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SUBJECT: 2025 MULTIPLE SPECIES CONSERVATION PROGRAM ANNUAL REPORT

Dear Mr. Snyder and Ms. Burlaza:

MULTIPLE SPECIES CONSERVATION PROGRAM (MSCP) 2025 ANNUAL REPORT SUMMARY

Enclosed is the City of San Diego's 2025 MSCP Annual Report (Annual Report). The Annual Report details progress towards the original conservation goal of 52,727 acres to be preserved within the Multi-Habitat Planning Area (MHPA) prior to expiration of the City's MSCP permit in 2047. We are proud to report that we have achieved over 99% of our conservation goal. Table 1 below details our remaining conservation requirements. In developing this report, the City of San Diego (City) utilized HabiTrak—the GIS extension developed by the California Department of Fish and Wildlife (CDFW) for tracking loss and gain of habitat from private and public development.



In HabiTrak, impacts due to development are entered as *habitat losses* while mitigation measures such as dedication in fee title, covenant of easement areas and property acquisitions for conservation purposes are entered as *habitat gains*. In 2025, the City recorded a total habitat gain of approximately 71.5 acres (69.2 acres inside the MHPA and 2.3 acres outside the MHPA). The total habitat loss for 2025 was 35.3 acres (0 acres were lost inside the MHPA and 35.3 acres were lost outside the MHPA). Please see Attachments 1a through 1d for summary tables which detail habitat conservation by habitat type, conservation gain and habitat loss generated by HabiTrak for the 2025 reporting year (January 1, 2025 – December 31, 2025).

TABLE 1 – 2025 CITY OF SAN DIEGO CONSERVATION ACCOUNTING

MHPA conservation requirement	Conserved acreage within the MHPA	Conserved acreage outside the MHPA	Lands obligated for future MHPA conservation	Remaining MHPA conservation requirement
(2024) 52,727 acres	37,519 acres	2,442 acres	14,932 acres	276 acres
(2025) 52,727 acres	37,588 acres	2,446 acres	14,932 acres	207 acres

Additionally, the City completed the required MSCP monitoring and land management activities on over 53,000 acres of conserved open space, both within and outside of the MHPA, including: mitigation, habitat enhancement and restoration, invasive species removal, access control, trash and debris removal, enforcement, abatement of unhoused encampments, volunteer events and education. Environmental education is a vital part of our natural resource stewardship efforts and thus is included as a management activity because connection to nature promotes increased conservation and stewardship by engaged citizens.

HABITAT ACQUISITION FUND CONTRIBUTIONS

Payment into the Habitat Acquisition Fund is a mitigation method for small projects meeting specific requirements—such as projects less than five acres in size or small isolated locations— that permit in lieu fees to be paid and pooled by the City to acquire habitat within the MHPA. In 2025, there were five deposits made into the fund, including \$206,675 for mitigation and \$20,667.50 for administration, totaling \$227,342.50 in deposits (Attachment 2). The Habitat Acquisition Fund year-end balance was \$1,129,971.

HABITAT ACQUISITIONS

The City, through the Economic Development Department’s Real Estate Division, utilizes grants, Habitat Acquisition Fund and other means to purchase land for MSCP conservation. Departments involved in acquiring properties for habitat conservation include the City Planning Department, Parks & Recreation Department, Public Utilities Department and Engineering and Capital Projects Department. Two properties located in the East Elliot community planning area were purchased in 2025 utilizing Habitat Acquisition Funds. These properties were purchased to increase the City’s conserved open space within Mission Trails Regional Park. Three additional properties were acquired through a donation from the Mission Trails Regional Park Foundation. In all, approximately 68 acres were acquired by the City in 2025 and added to the MHPA and will be managed long-term by the Parks and Recreation Department.

TABLE 2 – 2025 CITY OF SAN DIEGO CONSERVATION ACQUISITIONS						
Parcel Name	APN	Acreage	Purchase Price	Location	Deed Recorded	Funding Source 2025
MTRPF Donation	366-030-39 366-030-47 366-031-16	53	Donated	East Elliot	04/30/25	Donated
HAF Purchase	366-031-15	9.4	\$265,075	East Elliot	2/18/2025	Purchased with HAF
HAF Purchase	366-071-34	5.5	\$165,000	East Elliot	2/19/2025	Purchased with HAF

CORNERSTONE LANDS AND CONSERVATION SUMMARY

In accordance with the Cornerstone Lands Conservation Bank Agreement, the City has 1,000 acres of upland mitigation credit associated with the Marron Valley Cornerstone Lands Conservation Bank. Credits are sold in acres (i.e., 1 credit = 1 acre). In 2025, no projects utilized habitat credit sales. The total bank balance is 891.945 acres of remaining credits of Tier II and Tier III habitat (Attachment 3a). Revenue collected from credit sales is placed in an interest-bearing account. The current land value is \$2,597,488.53, the total endowment amount is \$405,881.16 and the current burrowing owls total is \$5,809.48, for an overall account total of \$3,009,179.17 as of December 31, 2025 (Attachment 3b). Land

management activities are funded by the PUD budget and therefore do not reduce revenue for this account.

MHPA Land Management and Monitoring

Land management in support of the City's MSCP Subarea Plan is performed by Public Utilities Department and Parks and Recreation Department. A summary of management activities performed by each department are as follows:

Public Utilities Department Lands

In 2025, management activities were conducted by Public Utilities Department staff and consultants within Cornerstone and Public Utilities Department -owned lands. Activities included, but were not limited to, field inspections, trash and debris removal, fence repair, invasive species detection and removal, sign installation, weed abatement, maintenance and monitoring of restoration sites, vernal pool monitoring, vernal pool maintenance and restoration and cactus wren habitat restoration (Attachment 5).

In addition, the Public Utilities Department manages the Canyon Sewer Cleaning Program and Long-Term Sewer Maintenance Program. The objectives of the programs are to complete the inspection and cleaning of the City's sewer infrastructure located in canyons and other environmentally sensitive areas, and identify and implement efficient, effective and environmentally sensitive measures to accomplish the necessary canyon sewer cleaning activities. The program also provides opportunities to evaluate and pursue sewage flow redirection by removing sewer lines from canyons and relocating them within streets or other accessible, less biologically sensitive areas. More details are available in the 2025 Program Progress Report in Attachment 4c.

Lastly, Public Utilities Department operates the Dam Maintenance Program to implement routine maintenance activities across 13 City operated dams, Dulzura Conduit, and associated infrastructure located throughout San Diego County. The objectives of the program are to provide oversight and long-term routine maintenance of the City's dams and associated infrastructure, to complete maintenance activities required by the Division of Safety of Dams to address dam safety, and to describe and mitigate for potential environmental impacts associated with maintenance activities.



Parks & Recreation Department Lands

Management of MHPA lands within the City's conserved open space areas is performed by Parks and Recreation Department's Open Space Division under an interdisciplinary team of biologists, park rangers, pesticide applicators, ground maintenance managers and workers, planners and nature center directors. In addition to protecting the native species and habitats within each preserve, these staff provide excellent educational opportunities for all park visitors. Each year, thousands of people visit the nature centers at Tecolote Canyon Natural Park and Mission Trails Regional Park, and

hundreds of children participate in environmental education through partnerships with local schools, nature programs, guided walks and interpretive signs and kiosks.

Parks and Recreation Department management activities included trails management, habitat restoration and enhancement, trash removal and illegal camp abatement, brush management and fire protection. Although not required, the Parks and Recreation Department continues to compile details of management and monitoring activities covering the City's eleven Ranger Districts into a yearly report. The most recent report is the [2023 MSCP Management Actions Report](#). Parks and Recreation Department Open Space staff are preparing the 2024 and 2025 MSCP Management Actions Report. The final reports will be posted to the City's website upon completion, anticipated in summer 2026.

The City has worked in partnership with the San Diego Management and Monitoring Program, participating jurisdictions and other stakeholders to develop a regional protocol that ensures consistency in data collection and provides a standardized basis for documenting occurrence status and assessing habitat and threats for the various rare plant species. Since 2014, the City has submitted rare plant monitoring data to San Diego Management and Monitoring Program for inclusion in a regional database and that is available at the following link: [2025 MSCP Rare Plant Monitoring Report](#).



Heritage Brodiaea Preserve

The Heritage Brodiaea Preserve (Preserve) is an approximately 14-acre biological open space area that was dedicated as part of the Heritage Bluffs II development project. The Preserve is in the northern part of San Diego County located south of Carmel Valley Road and east of the Black Mountain Open Space Preserve.

The City added the Preserve area into MHPA in 2021. The goal of the Preserve is to facilitate the conservation, preservation and enhancement of biological resources as part of mitigation for impacts associated with development of the Heritage Bluffs II and East Clusters development project sites. The preserve protects a regionally significant population of thread-leaved brodiaea (*Brodiaea filifolia*) in a conservation easement dedicated for that purpose.



The 2025 Heritage Brodiaea Preserve Summary Monitoring Report (Year 8) presents the results of activities conducted within the Preserve during the period of January 1, 2025 to December 31, 2025. Activities discussed in this report include site maintenance activities, 2025 thread-leaved brodiaea vegetative population counts and flowering data and native grassland mitigation implementation. The full 2025 Heritage Brodiaea Preserve Summary Monitoring Report has been provided as Attachment 6.

City Department Conservation Summary and Project Accounting

In addition to HabiTrak, this report also includes annual data from City departments concerning small public projects covered by programmatic permits that have a cumulative effect on the MHPA. These City departments include Public Utilities Department, Engineering and Capital Projects Department and Stormwater Department. Project accounting for the 2025 calendar year is as follows:

PUBLIC UTILITIES DEPARTMENT

In 2025, the Public Utilities Department implemented two projects that resulted in impacts to sensitive biological resources inside the MHPA (Attachment 4a). These included Hodges Dam Near - Term and Switzer Canyon Channel Restoration and Path Maintenance. The two projects impacted sensitive habitat including Diegan Coastal Sage Scrub (0.027 acre) and streambed (0.04 acre), respectively. The impacts to the streambed were self-mitigating as the unvegetated ephemeral stream was restored to pre impact conditions on-site. The total impact for the Hodges Dam Near – Term project was 0.027 acres which required 0.027 acres of mitigation (Attachment 4b).

Programs

The Public Utilities Department is also responsible for implementation of the Canyon Sewer Cleaning Program, the Long-Term Sewer Maintenance Program, and the Dam Maintenance Program. The Canyon Sewer Cleaning Program focuses on cleaning and repairing miles of sewer infrastructure located in canyons and other environmentally sensitive areas. The objectives of the Long-Term Sewer Maintenance Program are:

- To complete the inspection and cleaning of the City sewer infrastructure located in canyons and other environmentally sensitive areas;
- To identify and implement efficient, effective and environmentally sensitive means to accomplish the necessary canyon sewer cleaning activities;
- To provide for long-term maintenance of canyon sewer infrastructure, recognizing that availability of access to the infrastructure is essential for an effective long-term program, in accordance with Council Policy 400-13; and
- To evaluate and pursue options to redirect existing sewage infrastructure out of canyons and realigning to street sewer lines or other accessible areas, where feasible and appropriate pursuant to Council Policy 400-14.

The Dam Maintenance Program implements the routine maintenance of the 13 City-owned dams, Dulzura Conduit, spillways, and other associated infrastructure. The Dam Maintenance Program operations included in the environmental approvals are to:

- Provide oversight to plan for routine maintenance of the City's dams and associated infrastructure;
- Complete maintenance activities such as vegetation removal, grading, dredging, and repairs as required by the Division of Safety of Dams during annual inspections and to improve dam safety; and
- Describe and mitigate for potential environmental impacts associated with maintenance activities as authorized under the program environmental documents.

As described in Section 1.2.5 of the City's MSCP Subarea Plan, certain areas under the Dam Maintenance Program were excluded from the MHPA to provide for current and future Public Utilities Department requirements. These areas/facilities that are within the Dam Maintenance Program but excluded from the MHPA are:

Hodges Reservoir

- Existing reservoir and dam, including shoreline within 300 ft of spillway elevation (315 ft AMSL).

- Existing boating and recreation facilities within active park areas.
- All existing and proposed access and service roads.

Otay Lakes

- Otay Water Treatment Plant and expansion (~5 acres).
- 50-ft pipeline ROW (~23 acres) along south/east side of Lower Otay Lake.
- Lower Otay Reservoir boat launch and recreation facilities.
- Lower Otay Lake and dam, including shoreline within 300 ft of spillway elevation (490.7 ft).
- Upper Otay Lake and dam (area within 550-ft contour) and shoreline within 300 ft.
- Existing County Park leased from City.
- Existing and proposed Olympic Training Center boat facilities.
- All existing access/service roads and lake recreation facilities.

San Vicente Reservoir

- Reservoir and dam, including shoreline within 300 ft of ultimate high-water level.
- Permanent impact areas for CWA staging, tunnel portals, access roads, relocated roads, interconnection facilities (~88 acres).
- ROW for existing CWA bypass pipeline.
- Proposed pump station (~5 acres) at dam base.
- ROW for pipeline from Sutherland/San Vicente terminus to reservoir (~8 acres).
- Area below dam for sand/rock mining for dam expansion (~33 acres).

Reporting

The Public Utilities Department provided an annual progress report (the 2025 Annual Program Report) to the Open Space Canyons Advisory Committee on the Long-Term Sewer Maintenance Program for the fiscal year July 1, 2024, through June 30, 2025. This report provided the status of all Long-Term Sewer Maintenance Program activities within the reporting year including habitat mitigation, long term access planning and implementation, construction and emergency projects and 25-month revegetation and restoration projects located throughout the City. The full report and details for all activities in 2025 can be found in Attachment 4c.

The Public Utilities Department will provide an annual report for the Dam Maintenance Program to the wildlife agencies by March of each year, covering the period for the previous calendar year. These reports will also be forwarded to City Planning Department for inclusion of the MSCP Annual Report if available. The Public Utilities Department continued to work on securing all required agency permits for the program during calendar year 2025; therefore, the first report is anticipated for calendar year 2026. This report will provide a full description of dam maintenance activities for the year, and associated mitigation measures conducted during the reporting period. Maintenance activities that occurred within the MHPA included vegetation maintenance, access road maintenance, dam maintenance and repairs, and geotechnical investigations. Maintenance activities within the MHPA occurred at Chollas Dam, Hodges Dam, Lower Otay Dam, Murray Dam, San Vicente Dam, and Savage Dam.



ENGINEERING & CAPITAL IMPROVEMENTS DEPARTMENT

In 2025, Engineering and Capital Improvements department reported five emergency projects with impacts to the MHPA. These included emergency maintenance activities to maintain stormwater infrastructure at 4451 Hermosa Way , 4878 Austin Drive , 4918/4980 Canterbury Dr, 5989 San Dimas Ave , and 8097 Hemingway Ave. The five projects impacted sensitive upland habitat including Diegan Coastal Sage Scrub (0.11 acres), southern mixed chaparral (0.47 acres), chaparral (0.02 acres), revegetated Torrey pine forest (0.13 acres) and Non-native grassland (0.12 acres). Two

projects impacted wetland including arundo-dominant riparian (0.27 acres not within the MHPA), natural flood channel (0.01 acres), and eelgrass beds (0.31 acres not within the MHPA). These projects temporarily impacted a total of 0.72 acres of upland habitat and were restored onsite in accordance with each project's revegetation plan. Zero acres of wetland habitat was mitigated because removal of Arundo-dominant wetland habitat is an enhancement activity and no mitigation is required for impacts to non-vegetated natural flood channel. Impacts to Torrey pine forest were not mitigated as historic aerial review indicated that Torrey Pines were planted and not naturally occurring or located within the Torrey Pines State Reserve.

While not within the MHPA, the South Mission Beach Storm Drain Replacement Project resulted in 0.31 acres of temporary impacts to eelgrass habitat. Mitigation of impacts to eelgrass will be mitigated at 0.43 acres on site not within the MHPA. More details of these projects can be found in Attachment 4d.

STORMWATER DEPARTMENT

The Municipal Waterways Maintenance Plan (MWMP) (Project No. 616992) and its associated Final Environmental Impact Report (Project No. 616992/SCH No. 2017071022) was adopted and certified by the San Diego City Council in June 2020. The Municipal Waterways Maintenance Plan allows the City's Stormwater Department to conduct maintenance and repair activities within its facilities located throughout the City and requires mitigation for any related impacts to environmental resources, such as upland and wetland vegetation. All channels maintained in 2025 involved work that occurred outside of the MHPA.



Impacts to wetland habitat within stormwater channels must meet regulatory requirements for mitigation through enhancing and/or creating wetlands. To compensate for project impacts and create additional mitigation opportunities, the Stormwater Department continues to plan, design, permit, bid, construct and conduct long-term monitoring and maintenance at several mitigation sites. The department may also secure available mitigation from sites managed by other entities. As new stormwater mitigation projects make their way through the regulatory process, credits at those sites can be assigned to the prioritized Municipal Waterways Maintenance Plan channel facilities. During 2025, the Stormwater Department continued to manage and maintain several mitigation sites that are within the MHPA.

While no impacts occurred in 2025, the department uses available mitigation opportunities on lands managed by the City and continues to plan, design, permit, construct and conduct long-term monitoring and maintenance of several mitigation sites to compensate and mitigate for future and past losses. A few mitigation sites have already been developed and approved (i.e., signed-off or in-construction). Credits are allocated for the one-time mitigation that is required and assigned to MWMP facilities. In addition, the department continues to coordinate permitting activities with the regulatory and resource agencies on remaining potential mitigation sites to serve as Permittee Responsible Mitigation for specific prioritized Municipal Waterways Maintenance Plan facilities or Advanced Permittee Responsible Mitigation with credit acreage that may be assigned to Municipal Waterways Maintenance Plan facilities as they are prioritized. The sites listed in Table 3 below have been or will be used by the Stormwater Department to offset impacts for its 2025 maintenance activities.

Table 3- Mitigation Sites for 2025 SWD Impacts	
Mitigation Site	Status
Tijuana River Valley In-Channel Enhancement Area	Long-Term Management
Otay Reed Wetland Mitigation Project	Year 1 of 5-Year Maintenance and Monitoring
Stadium Wetland Mitigation	Credits purchased and allocated; site is operated by PUD

The **Tijuana River Valley In- and Out-of-Channel Enhancement Area** continues to provide wetland mitigation for the Smuggler's Gulch-1 project. The **Otay Reed Wetland Mitigation Project** received sign off from the resource agencies in 2024 and is currently in year 1 on the 5-year maintenance and monitoring period. Otay Reed provides a total of 5.21 acres of wetland credits, of which 2.94 acres are enhancement, 1.84 acres are rehabilitation/restoration, 0.22 acres are re-establishment/ restoration, and 0.21 acres are establishment/creation. Mitigation credits were used from Otay Reed for the Imperial-1 and Home 1 projects. SWD has also purchased approximately 0.98 acres of mitigation credits at the Public Utilities Department **Stadium (San Diego River)** which was used as mitigation credits for the Alpha-1 and Wightman-2 projects.

In fiscal year 2025 (July 1, 2024- June 30, 2025), the Stormwater Department also made progress on other Permittee Responsible Mitigation and Advanced Permittee Responsible Mitigation sites that will provide the required mitigation for past as well as future facility maintenance activities. These sites are listed below in Table 4.

Table 4- Active SWD Mitigation Sites during 2025*	
Mitigation Site	Status
Tijuana River Emergency Channel Maintenance Mitigation	Long-Term Management
Tijuana River Emergency Channel In- and Out-of-Channel Mitigation	Long-Term Management
Los Peñasquitos Canyon Preserve Phase II	Year 1 of 5-year Maintenance and Monitoring period

Table 4- Active SWD Mitigation Sites during 2025*	
Mitigation Site	Status
Otay Reed	Year 1 of 5-year Maintenance and Monitoring period
2015/2016 Emergency Mitigation Plan Rehabilitation Sites: South Chollas & Paradise Canyon	Year 1 of 5-year Maintenance and Monitoring period
El Cuervo del Sur Phase II	In Construction
Smythe-Bandola	In Construction
Hollister Quarry Wetland Mitigation	Bid and Contracting in Progress
Montongo	Permitting
Sefton Field	Permitting
Beyer	Design
San Dieguito Lagoon East	Design

* Some sites may produce excess mitigation that would be used for future SWD impacts.

Additional information about the channel maintenance and mitigation site projects are documented in the [Municipal Waterways Maintenance Plan FY25 Annual Report](#). This report covers work that occurred in fiscal year 2025.

Information on the [Municipal Waterways Maintenance Plan](#) and [Final EIR](#) can be accessed by the public, online on the City of San Diego's webpage and California Environmental Quality Act website.

NATURAL RESOURCE MANAGEMENT PLANS

Natural Resource Management Plans fulfill the MSCP Implementing Agreement requirement to prepare area-specific management directives consistent with MSCP directives for MHPA preserve lands.

NATURAL RESOURCE MANAGEMENT PLANS STRATEGIC ROADMAP

In 2023, the City initiated a geospatial analysis to provide a data and equity-driven roadmap for determining Natural Resource Management Plan boundaries and prioritizing future plan preparation. Natural Resource Management Plans are documents that provide insight into existing and historical ecological conditions within designated boundaries to provide guidance for area specific land management. Proposed Natural Resource Management Plan boundaries were delineated based on several factors, including watershed, habitat connectivity, habitat type and MHPA designation. A preliminary prioritization of Natural Resource Management Plans has been completed based on a geospatial analysis that included several metrics relevant to the MSCP and equity: connectivity-core size, connectivity-linkage length, species diversity of rare plants and animals, socio-economic status, climate vulnerability and percent city-owned land. A full report (Natural Resource Management Plan Strategic Roadmap) detailing the methods, results and recommendations resulting from this analysis is expected to be published in 2026. The City intends to complete the Natural Resource Management Plans that are currently in progress and then move forward with preparing future plans in the order recommended by the Strategic Roadmap. See below for a status update on the Natural Resource Management Plans currently in process.

- **Crest and Gonzales Canyons Natural Resource Management Plan:** The Strategic Roadmap study strongly indicated that the areas known as Crest Canyon, North City West Open Space and

Gonzales Canyon should be considered a single connected biological resource area as determined by multiple factors, including shared watershed, habitat connectivity and similarity of sensitive resources. Previously, Crest Canyon was being prepared as a separate Natural Resource Management Plan, while North City West Open Space and Gonzales Canyon were included in the Pacific Highlands Ranch Natural Resource Management Plan, which included additional MHPA areas south of Del Mar Heights Road. The result is that the relevant portions of the Pacific Highlands Ranch are now being combined with the Crest Canyon to create a new Crest and Gonzales Canyons Natural Resource Management Plan. The Draft Crest and Gonzales Canyons Natural Resource Management Plan is expected to be ready for agency and community review in late 2026.

- **Tecolote Canyon Natural Park Natural Resource Management Plan:** In 2019 public outreach for the Tecolote Canyon Natural Park Natural Resource Management Plan NRMP and Tecolote Canyon Master Plan Update were conducted along with presentations to the wildlife agencies and the public. Initial review by the Development Services Department for necessary permits to implement the revised trail system was completed in 2019. Final alignments of trails, bridges and the location of mitigation areas are pending due to the Tecolote Trunk Sewer Project that began implementation in 2023. The Natural Resource Management Plan is currently moving forward now that mitigation areas and potential impacts from the trunk sewer project are better understood. Additional review from Development Services Department will be required for the trails plan and it is expected to be completed in late 2026. Due to the extended time between initial presentations to community groups and wildlife agencies and plan finalization, this Natural Resource Management Plan will be presented again to those groups in 2026.
- **Otay Valley Regional Park Natural Resource Management Plan:** Biological surveys have been completed. Draft document revisions are scheduled for spring 2027.

VERNAL POOL HABITAT CONSERVATION PLAN

The City of San Diego [Vernal Pool Habitat Conservation Plan](#) (VPHCP) and [Vernal Pool Management and Monitoring Plan](#) (Monitoring Plan) were adopted by the San Diego City Council on January 22, 2018, and the federal take permit was received in August 2018. The VPHCP and Monitoring Plan are available on the City's [Biodiverse SD website](#). The VPHCP added an additional 275 acres into the City's MHPA and provided additional conserved habitat for the following seven threatened and endangered species:

- Otay Mesa mint (*Pogogyne nudiuscula*)
- San Diego Mesa mint (*Pogogyne abramsii*)
- Spreading navarretia (*Navarretia fossalis*)
- San Diego button-celery (*Eryngium aristulatum* var. *parishii*)
- California Orcutt grass (*Orcuttia californica*, ORCA)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- San Diego fairy shrimp (*Branchinecta sandiegonensis*)



Above: *Spea hammondi*

Implementation of the Monitoring Plan component of the VPHCP stipulates that all conserved vernal pool complexes be monitored where legal access is available. The City and consultants conduct quantitative covered plant monitoring utilizing ArcGIS Survey 123—a form-centric data collection software used to create, share and analyze survey data using online or mobile devices. Monitoring for lands owned and managed by the City—including those managed by Parks and Recreation Department Open Space Division, Public Utilities Department and Economic Development Department’s Real Estate Division—is completed in accordance with the VPHCP and Monitoring Plan.

The [2025 Vernal Pool Habitat Conservation Plan Management and Monitoring Annual Report](#) utilizes an

Access database to translate ArcGIS Survey 123 data into a user-friendly document. The report includes components such as private project Monitoring Plan implementation, vernal pool “take” reporting, citywide changes in vernal pool management levels and funding mechanisms. Additionally, the City has developed an online portal to facilitate private property management reporting for vernal pools that launched in 2023. The 2025 Vernal Pool Summary Report also includes total funds expended for implementation of the Monitoring Plan as well as identification of the amount and source of funding necessary for the following year based on the results of the annual management and monitoring.



The City met with the wildlife agencies in July 2025 to discuss the results of the year 2024 monitoring, analysis and necessary adaptations to ongoing vernal pool management and monitoring. Continued coordination with the wildlife agencies is an important component to preparing VPHCP reporting and fulfilling the requirements of the VPHCP and Monitoring Plan. Adaptive monitoring and management

activities and continued coordination with the wildlife agencies is crucial due to variable blooming seasons. The 2025 VPHCP Summary Report is available on the [Biodiverse SD](#) webpage.

MHPA BOUNDARY LINE ADJUSTMENTS (BLA) AND BOUNDARY LINE CORRECTIONS (BLC)

The City Planning Department ensures implementation of the MSCP Subarea Plan in part through review of private and public development projects. For calendar year 2025, the City Planning Department completed over 271 development reviews for conformance with the MSCP Subarea Plan and the City's Environmentally Sensitive Lands regulations. The City tracks all individual projects and community plan BLA and BLC additions and subtractions to the MHPA as part of development project review and maintains a comprehensive in-house GIS database. BLA and BLC addition areas that have been formally conserved do not show up as HabiTrak gain due to the use of the original 1997 MHPA boundary for HabiTrak functions. The City continues to evaluate alternatives for incorporating BLA, BLC and VPHCP additions to the MHPA into HabiTrak. The City and wildlife agencies conducted six BLA meetings in 2025. During these meetings, proposed BLAs and BLCs were discussed as well as other project-based or informational items. Table 5 provides details of the BLAs and BLCs approved in 2025.

BOUNDARY LINE ADJUSTMENTS

Section 1.1.1 of the City's MSCP Subarea Plan (1997) provides that, "adjustments to the MHPA boundaries may be made without the need to amend either this Subarea Plan or the MSCP Plan in cases where the new MHPA boundary results in an area of equivalent or higher biological value" and that, "the determination of the biological value of a proposed boundary change will be made by the City in accordance with the MSCP Plan, with the concurrence of the wildlife agencies." Section 5.4.2 of the Final MSCP Plan (August 1998) sets forth the six criteria that the City and wildlife agency staff use to determine if a proposed BLA meets the "functional equivalency" test. City staff obtain wildlife agency concurrence on BLA findings through the development review process. There were two MHPA BLA approvals in 2025, as listed below in Table 5.

BOUNDARY LINE CORRECTIONS (BLCs)

The original MHPA boundary for the City was established as part of the regional MSCP mapping efforts, which became effective in March 1997. In 2012, the City and wildlife agencies agreed MHPA BLCs are allowed to rectify minor mapping inaccuracies at the project level and can be approved by City staff. For a MHPA BLC to be supported by City staff, it must be clearly demonstrated that:

- 1) The proposed area to be corrected out was legally permitted prior to MSCP Subarea Plan adoption in 1997;
- 2) No habitat, including wetlands, would be removed;
- 3) No buffer area (e.g., wetland buffer, wildlife corridor) would be impacted; AND,
- 4) Removing the area from the MHPA would not release the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines.

Seven MHPA BLCs were processed through review and approval of project specific entitlements and a targeted BLC associated with the Clairemont Community Plan Update was approved in 2025, as listed in Table 5 below.

**TABLE 5 - MHPA BOUNDARY LINE ADJUSTMENTS & CORRECTIONS
CALENDAR YEAR 2025**

Project Name	Project Number	Project Submittal Date	BLA/BLC Approval Date	Project Description
Junipero Serra ADA Improvements Project (BLA)	PRJ-0663614	May 15, 2020	May 9, 2025	The MHPA BLA removed 0.31 acre of Tier IV habitat and added 0.86 acre of Tier I, IIIA and IV habitat to the MHPA east of the project footprint, resulting in a net increase of 0.55 acre inside the MHPA.
Palm and Hollister Apartments BLA Update (BLA)	PRJ-0698277	December 3, 2021	September 18, 2025	The MHPA BLA removed 2.20 acres of Tier IV habitat from the MHPA. The project update requested an exchange of the approved MHPA BLA addition parcel from APN 366-031-12, located in East Elliot, for APN 667-020-91 located in Otay Mesa-Nestor. The exchange parcel resulted in a net increase of 5.95 acres to the MHPA and includes Tier I, II and IIIB habitats.
1517 Crespo Drive (BLC)	PRJ-1117107	June 17, 2024	March 14, 2025	The MHPA BLC removed 0.32 acres of a legally permitted development constructed in 1975. The project did not remove any habitat and would not impact any buffers or wildlife corridors.
12251 Libelle Court (BLC)	PRJ-1124814	October 18, 2024	May 28, 2025	The MHPA BLC removed 0.05 acres of legally permitted development, approved in 1992. No habitat was impacted or removed from the MHPA
7447 Stoneview Court (BLC)	PRJ-1119665	August 28, 2024	June 20, 2025	The MHPA BLC removed 0.01 acres of a legally permitted development constructed in 1974. The project did not remove any habitat and would not impact any buffers or wildlife corridors.

TABLE 5 - MHPA BOUNDARY LINE ADJUSTMENTS & CORRECTIONS CALENDAR YEAR 2025				
Project Name	Project Number	Project Submittal Date	BLA/BLC Approval Date	Project Description
3704 Robinson Place (BLC)	PRJ-1120723	August 7, 2024	August 13, 2025	The MHPA BLC removed 0.02 acres of legally permitted development constructed in 1925. The project did not remove any habitat and would not impact any buffers or wildlife corridors.
11454 Wide Valley Lane (BLC)	PRJ-1135929	May 8, 2025	September 29, 2025	The MHPA BLC removed 0.10 acres of legally permitted development constructed in 1984. The project did not remove any habitat and would not impact any buffers or wildlife corridors.
2990 Racetrack View Drive Project (BLC)	PRJ-1133777	March 28, 2025	October 13, 2025	The MHPA BLC removed 0.6 acres portion of the project that was part of a legally permitted development constructed in 1987. The project did not remove any habitat and would not impact any buffers or wildlife corridors.
3574 Sydney Place (BLC)	PRJ-1122815	September 18, 2024	November 4, 2025	The MHPA BLC removed a portion of the project (0.01 acres) that was legally permitted and developed in 1987. The project did not remove any habitat and would not impact any buffers or wildlife corridors.

PUBLIC OUTREACH, EDUCATION AND COMMUNITY PARTNERSHIPS

The City Planning Department continues to explore opportunities to provide more easily accessible information related to the MSCP and the VPHCP. The City Planning MSCP program and webpage was revamped under the heading Biodiverse SD to highlight the biodiversity of the region and emphasize how the MSCP strengthens and protects our unique ecosystems and regional biodiversity. This webpage includes the [Multiple Species Conservation Program Covered Species Story Map](#), the [VPHCP Interactive Mapping Tool](#) and [MHPA interactive map](#) well as links to open space parks and the regulations for biological resources. This public facing webpage provides easy access to detailed information regarding the MHPA, vegetation mapping and conservation status.

Additionally, the Communication Department has included educational social media reminders regarding



invasive species and bird nesting season awareness. The Parks and Recreation Department continues to operate nature centers and offer guided hikes within the managed preserve to offer educational opportunities for the public, such as a Story Map with the goal of informing the public and city staff about protected [flora](#) and [fauna](#) species to better monitor and manage these species and their associated habitats. Additionally, Parks and Recreation Department and the San Diego Natural History Museum have surveyed multiple canyons within the City as part of the Museum's Healthy Canyon Initiative Survey. The Natural History Museum launched this new

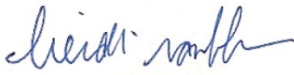
community science initiative in 2024 with the goal of filling in data gaps for plant and animals species in urban canyons, identify conservation threats, translate data in practical conservation and management recommendations, improve accessibility to information on local canyons, and engage the community to increase connection between people and greenspaces. Continued partnerships with community organizations aids with trash and invasive removal, restoration plantings, and surveys that strengthen the long-term management and community investment in open space areas.

CONCLUSION

The City continues to demonstrate commitment to the MSCP through comprehensive and innovative implementation. From project review and development permitting, to land acquisition and management, to public education--City staff work side by side with our partner agencies, non-profits and the public to keep the MSCP at the forefront of regional habitat conservation. We look forward to continuous collaboration well into the future—thus ensuring the success of habitat conservation plan's critical role in California's conservation efforts.

Please contact us at BiodiverseSD@sandiego.gov if you have any questions.

Sincerely,



Heidi Vonblum, Planning Director
City Planning Department
City of San Diego

dmm/ta

- Attachments:
1. City of San Diego Habitrak Summary Tables 2025
 - a. Habitat Conservation Accounting Model
 - b. Summary of Habitat Losses and Gains
 - c. Summary of Project Gains

- d. Summary of Project Losses
- 2. HAF Deposit Schedule for Calendar Year 2025
- 3. Marron Valley Cornerstone Lands Conservation Bank
 - a. Summary of Marron Valley Cornerstone Lands Conservation Bank Debits
 - b. Cornerstone Land Mitigation Fund Balance 700021
- 4. City of San Diego Department Project Accounting
 - a. 2025 PUD Project Impacts by Habitat
 - b. 2025 PUD Mitigation Assignments
 - c. 2025 Canyon Sewer Program Progress Report
 - d. 2025 ECP MSCP Project Summary
- 5. 2025 PUD Resource Management Activities
- 6. Heritage Brodiaea Preserve 2025 Annual Report

cc:

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