



## THE CITY OF SAN DIEGO

February 14, 2005

Mr. David Zoutendyk  
U.S. Fish and Wildlife Service  
Carlsbad Field Office  
6010 Hidden Valley Road  
Carlsbad, CA 92009

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

Dear Mr. Zoutendyk and Mr. Mayer,

Subject: Final 2004 MSCP Annual Report

Enclosed is the City of San Diego's Final 2004 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 2004 was considered a loss project for the 2004 calendar year. The updated digital data for habitat loss and gain within the City of San Diego through 2004 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 2004. The project specific maps that are generated by Habitrak are currently of little use and costly to print. The digital data supplied to your offices can be used to generate project specific maps through Habitrak, if desired.

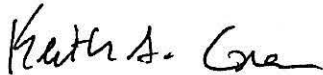
As the enclosed Summary of Habitat Losses and Gains table shows, to date the City has conserved a total of 32,527.58 acres inside the MHPA. This represents 62.5% of the City's conservation target in the MSCP Subarea Plan. In 2004, a total of 82.29 acres were lost inside the MHPA and 784.1 acres were conserved.

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:bm

Enclosure: CD of 2004 Annual Report

CC: Sue Carnavale, SANDAG

## Summary of Project Gains

2004

Start Date: 1/1/2004

End Date: 12/31/2004

Duration in days: 366

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
96-7902	Black Mountain Ranch North Village	Black Mountain Ranch	Black Mountain Ranch Limited Partnership		3/16/04	Gain	Local	Easement		141.84	165.90	307.74
04-0003	CalProp Acquisition	East Elliott	City of San Diego		5/1/04	Gain	Local	Acquisition		0.00	275.74	275.74
98-0978	Carroll Canyon Business Park	Mira Mesa	Aspen Creek		11/16/04	Gain	Private	Restoration/Re vegetation		1.43	0.00	1.43
950362	Casa de las Campanas	Rancho Bernardo	Casa de las Campanas	308-240-10	9/29/04	Gain	Local	In-lieu Fees		0.00	0.00	
40-0513	Cielo del Mar	Del Mar Mesa	Bradley Schlachter	308-020-71 308-020-71	3/8/04	Gain	Local	Dedication		0.61	59.60	60.21
04-0006	City of SD Metropolian Wastewater Projects 2004	Marron Valley	City of San Diego		3/15/04	Gain	Local	Mitigation Bank Debit	2	0.00	0.00	0.00
04-0004	Durken Property Acquisition	East Elliott	City of San Diego		6/1/04	Gain	Local	Acquisition		0.00	20.94	20.94
40-0247	Estates at Costa del Mar	Carmel Valley	Leon Perl		5/26/04	Gain	Private	Easement		3.77	2.62	6.39
41-0190	Mesa Norte	Del Mar Mesa	Mesa Norte	308-240-01 308-240-02 308-240-03 308-240-04 308-240-05 **	4/5/04	Gain	Private	Easement		0.30	7.37	7.67
PTS 3533	Resco Self Storage	Otay Mesa - Nestor	Stanley Cook		11/4/04	Gain	Private	Easement		0.22	0.00	0.22

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
99-1283	Rogers Residence	La Jolla	Don Edison Architects		4/4/04	Gain	Local	In-lieu Fees		0.00	0.00	
04-0001	SDGE Fortuna Mountain Acquisition	Fortuna Mountain	SDGE, SDSU	366-071-17 368-030-08 368-030-12 371-010-06	12/29/04	Gain	Local	Acquisition		0.00	106.83	106.83
420377	St. Williams Church	Carmel Valley	Catholic Diocese of San Diego		10/13/04	Gain	Local	In-lieu Fees		0.00	0.00	
95-0554 A	Torrey Hills	Sorrento Hills	Westbrook		7/22/04	Gain	Other	In-lieu Fees		0.00	0.00	
04-0002	Unofficial SDSU Fortuna Mountain Mitigation Bank	Fortuna Mountain	SDSU	368-030-08	12/29/04	Gain	Local	Mitigation Bank Master		0.00	145.05	145.05
PTS 6853	Veterinary Specialty Hospital	Torrey Pines	Veterinary Facility Associates		9/22/04	Gain	Local	In-lieu Fees		0.00	0.00	
<b>Total Acres Conserved/Mitigation Bank Credits:</b>									<b>2</b>	<b>148.17</b>	<b>784.05</b>	<b>932.22</b>

## Summary of Project Losses

2004  
 Start Date: 1/1/2004  
 End Date: 12/31/2004  
 Duration in days: 366

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc. #	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Acres
6272	Beyer Blvd Affordable Housing	San Ysidro	Waluland Housing and Development Corp.	637-021-27	10/19/04	Loss		Multi-Family Residential	2.29	0.00	2.29
96-7902	Black Mountain Ranch North Village	Black Mountain Ranch	Black Mountain Ranch Limited Partnership		3/16/04	Loss		Mixed Use	731.49	69.11	800.60
98-0978	Carroll Canyon Business Park	Mira Mesa	Aspen Creek		11/16/04	Loss		Industrial	37.13	0.00	37.13
950362	Casa de las Campanas	Rancho Bernardo	Casa de las Campanas	272-110-44 272-110-44 272-110-44 272-110-44 272-110-44	9/9/04	Loss		Other	2.39	0.00	2.39
40-0513	Cielo del Mar	Del Mar Mesa	Bradley Schlachter	308-020-71 308-020-71 308-020-72 308-020-72	3/8/04	Loss		Single-Family Residential	16.51	10.52	27.03
40-0247	Estates at Costa del Mar	Carmel Valley	Leon Perl	30705117 307-051-1700	5/26/04	Loss		Single-Family Residential	2.26	1.30	3.56
4463	Father Joe's Auto Auction	Otay Mesa	Father Joe Carol	646-250-14 646-250-15 646-250-18 646-250-19 646-250-21 **	1/9/04	Loss		Other	14.40	0.00	14.40

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc. #	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Acres
41-0190	Mesa Norte	Del Mar Mesa	Mesa Norte	308-240-01 308-240-02 308-240-03 308-240-04 308-240-05 **	4/5/04	Loss		Single-Family Residential	6.07	1.35	7.42
PTS 3533	Resco Self Storage	Otay Mesa - Nestor	Stanley Cook	627-080-33	11/4/04	Loss		Commercial	1.37	0.00	1.37
99-1283	Rogers Residence	La Jolla	Don Edison Architects		4/5/04	Loss		Single-Family Residential	0.18	0.00	0.18
420377	St. Williams Church	Carmel Valley	Catholic Diocese of San Diego	307-040-72 307-040-72	11/24/04	Loss		Other	7.91	0.00	7.91
40-1069	Sumerwind Villages PTS 1791	Otay/Nestor	Farwest	630-010-42	1/26/04	Loss		Multi-Family Residential	2.90	0.00	2.90
PTS 6853	Veterinary Specialty Hospital	Torrey Pines	Veterinary Facility Associates	340-081-06	9/28/04	Loss		Commercial	1.92	0.00	1.92
<b>Total Acres Lost:</b>									<b>826.82</b>	<b>82.28</b>	<b>909.10</b>



# City of San Diego Metropolitan Wastewater Department Canyon Program Habitat Impacts in 2004



Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
URDEV	Urban/Developed	upland		no	0.108
URDEV	Urban/Developed	upland		N/A	0.049
URDEV	Urban/Developed	upland		yes	0.002
SMRC	Southern Maritime Chaparral (occurs in coastal San Diego C	upland	1	yes	0.081
SMRC	Southern Maritime Chaparral (occurs in coastal San Diego C	upland	1	no	0.15
DCSS	Diegan Coastal Sage Scrub	upland	2	no	0.092
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	1.07
SMC	Southern Mixed Chaparral	upland	3a	no	0.21
NNG	Non-Native Grassland	upland	3b	yes	0.01
NNG	Non-Native Grassland	upland	3b	no	1.07
DHAB	Disturbed Habitat	upland	4	no	0.89
DHAB	Disturbed Habitat	upland	4	yes	0.29
EUCW	Eucalyptus Woodland	upland	4	no	0.57
EUCW	Eucalyptus Woodland	upland	4	yes	0.43
NNV	Non-Native Vegetation	upland	4	yes	0.03
NNV	Non-Native Vegetation	upland	4	no	0.34
RUD	Ruderal	upland	4	no	0.04
CAM	Cismontane Alkali Marsh	wetland	W	yes	0.002
EW	Emergent Wetland	wetland	W	no	0.004
FM	Freshwater Marsh	wetland	W	no	0.03
MFS	Mule Fat Scrub	wetland	W	no	0.05
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	no	0.02
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	yes	0.063
nw	RIPARIAN AND BOTTOMLAND HABITAT	wetland	W	no	0.52
SWS	Southern Willow Scrub	wetland	W	no	0.21



**City of San Diego  
Metropolitan Wastewater Department  
Canyon Program Habitat Impacts in 2004**



**Impact Totals For wetland (Tier W) Habitat Types**

Tier	Position	Acre (sum)	MHPA
W	wetland	0.834	no
W	wetland	0.065	yes

**Impact Totals For upland (Tier 4) Habitat Types**

Tier	Position	Acre (sum)	MHPA
4	upland	1.84	no
4	upland	0.75	yes

**Impact Totals For upland (Tier 3b) Habitat Types**

Tier	Position	Acre (sum)	MHPA
3b	upland	1.07	no
3b	upland	0.01	yes

**Impact Totals For upland (Tier 3a) Habitat Types**

Tier	Position	Acre (sum)	MHPA
3a	upland	0.21	no

**Impact Totals For upland (Tier 2) Habitat Types**

Tier	Position	Acre (sum)	MHPA
2	upland	0.092	no
2	upland	1.07	yes

**Impact Totals For upland (Tier 1) Habitat Types**

Tier	Position	Acre (sum)	MHPA
1	upland	0.15	no
1	upland	0.081	yes

**Impact Totals For undefined (Tier ) Habitat Types**

Tier	Position	Acre (sum)	MHPA
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\*Note: This report does not include impacts to areas classified in the Biology Reports as "Urban/Developed". Those impacts are, however, disclosed on the accompanying report (categorized by habitat type).





# City of San Diego Metropolitan Wastewater Department Canyon Program Habitat Impacts in 2004



## 35th St. Emergency Spot Repair

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	no	0.02
SMC	Southern Mixed Chaparral	upland	3a	no	0.21
DHAB	Disturbed Habitat	upland	4	no	0.27

## 7th and Brooks

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
NNG	Non-Native Grassland	upland	3b	no	0.05
DHAB	Disturbed Habitat	upland	4	no	0.01
EUCW	Eucalyptus Woodland	upland	4	no	0.01

## Bay View Emergency Response Project

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DHAB	Disturbed Habitat	upland	4	yes	0.03
EUCW	Eucalyptus Woodland	upland	4	yes	0.01
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	welland	W	yes	0.013

## Buchanan/Caminito Fuente

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.02
DHAB	Disturbed Habitat	upland	4	yes	0.13
EUCW	Eucalyptus Woodland	upland	4	yes	0.02

## Fairmount & Home

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
SMRC	Southern Maritime Chaparral (occurs in coastal San Diego C	upland	1	no	0.11
NNG	Non-Native Grassland	upland	3b	no	0.49
DHAB	Disturbed Habitat	upland	4	no	0.34

## Hopkins

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
URDEV	Urban/Developed	upland		no	0.1
DCSS	Diegan Coastal Sage Scrub	upland	2	no	0.002
NNG	Non-Native Grassland	upland	3b	no	0.28
DHAB	Disturbed Habitat	upland	4	no	0.06

## I-15 & Adams

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
SMRC	Southern Maritime Chaparral (occurs in coastal San Diego C	upland	1	yes	0.08
SMRC	Southern Maritime Chaparral (occurs in coastal San Diego C	upland	1	no	0.04



# City of San Diego Metropolitan Wastewater Department Canyon Program Habitat Impacts in 2004



## I-15 & Adams

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	no	0.01
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.19
NNG	Non-Native Grassland	upland	3b	yes	0.01
NNG	Non-Native Grassland	upland	3b	no	0.01
EUCW	Eucalyptus Woodland	upland	4	no	0.32
EUCW	Eucalyptus Woodland	upland	4	yes	0.2
EW	Emergent Wetland	wetland	W	no	0.004
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	no	0.02
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	yes	0.05

## Isla Vista Emergency Response Project

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	no	0.06
DHAB	Disturbed Habitat	upland	4	no	0.03

## Juniper/I-15 & I-805

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
URDEV	Urban/Developed	upland		no	0.008
URDEV	Urban/Developed	upland		yes	0.002
NNG	Non-Native Grassland	upland	3b	no	0.24
DHAB	Disturbed Habitat	upland	4	yes	0.11
DHAB	Disturbed Habitat	upland	4	no	0.18
EUCW	Eucalyptus Woodland	upland	4	yes	0.2
EUCW	Eucalyptus Woodland	upland	4	no	0.24
NNV	Non-Native Vegetation	upland	4	no	0.34
NNV	Non-Native Vegetation	upland	4	yes	0.03

## Lower Rose Creek Emergency Maintenance

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
RUD	Ruderal	upland	4	no	0.04
FM	Freshwater Marsh	wetland	W	no	0.03
MFS	Mule Fat Scrub	wetland	W	no	0.05
rw	RIPARIAN AND BOTTOMLAND HABITAT	wetland	W	no	0.52
SWS	Southern Willow Scrub	wetland	W	no	0.21

## Mission Valley

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
URDEV	Urban/Developed	upland		N/A	0.049
SMRC	Southern Maritime Chaparral (occurs in coastal San Diego C	upland	1	yes	0.001



# City of San Diego Metropolitan Wastewater Department Canyon Program Habitat Impacts in 2004



## Mission Valley

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.54

## Penasquitos View Emergency

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.01
CAM	Cismontane Alkali Marsh	wetland	W	yes	0.002

## Rancho Bernardo 15 East

ProjectType: CAMP

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.31
DHAB	Disturbed Habitat	upland	4	yes	0.02

**Emergency Water Repair Projects in Environmentally Sensitive Areas for Year 2004**

<b>Project Name</b>	<b>Location</b>	<b>Construction Start Date</b>	<b>Impacts</b>	<b>Mitigation</b>
1. Carmel Valley Water Line Break	South side of Carmel Valley Road, west of I-5	1/9/04	0.09 ac. CSS 0.09 Freshwater Marsh	Revegetate slope per existing Coastal Development Permit; remove silt from marsh.
2. Del Mar Hts. Water Line (valve repair)	McGonigle Cyn.	8/7/04	575 sq. ft. Riparian 225 sq. ft. CSS	Area has been revegetated.

## Summary of Mitigation Bank Debits

2004

Begin Period: 1/1/1997

End Period: 12/31/2004

Duration in days: 2922

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
	<b>Total Debits this Period:</b>					<b>11.30</b>
<b>Total Credits Available:</b>					<b>13.00</b>	
<b>Remaining Credits:</b>					<b>1.70</b>	
Fortuna Mountain	99-0153	Wild Animal Park	Zoological Society of San Diego	6/16/03	Gain	219.50
	<b>Total Debits this Period:</b>					<b>219.50</b>
<b>Total Credits Available:</b>					<b>265.60</b>	
<b>Remaining Credits:</b>					<b>46.10</b>	
Marron Valley	96-7729-B	Potter Tract Project	Southeastern Economic Development Corporation	2/17/01	Gain	7.80
	04-0006	City of SD Metropolitan Wastewater Projects 2004	City of San Diego	3/15/04	Gain	1.60
	<b>Total Debits this Period:</b>					<b>9.40</b>
<b>Total Credits Available:</b>					<b>1,000.00</b>	
<b>Remaining Credits:</b>					<b>990.60</b>	
McGonigle Canyon Upland Restoration	40-0968 D	Torrey Highlands Village Center	Western Pacific Housing	7/10/03	Gain	26.00
	<b>Total Debits this Period:</b>					<b>26.00</b>
<b>Total Credits Available:</b>					<b>50.20</b>	
<b>Remaining Credits:</b>					<b>24.20</b>	
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

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits
	40-0386-A	Camino Ruiz	Western Pacific Housing	4/23/01	Gain	4.30
	99-1331 D	Torrey Ranch	Torrey Ranch II	1/2/03	Gain	2.10
<b>Total Debits this Period:</b>						<b>14.60</b>
<b>Total Credits Available:</b>						<b>28.90</b>
<b>Remaining Credits:</b>						<b>14.30</b>
<b>San Pasqual Land Bank</b>						
	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)	Reala 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
	98-0400	Storage Building Project	Mini-Max Storage	10/19/98	Gain	3.40
<b>Total Debits this Period:</b>						<b>70.00</b>
<b>Total Credits Available:</b>						<b>80.00</b>
<b>Remaining Credits:</b>						<b>10.00</b>
<b>Torrey Pines State Park Wetlands Mitigation</b>						
	96-7614 (B)	Pinnacle Carmel Creek	Trammel-Crow Residential	6/18/99	Gain	0.10
<b>Total Debits this Period:</b>						<b>0.10</b>
<b>Total Credits Available:</b>						<b>0.10</b>
<b>Remaining Credits:</b>						<b>0.00</b>
<b>Unofficial Carmel Mountain Conservation Bank</b>						

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
					<b>Total Debits this Period:</b>	<b>111.00</b>
					<b>Total Credits Available:</b>	<b>135.00</b>
					<b>Remaining Credits:</b>	<b>24.00</b>
<b>Unofficial Eastgate Acres Mitigation Bank</b>						
	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
					<b>Total Debits this Period:</b>	<b>24.20</b>
					<b>Total Credits Available:</b>	<b>24.20</b>
					<b>Remaining Credits:</b>	<b>0.00</b>
<b>Unofficial Great Western Mortgage Mitigation Bank</b>						
	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
					<b>Total Debits this Period:</b>	<b>32.30</b>
					<b>Total Credits Available:</b>	<b>32.30</b>
					<b>Remaining Credits:</b>	<b>0.00</b>
<b>Unofficial Konyon Mitigation Bank</b>						
	96-7371 (B)	Mira Mesa Market Center	Kaiser Permanente/Cousin's Marketcenters, Inc.	12/10/98	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
					<b>Total Debits this Period:</b>	<b>304.50</b>
					<b>Total Credits Available:</b>	<b>372.00</b>
					<b>Remaining Credits:</b>	<b>67.50</b>
<b>Unofficial Mesa Top Mitigation Bank</b>						
	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
	52-463 A	State Route 56	City of San Diego	4/1/03	Gain	33.00

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits	
						<b>Total Debits this Period:</b>	<b>80.00</b>
						<b>Total Credits Available:</b>	<b>80.00</b>
						<b>Remaining Credits:</b>	<b>0.00</b>
<b>Unofficial Pacific Highlands Ranch Mitigation Bank</b>							
	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	
						<b>Total Debits this Period:</b>	<b>78.40</b>
						<b>Total Credits Available:</b>	<b>126.50</b>
						<b>Remaining Credits:</b>	<b>48.10</b>
<b>Unofficial Torrey Surf/Otay 15 Mitigation Bank</b>							
	96-7996 (C)	Torrey Surf	Western Pacific Housing	5/20/99	Gain	12.30	
						<b>Total Debits this Period:</b>	<b>12.30</b>
						<b>Total Credits Available:</b>	<b>15.00</b>
						<b>Remaining Credits:</b>	<b>2.70</b>
<b>West Otay Mesa B</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)	Scholz Estates Subdivision	Gary and Leslie Scholz	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	
						<b>Total Debits this Period:</b>	<b>37.30</b>
						<b>Total Credits Available:</b>	<b>37.30</b>
						<b>Remaining Credits:</b>	<b>0.00</b>
<b>West Otay Mesa C</b>							
	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	
						<b>Total Debits this Period:</b>	<b>35.60</b>
						<b>Total Credits Available:</b>	<b>36.10</b>
						<b>Remaining Credits:</b>	<b>0.50</b>
<b>Wruck Canyon Conservation Bank</b>							
	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	
						<b>Total Debits this Period:</b>	<b>24.40</b>
						<b>Total Credits Available:</b>	<b>36.30</b>
						<b>Remaining Credits:</b>	<b>11.90</b>

# Summary of Habitat Losses and Gains

2004

Begin Period: 1/1/2004

End Period: 12/31/2004

Duration in days: 366

Habitat Type	Target Cons	Inside the Habitat Preserve Planning Area					Outside the Habitat Preserve				Total				
		Habitat Loss		Habitat Gain			Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain		
		Current Period	Cumulative	Current Period	Cumulative	Cons. to Date %	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	6.7	174.9	285.7	11,266.0	59.4	33.9	1,079.5	21.3	349.9	40.6	1,254.4	307.0	11,615.9	
Maritime Succulent Scrub	681	0.0	36.1	0.0	708.7	104.1	0.0	184.3	0.0	54.5	0.0	220.4	0.0	763.3	
Chaparral	10,424	9.2	120.5	349.7	7,084.8	68.0	45.0	1,042.3	1.6	435.8	54.2	1,162.8	351.3	7,520.6	
Southern Maritime Chaparral	1,102	1.8	38.9	7.9	890.3	80.8	1.9	94.6	3.1	29.3	3.7	133.5	11.0	919.6	
Coastal Sage-Chaparral Scrub	95	0.0	4.2	0.0	264.1	278.0	0.0	11.3	0.0	31.3	0.0	15.5	0.0	295.3	
Grassland	4,942	57.2	192.3	133.7	3,125.1	63.2	701.1	3,382.9	116.0	394.1	758.2	3,575.2	249.8	3,519.2	
Southern Coastal Salt Marsh	936	0.0	0.0	0.0	788.6	84.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	788.6	
Freshwater Marsh	232	0.0	1.5	0.0	75.7	32.6	0.0	3.2	0.0	0.5	0.0	4.7	0.0	76.2	
Riparian Forest	614	0.0	0.3	0.0	423.6	69.0	0.0	3.3	0.0	1.7	0.0	3.6	0.0	425.3	
Oak Riparian Forest	469	0.0	0.2	0.0	307.6	65.6	0.0	0.0	0.0	3.3	0.0	0.2	0.0	310.9	
Riparian Woodland	567	0.0	0.0	0.0	510.4	80.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	511.7	
Riparian Scrub	2,749	7.0	25.5	5.6	1,788.1	65.0	5.1	39.6	5.2	25.7	12.1	65.0	10.8	1,813.8	
Oak Woodland	329	0.0	1.3	0.0	175.0	53.2	0.0	0.7	0.0	3.4	0.0	2.0	0.0	178.4	
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	0.2	2.5	0.0	123.5	72.6	1.9	16.8	0.0	9.1	2.2	19.3	0.0	132.6	
Open Water	3,699	0.0	3.1	0.1	518.7	14.0	0.0	1.0	0.0	4.0	0.0	4.1	0.1	522.7	
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	1.0	42.3	14.3	0.0	1.2	0.0	0.0	0.0	1.2	1.0	42.3
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	6.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.2
Disturbed Land	2,447	0.2	40.4	0.0	1,667.3	68.1	2.5	656.7	0.0	126.8	2.7	697.0	0.0	1,794.1
Agriculture	1,803	0.0	116.2	0.0	1,068.8	59.3	0.0	795.3	0.0	305.5	0.0	911.5	0.0	1,374.5
Urban/Developed		0.0	29.9	0.5	758.8	0.0	35.4	1,008.8	1.0	169.2	35.4	1,038.7	1.4	928.0
<b>Grand Total:</b>		<b>82.3</b>	<b>787.9</b>	<b>784.1</b>	<b>32,527.6</b>		<b>826.8</b>	<b>8,324.0</b>	<b>148.2</b>	<b>1,946.4</b>	<b>909.1</b>	<b>9,111.8</b>	<b>932.2</b>	<b>34,474.0</b>

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

2004

Begin Period: 1/1/2004

End Period: 12/31/2004

Duration in days: 366

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	139.74	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	11,265.96	1,418.66	6.66	-
Maritime Succulent Scrub	721	681	40	17.03	708.72	41.47	0.00	-
Chaparral	11,652	10,424	1,228	8.49	7,084.83	873.97	9.18	-
Southern Maritime Chaparral	1,231	1,102	129	8.54	890.35	106.70	1.84	-
Coastal Sage-Chaparral Scrub	118	95	23	4.13	264.07	59.84	0.00	-
Grassland	5,387	4,942	445	11.11	3,125.11	297.76	57.16	-
Southern Coastal Salt Marsh	936	936	0	0.00	788.63	0.00	0.00	-
Freshwater Marsh	232	232	0	0.00	75.68	0.00	0.00	-
Riparian Forest	614	614	0	0.00	423.56	0.00	0.00	-
Oak Riparian Forest	469	469	0	0.00	307.59	0.00	0.00	-
Riparian Woodland	567	567	0	0.00	510.37	0.00	0.00	-
Riparian Scrub	2,749	2,749	0	0.00	1,788.12	0.00	7.03	+
Oak Woodland	362	329	33	9.97	175.02	19.10	0.00	-
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	0.21	-
Open Water	3,699	3,699	0	0.00	518.68	0.00	0.00	-
Disturbed Wetland	583	583	0	0.00	134.48	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	42.27	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	1,667.29	225.38	0.21	-
Agriculture	2,097	1,803	294	6.13	1,068.94	186.27	0.00	-
Urban/Developed	0	0	0	0.00	758.83	0.00	0.00	n/a
<b>Grand Total:</b>					<b>32,527.58</b>		<b>82.29</b>	

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