creek within the Otay River Watershed. The property burned twice in recent years (2003 Otay/Mine Fire and the 2007 Harris Fire), and without the implemented land management activities, the site would continue to degrade and become increasingly infested with invasives. The primary objective of the habitat restoration is the removal of non-native invasive species and re-vegetation of native species. Restoration of native vegetation to riparian and coastal sage scrub habitat will target the desired vegetative structure of the California gnatcatcher (*Polioptila californica*), yellow-breasted chat (*Icteria virens*) and other neo-tropical birds, as well as greatly expand the available habitat and resources for multiple other wildlife species. The project is important because it contains patches of both live oak riparian forest (MSCP Tier I habitat) and Diegan coastal sage scrub (MSCP Tier II habitat).

The project will be implemented in two phases. Phase I consists of the initial removal of invasive, non-native plants along approximately 9,000 linear feet (55 acres) of Dulzura Creek. Phase II consists of ground preparation, potential irrigation installation, plant propagation, field planting, and maintenance and monitoring within a 14-acre habitat restoration area over a period of 36 months. River Partners completed Phase 1 of the comprehensive riparian restoration and enhancement plan in 2012.

#### **4.1.2.4 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. Target invasive control within Lusardi Creek consisted of initial removal and follow-up treatment of giant reed within designated target control areas, and restoration of 1.35 acres of non-native grassland habitat to CSS habitat situated upslope and adjacent to Lusardi Creek.

The awarded grant included a three-year management and monitoring period. December 2012 marked the end of Year One of the grant. Tasks performed during Year One included pre-construction biological survey work, initial perennial exotic species and annual weed removal, seeding of the CSS restoration area, biological and archeological project implementation monitoring, and periodic biological monitoring through the end of 2012.

#### **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. Baseline biological and cultural monitoring surveys were completed at Stoneridge Preserve (new acquisition). In 2012, the County began preparation of a Comprehensive Monitoring Plan to assess monitoring needs and detail monitoring methods to answer specific goals and objectives for various County owned/managed Preserves that have completed RMPs and are scheduled for monitoring during FY2012-13 (Table 15). Through research, meeting and workshop attendance, site visits and interaction with rangers, priority threats and stressors have been identified for each of the nine Preserves in the MSCP Subarea scheduled for monitoring. Identifying threats and stressors at the individual preserve level, and in the context of regional concerns, will help to identify the monitoring needs of each preserve. Goals and objectives will be defined and must be SMART: Specific; Measurable; Achievable; Results-oriented; and Time fixed. Conceptual models will be developed that will help link natural drivers, human stressors, and management actions such that adaptive management needs can be identified. The Comprehensive Monitoring Plan is expected to be complete and implementation to begin in spring/summer of 2013.

#### **4.3 Preserve Management of Private Mitigation Lands**

Sixteen (16) projects within the Subarea Plan have current open RMPs (Table 16, found at the end of the report). These are projects that as a condition of their development entitlements were required to preserve habitat in perpetuity. Once a 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.

#### **4.3.1 RMP 98-001 Bernardo Lakes**

This RMP was managed by The Environmental Trust (TET) with funding provided by the Bel-Etage Savenna Homeowners Association (HOA). When TET went bankrupt, a letter was sent by the County indicating that in accordance with the RMP, a new manager would need to be acquired. Per correspondence with the Bel-Etage Savenna HOA, they believe they are only responsible for fuel management within the brush management zones. A violation letter was sent requesting a new Open Space Maintenance Agreement, a revised Property Analysis Record (PAR) and revised RMP including a new manager.

#### **4.3.2 RMP 99-001 Ralphs Family**

2011-2012 annual report was submitted in August of 2012. The annual report was prepared by Joaquin Meza. No major concerns were noted. There was normal removal of artichoke thistle by hand taking place.

#### **4.3.3 RMP 99-002 4S Ranch**

2011-2012 annual report was submitted in September 2012 by Dudek. The invasive weed control is ongoing throughout the Preserve and this year efforts were focused on artichoke thistle and eucalyptus seedlings. There was an area near the water tank that has been found to be used for dumping, but was less of a problem during this period. No other major concerns were noted.

#### **4.3.4 RMP 99-003 Salviati-Golem**

The 2011-2012 annual report was submitted in July 2012 and prepared by the San Dieguito River Park Joint Powers Authority. No major issues were noted. This last year, major invasive weed control has been a focus, especially in the riparian areas, and efforts are well ahead of goals due to outside funding. They have begun a control program for exotic animal removal focusing this last year on non native bullfrogs.

#### **4.3.5 RMP 99-004 Santa Fe Valley Starwood/Crosby**

The 2011-2012 annual report was submitted in February 2013 by Rincon Consultants. In 2012: they conducted monthly surveys of open space to identify and map new threats, inventory general and sensitive species, and remove trash and weeds where feasible; implemented spring weed abatement within artichoke thistle control area in Habitat Management Area (HMA) 1, vernal pools (HMA 2), and opportunistically in HMAs 3 - 6; managed fall weed abatement within HMAs 1 - 6 to treat stinkwort; assisted the San Dieguito River Valley Conservancy with volunteer weed removal; and coordinated with the SDRVC on eucalyptus removal within river floodplain of HMA 1 and 3.

#### **4.3.6 RMP 99-005 Woodridge**

The 2011-2012 annual report was submitted in December 2012 by the Center for Natural Lands Management. During the report period, minor trail improvements were implemented, surveys for coastal California gnatcatcher were conducted, vegetation communities were mapped, non-native 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.

#### **4.3.7 RMP 01-001 Blossom Valley**

2011-2012 annual report was submitted in December 2012 by the Center for Natural Lands Management. During the report period, oak trees were assessed for any issues with the gold spotted oak borer beetle, surveys for coastal California gnatcatcher were conducted, vegetation communities were mapped, sensitive plants or animals observed were noted and mapped, routine patrols and general maintenance was conducted, as well as reporting and budgeting.

#### **4.3.8 RMP 02-001 McCrink**

This open space has an approved RMP, but no annual report was submitted for 2012. County staff is seeking information from the applicant on the status of the open space and its management.

#### **4.3.9 RMP 02-003 Maranatha Chapel**

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

#### **4.3.10 RMP 03-001 Onyx Ridge**

Per this RMP, annual report submittal is to commence when grading begins. To date, grading of the site has not commenced. However, The Escondido Creek Conservancy (TECC) provided information by email: TECC has performed regular site visits, done several cleanups (most recently airlifting several cars out of Escondido Creek), and facilitated the revegetation of the trail down from Lot 8 to Escondido Creek by periodically removing exotic plants and allowing the natives to fill in. The Onyx Ridge open space habitat is in good shape, equivalent to or better than when TECC took title.

#### **4.3.11 RMP 03-002 El Apajo**

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. The property was included on the roll for a March 18, 2011 tax sale but was withdrawn. County staff is seeking information from the applicant on the status of the open space and its management.

#### **4.3.12 RMP 05-004 Greenhills Ranch**

Annual reports for Greenhills Ranch have not been submitted. PDS is currently working with the new owners, Development Solutions GRH1 LLC, to ensure the RMP is established and funded before they can pull any building permits. The owner has submitted funds to PDS and is currently preparing an open space maintenance agreement and endowment agreement with HRS as the Habitat Manager and the National Fish and Wildlife Foundation holding the endowment. These documents are anticipated to be approved in early-mid 2013.

#### **4.3.13 RMP 06-005 Artesian Trail**

The biological open space easement consists of two pieces totaling 3.2 acres. The San Dieguito River Valley Conservancy and the developer, Greater Centurion, entered into an open space agreement to implement the RMP; however, Greater Centurion never paid SDRVC the required funding. Therefore, SDRVC never implemented the RMP. 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.

#### **4.3.14 RMP 10-003 Major Use Permit 98-001**

The Open Space Maintenance Agreement was signed on February 13, 2012; the initial payment from the endowment was made in November 2012. Maintenance and monitoring is now underway, and the first annual report will be submitted in January 2014.

#### **4.3.15 RMP 11-001 Martz Rancho Las Pampas**

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

#### **4.3.16 RMP 11-002 Lonestar**

No management occurred in 2012. The San Diego Habitat Conservancy started management in January 2013 and plans to submit the first annual report in January 2014.



## 5.0 Financial Summary

---

The County is responsible for funding acquisition, management and monitoring of lands within the PAMA. The costs associated with these activities may be funded through local and regional sources. The County primarily utilizes General Fund monies to acquire or leverage funding to acquire additional Preserve lands. Additionally, the County Board of Supervisors annually appropriates funding for ongoing management and monitoring efforts. Management and monitoring efforts for conveyed lands in the Otay Ranch Preserve, which are jointly owned and managed by the County and the City of Chula Vista, is funded through a Communities Facilities District (CFD 97-2) administered by the City of Chula Vista. Lastly, the County has sought additional funding through various grant programs such as those offered through the SANDAG TransNet Environmental Mitigation Program (EMP).

### 5.1 County Contribution

During 2012, the County Board of Supervisors appropriated \$7.5 million for acquisition of open space throughout the adopted Subarea and planned North County Plan and East County Plan areas. During 2012 in the South County Subarea, the County spent approximately \$6.76 million to acquire 901 acres of land. Since 1998, the County has contributed more than \$32.3 million leveraged with \$32.9 million of other funding to acquire 6,855 acres in the South County Subarea.

The Board of Supervisors allocates funding for ongoing management and monitoring efforts on approximately 36,515 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**

The funding balance for Otay Ranch Preserve CFD 97-2 was approximately \$580,000 in the beginning of fiscal year (FY) 2012/13. Expenditures from FY 2011/12 included costs for administration and contractual services provided by the Preserve Steward/Biologist, RECON. The approved budget for FY 2012/13 is \$500,100.

## **5.3 TransNet Funding**

SANDAG is a regional transportation agency responsible for administering TransNet funds collected as a local half-cent sales tax for transportation improvements. The vote to extend the TransNet tax in 2004 included \$850 million to fund land acquisition, land management, and species monitoring of mitigation lands for local and regional transportation projects known as the TransNet EMP. According to its 2012 status report SANDAG has distributed \$9.3 million to regional land managers in the form of 55 grants. No TransNet grant funding was received by the County in 2012, as the call for projects was delayed too late in the 2012 year. The status of ongoing projects previously funded by SANDAG is reported in Section 4 of this report.

## 6.0 Education and Outreach

---

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

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

## 7.0 Conclusion

---

During the first 15 years of this 50 year program, the County and its agency and private conservation partners have assembled more than 72,635 acres of the 98,379-acre preserve which represents 74% 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 management and monitoring of these natural areas. Ongoing management and species monitoring of Preserve areas will enable the County to preserve the biological value of these lands.

**Table 2 County Acquisitions since 1998**

<b>Area and Property Name</b>	<b>Non-PAMA</b>	<b>PAMA Acres</b>	<b>Total Acres</b>	<b>Land Cost</b>	<b>Grant \$</b>	<b>General \$</b>
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
<b>1998</b>	<b>243</b>	<b>0</b>	<b>243</b>	<b>\$2,113,272</b>	<b>\$2,113,272</b>	<b>\$0</b>
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
<b>1999</b>	<b>53</b>	<b>175</b>	<b>227</b>	<b>\$3,774,337</b>	<b>\$1,991,587</b>	<b>\$1,782,750</b>
Lusardi Creek, Santa Fe Views	22	73	95	\$1,976,000	\$988,000	\$988,000
Hollenbeck Canyon, Daley Ranch, Ph I	313	0	313	\$2,000,000	\$1,000,000	\$1,000,000
Hollenbeck Canyon, Daley Ranch, Ph II	286	0	286	\$2,000,000	\$1,000,000	\$1,000,000
Lakeside, United Brokers	2	7	9	\$153,000	\$76,500	\$76,500
Tijuana River Valley, Piper/Shelton	140	0	140	\$1,752,750	\$1,252,750	\$500,000
Wright's Field, Alpine School Dist.	0	40	40	\$425,000	\$250,000	\$175,000
Wright's Field, Union Bank	0	39	39	\$356,633	\$208,437	\$148,196
<b>2000</b>	<b>763</b>	<b>159</b>	<b>922</b>	<b>\$8,663,383</b>	<b>\$4,775,687</b>	<b>\$3,887,696</b>
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
<b>2001</b>	<b>9</b>	<b>12</b>	<b>21</b>	<b>\$451,500</b>	<b>\$248,724</b>	<b>\$202,776</b>
Lakeside, Shuler	0	58	58	\$425,000	\$425,000	\$0
Tijuana River Valley, Hanson	76	0	76	\$1,387,500	\$0	\$1,387,500
Tijuana River Valley, Skibbe	11	0	11	\$485,000	\$485,000	\$0
Wright's Field, Findel Ranch	0	30	30	\$500,000	\$0	\$500,000
Iron Mountain, Ramona Serena/ Barnett Ranch	517	200	717	\$4,440,000	\$2,000,000	\$2,440,000
<b>2002</b>	<b>604</b>	<b>288</b>	<b>892</b>	<b>\$7,237,500</b>	<b>\$2,910,000</b>	<b>\$4,327,500</b>

Area and Property Name	Non-PAMA	PAMA Acres	Total Acres	Land Cost	Grant \$	General \$
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
<b>2003</b>	<b>390</b>	<b>1,369</b>	<b>1,759</b>	<b>\$10,773,532</b>	<b>\$6,213,832</b>	<b>\$4,559,700</b>
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
<b>2004</b>	<b>39</b>	<b>351</b>	<b>390</b>	<b>\$7,554,000</b>	<b>\$6,054,000</b>	<b>\$1,500,000</b>
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
<b>2005</b>	<b>66</b>	<b>63</b>	<b>129</b>	<b>\$412,200</b>	<b>\$412,200</b>	<b>\$0</b>
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
<b>2006</b>	<b>13</b>	<b>116</b>	<b>129</b>	<b>\$2,265,000</b>	<b>\$2,190,000</b>	<b>\$75,000</b>
Greenfield Transfer	9	8	17	\$0	\$0	\$0
<b>2007</b>	<b>9</b>	<b>8</b>	<b>17</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Area and Property Name	Non-PAMA	PAMA Acres	Total Acres	Land Cost	Grant \$	General \$
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
<b>2008</b>	<b>292</b>	<b>200</b>	<b>492</b>	<b>\$4,465,000</b>	<b>\$3,217,500</b>	<b>\$1,247,500</b>
Christopherhill TET dedication	62	0	62	\$0	\$0	\$0
<b>2009</b>	<b>62</b>	<b>0</b>	<b>62</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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
<b>2010</b>	<b>91</b>	<b>241</b>	<b>332</b>	<b>\$5,310,000</b>	<b>\$2,600,000</b>	<b>\$2,710,000</b>
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
<b>2011</b>	<b>7</b>	<b>331</b>	<b>338</b>	<b>\$5,470,000</b>	<b>\$200,000</b>	<b>\$5,270,000</b>
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
<b>2012</b>	<b>0</b>	<b>901</b>	<b>901</b>	<b>\$6,760,000</b>	<b>\$5,000</b>	<b>\$6,755,000</b>
<b>TOTAL SOUTH COUNTY SUBAREA</b>	<b>2,641</b>	<b>4,214</b>	<b>6,855</b>	<b>\$65,249,724</b>	<b>\$32,931,802</b>	<b>\$32,317,922</b>

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

# Table 4 Summary of Habitat Losses and Gains

Plan: MSCP South San Diego County

Project Gain Status: Gain

Date Range: 1/1/2012 - 12/31/2012

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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Saltpan	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Southern Foredunes	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Southern Coastal Bluff Scrub	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Coastal Sage Scrub	42,873	2.8	533.2	608.3	26,555.3	61.9 %	33.9	1,264.3	481.3	7,132.0	36.7	1,797.5	1,089.6	33,687.3
Maritime Succulent Scrub	6	0.0	0.0	0.0	3.4	55.9 %	0.0	0.0	0.0	8.2	0.0	0.0	0.0	11.6
Chaparral	39,871	1.6	249.7	870.4	32,470.1	81.4 %	514.9	2,849.7	805.2	7,714.8	516.5	3,099.4	1,675.5	40,184.9
Southern Maritime Chaparral	5	0.0	1.9	0.2	5.8	116.3 %	0.0	9.8	0.0	22.7	0.0	11.7	0.2	28.5
Coastal Sage-Chaparral Scrub	1,325	0.0	12.4	0.0	895.6	67.6 %	0.5	130.3	0.2	659.9	0.5	142.6	0.2	1,555.6
Grassland	3,171	0.2	46.1	19.4	1,847.1	58.2 %	161.3	1,102.1	155.4	959.5	161.5	1,148.2	174.8	2,806.6
Southern Coastal Salt Marsh	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Freshwater Marsh	233	0.0	0.1	10.7	133.3	57.2 %	0.0	4.5	0.1	59.6	0.0	4.5	10.7	192.9
Riparian Forest	348	0.0	0.4	0.0	277.7	79.8 %	0.0	2.0	0.0	65.0	0.0	2.4	0.0	342.7
Oak Riparian Forest	2,192	1.8	29.7	3.4	841.8	38.4 %	0.6	45.2	23.7	429.6	2.4	74.9	27.1	1,271.4
Riparian Woodland	20	0.0	0.0	0.0	10.9	54.4 %	0.0	0.0	0.0	6.5	0.0	0.0	0.0	17.3
Riparian Scrub	383	0.0	3.6	0.0	100.8	26.3 %	0.0	14.2	0.0	67.8	0.0	17.8	0.0	168.6
Oak Woodland	2,211	0.3	32.3	41.5	1,023.4	46.3 %	63.9	142.7	104.5	403.8	64.2	174.9	145.9	1,427.2
Torrey Pine Forest	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tecate Cypress Forest	5,589	0.0	0.0	0.0	5,601.4	100.2 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,601.4
Eucalyptus Woodland	105	0.0	9.2	0.5	42.7	40.6 %	3.5	411.0	4.1	66.9	3.5	420.2	4.6	109.6
Open Water	149	0.0	0.0	1.7	23.2	15.6 %	0.0	6.2	0.0	33.2	0.0	6.2	1.7	56.3
Disturbed Wetland	90	0.0	2.0	0.0	77.5	86.1 %	0.0	16.2	0.0	26.0	0.0	18.2	0.0	103.5
Natural Floodchannel	225	0.0	0.0	0.0	28.5	12.7 %	0.0	0.0	0.0	4.8	0.0	0.0	0.0	33.3
Shallow Bays	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pacific Ocean/Deep Bay	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Disturbed Land	0	0.3	100.3	2.2	422.8	0.0	9.6	677.7	32.1	349.3	10.0	778.0	34.3	772.2
Agriculture	0	0.0	86.6	0.0	486.8	0.0	26.3	1,196.4	8.6	2,304.5	26.3	1,283.0	8.6	2,791.3



**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
Urban/Developed	0	0.0	40.3	4.2	63.6		17.7	1,881.4	19.5	501.3	17.7	1,921.7	23.6	564.9
<b>Agency Total:</b>		<b>7.0</b>	<b>1,147.8</b>	<b>1,562.4</b>	<b>70,911.7</b>		<b>832.3</b>	<b>9,753.5</b>	<b>1,634.6</b>	<b>20,815.4</b>	<b>839.4</b>	<b>10,901.3</b>	<b>3,197.0</b>	<b>91,727.1</b>

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 1/1/2012 To 12/31/2012

### County of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt Resp.	Conservation Type	Mit. Bank Credits Used	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
Segment: Lake Hodges												
12-050	APN26705057		APN26705057	267-050-57 267-132-18	10/11/2012	Gain	Local	Easement	0.00	0.00	6.65	6.65
Total for Segment: Lake Hodges									0.00	0.00	6.65	6.65
Segment: North Metro Lakeside Jamul												
12-075	Ac. San Diego County - Salvation Army 2012		County of San Diego-Salvation Army	322-030-02 322-030-10 322-031-01 322-031-02 322-031-05 322-060-01 322-060-08 322-060-09 322-060-10 322-061-03 327-011-29	12/31/2012	Gain	Local	Acquisition	0.00	731.12	12.37	743.50
12-004	BP Prieto		Prieto	402-170-34	6/11/2012	Gain	Private	Easement	0.00	1.52	0.00	1.52
12-034	BP Thiyagarajah		Thiyagarajah, Aathirayen	324-011-12	8/1/2012	Gain	Private	Easement	0.00	0.00	0.27	0.27
12-058	CO OF SD TCT#4467		CO OF SD TCT#4467	395-410-30 395-410-31 395-410-32 395-410-33 395-410-34 395-410-35 395-410-36 395-410-37 395-410-38 395-410-39 395-410-41 395-410-42 395-410-43	10/11/2012	Gain	Private	Easement	0.00	0.00	1.58	1.58
12-045	CO OF SD TCT#5104-1		CO OF SD TCT#5104-1	303-100-46	5/12/2012	Gain	Private	Easement	0.00	7.06	0.00	7.06
12-053	PARCEL MAP NO 03630		PARCEL MAP NO 03630	393-022-11	5/25/2012	Gain	Private	Easement	0.00	42.83	137.40	180.23

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												
12-055	PM20927		PM20927	237-090-79 237-090-80	2/9/2012	Gain	Private	Easement	0.00	3.46	0.00	3.46
12-076	Rice 2012		SD River Park Fnd	330-111-01	12/31/2012	Gain	Local	Easement	0.00	157.90	0.00	157.90
Total for Segment: North Metro Lakeside Jamul									0.00	943.88	151.63	1,095.51

Segment: South County

12-048	CO OF SD TCT#4828-02		CO OF SD TCT#4828-02	510-094-93 510-094-94 580-220-01 580-220-03 580-220-04 580-220-05	10/11/2012	Gain	Private	Easement	0.00	142.70	30.60	173.29
12-073	United States Fish and Wildlife Service - Cuevas		United States Fish and Wildlife Service	598-010-03	10/11/2012	Gain	Federal	Acquisition	0.00	0.00	10.39	10.39
12-072	United States Fish and Wildlife Service - Peppard		United States Fish and Wildlife Service		1/6/2012	Gain	Federal	Acquisition	0.00	7.38	2.47	9.85

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 County												
12-071	United States Fish and Wildlife Service - TNC		United States Fish and Wildlife Service	580-040-42 580-040-43 580-040-45 580-040-47 585-030-08 585-040-06 585-040-07 585-040-13 585-040-15 596-010-14 596-010-15 596-010-45 597-010-01 597-010-02 597-010-03 597-010-05 597-010-06 597-010-07 597-010-08 597-020-02 597-020-05 597-020-53 597-020-54 597-130-03 597-130-05 597-190-01	6/27/2012	Gain	Federal	Acquisition	0.00	540.50	1,355.89	1,896.39
Total for Segment: South County									0.00	690.58	1,399.35	2,089.93
Segment: South Metro Lakeside Jamul												
12-010	BP Hayes		Hayes	520-210-33	6/15/2012	Gain	Private	Easement	0.00	0.18	0.00	0.18
12-054	CO OF SD TCT#4160		CO OF SD TCT#4160	586-190-52	4/24/2012	Gain	Private	Easement	0.00	0.00	4.45	4.45

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												
12-071	United States Fish and Wildlife Service - TNC		United States Fish and Wildlife Service	580-040-42 580-040-43 580-040-45 580-040-47 585-030-08 585-040-06 585-040-07 585-040-13 585-040-15 596-010-14 596-010-15 596-010-45 597-010-01 597-010-02 597-010-03 597-010-05 597-010-06 597-010-07 597-010-08 597-020-02 597-020-05 597-020-53 597-020-54 597-130-03 597-130-05 597-190-01	6/27/2012	Gain	Federal	Acquisition	0.00	0.00	0.32	0.32
Total for Segment: South Metro Lakeside Jamul									0.00	0.18	4.77	4.94
<b>Total for Agency: County of San Diego</b>									<b>0.00</b>	<b>1,634.64</b>	<b>1,562.39</b>	<b>3,197.03</b>

# Table 6 Summary of Project Losses

## MSCP South San Diego County

From 1/1/2012 To 12/31/2012

### 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: Lake Hodges											
12-008	BP Leech		Leech	678-060-08	6/15/2012	Loss	0	Single-Family Residential	1.88	0.00	1.88
Total for Segment: Lake Hodges									1.88	0.00	1.88
Segment: North Metro Lakeside Jamul											
12-016	AG High Meadow Ranch LP		High Meadow Ranch LP	389-091-05 389-091-25 389-091-34	3/31/2012	Loss	0	Agriculture	5.40	0.01	5.41
12-017	AG Rancho Guejito Corp		Rancho Guejito Corp	240-270-58 242-010-71 242-010-72 242-030-37 242-030-38 242-031-03 242-080-01 242-080-07 243-020-03 243-020-05 243-020-07 243-020-10 243-070-01 243-070-08 243-110-01 243-110-04 243-150-01 243-150-05 244-020-04	6/22/2012	Loss	0	Agriculture	761.21	1.02	762.23
12-023	BP Aathirayen		Thiyagarajah, Aathirayen	324-011-12	8/1/2012	Loss	0	Single-Family Residential	0.00	2.93	2.93
12-042	BP Anderson Fred Lisa		Anderson, Fred Lisa Trust	388-571-32	9/24/2012	Loss	0	Single-Family Residential	0.94	0.00	0.94
12-012	BP Blackburne		Blackburne	377-370-42	6/15/2012	Loss	0	Single-Family Residential	1.11	0.00	1.11
12-064	BP Cornell		Cornell, Lanny	269-080-24	11/2/2012	Loss	0	Single-Family Residential	1.60	0.00	1.60
12-070	BP Esau Trust		Esau Trust	400-050-56	12/28/2012	Loss	0	Transportation, Communication, Utilities	0.08	0.03	0.11

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											
12-002	BP Frocklage		FROCKLAGE GARRY E	240-270-48	4/26/2012	Loss	0	Single-Family Residential	1.48	0.00	1.48
12-019	BP Higginson		Higginson, Jack	377-131-19	7/10/2012	Loss	0	Rural Residential	0.19	0.00	0.19
12-066	BP Meziere		Meziere, Donald & Yvonne	241-150-34	11/28/2012	Loss	0	Single-Family Residential	0.32	0.00	0.32
12-004	BP Preto		Prieto	402-170-34	6/11/2012	Loss	0	Single-Family Residential	1.95	0.00	1.95
12-059	BP Toups		Toups	326-020-16	10/9/2012	Loss	0		0.00	0.40	0.40
12-011	CP Burcham		Burcham	271-051-17	6/15/2012	Loss	0	Single-Family Residential	0.91	0.00	0.91
12-021	CP Courson		Courson, Michail & Alison	402-260-28	7/19/2012	Loss	0	Rural Residential	2.40	0.00	2.40
12-013	CP Scripps		Scripps	402-261-04	6/21/2012	Loss	0	Rural Residential	6.20	0.00	6.20
12-006	GP Lim		Lim	324-070-06	6/12/2012	Loss	0	Single-Family Residential	0.00	0.69	0.69
12-001	PM 20953		RANCHO SANTA FE ASSN	268-172-05 268-172-06 268-172-10	2/15/2012	Loss	0	Single-Family Residential	26.69	0.00	26.69
Total for Segment: North Metro Lakeside Jamul									810.49	5.08	815.58
Segment: South Metro Lakeside Jamul											
12-068	BP Droz Christopher & Victoria		Droz, Christopher & Victoria	522-121-17	11/6/2012	Loss	0	Single-Family Residential	0.00	1.26	1.26
12-065	BP Fry Trust		Fry Trust 09-05-09	522-080-66	11/8/2012	Loss	0	Rural Residential	0.17	0.00	0.17
12-010	BP Hayes		Hayes	520-210-33	6/18/2012	Loss	0	Single-Family Residential	1.67	0.00	1.67
12-043	BP Leonard		Chattle, Leonard		9/17/2012	Loss	0	Single-Family Residential	2.13	0.00	2.13
12-067	BP Millen Family Trust		Millen Family Trust 04-14-10	520-012-25	11/27/2012	Loss	0	Single-Family Residential	1.37	0.00	1.37
12-018	BP Monica		Coleman, Monica	404-431-33	7/10/2012	Loss	0	Rural Residential	0.58	0.00	0.58
12-003	BP Peabody		PEABODY MELVIN A&MARCELA Y	504-250-11	4/20/2012	Loss	0	Single-Family Residential	0.37	0.00	0.37
12-062	BP Pereyra		Pereyra, Oscar & Linda	504-200-04	10/26/2012	Loss	0	Single-Family Residential	0.26	0.00	0.26
12-022	BP Red Horse Ranch LLC		Red Horse Ranch LLC		7/19/2012	Loss	0	Single-Family Residential	0.85	0.00	0.85
12-020	BP SanMartin		SanMartin, Emanuel		7/19/2012	Loss	0	Single-Family Residential	1.81	0.00	1.81
12-060	BP Tucci		Tucci, Dominic	403-191-59	10/19/2012	Loss	0	Single-Family Residential	1.12	0.00	1.12

**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											
12-061	BP Tucci 2		BP Tucci	403-191-60 403-191-61	10/19/2012	Loss	0	Single-Family Residential	1.34	0.00	1.34
12-063	BP Tyree Vidovich Investments LLC		Tyree & Vidovich Investments LLC	396-120-14	11/1/2012	Loss	0	Single-Family Residential	0.71	0.00	0.71
12-069	BP Velarde		Velarde, Ramon G	399-260-38	12/28/2012	Loss	0	Single-Family Residential	0.00	0.26	0.26
12-014	CP Rose		Rose		6/21/2012	Loss	0	Single-Family Residential	6.78	0.00	6.78
12-015	CP Tarantino		Tarantino	515-082-18	6/21/2012	Loss	0	Single-Family Residential	0.80	0.43	1.23
Total for Segment: South Metro Lakeside Jamul									19.96	1.95	21.91
<b>Total for Agency: County of San Diego</b>									<b>832.33</b>	<b>7.03</b>	<b>839.36</b>



# Table 9 Habitat Conservation Accounting Model

## MSCP South San Diego County

From 1/1/2012 To 12/31/2012

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	10,263.57	2,879.76	36.70	-
Maritime Succulent Scrub	0	0	0	0.00	0.00	0.00	0.00	n/a
Chaparral	22,179	18,662	3,517	5.31	12,790.58	2,521.14	515.17	-
Southern Maritime Chaparral	0	0	0	0.00	0.00	0.00	0.00	n/a
Coastal Sage-Chaparral Scrub	1,366	1,152	214	5.38	711.01	140.27	0.00	-
Grassland	2,145	1,741	404	4.31	1,034.60	256.47	161.52	-
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	63.84	0.00	0.00	n/a
Oak Riparian Forest	2,044	2,043	1	2,043.00	769.86	0.44	2.43	+
Riparian Woodland	6	6	0	0.00	4.24	0.00	0.00	n/a
Riparian Scrub	298	298	0	0.00	37.87	0.00	0.00	n/a
Oak Woodland	2,355	1,912	443	4.32	941.73	240.67	64.23	-
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	3.48	-
Open Water	124	124	0	0.00	2.65	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	11.43	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	232.05	0.00	9.93	+
Agriculture	1,608	0	1,608	0.00	431.18	0.00	26.29	+

<b>County of San Diego</b>	<b>Total Subarea Habitat Preserve</b>	<b>Conservation Target</b>	<b>Estimated Take</b>	<b>Conservation Ratio</b>	<b>Cumulative Conservation Inside Habitat Preserve</b>	<b>Max. Allowable Impacts for the Current Period</b>	<b>Actual Loss Inside Habitat Preserve for Current Period</b>	<b>+ or - Max. Allowable Impacts</b>
Urban/Developed	0	0	0	0.00	21.74	0.00	17.73	+
<b>Total Acres for Agency: County of San Diego</b>					<b>27,383.02</b>		<b>837.48</b>	

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 16 Private Land Mitigation Monitoring/Maintenance Status**

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	678-432-01, 678-430-25, 678-070-31, 678-070-35, 678-420-26, 678-422-01, 678-420-27, 678-421-01, 678-422-02, 678-422-04	Feb-98	No known HM		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.		The HOA is responsible for acquiring a habitat manager.  Annual reports have not been submitted.
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		2012 Annual report submitted
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	Newland Communities / 4S Kelwood General Partnership	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.		2012 Annual reports submitted
99-003	Salviati-Golem	678-020-02, 03, 678-021-02, 03, 265-320-03	Jan-00	San Dieguito River Valley Joint Powers Authority	April 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	2011-2012 annual report submitted.

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded/built?	Monitoring / Maintenance Status
99-004	The Crosby at Rancho Santa Fe  Santa Fe Valley Starwood/ Crosby	265-320-18, 21, 22, 24, 18, 265-291-21, 25, 27, 265-290-41, 43, 267-050-42, 44, 46	6/28/04	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.		2012 annual report submitted.
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	Dec	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.		2012 Annual report submitted
01-001	Blossom Valley	390-061-03, 390-061-04	1/2007 (updated in 2012)	Center For Natural Lands Management	Dec	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.		2012 annual report submitted

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded/built?	Monitoring / Maintenance Status
02-001	Santa Fe Valley Mccrink Ranch	267-060-40, 45, 265-320-11, 13, 19, 20, 23, 25	1/10/03			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.		Annual reports have not been submitted.
02-003	Maranatha Chapel	267-060-37	10/30/02		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.		Annual reports have not been submitted.
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.	All lots not yet graded.	Annual reports have not been submitted.
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.		Project does not have a maintenance agreement. Annual reports have not been submitted.
05-004	Greenhills Ranch	395-452-01	Sep-06			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.		Not funded. County Counsel sent "Violation of TM 5140 Conditions" letter on 4/20/10. Follow up letter send to RBC bank who are the new owners. Violations put on parcels will not be issued grading permit until resolved.

RMP Number	Project Name	APNs	Final RMP Date	Habitat Manager	Annual Report Due	Habitat Conservation Area Description	Project graded/built?	Monitoring / Maintenance Status
06-005	Artesian Trail	267-142-33, 34, 35, 36	4/17/07	San Dieguito River Park Conservancy, P.O. Box 89, Del Mar, CA 92019	Sept	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> ).	Based on aerial photo review, pads were graded between 2006 and 2008.	Annual reports have not been submitted.
10-003	Rancho Vista del Mar MUP 98-001	648-040-31, 55, 648-011-02, 03	2/1/2012	Open Space Management, Inc.	Jan	92.23 acres located in East Otay Mesa. Habitats are coastal sage scrub, chaparral, and non-native grassland. Supports burrowing owls, barrel cactus, Matilija poppy, and San Diego sunflower.	Yes	First report is due in January 2014.
11-001	Martz Ramona Rancho las Pampas	277-050-32, 277-121-05, 277-111-09, and 277-121-08				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.		Project received USFWS approval for amendment into the South County Subarea Plan. The owner is now working towards approval as a mitigation bank.
11-002	Lonestar	646-030-21-00, 646-070-36-00, 646-070-37-00		San Diego Habitat Conservancy		Non-native grassland in East Otay Mesa		SDHC started management for Lonestar in January 2013 and plans to provide the first annual report in January 2014.