



## THE CITY OF SAN DIEGO

February 15, 2002

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

Mr. William Tippets  
California Department of Fish and Game  
4949 Viewridge Avenue  
San Diego, CA 92123

Dear Ms. Gilbert and Mr. Tippets:

Subject: Final 2001 MSCP Annual Report

Enclosed is the City of San Diego's Final 2001 MSCP Annual Report. In developing this report, the City of San Diego has utilized Habitrak, the GIS extension developed by SANDAG for tracking loss and gain of habitat. Each project that was issued a grading permit within the year 2001 was considered a loss project for the 2001 calendar year. The updated digital data for habitat loss and gain within the City of San Diego through 2001 is provided on the enclosed digital CD.

Also enclosed are regional maps produced by the City of San Diego to depict the habitat loss and gain through 2001. The project specific maps that are generated by Habitrak are currently of little use and are costly to print. The digital data supplied to your offices can be used to generate project specific maps through Habitrak, if desired.

As the enclosed Summary of Habitat Losses and Gains table shows, to date the City has conserved a total of 29,831.8 acres inside the MHPA. This represents 58% of the City's conservation target in the MSCP Subarea Plan. In 2001, a total of 59.6 acres were lost inside the MHPA and 800.7 acres were conserved.



### Planning Department

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# Summary of Project Losses

2001

Start Date: 1/1/01

End Date: 12/31/01

Duration in days: 365

| Project Tracking # | Project Name                        | Location               | Applicant                                       | APN                      | Date of Loss | Status | CEQA Doc. # | Activity Type                        | Inside Habitat Preserve | Acres |
|--------------------|-------------------------------------|------------------------|-------------------------------------------------|--------------------------|--------------|--------|-------------|--------------------------------------|-------------------------|-------|
| 01-0006            | Neighborhood 8A Park Site           | Carmel Mountain        | City of San Diego                               |                          | 3/7/01       | Loss   |             | Active Parks                         | Yes                     | 20.64 |
| 40-0182            | Judd Otay Truck Park                | Otay Mesa              | Judd Partners LLC                               | 646-110-26               | 2/13/01      | Loss   |             | Commercial                           | No                      | 13.28 |
| 40-0386            | Camino Ruiz                         | Black Mountain Ranch   | Western Pacific Housing                         |                          | 4/23/01      | Loss   |             | Transportation, Communication, Utili | Yes                     | 51.29 |
| 40-0595            | Salk Institute North Parking Lot    | Torrey Pines           | Salk Institute for Biological Studies           | 342-010-38               | 8/15/01      | Loss   |             | Commercial                           | No                      | 0.74  |
| 40-0711            | San Pasqual Mule Hill Trail         | San Pasqual            | County of San Diego - San Dieguito River Valley |                          | 8/28/01      | Loss   |             | Other                                | Yes                     | 0.33  |
| 41-0077            | Regents Square II                   | La Jolla               | Regents West LLC                                |                          | 10/31/01     | Loss   |             | Multi-Family Residential             | No                      | 2.37  |
| 91-0626            | Halifax Estates                     | Navajo Community       | Halifax Partners                                |                          | 3/13/01      | Loss   |             | Single-Family Residential            | No                      | 5.62  |
| 96-0338            | Imperial Marketplace                | Southeastern San Diego | SEDC                                            |                          | 1/1/01       | Loss   |             | Commercial                           | No                      | 39.08 |
| 96-7676            | Bryn Glen                           | Subarea IV             | D.R. Horton                                     | 306-021-06               | 11/8/01      | Loss   |             | Single-Family Residential            | Yes                     | 13.57 |
| 96-7716            | Garden Communities                  | Torrey Highlands       | Garden Communities RPLLC                        |                          | 5/18/01      | Loss   |             | Single-Family Residential            | Yes                     | 22.84 |
| 96-7729            | Potter Tract Project                | SE San Diego           | Southeastern Economic Development Corporation   | 548-060-15<br>548-060-17 | 10/18/01     | Loss   |             | Industrial                           | No                      | 15.02 |
| 98-0261            | Torrey Glenn                        | Torrey Highlands       | Western Pacific Housing                         |                          | 2/28/01      | Loss   |             | Single-Family Residential            | Yes                     | 25.84 |
| 98-0369            | Alvizia Landscape                   | Otay Mesa              | TRH Development                                 | 646-100-69               | 1/8/01       | Loss   |             | Other                                | Yes                     | 3.01  |
| 98-0392            | Greystone Homes                     | Torrey Highlands       | Greystone Homes                                 |                          | 4/24/01      | Loss   |             | Single-Family Residential            | No                      | 71.50 |
| 98-0454            | Carmel Valley Neighborhood 10 North | Carmel Valley          | Pardee Homes                                    | 308-030-01               | 3/9/01       | Loss   |             | Single-Family Residential            | Yes                     | 2.01  |
| 98-0762            | Riviera del Sol                     | Otay Mesa              | Reynolds Communities                            |                          | 6/5/01       | Loss   | 980762      | Single-Family Residential            | Yes                     | 79.21 |

| Project Tracking # | Project Name                          | Location                | Applicant                      | APN        | Date of Loss | Status | CEQA Doc. # | Activity Type                        | Inside Habitat Preserve | Acres  |
|--------------------|---------------------------------------|-------------------------|--------------------------------|------------|--------------|--------|-------------|--------------------------------------|-------------------------|--------|
| 98-0983            | Villas at Stallions Crossing          | San Dieguito            | San Dieguito River Valley Park |            | 10/4/01      | Loss   |             | Single-Family Residential            | Yes                     | 12.84  |
| 98-1074            | Irving Residence                      | Sunset Cliffs           | Craig Irving                   |            | 3/1/01       | Loss   |             | Single-Family Residential            | Yes                     | 1.24   |
| 98-1177            | McMillan Torrey Highlands             | Torrey Highlands        | McMillan Companies             |            | 9/14/01      | Loss   |             | Single-Family Residential            | Yes                     | 43.21  |
| 99-0015            | Ostrow                                | Otay Mesa               | Pardee Construction Company    | 645-050-16 | 3/5/01       | Loss   |             | Industrial                           | Yes                     | 1.37   |
| 99-0023            | Silver Oaks                           | Del Mar Mesa            | Silver Oaks Estates LLC        |            | 10/9/01      | Loss   |             | Single-Family Residential            | Yes                     | 15.10  |
| 99-0099            | Del Mar Mesa Rd & Deer Canyon Sewer   | Del Mar Mesa            | Johnson Communities            |            | 12/18/01     | Loss   |             | Transportation, Communication, Utili | Yes                     | 10.07  |
| 99-0322            | Orange Ave at 54th Place Condominiums | El Cerrito Heights      | John Norman/The Olsen Company  |            | 10/4/01      | Loss   |             | Multi-Family Residential             | No                      | 3.57   |
| 99-0515            | Reata Way                             | Rancho Bernardo         | McComic - Westwood LTD         |            | 9/18/01      | Loss   | 990515      | Single-Family Residential            | Yes                     | 2.06   |
| 99-0547            | Pacific Highlands Ranch Unit 1        | Pacific Highlands       | Pardee Construction Company    |            | 4/23/01      | Loss   | 990547      | Single-Family Residential            | Yes                     | 40.39  |
| 99-0647            | La Jolla Crossroads                   | University City         | La Jolla Crossroads 1, LLC     |            | 2/20/01      | Loss   |             | Mixed Use                            | No                      | 33.79  |
| 99-1088            | Kasai-Mondeck Property                | Pacific Highlands       | DR Horton                      |            | 7/13/01      | Loss   |             | Single-Family Residential            | Yes                     | 10.19  |
| 99-1128            | Josephson Residence                   | La Jolla                | Scott Spencer                  |            | 7/30/01      | Loss   |             | Single-Family Residential            | No                      | 0.34   |
| 99-1136            | Carmel valley Athletic Club           | San Pasqual             | Western Athletic Club          |            | 3/12/01      | Loss   |             | Commercial Recreation                | No                      | 8.18   |
| 99-1294            | Pacific Highlands Ranch Units 2 -4    | Pacific Highlands Ranch | Pardee Construction Company    |            | 7/31/01      | Loss   | 990547      | Single-Family Residential            | Yes                     | 74.23  |
| 99-1350            | Schotz Estates Subdivision            | Del Mar Mesa            | Gary and Leslie Schotz         |            | 8/15/01      | Loss   |             | Single-Family Residential            | Yes                     | 10.48  |
| Total Acres Lost:  |                                       |                         |                                |            |              |        |             |                                      |                         | 633.41 |

## Summary of Project Gains

2001

Start Date: 1/1/01

End Date: 12/31/01

Duration in days: 365

| Project Tracking # | Project Name                         | Location             | Applicant                                       | APN                                                  | Date Cons. | Status | Mgmt. Resp. | Conservation Type      | Inside Habitat Preserve | Mit. Bank Credits | Acres  |
|--------------------|--------------------------------------|----------------------|-------------------------------------------------|------------------------------------------------------|------------|--------|-------------|------------------------|-------------------------|-------------------|--------|
| 01-0001            | McGonigle Canyon Wetland Restoration | McGonigle Canyon     | Western Pacific Housing                         |                                                      | 10/1/01    | Gain   | Private     | Mitigation Bank Master | Yes                     |                   | 29.97  |
| 01-0002            | Wruck Canyon Conservation Bank       | Otay Mesa            | Environmental Trust                             |                                                      | 1/30/01    | Gain   | Non-Profit  | Mitigation Bank Master | Yes                     |                   | 40.55  |
| 01-0003            | Montana Mirador                      | Black Mountain       | City of San Diego                               |                                                      | 4/1/01     | Gain   | Local       | Acquisition            | Yes                     |                   | 529.27 |
| 01-0004            | South Part Barcelona Garden          | Black Mountain       | Environmental Trust                             | 306-280-31<br>306-281-17<br>306-281-18               | 10/18/01   | Gain   | Non-Profit  | Acquisition            | Yes                     |                   | 22.80  |
| 01-0005            | North Part Barcelona Barone          | Black Mountain       | Environmental Trust                             | 306-250-15<br>306-250-15<br>306-250-16<br>306-250-16 | 3/16/01    | Gain   | Non-Profit  | Acquisition            | No                      |                   | 0.31   |
| 01-0006            | Neighborhood 8A Park Site            | HAF = \$647,972      | City of San Diego                               |                                                      | 3/7/01     | Gain   | Local       | In-lieu Fees           |                         |                   |        |
| 40-0182            | Judd Otay Truck Park                 | HAF = \$32,175       | Judd Partners LLC                               |                                                      | 2/16/01    | Gain   | Local       | In-lieu Fees           |                         |                   |        |
| 40-0386-A          | Camino Ruiz                          | Black Mountain Ranch | Western Pacific Housing                         |                                                      | 4/23/01    | Gain   | Non-Profit  | Mitigation Bank Debit  |                         | 4                 | 0.00   |
| 40-0386-B          | Camino Ruiz                          | HAF = \$135,520      | Western Pacific Housing                         |                                                      | 4/23/01    | Gain   | Local       | In-lieu Fees           |                         |                   |        |
| 40-0595            | Salk Institute North Parking Lot     | HAF = \$28,000       | Salk Institute for Biological Studies           |                                                      | 8/15/01    | Gain   | Local       | In-lieu Fees           |                         |                   |        |
| 40-0711            | San Pasqual Mule Hill Trail          | HAF = \$30,000       | County of San Diego - San Dieguito River Valley |                                                      | 8/28/01    | Gain   | Local       | In-lieu Fees           |                         |                   |        |

| Project Tracking # | Project Name                        | Location                 | Applicant                                     | APN        | Date Cons. | Status | Mgmt. Resp. | Conservation Type         | Inside Habitat Preserve | Mit. Bank Credits | Acres  |
|--------------------|-------------------------------------|--------------------------|-----------------------------------------------|------------|------------|--------|-------------|---------------------------|-------------------------|-------------------|--------|
| 41-0077            | Regents Square II                   | HAF = \$16,940           | Regents West LLC                              |            | 10/31/01   | Gain   | Local       | In-lieu Fees              |                         |                   |        |
| 91-0626            | Halifax Estates                     | HAF = \$13,706           | Halifax Partners                              |            | 3/13/01    | Gain   | Local       | In-lieu Fees              |                         |                   |        |
| 96-0338            | Imperial Marketplace                | Southeastern San Diego   | SEDC                                          |            | 1/1/01     | Gain   | Non-Profit  | Restoration/Re vegetation | No                      |                   | 1.28   |
| 96-7676            | Bryn Glen                           | Subarea IV               | D.R. Horton                                   | 306-021-06 | 11/8/01    | Gain   | Local       | Easement                  | Yes                     |                   | 22.76  |
| 96-7729-A          | Potter Tract Project                | SE San Diego             | Southeastern Economic Development Corporation |            | 2/17/01    | Gain   | Non-Profit  | Easement                  | No                      |                   | 0.62   |
| 96-7729-B          | Potter Tract Project                | Marron Valley            | Southeastern Economic Development Corporation |            | 2/17/01    | Gain   | Local       | Mitigation Bank Debit     |                         | 8                 | 0.00   |
| 98-0369            | Alvizia Landscape                   | HAF = \$12,375           | TRH Development                               |            | 1/8/01     | Gain   | Local       | In-lieu Fees              |                         |                   |        |
| 98-0392            | Greystone Homes                     | Torrey Highlands         | Greystone Homes                               |            | 4/24/01    | Gain   | Local       | Easement                  | Yes                     |                   | 103.00 |
| 98-0454            | Carmel Valley Neighborhood 10 North | HAF = \$18,975           | Pardee Homes                                  |            | 3/9/01     | Gain   | Local       | In-lieu Fees              |                         |                   |        |
| 98-0762 (A)        | Riviera del Sol                     | Otay Mesa                | Reynolds Communities                          |            | 3/5/01     | Gain   | Local       | Easement                  | Yes                     |                   | 24.37  |
| 98-0762 (B)        | Riviera del Sol                     | In-lieu fees = \$130,020 | Reynolds Communities                          |            | 1/1/01     | Gain   | Local       | In-lieu Fees              |                         |                   |        |
| 98-0983            | Villas at Stallions Crossing        | San Dieguito             | San Dieguito River Valley Park                |            | 10/4/01    | Gain   | Local       | Easement                  | Yes                     |                   | 14.68  |
| 98-1074            | Irving Residence                    | HAF = \$5,940            | Craig Irving                                  |            | 2/12/01    | Gain   | Local       | In-lieu Fees              |                         |                   |        |
| 98-1177            | McMillan Torrey Highlands           | Torrey Highlands         | McMillan Companies                            |            | 9/14/01    | Gain   | Local       | Easement                  | Yes                     |                   | 32.16  |
| 99-0015-A          | Ostrow                              | Otay Mesa                | Pardee Construction Company                   | 645-050-16 | 3/5/01     | Gain   | Local       | Easement                  | Yes                     |                   | 4.82   |

| Project Tracking #                             | Project Name                          | Location          | Applicant                     | APN | Date Cons. | Status | Mgmt. Resp. | Conservation Type     | Inside Habitat Preserve | Mit. Bank Credits | Acres  |
|------------------------------------------------|---------------------------------------|-------------------|-------------------------------|-----|------------|--------|-------------|-----------------------|-------------------------|-------------------|--------|
| 99-0015-B                                      | Ostrow                                | HAF = \$2,640     | Pardee Construction Company   |     | 3/5/01     | Gain   | Local       | In-lieu Fees          |                         |                   |        |
| 99-0322                                        | Orange Ave at 54th Place Condominiums | HAF = \$23,512    | John Norman/The Olsen Company |     | 4/24/01    | Gain   | Local       | In-lieu Fees          |                         |                   |        |
| 99-0515 (B)                                    | Reata Way                             | San Pasqual       | McComic - Westwood LTD        |     | 9/18/01    | Gain   | Non-Profit  | Mitigation Bank Debit |                         | 1                 | 0.00   |
| 99-0547                                        | Pacific Highlands Ranch Unit 1        | Pacific Highlands | Pardee Construction Company   |     | 4/23/01    | Gain   | Local       | Easement              | Yes                     |                   | 22.10  |
| 99-0647 (B)                                    | La Jolla Crossroads                   | McGonigle Canyon  | La Jolla Crossroads 1, LLC    |     | 2/20/01    | Gain   | Non-Profit  | Mitigation Bank Debit |                         | 6                 | 0.00   |
| 99-1088                                        | Kasai-Mondeck Property                | Pacific Highlands | DR Horton                     |     | 7/13/01    | Gain   | Local       | Easement              | Yes                     |                   | 24.42  |
| 99-1128                                        | Josephson Residence                   | HAF = \$4,427.50  | Scott Spencer                 |     | 7/30/01    | Gain   | Local       | In-lieu Fees          |                         |                   |        |
| 99-1136                                        | Carmel valley Athletic Club           | San Pasqual       | Western Athletic Club         |     | 1/4/01     | Gain   | Non-Profit  | Mitigation Bank Debit |                         | 2                 | 0.00   |
| 99-1350 (A)                                    | Schotz Estates Subdivision            | Del Mar Mesa      | Gary and Leslie Schotz        |     | 8/15/01    | Gain   | Local       | Easement              | Yes                     |                   | 7.66   |
| 99-1350 (B)                                    | Schotz Estates Subdivision            | Otay Mesa         | Gary and Leslie Schotz        |     | 8/15/01    | Gain   | Non-Profit  | Mitigation Bank Debit |                         | 1                 | 0.00   |
| Total Acres Conserved/Mitigation Bank Credits: |                                       |                   |                               |     |            |        |             |                       |                         | 22                | 880.77 |

# Summary of Mitigation Bank Debits

2001

Begin Period: 1/1/95

End Period: 12/31/01

Duration in days: 2557

| Mitigation Bank Name                 | Project Tracking #        | Project Name                        | Applicant                                     | Date Conserved | Project Status | Credits  |
|--------------------------------------|---------------------------|-------------------------------------|-----------------------------------------------|----------------|----------------|----------|
| Marron Valley                        | 96-7729-B                 | Potter Tract Project                | Southeastern Economic Development Corporation | 2/17/01        | Gain           | 7.80     |
|                                      | Total Debits this Period: |                                     |                                               |                |                | 7.80     |
|                                      | Total Credits Available:  |                                     |                                               |                |                | 1,000.00 |
|                                      | Remaining Credits:        |                                     |                                               |                |                | 992.20   |
| McGonigle Canyon Wetland Restoration | 98-0261 (B)               | Torrey Glenn                        | Western Pacific Housing                       | 9/22/00        | Gain           | 1.90     |
|                                      | 99-0647 (B)               | La Jolla Crossroads                 | La Jolla Crossroads 1, LLC                    | 2/20/01        | Gain           | 6.30     |
|                                      | 40-0386-A                 | Camino Ruiz                         | Western Pacific Housing                       | 4/23/01        | Gain           | 4.30     |
|                                      | Total Debits this Period: |                                     |                                               |                |                | 12.50    |
|                                      | Total Credits Available:  |                                     |                                               |                |                | 28.90    |
|                                      | Remaining Credits:        |                                     |                                               |                |                | 16.40    |
| San Pasqual Land Bank                | 96-0527                   | Rancho Bernardo Lot 12              | William Berkley                               | 12/31/97       | Gain           | 4.50     |
|                                      | 96-7648                   | Rancho Bernardo Lot 11              | Granum Partners                               | 9/2/98         | Gain           | 9.60     |
|                                      | 98-0694                   | Jefferson at Mission Valley         | JPI Westcoast Development                     | 12/10/98       | Gain           | 0.70     |
|                                      | 96-7929 (B)               | Loma Sorrento                       | Western Pacific Housing                       | 1/15/99        | Gain           | 11.40    |
|                                      | 98-0461                   | Sharp Rees-Steely                   | Granum Partners                               | 7/12/99        | Gain           | 0.50     |
|                                      | 94-0277                   | Torrey View Estates                 | Sandra Kirshner                               | 8/19/98        | Gain           | 5.00     |
|                                      | 98-0405                   | Li Collins                          | J.J.B. Investments Inc.                       | 12/2/99        | Gain           | 2.60     |
|                                      | 96-7670-B                 | Sea View Corporate Center           | The Muller Company                            | 9/30/98        | Gain           | 3.30     |
|                                      | 95-0388                   | Carmel Oaks Unit 1                  | F. Elliot Leonard                             | 1/12/98        | Gain           | 12.10    |
|                                      | 99-1136                   | Carmel valley Athletic Club         | Western Athletic Club                         | 1/4/01         | Gain           | 2.00     |
|                                      | 99-0515 (B)               | Reata Way                           | McComic - Westwood LTD                        | 9/18/01        | Gain           | 0.60     |
|                                      | 90-0554                   | Rhodes                              | Keith Rhodes                                  | 12/30/97       | Gain           | 6.40     |
|                                      | 99-0099-C                 | Del Mar Mesa Rd & Deer Canyon Sewer | Johnson Communities                           | 11/16/99       | Gain           | 3.70     |

| Mitigation Bank Name                              | Project Tracking # | Project Name                    | Applicant                  | Date Conserved | Project Status | Credits                          |
|---------------------------------------------------|--------------------|---------------------------------|----------------------------|----------------|----------------|----------------------------------|
|                                                   |                    |                                 |                            |                |                | Total Debits this Period: 62.40  |
|                                                   |                    |                                 |                            |                |                | Total Credits Available: 80.00   |
|                                                   |                    |                                 |                            |                |                | Remaining Credits: 17.60         |
| Torrey Pines State Park Wetlands Mitigation       | 96-7614 (B)        | Pinnacle Carmel Creek           | Trammel-Crow Residential   | 6/18/99        | Gain           | 0.10                             |
|                                                   |                    |                                 |                            |                |                | Total Debits this Period: 0.10   |
|                                                   |                    |                                 |                            |                |                | Total Credits Available: 0.10    |
|                                                   |                    |                                 |                            |                |                | Remaining Credits: 0.00          |
| Unofficial Carmel Mountain Conservation Bank      | 98-9995            | Carmel Mountain Acquisition     | City of San Diego          | 11/13/98       | Gain           | 111.00                           |
|                                                   |                    |                                 |                            |                |                | Total Debits this Period: 111.00 |
|                                                   |                    |                                 |                            |                |                | Total Credits Available: 135.00  |
|                                                   |                    |                                 |                            |                |                | Remaining Credits: 24.00         |
| Unofficial Eastgate Acres Mitigation Bank         | 96-7756 (B)        | Eastgate Acres                  | Eastgate Acres, LLC        | 3/1/99         | Gain           | 17.80                            |
|                                                   | 98-0557 (C)        | Carmel Crest                    | Greystone Homes            | 8/31/99        | Gain           | 6.40                             |
|                                                   |                    |                                 |                            |                |                | Total Debits this Period: 24.20  |
|                                                   |                    |                                 |                            |                |                | Total Credits Available: 24.20   |
|                                                   |                    |                                 |                            |                |                | Remaining Credits: 0.00          |
| Unofficial Great Western Mortgage Mitigation Bank | 99-9988            | Laguna Niguel Development       | Laguna Niguel Development  | 7/15/99        | Gain           | 11.20                            |
|                                                   | 99-0647 (A)        | La Jolla Crossroads             | La Jolla Crossroads 1, LLC | 1/1/00         | Gain           | 21.10                            |
|                                                   |                    |                                 |                            |                |                | Total Debits this Period: 32.30  |
|                                                   |                    |                                 |                            |                |                | Total Credits Available: 32.30   |
|                                                   |                    |                                 |                            |                |                | Remaining Credits: 0.00          |
| Unofficial Konyon Mitigation Bank                 | 96-9999            | Stonecrest 4D Permit            | Stonecrest                 | 4/19/96        | Gain           | 15.00                            |
|                                                   | 98-9998            | State Coastal Conservancy Grant | State of California        | 10/7/98        | Gain           | 266.00                           |

| Mitigation Bank Name                | Project Tracking # | Project Name                        | Applicant                                      | Date Conserved | Project Status            | Credits                   |       |
|-------------------------------------|--------------------|-------------------------------------|------------------------------------------------|----------------|---------------------------|---------------------------|-------|
|                                     | 96-0625 (B)        | Mesa Verde Estates                  | David Goodell, Del Mar Land Management Inc     | 8/10/99        | Gain                      | 17.00                     |       |
|                                     | 96-7371 (B)        | Mira Mesa Market Center             | Kaiser Permanente/Cousin's Marketcenters, Inc. | 12/10/98       | Gain                      | 15.00                     |       |
|                                     | 99-0099-B          | Del Mar Mesa Rd & Deer Canyon Sewer | Johnson Communities                            | 11/16/99       | Gain                      | 6.50                      |       |
|                                     |                    |                                     |                                                |                | Total Debits this Period: | 319.50                    |       |
|                                     |                    |                                     |                                                |                | Total Credits Available:  | 372.00                    |       |
|                                     |                    |                                     |                                                |                | Remaining Credits:        | 52.50                     |       |
| Unofficial Mesa Top Mitigation Bank | 98-0200            | Carmel Valley Neighborhood 8c       | Pardee Construction                            | 1/14/99        | Gain                      | 26.00                     |       |
|                                     | 91-0397            | Nobel Dr.                           | ECP                                            | 12/31/99       | Gain                      | 21.00                     |       |
|                                     |                    |                                     |                                                |                |                           | Total Debits this Period: | 47.00 |
|                                     |                    |                                     |                                                |                | Total Credits Available:  | 80.00                     |       |
|                                     |                    |                                     |                                                |                | Remaining Credits:        | 33.00                     |       |
| Unofficial Torrey Surf/Otay         | 96-7996 (C)        | Torrey Surf                         | Western Pacific Housing                        | 5/20/99        | Gain                      | 12.30                     |       |
|                                     |                    |                                     |                                                |                |                           | Total Debits this Period: | 12.30 |
|                                     |                    |                                     |                                                |                |                           | Total Credits Available:  | 15.00 |
|                                     |                    |                                     |                                                |                | Remaining Credits:        | 2.70                      |       |
| West Otay Mesa B                    | 96-0527 (B)        | Rancho Bernardo Lot 12              | William Berkley                                | 10/10/97       | Gain                      | 0.90                      |       |
|                                     | 96-7985            | The Burnham Institute               | Louis Coffman, The Burnham Institute           | 6/3/98         | Gain                      | 0.20                      |       |
|                                     | 96-7765            | One Cray Court                      | Lankford and Associates                        | 2/6/98         | Gain                      | 2.70                      |       |
|                                     | 96-0544            | Mission City/Fenton Quarry          | Fenton Western Properties                      | 5/6/98         | Gain                      | 8.60                      |       |
|                                     | 94-0277 (B)        | Torrey View Estates                 | Sandra Kirshner                                | 8/19/98        | Gain                      | 2.00                      |       |
|                                     | 96-7573            | Torrey Pines Estates                | Torrey Pines Investment Group                  | 1/31/00        | Gain                      | 2.50                      |       |
|                                     | 99-1350 (B)        | Schotz Estates Subdivision          | Gary and Leslie Schotz                         | 8/15/01        | Gain                      | 1.40                      |       |
|                                     | 96-7731            | Otay Mesa 7-11                      | Southland Corporation                          | 6/19/98        | Gain                      | 1.60                      |       |
|                                     | 99-0023-B          | Silver Oaks                         | Silver Oaks Estates LLC                        | 6/30/00        | Gain                      | 1.70                      |       |
|                                     | 99-0099-A          | Del Mar Mesa Rd & Deer Canyon Sewer | Johnson Communities                            | 11/16/99       | Gain                      | 0.40                      |       |

| Mitigation Bank Name | Project Tracking # | Project Name    | Applicant                            | Date Conserved | Project Status | Credits                                |
|----------------------|--------------------|-----------------|--------------------------------------|----------------|----------------|----------------------------------------|
|                      |                    |                 |                                      |                |                | <b>Total Debits this Period:</b> 22.00 |
|                      |                    |                 |                                      |                |                | <b>Total Credits Available:</b> 37.30  |
|                      |                    |                 |                                      |                |                | <b>Remaining Credits:</b> 15.30        |
| <hr/>                |                    |                 |                                      |                |                |                                        |
| West Otay Mesa C     | 96-7929 (C)        | Loma Sorrento   | Western Pacific Housing              | 1/15/99        | Gain           | 12.50                                  |
|                      | 96-7919            | Seabreeze Farms | Del Mar Land Management Incorporated | 11/30/99       | Gain           | 2.90                                   |
|                      | 98-0292            | Torrey Santa Fe | Western Pacific Housing              | 2/29/00        | Gain           | 4.00                                   |
|                      | 98-0261 (A)        | Torrey Glenn    | Western Pacific Housing              | 9/22/00        | Gain           | 6.90                                   |
|                      | 99-0023-C          | Silver Oaks     | Silver Oaks Estates LLC              | 6/30/00        | Gain           | 4.70                                   |
|                      |                    |                 |                                      |                |                |                                        |
|                      |                    |                 |                                      |                |                | <b>Total Debits this Period:</b> 31.00 |
|                      |                    |                 |                                      |                |                | <b>Total Credits Available:</b> 36.10  |
|                      |                    |                 |                                      |                |                | <b>Remaining Credits:</b> 5.10         |

# Habitat Conservation Accounting Model

2001

Begin Period: 1/1/01

End Period: 12/31/01

Duration in days: 365

| Habitat Type                 | Total Subarea Habitat Preserve | Conservation Target | Estimated Take | Conservation Ratio | Cumulative Conservation Inside Habitat Preserve | Max. Allowable Impacts for the Current Year | Actual Cumulative Loss Inside Habitat Preserve for Current Year | + or - Max. Allowable Impacts |
|------------------------------|--------------------------------|---------------------|----------------|--------------------|-------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------|-------------------------------|
| Beach                        | 115                            | 115                 | 0              | 0.00               | 95.08                                           | 0.00                                        | 0.00                                                            | -                             |
| Saltpan                      | 136                            | 136                 | 0              | 0.00               | 139.73                                          | 0.00                                        | 0.00                                                            | -                             |
| Southern Foredunes           | 10                             | 9                   | 1              | 9.00               | 9.92                                            | 1.09                                        | 0.00                                                            | -                             |
| Southern Coastal Bluff Scrub | 144                            | 135                 | 9              | 15.00              | 132.69                                          | 8.86                                        | 0.00                                                            | -                             |
| Coastal Sage Scrub           | 21,185                         | 18,951              | 2,234          | 8.48               | 10,354.76                                       | 1,321.98                                    | 2.59                                                            | -                             |
| Maritime Succulent Scrub     | 721                            | 681                 | 40             | 17.03              | 511.64                                          | 31.05                                       | 0.00                                                            | -                             |
| Chaparral                    | 11,652                         | 10,424              | 1,228          | 8.49               | 6,462.64                                        | 808.00                                      | 1.04                                                            | -                             |
| Southern Maritime Chaparral  | 1,231                          | 1,102               | 129            | 8.54               | 775.43                                          | 94.59                                       | 3.98                                                            | -                             |
| Coastal Sage-Chaparral Scrub | 118                            | 95                  | 23             | 4.13               | 264.08                                          | 59.84                                       | 0.59                                                            | -                             |
| Grassland                    | 5,387                          | 4,942               | 445            | 11.11              | 2,861.48                                        | 276.39                                      | 18.73                                                           | -                             |
| Southern Coastal Salt Marsh  | 936                            | 936                 | 0              | 0.00               | 754.55                                          | 0.00                                        | 0.00                                                            | -                             |
| Freshwater Marsh             | 232                            | 232                 | 0              | 0.00               | 74.33                                           | 0.00                                        | 0.00                                                            | -                             |
| Riparian Forest              | 614                            | 614                 | 0              | 0.00               | 423.39                                          | 0.00                                        | 0.00                                                            | -                             |
| Oak Riparian Forest          | 469                            | 469                 | 0              | 0.00               | 307.96                                          | 0.00                                        | 0.00                                                            | -                             |
| Riparian Woodland            | 567                            | 567                 | 0              | 0.00               | 483.02                                          | 0.00                                        | 0.00                                                            | -                             |
| Riparian Scrub               | 2,749                          | 2,749               | 0              | 0.00               | 1,504.05                                        | 0.00                                        | 3.70                                                            | +                             |
| Oak Woodland                 | 362                            | 329                 | 33             | 9.97               | 174.95                                          | 19.09                                       | 0.09                                                            | -                             |

| Habitat Type           | Total Subarea Habitat Preserve | Conservation Target | Estimated Take | Conservation Ratio | Cumulative Conservation Inside Habitat Preserve | Max. Allowable Impacts for the Current Year | Actual Cumulative Loss Inside Habitat Preserve for Current Year | + or - Max. Allowable Impacts |
|------------------------|--------------------------------|---------------------|----------------|--------------------|-------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------|-------------------------------|
| Torrey Pine Forest     | 153                            | 144                 | 9              | 16.00              | 144.49                                          | 9.03                                        | 0.00                                                            | -                             |
| Eucalyptus Woodland    | 189                            | 170                 | 19             | 8.95               | 109.75                                          | 12.94                                       | 0.79                                                            | -                             |
| Open Water             | 3,699                          | 3,699               | 0              | 0.00               | 420.04                                          | 0.00                                        | 0.00                                                            | -                             |
| Disturbed Wetland      | 583                            | 583                 | 0              | 0.00               | 134.46                                          | 0.00                                        | 0.00                                                            | -                             |
| Natural Floodchannel   | 295                            | 295                 | 0              | 0.00               | 40.63                                           | 0.00                                        | 0.00                                                            | -                             |
| Shallow Bays           | 225                            | 225                 | 0              | 0.00               | 267.98                                          | 0.00                                        | 0.00                                                            | -                             |
| Pacific Ocean/Deep Bay | 2                              | 0                   | 2              | 0.00               | 3.68                                            | 0.00                                        | 0.00                                                            | -                             |
| Disturbed Land         | 2,763                          | 2,447               | 316            | 7.74               | 1,630.22                                        | 221.07                                      | 2.57                                                            | -                             |
| Agriculture            | 2,097                          | 1,803               | 294            | 6.13               | 1,009.37                                        | 177.53                                      | 15.71                                                           | -                             |
| Urban/Developed        | 0                              | 0                   | 0              | 0.00               | 741.48                                          | 0.00                                        | 9.81                                                            | +                             |
| <b>Grand Total:</b>    |                                |                     |                |                    | <b>29,831.77</b>                                |                                             | <b>59.59</b>                                                    |                               |

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

# Summary of Habitat Losses and Gains

2001

Begin Period: 1/1/01

End Period: 12/31/01

Duration in days: 365

| Habitat Type                 | Target Cons | Inside the Habitat Preserve Planning Area |            |                |            |                 | Outside the Habitat Preserve |            |                |            | Total          |            |                |            |
|------------------------------|-------------|-------------------------------------------|------------|----------------|------------|-----------------|------------------------------|------------|----------------|------------|----------------|------------|----------------|------------|
|                              |             | Habitat Loss                              |            | Habitat Gain   |            | Cons. to Date % | Habitat Loss                 |            | Habitat Gain   |            | Habitat Loss   |            | Habitat Gain   |            |
|                              |             | Current Period                            | Cumulative | Current Period | Cumulative |                 | Current Period               | Cumulative | Current Period | Cumulative | Current Period | Cumulative | Current Period | Cumulative |
| Beach                        | 115         | 0.0                                       | 0.0        | 0.0            | 95.1       | 82.7            | 0.0                          | 0.0        | 0.0            | 0.0        | 0.0            | 0.0        | 0.0            | 95.1       |
| Saltpan                      | 136         | 0.0                                       | 0.0        | 0.7            | 139.7      | 102.7           | 0.0                          | 0.0        | 0.0            | 0.1        | 0.0            | 0.0        | 0.7            | 139.8      |
| Southern Foredunes           | 9           | 0.0                                       | 0.0        | 0.0            | 9.9        | 110.2           | 0.0                          | 0.0        | 0.0            | 0.0        | 0.0            | 0.0        | 0.0            | 9.9        |
| Southern Coastal Bluff Scrub | 135         | 0.0                                       | 0.0        | 0.0            | 132.7      | 98.3            | 0.0                          | 0.0        | 0.0            | 0.9        | 0.0            | 0.0        | 0.0            | 133.6      |
| Coastal Sage Scrub           | 18,951      | 2.6                                       | 129.0      | 227.6          | 10,354.8   | 54.6            | 31.5                         | 739.6      | 16.3           | 403.3      | 34.1           | 868.6      | 243.9          | 10,758.0   |
| Maritime Succulent Scrub     | 681         | 0.0                                       | 21.2       | 0.0            | 511.6      | 75.1            | 0.0                          | 142.3      | 0.0            | 33.6       | 0.0            | 163.5      | 0.0            | 545.2      |
| Chaparral                    | 10,424      | 1.0                                       | 42.6       | 224.4          | 6,462.6    | 62.0            | 74.4                         | 331.9      | 0.8            | 177.2      | 75.4           | 374.6      | 225.2          | 6,639.8    |
| Southern Maritime Chaparral  | 1,102       | 4.0                                       | 16.4       | 10.0           | 775.4      | 70.4            | 5.6                          | 54.8       | 0.0            | 25.4       | 9.6            | 71.1       | 10.0           | 800.9      |
| Coastal Sage-Chaparral Scrub | 95          | 0.6                                       | 3.2        | 195.2          | 264.1      | 278.0           | 0.1                          | 11.0       | 18.4           | 31.3       | 0.7            | 14.2       | 213.6          | 295.3      |
| Grassland                    | 4,942       | 18.7                                      | 113.5      | 50.7           | 2,861.5    | 57.9            | 184.4                        | 2,093.7    | 8.6            | 236.3      | 203.1          | 2,207.2    | 59.3           | 3,097.8    |
| Southern Coastal Salt Marsh  | 936         | 0.0                                       | 0.0        | 0.0            | 754.5      | 80.6            | 0.0                          | 0.0        | 0.0            | 34.0       | 0.0            | 0.0        | 0.0            | 788.5      |
| Freshwater Marsh             | 232         | 0.0                                       | 1.5        | 0.1            | 74.3       | 32.0            | 0.0                          | 3.0        | 0.0            | 0.5        | 0.0            | 4.5        | 0.1            | 74.8       |
| Riparian Forest              | 614         | 0.0                                       | 0.0        | 0.0            | 423.4      | 69.0            | 0.0                          | 3.2        | 0.0            | 1.7        | 0.0            | 3.2        | 0.0            | 425.1      |
| Oak Riparian Forest          | 469         | 0.0                                       | 0.0        | 0.0            | 308.0      | 65.7            | 0.0                          | 0.0        | 0.0            | 3.3        | 0.0            | 0.0        | 0.0            | 311.3      |
| Riparian Woodland            | 567         | 0.0                                       | 0.0        | 0.0            | 483.0      | 85.2            | 0.0                          | 0.0        | 0.0            | 1.3        | 0.0            | 0.0        | 0.0            | 484.4      |
| Riparian Scrub               | 2,749       | 3.7                                       | 5.1        | 26.1           | 1,504.1    | 54.7            | 8.4                          | 26.8       | 2.3            | 11.9       | 12.1           | 31.9       | 28.4           | 1,516.0    |
| Oak Woodland                 | 329         | 0.1                                       | 0.1        | 0.0            | 174.9      | 53.2            | 0.0                          | 0.0        | 0.0            | 2.4        | 0.1            | 0.1        | 0.0            | 177.4      |
| Torrey Pine Forest           | 144         | 0.0                                       | 0.0        | 0.0            | 144.5      | 100.3           | 0.0                          | 0.0        | 0.0            | 0.0        | 0.0            | 0.0        | 0.0            | 144.5      |
| Eucalyptus Woodland          | 170         | 0.8                                       | 2.3        | 6.5            | 109.8      | 64.6            | 3.6                          | 14.9       | 1.2            | 8.3        | 4.4            | 17.1       | 7.6            | 118.1      |
| Open Water                   | 3,699       | 0.0                                       | 3.1        | 0.0            | 420.0      | 11.4            | 0.0                          | 0.9        | 0.0            | 4.0        | 0.0            | 4.0        | 0.0            | 424.1      |
| Disturbed Wetland            | 583         | 0.0                                       | 0.0        | 0.0            | 134.5      | 23.1            | 2.5                          | 2.5        | 0.0            | 0.0        | 2.5            | 2.5        | 0.0            | 134.5      |
| Natural Floodchannel         | 295         | 0.0                                       | 0.0        | 0.0            | 40.6       | 13.8            | 0.0                          | 1.2        | 0.0            | 0.0        | 0.0            | 1.3        | 0.0            | 40.6       |
| Shallow Bays                 | 225         | 0.0                                       | 0.0        | 0.0            | 268.0      | 119.1           | 0.0                          | 0.0        | 0.0            | 0.0        | 0.0            | 0.0        | 0.0            | 268.0      |
| Pacific Ocean/Deep Bay       |             | 0.0                                       | 0.0        | 0.0            | 3.7        | 0.0             | 0.0                          | 0.0        | 0.0            | 0.0        | 0.0            | 0.0        | 0.0            | 3.7        |
| Disturbed Land               | 2,447       | 2.6                                       | 26.8       | 46.4           | 1,630.2    | 66.6            | 62.0                         | 524.8      | 9.3            | 99.2       | 64.5           | 551.6      | 55.7           | 1,729.4    |

|                 |       |      |       |       |          |      |       |         |      |         |       |         |       |          |
|-----------------|-------|------|-------|-------|----------|------|-------|---------|------|---------|-------|---------|-------|----------|
| Agriculture     | 1,803 | 15.7 | 54.6  | 0.3   | 1,009.4  | 56.0 | 104.3 | 471.3   | 1.9  | 155.2   | 120.0 | 525.9   | 2.2   | 1,164.6  |
| Urban/Developed |       | 9.8  | 20.7  | 12.7  | 741.5    | 0.0  | 96.9  | 755.5   | 5.9  | 135.1   | 106.8 | 776.2   | 18.6  | 876.6    |
| Grand Total:    |       | 59.6 | 440.0 | 800.7 | 29,831.8 |      | 573.7 | 5,177.4 | 64.7 | 1,365.2 | 633.3 | 5,617.3 | 865.4 | 31,196.9 |

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

**Emergency Water Construction Projects for Year 2001**

| <b>Project Name</b>               | <b>Location</b>        | <b>Construction Start Date</b> | <b>Impacts</b>                                                                    | <b>Mitigation</b>                                                                         |
|-----------------------------------|------------------------|--------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 1. 8 <sup>th</sup> & Harbor Drive | Barrio Logan           | 1-19-01 and 7-23-01            | None                                                                              | N/A                                                                                       |
| 2. Paradise Hills (two sites)     | Skyline/Paradise Hills | 1-2-01                         | Less than .1 acre disturbed CSS (Jougland Street); all ornamental at Potomac Park | Mitigation will consist of on-site restoration.                                           |
| 3. Montgomery Water Line          | Tierrasanta/Navajo     | 6-20-01                        | None                                                                              | Biologist monitored work as vernal pools and occupied CAGN habitat adjacent.              |
| 4. Carmel Country/Shaw Ridge      | Carmel Valley          | 8-03-01                        | 300 sq.ft. of CSS (.006887 acre)                                                  | Mitigation will consist of on-site restoration.                                           |
| 5. Morena Blvd.                   | Morena Blvd.           | 8-05-01                        | Non-native iceplant                                                               | N/A; erosion control installed.                                                           |
| 6. Santo Road                     | Tierrasanta/Navajo     | 8-05-01                        | 300 sq.ft. of CSS (.006887acre)                                                   | Mitigation will consist of on-site restoration.                                           |
| 7. Jefferson Street               | Old Town               | 8-05-01                        | None                                                                              | N/A                                                                                       |
| 8. Home Ave/Fairmount             | Home Ave/Fairmount     | 8-08-01                        | None                                                                              | N/A; erosion control needed on private property; referred to Neighborhood Code Compliance |
| 9. Camino Santa Fe/Trade Street   | Mira Mesa              | 8-08-01                        | None                                                                              | Erosion control on slope is needed.                                                       |

| Project Name                          | Location             | Construction Start Date | Impacts                                                    | Mitigation                                                                             |
|---------------------------------------|----------------------|-------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------|
| 10. Mentone Street                    | Famosa Slough        | 9-26-01                 | Temporary wetland impacts                                  | Sand/dirt removed; on site restoration.                                                |
| 11. Otay Valley Road                  | Otay Mesa            | 10-16-01                | No habitat impacts; fix valve leak in ruderal area.        | N/A                                                                                    |
| 12. 1919 Bayfront                     | Barrio Logan         | 10-25-01                | None; archaeologist called but no cultural impacts.        | N/A                                                                                    |
| 13. Otay 2 <sup>nd</sup> Pipeline     | Otay Mesa            | 12-01-01                | Offsite from silt (less than 0.01 ac); no on-site impacts. | N/A; reinstall silt fences; re-hydroseed slopes and plants container stock in wetland. |
| 14. Old Town Water                    | Old Town             | 12-08-01                | None                                                       | N/A                                                                                    |
| 15. Lopez/Black Mountain Sewer        | Lopez/Black Mountain | 2-15-01                 | 40 feet of upland habitat                                  | N/A                                                                                    |
| 16. Tecolote/Mt. Acadia Sewer         | Mt. Acadia           | 2-28-01                 | 0.15 acre of upland habitat                                | On-site restoration                                                                    |
| 17. Albatross and Pennsylvania Sewer  | Hillcrest            | 6-04-01                 | 0.18 non-native grassland                                  | On-site restoration                                                                    |
| 18. 54 <sup>th</sup> and Maisel Sewer | College Area         | 7-05-01                 | 0.008 acre of wetlands and 0.08 acre of uplands            | On-site restoration                                                                    |
| 19. Torreyana Drive Sewer             | Torrey Pines         | 08-01-01                | 0.22 acre uplands                                          | Offsite mitigation provided                                                            |

| <b>Project Name</b>           | <b>Location</b>  | <b>Construction Start Date</b> | <b>Impacts</b>                          | <b>Mitigation</b>   |
|-------------------------------|------------------|--------------------------------|-----------------------------------------|---------------------|
| 20. Rose Canyon/Regents Sewer | Rose Canyon      | 9-17-01                        | 220 feet non-native grassland           | On-site restoration |
| 21. Federal/Chollas Sewer     | Chollas          | 10-22-01                       | 0.004 acre upland                       | On-site restoration |
| 22. Mission Gorge Sewer       | Mission Gorge    | 12-11-01                       | 0.01 acre uplands                       | To be determined    |
| 23. Stevenson Canyon          | Stevenson Canyon | 08-17-01                       | 0.18 acre uplands<br>0.30 acre wetlands | On-site restoration |