



THE CITY OF SAN DIEGO

February 11, 2004

Ms. Susan Wynn
U.S. Fish and Wildlife Service
Carlsbad Field Office
6010 Hidden Valley Road
Carlsbad, CA 92009

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

Dear Ms. Wynn and Mr. Tippetts:

Subject: Final 2003 MSCP Annual Report

Enclosed is the City of San Diego's Final 2003 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 2003 was considered a loss project for the 2003 calendar year. The updated digital data for habitat loss and gain within the City of San Diego through 2003 is provided on the enclosed CD.

Also enclosed are regional maps produced by the City of San Diego to depict the habitat loss and gain through 2003. 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 31,664.4 acres inside the MHPA. This represents 60% of the City's conservation target in the MSCP Subarea Plan. In 2003, a total of 122.8 acres were lost inside the MHPA and 600 acres were conserved.

It should be noted that research was completed this year to refine the projects layer in Habitrak. This included adding loss and gain projects from prior years that were previously overlooked and removing lands from the project shapefile that were erroneously included. For example, the Serra Mesa Library project site was incorrectly



Planning Department

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included as baseline open space lands in Habitrak. When Habitrak was first developed, it was incorrectly assumed that all City-owned lands within the MHPA were conserved open space. The data has been corrected to the best of City staff knowledge.

I look forward to your comments on the enclosed information, and hope to have an opportunity to discuss the results and future needs of the City and the Wildlife Agencies as they pertain to Habitrak and the annual report requirements. Your timely review of the annual report is appreciated.

Please give me a call at (619) 236-7258 if you have any questions.

Sincerely,



Keith A. Greer
Deputy Planning Director

KG:hc

Enclosure: 2003 Annual Report

Summary of Project Gains

2003

Start Date: 1/1/2003

End Date: 12/31/2003

Duration in days: 365

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt. Resp.	Conservation Type	Mit. Bank Credits	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
41-0311	Carmel Valley Road Alignment	Carmel Valley	Pardee Homes		7/11/03	Gain	Local	Mitigation Bank Debit	0	0.00	0.00	0.00
03-0004	Del Mar Mesa Acquisition 2003	Del Mar Mesa	City of San Diego	308-020-1100 **	2/1/03	Gain	Local	Acquisition		0.01	14.70	14.71
40-0686	Diaz Residence	Uptown	Ruben Diaz	343-010-20	7/23/03	Gain	Local	Easement		0.00	0.14	0.14
99-0729	Duck Pond Ranch	Del Mar Mesa Subarea 5	SeaBreeze Properties		1/9/03	Gain	Local	Dedication		1.15	10.68	11.83
03-0005	East Elliott Acquisition 2003	East Elliott	City of San Diego		2/1/03	Gain	Local	Acquisition		0.00	9.97	9.97
41-0247	East Penasquitos Sewer Line	Sabre Springs	Lankford and Associates		2/14/03	Under-goi	Local	Easement		1.16	1.79	2.95
41-0480	Fairbanks Summit II	HAF \$25,740	Hillside Ventures (Pardee Homes)		11/19/03	Gain	Local	In-lieu Fees		0.00	0.00	
98-1199 A	Fenton - Carroll Canyon Technology Center	Mira Mesa	H.G. Fenton Co.	341-470-13	4/8/03	Gain	Local	Dedication		5.74	0.81	6.55
98-1199 B	Fenton - Carroll Canyon Technology Center	Mira Mesa	H.G. Fenton Co.	341-470-10	4/8/03	Gain	Private	Easement		22.90	0.35	23.25
98-1199 C	Fenton - Carroll Canyon Technology Center	Mira Mesa	H.G. Fenton Co.	309-022-06 **	4/8/03	Under-goi	Private	Restoration/Re vegetation		0.57	13.06	13.63
03-0001	Fortuna Mountain	Mission Trails Regional Park	Zoological Society of San Diego		1/28/03	Gain	State	Mitigation Bank Master		0.00	278.46	278.46
40-1050	Francis Parker Lower School Phase II	Mission Hills	Richard Yen and Associates		5/6/03	Gain	Local	Dedication		0.44	1.30	1.74

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt. Resp.	Conservation Type	Mit. Bank Credits	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
96-7549	Hillside Residence	La Jolla	Mahmood Mahdavi	352-130-1500	5/23/03	Gain	Local	Easement		0.27	1.65	1.92
03-0002	McGonigle Canyon Upland Restoration	Torrey Highlands	Western Pacific Housing		1/2/03	Gain	Private	Mitigation Bank Master		2.89	53.96	56.85
98-0445-A	Mesa Grande	Del Mar Mesa	Solana Mesa Partners	308-020-49	7/15/03	Gain	Local	Dedication		0.02	0.15	0.17
40-0495	Olson Industrial Lot	University	Construction Design Consultants	343-010-20	2/26/03	Gain	Local	Dedication		1.99	3.32	5.31
41-0185	Pacific Highlands Ranch Units 5-11	Pacific Highlands Ranch	Pardee Homes		5/6/03	Gain	Local	Mitigation Bank Debit	61	0.00	0.00	0.00
99-0606	Point Carmel	Carmel Valley	Pardee Homes		5/8/03	Gain	Private	Mitigation Bank Debit	17	0.00	0.00	0.00
40-0644	Savannah Terrace	Sabre Springs	Pardee		6/27/03	Gain	Local	Easement		3.26	2.85	6.11
41-0358-A	Simon Residence	La Jolla	Linda and Melvin Simon	344-030-11	4/8/03	Gain	Local	Easement		0.11	0.03	0.14
41-0358-B	Simon Residence	HAF \$340.00	Linda and Melvin Simon		4/8/03	Gain	Non-Profit	In-lieu Fees		0.00	0.00	
40-0968 B	Torrey Highlands Village Center	East Elliot	Western Pacific Housing		7/10/03	Gain	Local	Mitigation Bank Debit	1	0.00	0.00	0.00
40-0968 D	Torrey Highlands Village Center	Torrey Highlands Subarea 4	Western Pacific Housing		7/10/03	Gain	Private	Mitigation Bank Debit	26	0.00	0.00	0.00
99-1331 A	Torrey Ranch	Torrey Highlands	Torrey Ranch II		1/2/03	Gain	Local	Easement		1.62	4.94	6.56
99-1331 B	Torrey Ranch	Torrey Highlands	Torrey Ranch II		1/2/03	Under-goi	Local	Restoration/Re vegetation		0.74	0.00	0.74
99-1331 C	Torrey Ranch	Torrey Highlands	Torrey Ranch II	343-03-113	1/2/03	Gain	Non-Profit	Easement		0.77	9.46	10.23
99-1331 D	Torrey Ranch	Torrey Highlands	Torrey Ranch II		1/2/03	Gain	Private	Mitigation Bank Debit	2	0.00	0.00	0.00
03-0003	Unofficial Pacific Highlands Ranch Mitigation Bank	Pacific Highlands Ranch	Pardee Homes		5/6/03	Gain	Private	Mitigation Bank Master		1.65	140.98	142.63

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt. Resp.	Conservation Type	Mit. Bank Credits	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
41-0366	Vista Bouganvilla	Del Mar Mesa	Johnson Communities	308-020-10	3/14/03	Gain	Local	Dedication		0.00	4.89	4.89
40-0529	West Clusters at Black Mnt Ranch	Black Mountain Ranch	Black Mountain Ranch Ltd.		8/6/03	Gain	Local	Easement		13.01	46.48	59.49
99-0153	Wild Animal Park	Mission Trails	Zoological Society of San Diego		6/16/03	Gain	State	Mitigation Bank Debit	220	0.00	0.00	0.00
Total Acres Conserved/Mitigation Bank Credits:									327	58.30	599.97	658.27

Summary of Project Losses

2003
 Start Date: 1/1/2003
 End Date: 12/31/2003
 Duration in days: 365

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc. #	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Acres
41-0311	Carmel Valley Road Alignment	Carmel Valley	Pardee Homes		7/11/03	Loss		Transportation, Communication, Utili	25.23	2.62	27.85
40-0686	Díaz Residence	Uptown	Ruben Diaz	444-031-12	7/23/03	Loss		Single-Family Residential	0.08	0.01	0.09
99-0729	Duck Pond Ranch	Del Mar Mesa Subarea 5	SeaBreeze Properties		1/9/03	Loss		Single-Family Residential	16.57	1.18	17.75
41-0247	East Penasquitos Sewer Line	Sabre Springs	Lankford and Associates		2/14/03	Loss		Transportation, Communication, Utili	0.34	1.08	1.42
41-0480	Fairbanks Summit II	Black Mountain Ranch Subarea 1	Hillside Ventures (Pardee Homes)	303-240-01 **	2/19/03	Loss		Single-Family Residential	8.96	0.00	8.96
98-1199	Fenton - Carroll Canyon Technology Center	Mira Mesa	H.G. Fenton Co.	341-470-01 **	4/8/03	Loss		Commercial	75.05	0.03	75.08
96-7549	Hillside Residence	La Jolla	Mahmood Mahdavi	352-130-1500	5/23/03	Loss		Single-Family Residential	0.22	1.57	1.79
40-0414	Malies/Dumka Property	Torrey Pines	William M. Dumka	300-160-58	1/17/03	Loss		Single-Family Residential	1.07	0.00	1.07
98-0445	Mesa Grande	Del Mar Mesa	Solana Mesa Partners	308-020-49	7/15/03	Loss		Single-Family Residential	0.42	0.02	0.44
40-0495	Olson Industrial Lot	University	Construction Design Consultants		2/26/03	Loss		Single-Family Residential	4.05	4.00	8.05
41-0185	Pacific Highlands Ranch Units 5-11	Pacific Highlands Ranch	Pardee Homes		5/6/03	Loss		Single-Family Residential	191.52	102.19	293.71
99-0606	Point Carmel	Carmel Valley	Pardee Homes		5/8/03	Loss		Single-Family Residential	25.98	0.00	25.98
40-0644	Savannah Terrace	Sabre Springs	Pardee	316-340-04	6/27/03	Loss		Multi-Family Residential	24.31	0.00	24.31

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc. #	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Acres
41-0358	Simon Residence	La Jolla	Linda and Melvin Simon	344-030-00	1/16/03	Loss		Single-Family Residential	0.39	0.00	0.39
40-0968	Torrey Highlands Village Center	Torrey Highlands Subarea 4	Western Pacific Housing		7/10/03	Loss		Mixed Use	30.01	0.00	30.01
99-1331	Torrey Ranch	Torrey Highlands	Torrey Ranch II		1/2/03	Loss		Single-Family Residential	27.83	0.12	27.95
41-0366	Vista Bouganvilla	Del Mar Mesa	Johnson Communities	308-180-25 **	3/14/03	Loss		Single-Family Residential	3.71	0.00	3.71
40-0529	West Clusters at Black Mnt Ranch	Black Mountain Ranch	Black Mountain Ranch Ltd.		8/6/03	Loss		Single-Family Residential	99.36	0.39	99.75
99-0153	Wild Animal Park	Wild Animal Park	Zoological Society of San Diego		6/16/03	Loss		Other	157.38	9.63	167.01
Total Acres Lost:									692.48	122.84	815.32

CANYON EMERGENCIES 2003

PROJECT NAME	LOCATION	START DATE	FINISH DATE	BIOLOGICAL IMPACTS	MITIGATION STATUS
Barr Avenue (Hotel Circle)	Uptown	3/3/2003	3/4/2003	less than 0.01 acre waters of US	Pending
Bounty & Waring (Bounty and Spear Emergency Repair)	Navajo	4/28/2003	6/2/2003	0.17 acre CSS, 0.03 acre southern mixed chaparral, 0.01 acre ruderal	Pending
Carrol Canyon	Mira Mesa	6/2/2003	8/22/2003	0.43 acre CSS, 0.60 acre sycamore-willow woodland and mule-fat scrub**	Pending
Chocolate Canyon	Greater Golden Hill	1/2/2003	2/20/2003	0.03 acre CSS, 0.55 acre southern mixed chaparral, 0.08 acre NNG, 0.01 acre southern willow scrub, 0.01 acre disturbed wetland, 0.348 acre waters of the US*	Pending
Chocolate (Delevan & Ash)	Greater Golden Hill	2/5/2003	2/5/2003	0.03 acre CSS, 0.55 acre southern mixed chaparral, 0.08 acre NNG, 0.01 acre southern willow scrub, 0.01 acre disturbed wetland, 0.348 acre waters of the US*	Pending
Chocolate Canyon Pipe replacement (North of Juniper)	Greater Golden Hill	7/21/2003	11/1/2003	0.03 acre CSS, 0.55 acre southern mixed chaparral, 0.08 acre NNG, 0.01 acre southern willow scrub, 0.01 acre disturbed wetland, 0.348 acre waters of the US*	Pending
Finger Canyon (Blanck Mountain Road)	Mira Mesa	3/28/2003	4/7/2003	0.006 acre Freshwater Marsh, 0.077 acre CSS, 0.156 southern mixed chaparral	Pending
Highway 163 & Lincoln Street	Mid-City Normal Hieghts	3/11/2003	12/16/2003	0.05 acre southern mixed chaparral, 0.02 acre CSS	Pending
Huckelberry	Greater Golden Hill	7/21/2003	7/30/2003	0.30 acre NNG, 0.04 acre disturbed wetland	Pending
40th & C Emergency Repair (I-805 & 94 Canyon)	Southeastern San Diego	1/24/2003	2/5/2003	.001 unvegetated ephemeral stream channel, .028 Southern mixed chaparral, .004 disturbed southern mixed chaparral, .021 annual grassland, .029 acres	Pending

				ruderal	
Junipero Serra (Mission Gorge)	Mission Trails	6/4/2003	6/26/2003.	0.01 southern willow scrub, 0.06 CSS	Pending
Lake Murray	Mission Trails	1/2/2003	2/20/2003	0.01 acre southern willow scrub, 0.01 waters of the U.S., 0.59 acre coastal sage scrub, 0.04 disturbed coastal sage scrub, 0.005 acre broom baccharis scrub, 0.10 annual grassland, 0.36 ruderal, 0.008 ornamental.	Pending
Mesa Rim	Mira Mesa	9/2/2003	9/24/2003	Impacts not quantified as of 1/31/04	Pending
Valencia Canyon Emergency Repair and Maintenance	Encanto Neighborhood	1/25/2003	1/26/2003	0.001 acre unvegetated ephemeral stream, 0.004 mule fat scrub, 0.027 Diegan coastal sage scrub, 0.007 acre annual grassland, 0.003 acre ruderal	Pending
Rose Creek Pipe Crossing Emergency Repairs Permanent Fix	University	4/16/2003	6/25/2003	See Middle Rose Canyon biology report	Pending
San Clemente (Marian Baer)	Clairemont Mesa	4/10/2003	4/30/2003	0.003 acre southern willow scrub, 0.020 acre mule fat scrub, 0.004 acre sycamore/oak riparian woodland, 0.011 acre coastal sage scrub, 0.005 acre annual grassland, and 0.089 acre ruderal habitat*	Pending
Shepherd	Tierrasanta	6/25/2003	5/8/2003	0.16 acre css, 0.01 acre coastal and valley freshwater marsh, less than 0.01 acres southern cottonwood willow riparian forest, 0.06 acre southern willow scrub	Pending
Spruce	Uptown	12/16/2003	12/30/2003	Impacts not quantified as of 1/31/2004	Pending
*Multiple emergency projects in one canyon and all impacts quantified in one report					
**Impact estimates from initial biological assessment, biology report not complete.					

Summary of Mitigation Bank Debits

2003

Begin Period: 1/1/1990

End Period: 12/31/2003

Duration in days: 5113

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits
East Elliot 13	99-0518	Shaw Property	D.R. Horton San Diego Holding Company , Inc.	9/5/02	Gain	10.60
	40-0968 B	Torrey Highlands Village Center	Western Pacific Housing	7/10/03	Gain	0.70
						Total Debits this Period:
					Total Credits Available:	13.00
					Remaining Credits:	1.70
Fortuna Mountain	99-0153	Wild Animal Park	Zoological Society of San Diego	6/16/03	Gain	219.50
						Total Debits this Period:
					Total Credits Available:	265.60
					Remaining Credits:	46.10
Marron Valley	96-7729-B	Potter Tract Project	Southeastern Economic Development Corporation	2/17/01	Gain	7.80
						Total Debits this Period:
					Total Credits Available:	1,000.00
					Remaining Credits:	992.20
McGonigle Canyon Upland Restoration	40-0968 D	Torrey Highlands Village Center	Western Pacific Housing	7/10/03	Gain	26.00
						Total Debits this Period:
					Total Credits Available:	50.20
					Remaining Credits:	24.20
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

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits
	99-1331 D	Torrey Ranch	Torrey Ranch II	1/2/03	Gain	2.10
					Total Debits this Period:	14.60
					Total Credits Available:	28.90
					Remaining Credits:	14.30
San Pasqual Land Bank						
	90-0554	Rhodes	Keith Rhodes	12/30/97	Gain	6.40
	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	9.10
	98-0694	Jefferson at Mission Valley	JPI Westcoast Development	12/10/98	Gain	0.70
	96-7929 (B)	Loma Sorrento	Western Pacific Housing	1/19/99	Gain	11.40
	98-0461	Sharp Rees-Steely	Granum Partners	7/20/99	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
	99-0099-C	Del Mar Mesa Rd & Deer Canyon Sewer	Johnson Communities	11/16/99	Gain	3.70
	99-0762-A	La Jolla Commons	Makallon La Jolla Properties LLC	8/17/01	Gain	4.00
	96-0312	Dunham Summit	Dunham Summit, LLC	4/30/01	Gain	0.70
	96-0001	Villa Panacea	Greystone Homes	10/31/96	Gain	10.00
	98-0400	Storage Building Project	Mini-Max Storage	10/19/98	Gain	3.40
					Total Debits this Period:	80.00
					Total Credits Available:	80.00
					Remaining Credits:	0.00
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						

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits
	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						
	96-7371 (B)	Mira Mesa Market Center	Kaiser Permanente/Cousin's Marketcenters, Inc.	12/10/98	Gain	15.00
	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
	96-0625 (B)	Mesa Verde Estates	David Goodell, Del Mar Land Management Inc	8/10/99	Gain	17.00
	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

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits	
						Total Debits this Period:	47.00
						Total Credits Available:	80.00
						Remaining Credits:	33.00
Unofficial Pacific Highlands Ranch Mitigation Bank							
	41-0185	Pacific Highlands Ranch Units 5-11	Pardee Homes	5/6/03	Gain	61.20	
	41-0311	Carmel Valley Road Alignment	Pardee Homes	7/11/03	Gain	0.20	
	99-0606	Point Carmel	Pardee Homes	5/8/03	Gain	17.00	
						Total Debits this Period:	78.40
						Total Credits Available:	126.50
						Remaining Credits:	48.10
Unofficial Torrey Surf/Otay 15 Mitigation Bank							
	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	2/27/98	Gain	0.50	
	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	
	96-7731	Otay Mesa 7-11	Southland Corporation	6/19/98	Gain	1.60	
	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	
	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	
	96-7648-B	Rancho Bernardo Lot 11	Granum Partners	11/30/98	Gain	0.40	
	99-0125	Clairemont Gardens Subdivision	TMW Real Investments	3/13/01	Gain	1.00	
	98-0001	Carmel Valley Middle School	San Dieguito Union High School District	3/30/98	Gain	14.30	

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits	
						Total Debits this Period:	37.30
						Total Credits Available:	37.30
						Remaining Credits:	0.00
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	
	99-0762-B	La Jolla Commons	Makallon La Jolla Properties LLC	8/17/01	Gain	4.40	
	99-0666AD	Rancho Diegueno Road	MSK Development Group	3/7/00	Gain	0.10	
	00-041AD	Rebecca Gremore Residence	Rebecca Gremore	11/15/00	Gain	0.10	
						Total Debits this Period:	35.60
						Total Credits Available:	36.10
						Remaining Credits:	0.50
Wruck Canyon Conservation Bank							
	99-0762-C	La Jolla Commons	Makallon La Jolla Properties LLC	8/17/01	Gain	0.20	
	99-0034-B	Nobel Research Park	IDEC - Nobel Research Center	4/20/02	Gain	24.00	
	40-0969-D	Santa Monica	Western Pacific Housing	7/9/02	Gain	0.10	
	40-0414	Malies/Dumka Property	William M. Dumka	12/17/01	Gain	0.10	
						Total Debits this Period:	24.40
						Total Credits Available:	36.30
						Remaining Credits:	11.90

Summary of Habitat Losses and Gains

2003

Begin Period: 1/1/2003

End Period: 12/31/2003

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	0.0	95.1
Saltpan	136	0.0	0.0	0.0	139.7	102.8	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	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	0.0	9.9
Southern Coastal Bluff Scrub	135	0.0	0.0	0.0	141.8	105.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	142.7
Coastal Sage Scrub	18,951	23.2	162.4	274.6	11,024.9	58.2	150.1	986.4	3.7	274.6	173.2	1,148.7	278.3	11,299.5	
Maritime Succulent Scrub	881	0.0	36.1	0.0	673.6	98.9	0.0	184.3	0.0	54.5	0.0	220.4	0.0	728.1	
Chaparral	10,424	3.6	89.3	131.9	6,891.6	66.1	18.3	459.7	3.7	152.9	21.9	548.9	135.6	7,044.5	
Southern Maritime Chaparral	1,102	18.3	37.1	45.8	882.5	80.1	12.4	92.7	0.1	26.2	30.7	129.8	45.9	908.7	
Coastal Sage-Chaparral Scrub	95	0.0	3.2	0.0	264.1	278.0	0.0	11.0	0.0	31.3	0.0	14.2	0.0	295.3	
Grassland	4,942	4.2	129.9	77.7	2,981.0	60.3	174.9	2,621.7	17.5	275.8	179.1	2,751.6	95.2	3,258.8	
Southern Coastal Salt Marsh	936	0.0	0.0	0.0	788.6	84.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	788.6	
Freshwater Marsh	232	0.0	1.5	2.1	75.2	32.4	0.2	3.2	0.1	0.5	0.2	4.7	2.2	75.7	
Riparian Forest	614	0.3	0.3	0.0	422.9	68.9	0.1	3.3	0.0	1.7	0.4	3.6	0.0	424.6	
Oak Riparian Forest	469	0.2	0.2	0.0	307.6	65.6	0.0	0.0	0.0	3.3	0.2	0.2	0.0	310.9	
Riparian Woodland	567	0.0	0.0	0.0	510.4	90.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	511.7	
Riparian Scrub	2,749	12.2	17.1	21.7	1,691.1	61.5	3.8	30.8	0.2	13.4	16.1	48.0	22.0	1,704.5	
Oak Woodland	329	1.2	1.3	0.1	175.0	53.2	0.5	0.5	0.2	2.6	1.8	1.9	0.2	177.8	
Torrey Pine Forest	144	0.0	0.0	0.0	144.5	100.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	144.5	
Eucalyptus Woodland	170	0.0	2.3	2.6	123.5	72.6	0.8	14.9	0.0	9.1	0.8	17.1	2.6	132.6	
Open Water	3,699	0.0	3.1	0.0	433.9	11.7	0.1	1.0	0.0	4.0	0.2	4.1	0.0	437.9	
Disturbed Wetland	583	0.0	0.0	0.0	134.5	23.1	0.0	2.5	0.0	0.0	0.0	2.5	0.0	134.5	

Natural Floodchannel	295	0.0	0.0	0.0	41.3	14.0	0.0	1.2	0.0	0.0	0.0	1.2	0.0	41.3
Shallow Bays	225	0.0	0.0	0.0	268.4	119.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	268.4
Pacific Ocean/Deep Bay	0.0	0.0	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.2
Disturbed Land	2,447	0.5	40.1	6.4	1,662.0	67.9	38.5	648.8	5.8	117.1	39.0	688.9	12.2	1,779.1
Agriculture	1,803	52.1	106.6	29.0	1,045.0	58.0	196.3	705.6	0.2	155.0	248.3	812.2	29.2	1,200.0
Urban/Developed	7.0	27.9	7.9	730.3	0.0	96.3	893.0	26.8	153.1	103.3	920.9	34.7	883.4	
Grand Total:	122.8	658.4	600.0	31,664.4	692.5	6,860.7	58.3	1,277.4	815.3	7,319.1	658.3	32,941.8		

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

Habitat Conservation Accounting Model

2003

Begin Period: 1/1/2003

End Period: 12/31/2003

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 Period	Actual Loss Inside Habitat Preserve for Current Period	+ or - Max. Allowable Impacts
Beach	115	115	0	0.00	95.07	0.00	0.00	-
Saltpan	136	136	0	0.00	139.75	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	141.79	9.41	0.00	-
Coastal Sage Scrub	21,185	18,951	2,234	8.48	11,024.93	1,393.09	23.19	-
Maritime Succulent Scrub	721	681	40	17.03	673.58	39.61	0.00	-
Chaparral	11,652	10,424	1,228	8.49	6,891.57	853.48	3.60	-
Southern Maritime Chaparral	1,231	1,102	129	8.54	882.50	105.87	18.29	-
Coastal Sage-Chaparral Scrub	118	95	23	4.13	264.07	59.84	0.00	-
Grassland	5,387	4,942	445	11.11	2,981.03	286.08	4.19	-
Southern Coastal Salt Marsh	936	936	0	0.00	788.55	0.00	0.00	-
Freshwater Marsh	232	232	0	0.00	75.18	0.00	0.00	-
Riparian Forest	614	614	0	0.00	422.87	0.00	0.28	+
Oak Riparian Forest	469	469	0	0.00	307.59	0.00	0.22	+
Riparian Woodland	567	567	0	0.00	510.37	0.00	0.00	-
Riparian Scrub	2,749	2,749	0	0.00	1,691.10	0.00	12.22	+
Oak Woodland	362	329	33	9.97	175.02	19.10	1.24	-
Torrey Pine Forest	153	144	9	16.00	144.50	9.03	0.00	-
Eucalyptus Woodland	189	170	19	8.95	123.50	14.32	0.01	-
Open Water	3,699	3,699	0	0.00	433.87	0.00	0.03	+
Disturbed Wetland	583	583	0	0.00	134.47	0.00	0.00	-

Habitat Type	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
Natural Floodchannel	295	295	0	0.00	41.26	0.00	0.00	-
Shallow Bays	225	225	0	0.00	268.42	0.00	0.00	-
Pacific Ocean/Deep Bay	2	0	2	0.00	6.16	0.00	0.00	n/a
Disturbed Land	2,763	2,447	316	7.74	1,662.00	224.76	0.49	-
Agriculture	2,097	1,803	294	6.13	1,045.00	182.76	52.06	-
Urban/Developed	0	0	0	0.00	730.35	0.00	7.01	n/a
Grand Total:					31,664.42		122.82	

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