



THE CITY OF SAN DIEGO

February 15, 1999

Sherry Barrett  
U.S. Fish and Wildlife Service  
Carlsbad Field Office  
2730 Loker Avenue West  
Carlsbad, CA 92008

Ms. Gail Presley  
Environmental Services Division  
California Department of Fish And Game  
1416 Ninth Street, Room 1341  
Sacramento, CA 95814


SUBJECT: 1998 MSCP ANNUAL REPORT

Dear Ms. Barrett and Ms. Presley :

The City of San Diego is pleased to submit the 1998 MSCP Annual Report. The report tracks habitat loss and gain (conservation) within the City's MSCP Subarea for calendar year 1998. The report has been prepared in accordance with Section 5.9.1 of the MSCP Plan and Section 14.2 of the City's Implementing Agreement. Revisions to last year's format and the types of projects covered by this report have been made per your request.

Please review the report and provide any comments to Mary Ladiana at 236-6545. We look forward to meeting with you to discuss the information and conclusions of the report in more detail.

Sincerely,

  
Thomas T. Story, ASLA, AICP  
Deputy Director  
Planning and Development Review

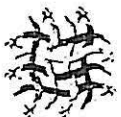
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cc: Tina Christiansen  
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1998  
ANNUAL REPORT  
SUMMARY

The City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan was adopted by the City Council on March 18, 1997 and its associated Implementing Agreement became effective on July 17, 1997. The 1998 MSCP Annual Report has been prepared in accordance with Section 5.9.1 of the MSCP Plan and Section 14.2 of the City's Implementing Agreement. This year's report provides the information in a revised form as requested by the Wildlife Agencies.

The 1998 Annual Report tracks habitat loss/conservation activity within the City of San Diego's Subarea Plan during the reporting period of January 1, 1998 through December 31, 1998. Both public and private development projects which were approved for grading have been accounted for. As requested, this year's report does not include project's that have been "planned" for habitat take (i.e. completed discretionary review but not yet received permission to grade and construct.)

Table 1 includes the habitat tracking information by project. Section A summarizes the habitat loss by project/activity. The habitat loss approved in 1998 was **156.62** acres. The majority of the habitat loss occurred outside the Multi-Habitat Planning Area (MHPA) and within the northern area of the City (See Figures 1-6). Section B summarizes the habitat gain (conservation) during the reporting period. The habitat gain is comprised of project related mitigation, exactions, public acquisitions and existing conserved lands not previously accounted for in last year's annual report. The habitat gain approved in 1998 was **808.36** acres. All of the conservation occurred within the MHPA and throughout the various geographic areas of the City's Subarea Plan (See Figures 1-6). The cumulative habitat loss, July 1997 through December 1998 is 399 acres and the cumulative habitat gain is 14,969 acres.

Table II provides a summary of habitat loss and gain by vegetation type. The "Target/Net MHPA" column is the vegetation type totals (identified in Figure 1 of the City's MSCP Subarea Plan) that are anticipated at buildout of the City's 52,012 acre preserve. The second column "Initial Baseline Conservation" includes habitats conserved as reported in the City's 1997 Annual Report. The information in Table II is helpful in determining whether conservation is occurring in rough step with development. Based on the current year and cumulative totals, it is apparent that habitat conservation is proceeding in rough step with development. In fact, due to the large number of public lands currently conserved, habitat conservation is well in advance of the habitat loss anticipated by the implementation of the City of San Diego's Subarea Plan.

It should be noted that all of the existing open space lands which are currently conserved (both public and private) have not yet been accounted for due to database constraints. It is anticipated that with the additional GIS capabilities coming on line in 1999, these areas will be accounted for in future Annual Reports.

**ANNUAL REPORT - TABLE 1  
PROJECT SUMMARY**

**A: Summary of Habitat Loss**

Project Tracking #	Project Name	Applicant	Location of Impact	A.P.N.	Date of Habitat Loss	Total Acreage of Habitat Loss	CEQA Doc. #	Land Use
96-7648	Rancho Bernardo Lot 11	Granum Partners	Rancho Bernardo	678-200-11	09/02/98	9.50		industrial
96-7795	Corporate Research	ADI Research Partners	Mira Mesa	340-090-43;44-51	08/06/98	58.20	96-0265	industrial
96-7765	One Cray Court	Lankford and Associates	University	340-190-09	07/20/98	2.70	96-7765	scientific research
97-7108	Mercy Road Homes	Presley Homes	Mira Mesa	315-040-19;20	10/27/98	5.95	96-7108	residential
96-7926	Fay Avenue Townhomes	Douglas Homes	La Jolla	351-174-21	12/18/98	0.53	96-7926	residential
96-7985	The Burnham Institute	Louis Coffman, The Burnham Institute	University	340-010-46;47-49	06/03/98	0.15	96-7985	industrial
96-7371	Mira Mesa Market Center	Kaiser Permanente/Cousin's Marketcenters, Inc.	Mira Mesa	318-111-04;05-07;10 318-120-05;06	12/10/98	60.18*	96-7371	commercial
<b>Emergency Repairs</b>								
P-1	Miramar Trunk Sewer	City of San Diego	Rose Canyon	NA	02/98	0.57	NA	public utility
P-2	Murray Ridge	City of San Diego	Serra Mesa	NA	02/10/98	0.35	NA	public utility
P-3	Van Nuys Canyon	City of San Diego	Pacific Beach	NA	02/04/98	0.03	NA	public utility
P-4	Marian Bear Park	City of San Diego	San Clemente Canyon	NA	02/11/98	0.00	NA	public utility
P-5	Shawn Canyon	City of San Diego	Serra Mesa	NA	02/23/98	0.25	NA	public utility
P-6	Camino Sante Fe	City of San Diego	Mira Mesa	NA	03/03/98	0.10	NA	public utility
P-7	Cobb Street	City of San Diego	Clairemont	NA	03/12/98	0.01	NA	public utility
P-8	Lake Hodges	City of San Diego	Lake Hodges	NA	05/01/98	2.33	NA	public utility
P-9	Gesner	City of San Diego	Clairemont	NA	05/26/98	0.10	NA	public utility
P-10	Princess View	City of San Diego	Mission Gorge	NA	06/04/98	0.00	NA	public utility
P-11	Acuna Canyon	City of San Diego	Clairemont	NA	07/01/98	0.04	NA	public utility
P-12	Linwood/Henry	City of San Diego	Uptown	NA	09/29/98	0.25	NA	public utility
52-612.0	Otay Mesa Road Widening	City of San Diego	Otay Mesa	NA	10/06/97	1.32*	95-0101	public facility
52-477.0	College Grove Dr. Widening	City of San Diego	Mid-City	NA	11/30/98	3.93	96-0313	public facility
12-139.0	Sorrento Creek Channel Clearing	City of San Diego	Torrey Pines	NA	10/17/97	3.10	NA	public utility
45-923.0	Dairy Mart Road and Bridge Widening	City of San Diego	Tijuana River Valley	NA	1/98	7.03	96-0635	public facility
						<b>TOTAL</b>	<b>156.62</b>	

\*Includes 0.29 ac. vernal pool surface area impacts not accounted for in Vegetation Communities Summary - Table 2.



**B:Summary of Habitat Gain**

Project Tracking #	Project Name	Location of Conservation	A.P.N.	Total Acreage of Habitat Gain	Date of Conservation	Type of Conservation	Management Responsibility	Notes
96-7648	Rancho Bernardo Lot 11	San Pasqual	276-010-03	9.10	09/02/98	Conservation Bank-San Pasqual	The Environmental Trust	
		Otay Mesa	645-061-02	0.40		Conservation Bank-West Otay Mesa "B"		
96-7795	Corporate Research Park	University	340-090-35,40,41,42	36.60	08/20/98	Conservation Easement	City Of San Diego	
96-7765	One Cray Court	Otay Mesa	645-061-02	2.70	02/06/98	Conservation Bank-West Otay Mesa "B"	The Environmental Trust	
97-7108	Mercy Road Homes	Miramar Ranch North	315-040-49	15.00	10/27/98	Acquisition	City Of San Diego	
				0.93				
96-7926	Fay Avenue Townhomes	NA	NA	0.30	09/03/98	In Lieu Fee	NA	\$9,000 Habitat Acquisition Fund
96-7985	The Burnham Institute	Otay Mesa	645-061-02	0.20	06/03/98	Conservation Bank-West Otay Mesa "B"	The Environmental Trust	
96-7371	Mira Mesa Market Center	San Pasqual	See Konyyn	15.00	12/10/98	Acquisition	City Of San Diego	
		Del Mar Mesa	309-010-02	19.93		Conservation Easement	City Of San Diego	
		Mira Mesa	309-030-20	5.00		Conservation Easement	City Of San Diego	
NA	Emergency Repair Projects	Various	NA	6.50	pending	Restoration	City Of San Diego	
52-619.0	Otay Mesa Road Widening	Otay Mesa	645-050-38	1.71	07/31/98	Acquisition	City Of San Diego	
			645-050-37	0.77	12/22/97	Acquisition	City Of San Diego	
			645-050-36	1.11		Acquisition	City Of San Diego	
			NA	2.20	10/06/97	On-site restoration	City Of San Diego	
			NA	0.13	10/06/97	On-site restoration	City Of San Diego	
52-477.0	College Grove Drive Widening	Mid-City	NA	3.88	11/30/98	In Lieu Fee	City Of San Diego	\$96,030 CIP encumbrance
				0.10	On-going	Restoration	City Of San Diego	
12-134.0	Sorrento Creek Channel Clearing	Los Penasquitos Creek	NA	10.90	On-going	Restoration	City Of San Diego	
45-923.0	Dairy Mart Road and Bridge	Tijuana River Valley	665-010-44	7.00	On-going	Restoration	City Of San Diego	
NA	Konyyn Acquisition	San Pasqual Valley	241-100-33;42,276-010-10,276-021-01 276-031-07	356.00	09/16/98	Acquisition	City Of San Diego	
NA	Otay River Valley Acquisitions	Otay River Valley	628-051-07;08;629-070-02;03;04 629-070-12;13;15;629-211-06 631-020-20,631-013,36,629-070-26	96.23	06/15/98	Acquisition	City Of San Diego	
NA	Otay River Valley Acquisitions	Otay River Valley	629-070-01;14;24,629-211-05 629-211-05,629-070-01;14;21;22;24, 628-051-02;12,629-070-29,629-220-07 631-020-20	40.23	12/29/93	Acquisition	City Of San Diego	
				6.86	04/22/96	Acquisition	City Of San Diego	
				25.69	not available	Acquisition	City Of San Diego	
NA	Gleich Parcel	Del Mar Mesa	309-010-15	18.72	09/01/96	Acquisition	City Of San Diego	
NA	Vernal Pool Refuge-CMR	Del Mar Mesa	306-050-12	19.70	03/09/98	Acquisition	U.S. Fish & Wildlife Service	
NA	Vernal Pool Refuge-Hervey	Del Mar Mesa	306-050-30	32.82	03/27/98	Acquisition	U.S. Fish & Wildlife Service	
96-7939	CarrAmerica Spectrum	University	340-200-16	15.60	1993 & 1998	Easement	Property owner	
96-7588	Advanced Tissue Sciences	University	340-020-44;340-180-21	57.95	1992	Easement	Property owner	
96-7990	Hazard Corporate Center	University	343-300-28	5.70	1983	Easement	Property owner	

TOTAL 808.36

\*6.5 acre mitigation for Emergency Repair projects not included in habitat gain total pending final site details.



**ANNUAL REPORT - TABLE 2**  
**VEGETATION COMMUNITIES**  
**HABITAT LOSS AND GAIN SUMMARY**

	TARGET/NET MHPA	INITIAL BASELINE CONSERVATION*	INSIDE THE MHPA					OUTSIDE THE MHPA			
			HABITAT LOSS CURRENT YEAR	CUMULATIVE	HABITAT GAIN CURRENT YEAR	CUMULATIVE	% CONSERVED TO DATE	HABITAT LOSS CURRENT YEAR	CUMULATIVE	HABITAT GAIN CURRENT YEAR	CUMULATIVE
Beach	115.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Saltpan/Mudflats	136.00	1.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00
Southern Foredunes	9.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Southern Coastal Bluff Scrub	135.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coastal Sage Scrub	18,951.00	6,875.00	4.00	4.00	356.38	7,231.38	38.00	29.04	153.90	0.00	0.00
Maritime Succulent Scrub	681.00	195.00	0.00	0.00	13.64	208.64	31.00	0.00	93.10	0.00	0.00
Chaparral	10,424.00	2,705.00	0.00	0.00	151.21	2,856.21	27.00	43.10	64.68	0.00	0.00
Southern Maritime Chaparral	1,102.00	74.00	0.00	0.00	0.00	74.00	7.00	2.85	2.85	0.00	0.00
Coastal Sage/Chaparral Mix	95.00	13.00	0.00	0.00	0.00	13.00	14.00	1.35	1.35	0.00	0.00
Grassland	4,942.00	1,746.00	0.13	0.13	55.07	1,801.07	36.00	64.68	66.52	0.00	0.00
Southern Coastal Salt Marsh	936.00	45.00	0.00	0.00	0.00	45.00	5.00	0.00	0.00	0.00	0.00
Freshwater Marsh	232.00	44.00	6.07	6.07	0.13	44.13	17.00	0.00	0.00	0.00	0.00
Riparian Forest	614.00	291.00	0.00	0.00	54.97	345.97	56.00	0.00	0.00	0.00	0.00
Oak Riparian Forest	469.00	139.00	0.00	0.00	0.00	139.00	30.00	0.00	0.00	0.00	0.00
Riparian Woodland	567.00	419.00	0.00	0.00	0.00	419.00	74.00	0.00	0.00	0.00	0.00
Riparian Scrub	2,749.00	474.00	3.13	3.13	60.62	534.62	20.00	0.31	1.63	0.00	0.00
Oak Woodland	329.00	117.00	0.20	0.20	33.62	150.62	46.00	0.01	0.01	0.00	0.00
Torrey Pine Forest	144.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tecate Cypress Forest	2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eucalyptus Woodland	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Open Water	3,699.00	0.00	1.18	1.18	6.70	6.70	0.00	0.00	0.00	0.00	0.00
Disturbed Wetlands	583.00	32.00	0.08	0.08	0.00	32.00	6.00	0.19	0.19	0.00	0.00
Natural Flood Channel	295.00	23.00	0.00	0.00	2.98	25.98	9.00	0.00	0.00	0.00	0.00
Shallow Bay	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Habitats	157.00	0.00	0.00	0.00	22.69	22.69	14.00	0.00	0.00	0.00	0.00
Disturbed	2,447.00	939.00	0.00	0.00	39.77	978.77	40.00	0.00	0.00	0.00	0.00
Agriculture	1,803.00	29.00	0.00	0.00	10.58	39.58	2.00	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>52,012.00</b>	<b>14,161.00</b>	<b>14.79**</b>	<b>14.79</b>	<b>808.36</b>	<b>14,969.36</b>		<b>141.53**</b>	<b>384.23</b>	<b>0.00</b>	<b>0.00</b>

\* Initial Baseline Conservation (IBC) total does not include all existing open space lands (public and private) due to limited GIS capabilities. Additional lands may be added in future Annual Reports. IBC total does include 29 acres of conserved vegetation that was erroneously omitted from last year's IBC total.

\*\* Does not include 0.2 acre (Mira Mesa Market Center) and 0.09 acre (Otay Mesa Road Widening) vernal pool surface area impacts accounted for in Table 1-A: Summary of Habitat Loss.