



Habitat Conservation Accounting Model

MSCP South San Diego County

From 1/1/2016 To 12/31/2016

Project Gain Status: Gain

Project Loss Status: Loss

<i>City of San Diego</i>	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	77.14	0.00	0.00	n/a
Saltpan	136	136	0	0.00	138.99	0.00	0.00	n/a
Southern Foredunes	10	9	1	9.00	9.92	1.09	0.00	-
Southern Coastal Bluff Scrub	144	137	7	19.57	141.17	7.19	0.00	-
Coastal Sage Scrub	21,185	19,260	1,925	10.01	12,579.41	1,324.06	55.21	-
Maritime Succulent Scrub	721	694	27	25.70	704.46	27.37	0.00	-
Chaparral	11,652	10,574	1,078	9.81	8,227.51	862.70	18.40	-
Southern Maritime Chaparral	1,231	1,128	103	10.95	981.02	90.92	0.00	-
Coastal Sage-Chaparral Scrub	118	98	20	4.90	275.51	52.60	0.00	-
Grassland	5,387	5,014	373	13.44	3,507.99	272.17	21.98	-
Southern Coastal Salt Marsh	936	936	0	0.00	732.93	0.00	0.00	n/a
Freshwater Marsh	232	232	0	0.00	83.19	0.00	0.00	n/a
Riparian Forest	614	614	0	0.00	433.31	0.00	0.00	n/a
Oak Riparian Forest	469	469	0	0.00	312.12	0.00	0.00	n/a
Riparian Woodland	567	567	0	0.00	516.44	0.00	0.00	n/a
Riparian Scrub	2,749	2,749	0	0.00	1,799.43	0.00	0.00	n/a
Oak Woodland	362	332	30	11.07	181.50	17.76	0.00	-
Torrey Pine Forest	153	145	8	18.13	144.50	7.98	0.00	-
Tecate Cypress Forest	2	2	0	0.00	0.00	0.00	0.00	n/a
Eucalyptus Woodland	189	183	6	30.50	126.04	4.32	0.50	-
Open Water	3,699	3,699	0	0.00	520.60	0.00	0.00	n/a
Disturbed Wetland	583	583	0	0.00	141.37	0.00	0.00	n/a
Natural Floodchannel	295	295	0	0.00	44.61	0.00	0.00	n/a
Shallow Bays	225	225	0	0.00	76.86	0.00	0.00	n/a
Pacific Ocean/Deep Bay	2	0	2	0.00	1.95	0.00	0.00	n/a
Disturbed Land	2,763	0	2,763	0.00	1,783.93	0.00	5.71	+
Agriculture	2,097	0	2,097	0.00	1,255.07	0.00	0.00	n/a
Urban/Developed	0	0	0	0.00	894.82	0.00	10.19	+
Total Acres for Agency: City of San Diego					35,691.80		111.99	

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



Summary of Habitat Losses and Gains

Plan: MSCP South San Diego County
Date Range: 1/1/2016 - 12/31/2016
Project Gain Status: Gain
Project Loss Status: Loss

Habitat Type	Acres Inside the Habitat Preserve Planning Area				Acres Outside the Habitat Preserve				Total Acres			
	Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain	
	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative
Tier 1 - Rare Uplands	17.11	232.80	81.47	4,786.64	45.21	1,507.87	7.11	419.02	62.32	1,740.67	88.58	5,205.66
Tier 2 - Uncommon Uplands	55.21	301.11	193.59	12,854.93	37.06	1,266.10	57.64	517.08	92.27	1,567.21	251.23	13,372.01
Tier 3a - Common Uplands	18.40	159.14	98.86	8,131.88	0.01	1,111.58	34.74	488.24	18.41	1,270.71	133.60	8,620.12
Tier 4 - Disturbed Land, Agriculture, Eucalyptus	6.21	236.26	130.80	3,165.04	0.41	1,806.64	8.23	565.62	6.62	2,042.90	139.03	3,730.66
Tier 3b - Non-native Grassland	4.87	103.22	32.10	979.54	28.62	2,395.79	72.31	335.03	33.48	2,499.01	104.41	1,314.58
Wetlands	0.00	21.58	4.16	4,878.95	0.00	54.00	1.27	332.38	0.00	75.58	5.43	5,211.33
Developed/Urban	10.19	60.57	42.57	894.82	29.28	1,438.93	17.14	251.97	39.46	1,499.50	59.70	1,146.80
Agency Total:	111.99	1,114.68	583.55	35,691.80	140.58	9,580.89	198.43	2,909.35	252.57	10,695.58	781.98	38,601.15

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

Summary of Habitat Losses and Gains

ATTACHMENT 1c



Plan: MSCP South San Diego County

Project Gain Status: Gain

Date Range: 1/1/2016 - 12/31/2016

Project Loss Status: Loss

City of San Diego

Habitat Type	Target Cons.	Acres Inside the Habitat Preserve Planning Area					Acres Outside the Habitat Preserve				Total Acres			
		Habitat Loss		Habitat Gain			Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain	
		Current Period	Cummulative	Current Period	Cummulative	Cons. to Date %	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative	Current Period	Cummulative
Beach	115	0.00	0.00	0.00	77.14	67.07 %	0.00	0.00	0.00	18.02	0.00	0.00	0.00	95.16
Saltpan	136	0.00	0.00	0.00	138.99	102.20 %	0.00	0.00	0.00	0.08	0.00	0.00	0.00	139.07
Southern Foredunes	9	0.00	0.00	0.00	9.92	110.17 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.92
Southern Coastal Bluff Scrub	137	0.00	0.01	0.00	141.17	103.04 %	0.00	0.15	0.00	1.77	0.00	0.15	0.00	142.94
Coastal Sage Scrub	19,260	55.21	296.95	193.59	12,579.41	65.31 %	37.06	1,256.19	57.64	481.88	92.27	1,553.14	251.23	13,061.29
Maritime Succulent Scrub	694	0.00	38.68	0.00	704.46	101.51 %	0.00	183.16	0.00	61.92	0.00	221.85	0.00	766.38
Chaparral	10,574	18.40	159.14	98.86	8,227.51	77.81 %	0.01	1,111.58	34.74	488.24	18.41	1,270.71	133.60	8,715.75
Southern Maritime Chaparral	1,128	0.00	46.27	19.04	981.02	86.97 %	0.00	97.05	0.00	37.12	0.00	143.33	19.04	1,018.14
Coastal Sage-Chaparral Scrub	98	0.00	4.16	0.00	275.51	281.14 %	0.00	9.91	0.00	35.20	0.00	14.07	0.00	310.71
Grassland	5,014	21.98	249.83	94.53	3,507.99	69.96 %	73.83	3,622.44	79.42	649.48	95.81	3,872.28	173.95	4,157.47
Southern Coastal Salt Marsh	936	0.00	0.00	0.00	732.93	78.30 %	0.00	0.00	0.00	69.08	0.00	0.00	0.00	802.01
Freshwater Marsh	232	0.00	1.50	2.40	83.19	35.86 %	0.00	2.51	0.19	1.97	0.00	4.02	2.59	85.16
Riparian Forest	614	0.00	0.30	0.00	433.31	70.57 %	0.00	3.10	0.00	5.62	0.00	3.40	0.00	438.93
Oak Riparian Forest	469	0.00	0.23	0.00	312.12	66.55 %	0.00	0.07	0.00	3.21	0.00	0.29	0.00	315.33
Riparian Woodland	567	0.00	0.00	0.00	516.44	91.08 %	0.00	0.00	0.00	1.33	0.00	0.00	0.00	517.77
Riparian Scrub	2,749	0.00	16.45	0.91	1,799.43	65.46 %	0.00	43.54	1.08	31.92	0.00	59.99	1.99	1,831.35
Oak Woodland	332	0.00	1.23	0.00	181.50	54.67 %	0.00	0.84	0.00	3.27	0.00	2.07	0.00	184.76
Torrey Pine Forest	145	0.00	0.00	0.00	144.50	99.66 %	0.00	0.00	0.00	0.50	0.00	0.00	0.00	145.01
Tecate Cypress Forest	2	0.00	0.00	0.00	0.00	0.00 %	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eucalyptus Woodland	183	0.50	3.99	0.00	126.04	68.88 %	0.40	21.37	1.13	10.44	0.90	25.36	1.13	136.48
Open Water	3,699	0.00	3.10	0.85	520.60	14.07 %	0.00	0.96	0.00	5.06	0.00	4.05	0.85	525.66
Disturbed Wetland	583	0.00	0.00	0.00	141.37	24.25 %	0.00	2.53	0.00	0.16	0.00	2.54	0.00	141.53
Natural Floodchannel	295	0.00	0.00	0.00	44.61	15.12 %	0.00	1.28	0.00	0.03	0.00	1.28	0.00	44.64
Shallow Bays	225	0.00	0.00	0.00	76.86	34.16 %	0.00	0.00	0.00	191.81	0.00	0.00	0.00	268.68
Pacific Ocean/Deep Bay	0	0.00	0.00	0.00	1.95		0.00	0.00	0.00	4.09	0.00	0.00	0.00	6.04
Disturbed Land	0	5.71	48.59	0.24	1,783.93		0.00	707.81	7.02	233.26	5.72	756.40	7.26	2,017.19
Agriculture	0	0.00	183.69	130.56	1,255.07		0.00	1,077.45	0.07	321.92	0.00	1,261.14	130.63	1,577.00
Urban/Developed	0	10.19	60.57	42.57	894.82		29.28	1,438.93	17.14	251.97	39.46	1,499.50	59.70	1,146.80
Agency Total:		111.99	1,114.68	583.55	35,691.80		140.58	9,580.89	198.43	2,909.35	252.57	10,695.58	781.98	38,601.15

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

Summary of Project Gains

MSCP South San Diego County



From 1/1/2016 To 12/31/2016

City of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt Resp.	Conservation Type	Mit. Bank Credits Used	Acres		
										Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres

Segment: Eastern Area

16-414421	Castlerock Amendments	East Elliott	Pardee Homes		7/1/2016	Gain	Private	Covenant	0.00	11.14	115.57	126.71
Total for Segment: Eastern Area											115.57	126.71

Segment: Northern Area

16-454662	Heritage Bluffs II	15601 Black Mountain Rd	William Dumka, BMR LLC		10/18/2016	Gain	Local	Covenant	0.00	94.02	189.54	283.56
16-57084	Pacific Highlands Ranch PEIR	Pacific Highlands Ranch	Pardee Homes		1/1/2016	Gain	Local	Dedication	0.00	2.51	271.07	273.59
16-406072	Shaw Lorenz	SW quad of Del Mar Mesa and Crml Mnt	Pardee Homes		5/4/2016	Gain	Private	Easement	0.00	7.18	6.30	13.49
06-0565	Sycamore Estates - gain error correction	Stonebridge Estates Beeler Cyn Rd	McMillin Homes		1/1/2016	Gain	Private	Easement	0.00	27.43	0.20	27.63
Total for Segment: Northern Area											131.14	598.26

Segment: Urban Areas

16-7509	Away Motors	Corner of Clairemont Mesa and Murphy Canyon	Lawrence Cole		4/14/2016	Gain	Private	Easement	0.00	0.30	0.00	0.30
16-380611	Golden Hill Community Plan Update	Golden Hill Community	City of San Diego		9/8/2016	Gain	Local	Dedication	0.00	2.95	0.00	2.95
16-138513	Kretowicz Residence	7957 Princess St	Claude Anthony Marengo		6/27/2016	Gain	Private	Easement	0.00	0.30	0.00	0.30
16-339604	La Jolla Centre III	4810 Eastgate Mall	Renee Powell - Latitude 33		1/14/2016	Gain	Private	Easement	0.00	0.10	0.86	0.96
16-380611	North Park Community Plan Update	North Park Community	City of San Diego		9/8/2016	Gain	Local	Dedication	0.00	7.57	0.00	7.57
16-473417	Stevenson Property	4520 Pocohontas St.	Ryland Green - Ryland Homes		10/20/2016	Gain	Private	Easement	0.00	5.30	0.00	5.30
16-489320	The Reserve	6850 Country Club Dr	Ken Coston		6/24/2016	Gain	Private	Easement	0.00	18.26	0.00	18.26

City of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt Resp.	Conservation Type	Mit. Bank Credits Used	Acres			Total Acres					
										Outside Habitat Preserve	Acres Inside Habitat Preserve							
Segment: Urban Areas																		
16-380611	Uptown Community Plan Update	Uptown	City of San Diego		9/8/2016	Gain	Local	Dedication	0.00	21.37	0.00		21.38					
Total for Segment: Urban Areas										0.00	56.15	0.87		57.02				
Total for Agency: City of San Diego														0.00	198.43	583.55		781.98

Summary of Project Gains

MSCP South San Diego County



From 1/1/2016 To 12/31/2016

City of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Mgmt Resp.	Conservation Type	Mit. Bank Credits Used	Acres			
									Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres	
16-7509	Away Motors	Corner of Clairemont Mesa and Murphy Canyon	Lawrence Cole		4/14/2016	Private	Easement	0.00	0.30	0.00	0.30	
16-414421	Castlerock Amendments	East Elliott	Pardee Homes		7/1/2016	Private	Covenant	0.00	11.14	115.57	126.71	
16-380611	Golden Hill Community Plan Update	Golden Hill Community	City of San Diego		9/8/2016	Local	Dedication	0.00	2.95	0.00	2.95	
16-454662	Heritage Bluffs II	15601 Black Mountain Rd	William Dumka, BMR LLC		10/18/2016	Local	Covenant	0.00	94.02	189.54	283.56	
16-138513	Kretowicz Residence	7957 Princess St	Claude Anthony Marengo		6/27/2016	Private	Easement	0.00	0.30	0.00	0.30	
16-339604	La Jolla Centre III	4810 Eastgate Mall	Renee Powell – Latitude 33		1/14/2016	Private	Easement	0.00	0.10	0.86	0.96	
16-380611	North Park Community Plan Update	North Park Community	City of San Diego		9/8/2016	Local	Dedication	0.00	7.57	0.00	7.57	
16-57084	Pacific Highlands Ranch PEIR	Pacific Highlands Ranch	Pardee Homes		1/1/2016	Local	Dedication	0.00	2.51	271.07	273.59	
16-406072	Shaw Lorenz	SW quad of Del Mar Mesa and Crml Mnt	Pardee Homes		5/4/2016	Private	Easement	0.00	7.18	6.30	13.49	
16-473417	Stevenson Property	4520 Pocohontas St.	Ryland Green – Ryland Homes		10/20/2016	Private	Easement	0.00	5.30	0.00	5.30	
06-0565	Sycamore Estates - gain error correction	Stonebridge Estates Beeler Cyn Rd	McMillin Homes		1/1/2016	Private	Easement	0.00	27.43	0.20	27.63	
16-489320	The Reserve	6850 Country Club Dr	Ken Coston		6/24/2016	Private	Easement	0.00	18.26	0.00	18.26	
16-380611	Uptown Community Plan Update	Uptown	City of San Diego		9/8/2016	Local	Dedication	0.00	21.37	0.00	21.38	
Total for Agency: City of San Diego									0.00	198.43	583.55	781.98

Summary of Project Losses

MSCP South San Diego County



From 1/1/2016 To 12/31/2016

City of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	CEQA Doc.	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
Segment: Eastern Area										
16-397277	Castlerock Amendment	East Elliott	Pardee Homes		5/1/2016	Loss	388889	Single-Family Residential	91.90	18.57
Total for Segment: Eastern Area									91.90	18.57
Segment: Northern Area										
16-416489	Heritage Bluffs II	15601 Black Mountain Rd	William Dunka, BMR LLC		10/18/2016	Loss	319435	Single-Family Residential	30.67	18.60
Total for Segment: Northern Area									30.67	18.60
Segment: Urban Areas										
16-380611	Golden Hill CPU	Golden Hill	City of San Diego		9/8/2016	Loss	380611	Other	0.01	3.44
16-380611	North Park CPU	North park	City of San Diego		9/8/2016	Loss	380611	Other	0.02	23.19
16-473417	Stevenson Property	4520 Pocohontas St.	Ryland Green – Ryland Homes		3/24/2016	Loss	421571	Single-Family Residential	12.20	0.00
16-401141	The Reserve	6850 Country Club Dr	Ken Coston		7/11/2016	Loss	292065	Single-Family Residential	5.75	0.00
16-380611	Uptown CPU	Uptown	City of San Diego		9/8/2016	Loss	380611	Other	0.03	48.19
Total for Segment: Urban Areas									18.01	74.82
Total for Agency: City of San Diego									140.58	111.99
										252.57

Summary of Project Losses

MSCP South San Diego County



From 1/1/2016 To 12/31/2016

City of San Diego

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss		CEQA Doc.	Activity Type	Acres		Total Acres	
					Status	Loss			Outside Habitat Preserve	Inside Habitat Preserve		
16-397277	Castlerock Amendment	East Elliott	Pardee Homes			5/1/2016	Loss	388889	Single-Family Residential	91.90	18.57	110.47
16-380611	Golden Hill CPU	Golden Hill	City of San Diego			9/8/2016	Loss	380611	Other	0.01	3.44	3.44
16-416489	Heritage Bluffs II	15601 Black Mountain Rd	William Dunka, BMR LLC			10/18/2016	Loss	319435	Single-Family Residential	30.67	18.60	49.27
16-380611	North Park CPU	North park	City of San Diego			9/8/2016	Loss	380611	Other	0.02	23.19	23.22
16-473417	Stevenson Property	4520 Pocohontas St.	Ryland Green – Ryland Homes			3/24/2016	Loss	421571	Single-Family Residential	12.20	0.00	12.20
16-401141	The Reserve	6850 Country Club Dr	Ken Coston			7/11/2016	Loss	292065	Single-Family Residential	5.75	0.00	5.75
16-380611	Uptown CPU	Uptown	City of San Diego			9/8/2016	Loss	380611	Other	0.03	48.19	48.22
Total for Agency: City of San Diego									140.58	111.99		252.57