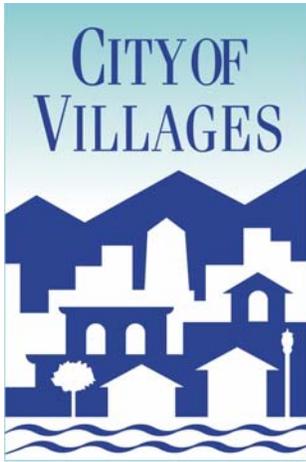


***THE CITY LAND USE
PLANNING PROCESS***



General Plan Update

The General Plan update began with City Council adoption of the Strategic Framework Element of the General Plan on October 22, 2002. The Strategic Framework Element sets forth the City of Villages strategy to address the challenges of growth and improve quality of life. New growth is to be targeted in mixed-use village centers in order to create lively activity centers, provide housing, preserve existing low density residential neighborhoods, improve walkability, and help support a state-of-the-art transit system.

The Strategic Framework Element provides policy direction to protect the natural environment, increase housing affordability, enhance neighborhoods, increase mobility, create economic prosperity, provide for equitable development, and provide public facilities. These and other policies are to be developed in greater detail in the proposed nine elements of the updated General Plan, including a new Land Use Element which will provide a framework for the preparation and content of community plans.

The City of Villages strategy and policies are based upon the following Strategic Framework Element vision and core values:

Vision

We have a special role as stewards of a remarkable resource, a city on the Pacific of great cultural and physical diversity. In the 21st century, as the City grows, San Diego must continue to evolve in harmony with its exceptional natural beauty, always treasuring the unique character of its neighborhoods, striving for equity, yet building a strong sense of connection to the rich mosaic that is San Diego.

Core Values

The core values of the City of Villages Strategy to preserve and build on what is good in San Diego were conceived by the Citizen Committee during multiple community meetings.

Open Space – We value the City's extraordinary setting, defined by its open spaces, natural habitat and unique topography.

Diversity – We value the physical, social and cultural diversity of our City and its neighborhoods.

Public Facilities – We recognize that the availability of public facilities, infrastructure (including information infrastructure), and services are essential to neighborhood quality and necessary companions to density increases.

Housing – We value the promotion and encouragement of affordable housing and an overall diversity of housing types and costs.

Culture – We value the City's multiplicity of arts, cultural and historic assets.

Walkability – We value walkable, tree-lined communities.

Schools – We value schools as an integral part of our neighborhoods and encourage equitable access to quality schools and other educational institutions.

Recreation – We value parks, accessible by foot, transit, bicycle and car, as areas to support neighborhood, community and regional facilities and programs.

Economy – We value maintaining and encouraging a diverse economy to achieve a rising standard of living for all San Diegans.

Regionalism – We value regional cooperation and coordination to resolve regional growth issues and support regional collaboration with other organizations and agencies in order to meet economic prosperity.

Mobility – We value a convenient, efficient, aesthetically-pleasing and multi-modal transportation system.

Multi Nationalism – As a prominent border city, we value our mutually-beneficial cultural and economic ties with our neighbors in Mexico.

Efficiency – We value a compact, efficient and environmentally-sensitive pattern of development.

In February 12, 2003, the Land Use and Housing Committee (LU&H) approved the General Plan Work Program which laid out the major work activities and a timeline to update the General Plan. The following is a broad timeline overview.

General Plan Update Timeline Overview

October	2002	City Council adopts Strategic Framework Element and Action Plan
February	2003	Land Use and Housing (LU&H) approves General Plan Update Work Program
February	2005	Community Planners Committee (CPC) Workshop on the General Plan Update
Spring	2005	CPC Workshop to review draft General Plan
Summer/Fall	2005	Planning Commission considers General Plan
November	2005	City Council considers draft General Plan
January	2006	Begin community plan update process

The General Plan Update effort involves incorporating and refining Strategic Framework Element and citywide community plan policies into the General Plan, consolidating the existing fourteen elements into nine, and formatting the document so that it is easy to read and web-friendly. The following table summarizes the elements and issues addressed.

General Plan Update Elements and Issues Addressed, and Status

General Plan Element	Issues to be Addressed
Housing	Housing Supply
Economic Prosperity- <i>New</i> (combine Commercial, Industrial, Redevelopment elements)	Collocation policy, commercial designations preserving industrial land equitable development
Mobility (Circulation)	Multi-modal congestion strategies, parking policies, transit priorities, financing
Public Facilities and Safety	Updated standards New facilities phasing New priorities for financing
Conservation (Open Space, Conservation, Energy Conservation, Cultural Resources elements)	Resource conservation, pollution prevention, water quality and habitat protection
Urban Design	Urban form, design for walkability, public spaces and civic architecture, village and residential design guidelines
Recreation (Open Space, Recreation elements)	Standards/options/guidelines Diversity, preservation, accessibility, joint use – open space – resource parks
Land Use – <i>New</i>	City Of Villages Map Annexations Phasing/tiers Community plan format and preparation Plan amendment process Consistent definition
Noise (Circulation)	Airports Mixed-use development Mitigation measures

Implementation Actions

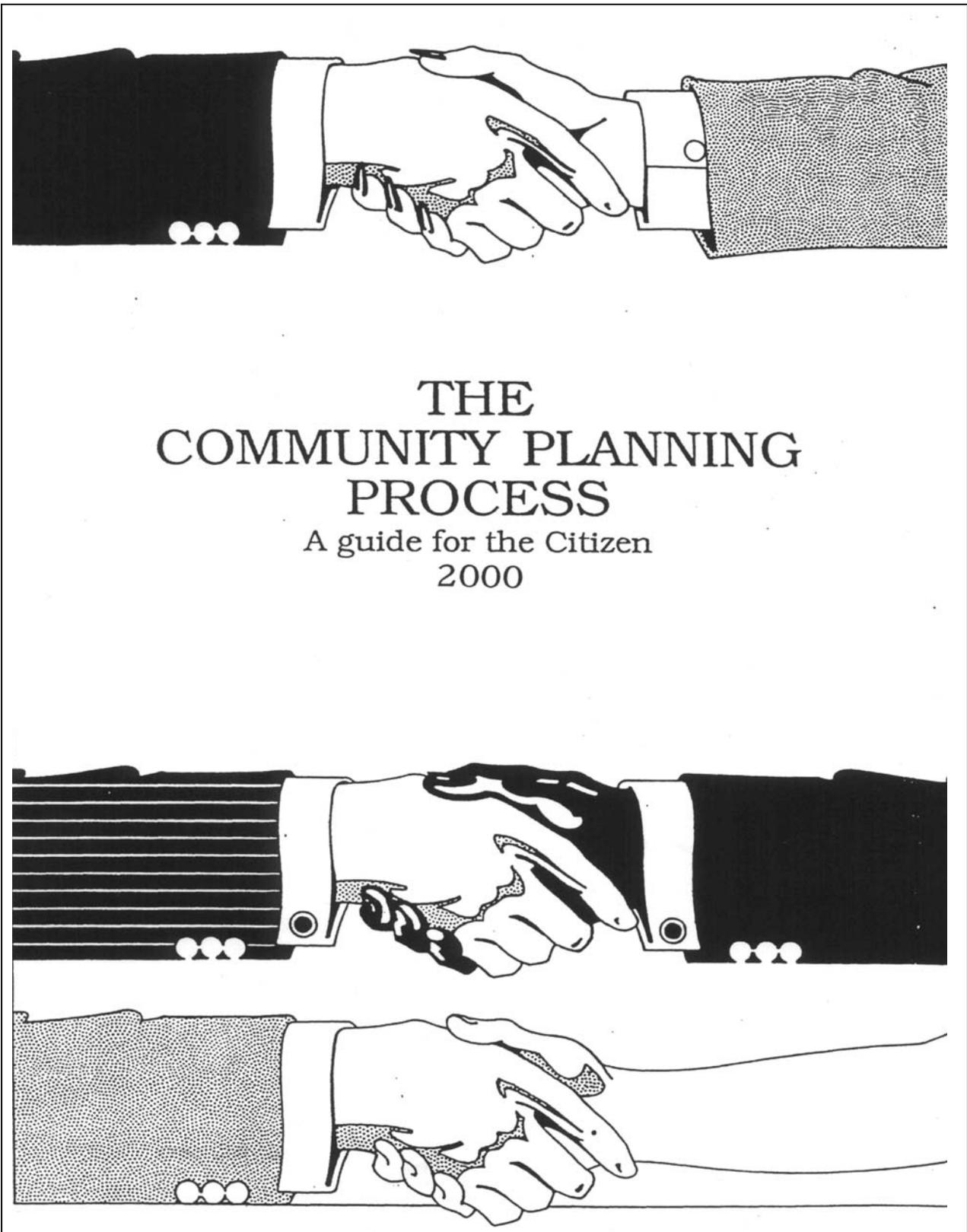
General Plan Work Program Progress

Since October 2003, significant progress has been made on several implementation programs. Including:

- The City Council selected five pilot village projects to proceed as part of the prestigious Pilot Village Program-February 2004.
- The Planning Department distributed the first annual General Plan Monitoring Report identifying work completed in implementing the Strategic Framework Element Action Plan, work to be done, and setting a baseline for quality of life and economic indicators to be monitored in the future- July 2004.
- The Planning Department completed work with community planning groups to collect citywide existing conditions data in a GIS format that can be used for future analysis on various actions including preparing a financing strategy for public facilities and infrastructure, amending or updating community plans, updating the General Plan, and conducting future environmental analysis. Maps created through the process are available on the City's website www.sandiego.gov - August 2004.
- Numerous public meetings and workshops were held, and e-mail notices distributed as a part of the drafting of the General Plan.
- The first draft of the General Plan is to be distributed in late April 2005.

Public Involvement

Information about the General Plan Update, City of Villages Strategy and the Action Plan can be found online at www.sandiego.gov/cityofvillages. Citizens can also call the Planning Department at (619) 235-5200, or the General Plan Hotline at (619) 235-5226.



THE COMMUNITY PLANNING PROCESS

A guide for the Citizen
2000

City of San Diego • Planning Department

INTRODUCTION

Since its incorporation in 1850. San Diego has experienced steady growth. The need to plan for and to guide this growth has always been the responsibility of city government and citizens working together. In 1966, the City Council formalized this government-citizen relationship with the adoption of Council Policy 600-5. Under this policy, citizens who wish to participate in the planning process are able to form officially recognized planning committees. These committees work with the Planning Department to formulate and implement community plans and to advise the Planning Commission and the City Council on planning issues in their respective communities.

In an effort to assist planning committee members and other interested citizens in understanding the planning process, this report outlines some basic information. The following pages explain, in brief, the nature of community plans, the preparation of plans and the ways in which plans are implemented. The respective roles of city government and the planning committees and their relationship to each other is explained.

WHAT IS A COMMUNITY PLAN?

A community plan is a public document which contains specific proposals in a given community for future land uses and public improvements. The community plan provides a long-range physical development guideline for elected officials and citizens engaged in community development. The community plan recommendations are, however, guidelines which cannot be implemented by the adoption of the plan alone. Concurrent with or subsequent to plan adoption a series of Implementation programs must be begun if the recommendations of the plan are to become reality. Zoning controls, a public facilities financing plan, the Capital Improvements Program, and monitoring of new development projects by the community and the City are all methods of Implementing community plans. These and other implementation methods are explained later in this document.

WHAT IS ZONING?

Zoning is the legislative method by which land use, intensity of development, and site design and architectural design are controlled. Some zones apply to all or many parts of the City while other zones, called planned districts, apply only to very specific sections of the City. This specialized zoning addresses issues of land development which are specific to the area designated as a planned district. A third type of zoning, called "overlay zones", add special regulations to the regulations of the underlying zone. The Hillside Review Overlay Zone and the Institutional Overlay Zone are two examples of this type of zone. All types of zoning promote the grouping of land uses which are compatible to one another and control development so that property can be adequately serviced by public facilities.

WHAT ARE THE CHARACTERISTICS OF A COMMUNITY PLAN?

A community plan must be all of the following:

- 1. COMPREHENSIVE:** The plan should address all aspects of community development including: housing: transportation: commercial and industrial development; public facilities, such as schools, parks, libraries: urban design or the image of the community, and environmental issues, such as noise, hillside preservation, control of runoff and erosion.
- 2. LONG-RANGE:** The plan should make recommendations which guide development over a long period of time. Development of a community is a process which takes many years and which is an ongoing process. The plan must be based on not only what the community is today, but what development factors will likely occur in the future.
- 3. RELATED TO THE ENTIRE CITY:**
Any community is only one segment of the City as a whole. The community plan must address not only issues within the community, but also citywide issues as they relate to the community. No community exists separately from neighboring communities or isolated from the rest of the City. The Progress Guide and General Plan provides the outline for development of the City as a whole, and each community plan must work within this outline to guide development in the individual communities.
- 4. A VISION OF THE FUTURE:** As San Diego grows, so does each of its component communities. The plan must be a guide for that growth. While the plan is based on existing conditions in the community, it cannot be a document which does no more than reflect the status quo. The planning process is based on the assumption that change will occur (as is inevitable in any urbanized society), and the plan must be a document that envisions what those changes will be. The plan must be a document which guides the community toward the future.
- 5. IMPLEMENTABLE:** As stated earlier, the plan itself does not control development in the community. The recommendations of the plan must be implemented through the Zoning Ordinance, the Capital Improvements Program, a Public Facilities Financing Plan, monitoring of new projects, etc. The plan must identify what implementation methods are needed and must include recommendations for any new legislation which might be necessary to implement the plan.

THE PLANNING PROCESS

When preparing a community plan, several steps should be followed to develop recommendations which best guide the future development of the community. Community members and members of the Planning Department work together through these logical steps to develop the plans. While the community planning group provides invaluable information to the Planning Department staff to prepare the community plan document, the compilation by the Planning Department of all information including, but not limited to, the information provided by the community planning committee, is essential if an effective community plan is to be achieved. The following are the essential steps for the preparation of a community plan:

1. FORMULATION OF GOALS AND OBJECTIVES

- a. An overall goal for the future of the community is established. This goal should be a vision statement of how the community develops in the coming years. The established goal will be the guide for all of the recommendations of the community plan, and its formulation is an important community function..
- b. Goals for each land use element of the plan are established. These goals are specific to each of the land use elements and support the overall community goal. The formulation of these goals is also an important function of the planning committee.
- c. The objectives of the community plan are defined. Objectives are sets of specific desired effects or results, or statements of intent, necessary for the community to pursue in order to achieve the goals of the plan. The objectives are in turn achieved through the specific recommendations of the plan.

2. RESEARCH

- a. Existing conditions in the community are identified. Population data, existing land use information, public facilities needs and opportunities for growth in the community must be identified. This is primarily the function of Planning Department staff using recorded data, field investigation and input from other City departments and government agencies.
- b. Existing conditions in the community are compared and related to the City as a whole. The Planning Department staff evaluates the community as a part of the City to ensure that the community plan is an integral part of the citywide planning process and includes implementation of citywide policies.

3. DEVELOPMENT OF PROJECTIONS AND RECOMMENDATIONS

- a. The appropriate level of development to be recommended for the community in the future is determined. The Planning Department together with community members, property owners and other interested persons and agencies, must determine how much and where the community should grow. Existing conditions data as well as citywide and community expectations for growth are analyzed to determine how the community should change and what must be done within the context of the community goals to accommodate that change.
- b. Recommendations are developed to channel growth. Based on input from the community, property owners, other City departments and agencies, the Planning Department staff develops recommendations for changes in land use, transportation and public facilities. These recommendations are designed to guide growth and change in the community into the future.

4. PLAN DRAFT PREPARATIONS AND REVIEW

- a. Planning Department staff prepares a first draft of the community plan. This draft includes issues, goals and objectives, existing conditions, recommendations for location and intensities of land use and public facilities needs, as well as implementation methods.
- b. The plan draft is distributed to the community planning committee. City departments and other interested government agencies. The draft is discussed, reviewed and requests for revisions or issues with the plan draft are submitted in written form to the Planning Department.
- c. An environmental review of the draft by the City determines whether or not any of the plan recommendations will have an environmental impact on the community or the City. If there are environmental impacts, an Environmental Impact Report will be prepared which will identify mitigation measures that may be necessary to adopt the plan. If there are no environmental impacts, a Negative Declaration will be prepared.
- d. All recommended revisions or issues raised are investigated and considered, and the Issues are addressed to the extent possible in a second draft which is also distributed and reviewed. Additional drafts may or may not be necessary, depending on the number and complexity of issues in each individual community.

5. PUBLIC HEARINGS & ADOPTIONS

- a. A public hearing before the Planning Commission is scheduled to discuss the draft plan. Notices are usually mailed to all property owners within the community as well as property owners outside the community whose property is within 300 feet of the community boundary. Notices are also published in a designated newspaper of general circulation.
- b. Public testimony is given before the Planning Commission with discussion and response by the Planning Commission and Planning Department staff. The Planning Commission may refer the plan back to the Planning Department for changes or may recommend that a City Council hearing be set and that the City Council approve the plan.
- c. A City Council hearing is scheduled by the City Clerk and notices are sent in the same manner as for the Planning Commission hearing.
- d. Public testimony and discussion occur at the City Council hearing, and the City Council may refer the plan back to the Planning Department for changes or may approve the plan. If the plan is referred back for changes, a second City Council hearing must be held. Once the City Council approves the plan. It is adopted and may not be amended except by the City Council through the public hearing process.

6. IMPLEMENTATION

- a. Zoning in the community should be in conformance with the recommendations of the plan. Zoning is revised to conform to the plan either at the time of the adoption of the plan or a plan update, or soon thereafter. Since zoning is usually the most widespread tool used to implement the plan, it is very important that zoning conform to the recommendations of the plan. It is also

very important that zoning be brought into conformance with the plan in as timely a manner as possible if the plan is to be effectively implemented.

b. Special land use regulations such as planned districts or overlay zones may also be used to implement a plan. These special regulations may be used instead of conventional citywide zoning or in addition to citywide zoning. Special regulations are used to implement plan recommendations that require special attention and which cannot be fully implemented through conventional zoning regulations.

Special regulations may require that a discretionary permit be granted by the City. Such a permit may be approved or disapproved depending on an applicant's ability to meet design or improvement expectations of the community plan, such as providing open space areas which directly benefit the community and the City. Discretionary permit proposals may be reviewed by the planning committee which then makes a recommendation to the City regarding the proposal. The City, the applicant, and the community may not always agree about discretionary permit proposals, but reaching compromise solutions is one aspect of the planning process.

c. Plan amendments are sometimes applied for by property owners or proposed by the community. Any change to the community plan must go through the same analysis/review/public hearing process that the original plan went through. At this time, the processing of plan amendments is guided by Council Policy 600-35 which requires a cumulative impact analysis of all proposed amendments. Consequently, plan amendments are grouped according to sectors of the City, and all of the proposed amendments within each sector are heard together.

d. Public Facilities Financing Plans are prepared to outline the major public facilities improvements needed in a community and to establish a schedule for the construction of those facilities. The plan also outlines the costs of the facilities and frequently sets up funding sources to pay for land acquisition, design and construction. Money may be paid into a fund, called a Facilities Benefit Assessment fund, through the collection of development fees which are paid as part of new construction permit fees. Public facilities financing plans are prepared for all communities.

CONCLUSION

The planning process is an ongoing process. Although the preparation of the plan document usually takes one to two years, the implementation of the plan continues over a period of many years. Once a plan is adopted, the community planning committee and the City must make sure that development projects adhere to the plan recommendations and that the plan continues to be a valid projection of the future. The community planning committee and the citizens of the community in general must take the lead in advising the City over the years regarding the effectiveness of the plan. Continuity within the planning committee is very important and the planning committee and Planning Department staff must work to educate and train new planning committee members. Every member of a planning committee should be aware of what his or her role is in the planning process and should understand what is involved in the planning process. This guide is intended to be a part of this training.

SUMMARY

Role of the Planning Committee

1. FORMULATION OF GOALS AND OBJECTIVES

- Study alternative goals and objectives
- Establish general and specific goals and objectives

2. RESEARCH

- Review data
- Advise staff of specific problems
- Review land use assumptions
- Evaluate implications of assumptions
- Inform public at large
- Encourage citizen participation

3. DEVELOPMENT OF PROJECTIONS AND RECOMMENDATIONS

- Recommend future levels of development which are appropriate to community needs and which fulfill the vision which the community has of itself for the future
- Develop corresponding recommendations to channel growth at appropriate levels

4. PLAN DRAFT PREPARATION AND REVIEW

- Review draft and identify points for discussion
- Meet with Planning Department staff to discuss draft and ask questions
- Suggest modifications to plan draft

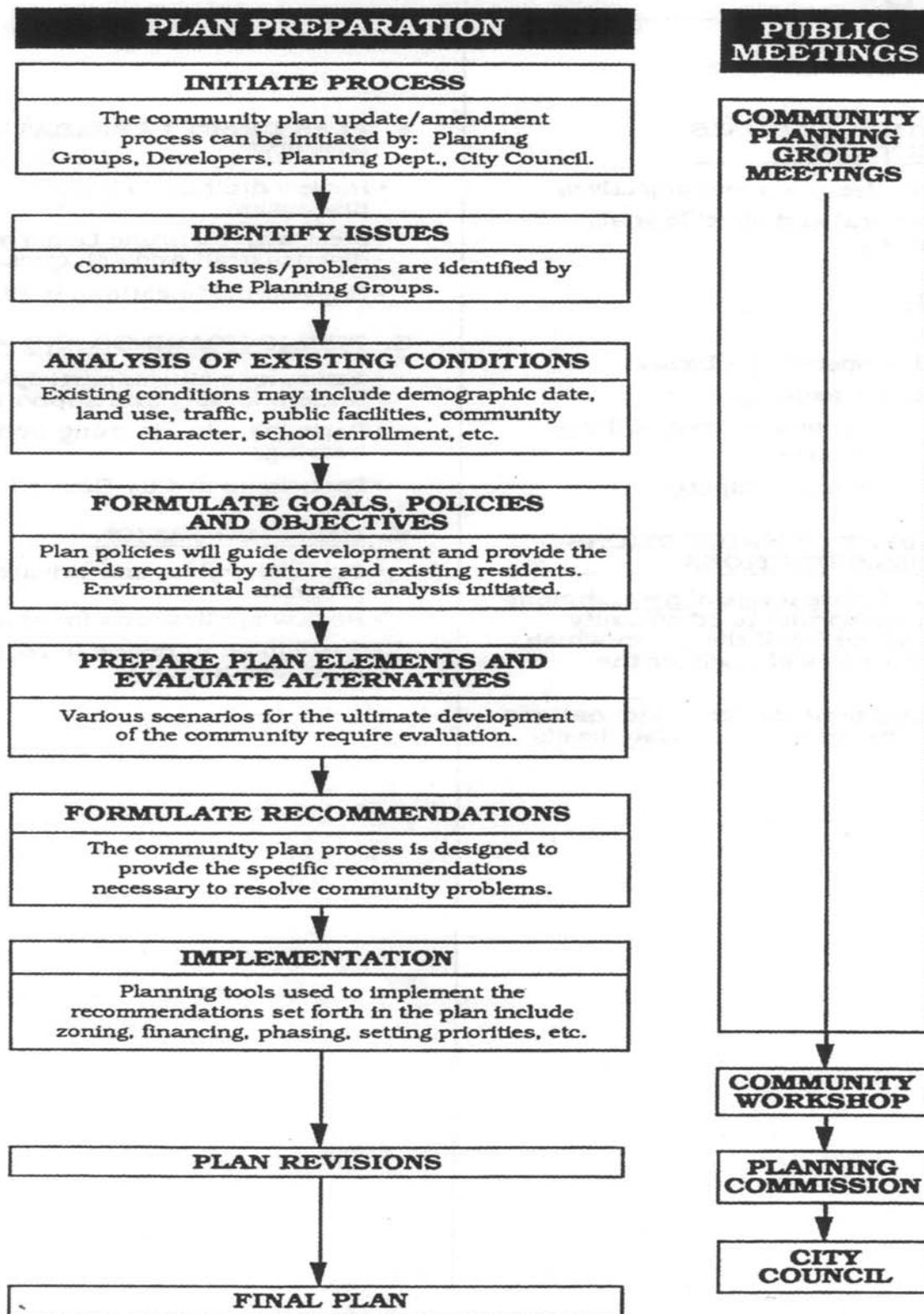
5. PUBLIC HEARINGS AND ADOPTION

- Encourage citizen participation, understanding and support
- Participate in Planning Commission hearings
- Participate in City Council hearings

6. IMPLEMENTATION

- Promote public and private action programs
- Review applications for specific projects
- Participate in review of requests for plan amendments

COMMUNITY PLANNING PROCESS



FACILITIES FINANCING

What are Facilities Benefit Assessments and Development Impact Fees?

Since 1980, the City Council has adopted legislation establishing fees on new development as a way to assure that needed public facilities will be provided both in urbanized and planned urbanizing communities in the City of San Diego.

Building permits involving new or additional development can be issued for most residential and non-residential projects only after applicants pay a Facilities Benefit Assessment (FBA) or a Development Impact Fee (DIF). The amounts collected vary by community since they are based on the facility needs of each community. In some cases payment of fees may be deferred until final inspection.

Facilities Benefit Assessments are collected in the **planned urbanizing communities**. Assessments are typically levied to finance libraries, fire stations, parks, police stations, and transportation facilities within each community. Commercial, industrial, and institutional fees in the planned urbanizing areas are based on total acreage of a development. An exception is North University City, where FBAs are based on the average daily trips generated by a project.

Development Impact Fees are also

collected in the **urbanized communities** and typically include components for transportation, fire, police, park and library facilities.

Commercial and industrial DIF fees are collected for fire and transportation facilities. Calculations for the fire portion of the DIF fees are based on the square footage of a project. Calculations for the transportation portion of the DIF fees are based on the expected traffic generation of the project, with "per trip" rates.

The fees are applicable only on additional development; that is, a net increase in residential units, increased building area, or a change in use resulting in higher trip generation.

Fees can be paid at the Development Services Center, 1222 First Avenue, when the building permit is issued. Requests for fee deferral until occupancy may be granted in certain cases. Please contact the office listed below for further information:

**Planning Department,
Facilities Financing Section**

(619) 533-3670

**COMMUNITY PLANNING AREAS
BY CATEGORY**

URBANIZED

Barrio Logan
Centre City
Clairemont Mesa
College Area
Golden Hill
Kearny Mesa
La Jolla
Linda Vista
Mid City
Midway/Pacific Highway Corridor
Mission Beach
Mission Valley
Navajo
Greater North Park
Ocean Beach
Old San Diego
Otay Mesa-Nestor
Pacific Beach
Peninsula
San Ysidro
Serra Mesa
Skyline/Paradise Hills
Southeast San Diego
Torrey Pines
University South
Uptown

PARK PLANS

Balboa Park
Los Penasquitos Canyon Preserve
Mission Bay Park
Mission Trails Regional Park
Tecolote Canyon

PLANNED URBANIZING

Carmel Mountain Ranch
Carmel Valley*
East Elliott
Fairbanks Ranch Country Club
Miramar Ranch North
Mira Mesa*
North University City*
Otay Mesa
Rancho Bernardo
Rancho Penasquitos*
Sabre Springs*
Scripps-Miramar Ranch*
Sorrento Hills
Tierrasanta*
Via de la Valle

FUTURE URBANIZING

Del Mar Mesa (Subarea 5)*
Subarea 2
San Dieguito River Basin
San Pasqual

PHASE SHIFTED COMMUNITIES

Black Mountain Ranch (Subarea 1)*
Pacific Highlands Ranch (Subarea 3)*
Torrey Highlands (Subarea 4)

*FBA Communities

California Government Code 66000 Guidelines

Development Impact Fees (As opposed to Facilities Benefit Assessments) are governed by the California Government Code 66000. These fees are assessed primarily in the urbanized areas of the City. The major points of this code as they apply to the City's impact fees are provided below.

The City must:

1. Identify the purpose of the fee;
2. Identify the public facility to be funded;
3. Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed;
5. Deposit the fees in a separate earning fund;
6. Provide an annual report showing the amount of the fee; beginning and ending balance of each fund; total fees collected including interest earned; and list each public improvement on which fees were expended.

If money remains in the fund after 5 years from the collection date and certain findings aren't made then the money shall be refunded.

City of San Diego Ordinance O-15318 Guidelines

Facilities Benefit Assessments are governed by the City of San Diego Ordinance O-15318. This is the procedural ordinance for financing public facilities in planned urbanizing areas of the City. This ordinance was adopted August 25, 1980. The major points of this ordinance are provided below.

The City must:

- 1) Designate areas of benefit and provide a diagram of the designated area
- 2) Provide an implementation program or a financing plan with respect to the proposed capital projects
- 3) Describe and provide estimated total costs for each project
- 4) Provide a capital improvement program establishing a schedule for the timing of the project construction
- 5) Provide the method by which costs are apportioned and the estimated cost by parcel in each area of benefit
- 6) Provide the basis and methodology for automatic annual increases
- 7) Place liens on the property for the proposed assessment due at building permit issuance

Fees are deposited in a separate interest earning fund for each area of benefit.

Development Fees



This brochure outline fees which the Facilities Financing Section of the Planning Department collects as part of the costs of land development in the City of San Diego. Facilities Benefit Assessments (FBA) or Development Impact Fees (DIF) are charged for development in all planned urbanizing and urbanized communities within the City of San Diego. A developer usually pays one or the other (FBA or DIF), not both. This money is used by the City to provide needed public facilities such as streets, libraries, parks, and fire stations. The fees must generally be paid to the Information and Application Services Division of the Development Services Department prior to the issuance of a building permit.

The Facilities Financing Section also assesses Housing Impact Fees. These fees were adopted by Ordinance O-17454 on April 16, 1990. This fee is applicable on new construction, additions or interior remodeling to accommodate a change from the structure's current use. These fees are only applicable on non-residential development. These fees were established to meet, in part, the affordable housing needs of San Diegans.

If you have any questions about any of these fees, the last page of the brochure contains a list of the Facilities Financing Section personnel who will help you.

FEES ARE SUBJECT TO CHANGE PER UPDATE PROCESS. CHECK WITH COMMUNITY PROJECT MANAGER FOR CURRENT FEES.

COMMUNITY	FISCAL YEAR 2005 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi-Family Unit	Commercial Acre	Industrial Acre	Institutional Acre	Commercial/Indus'l		SPF Single-Family	SPF Multi-Family
						Trans\$/ADT	Fire\$/1000 SF GBA		
Planned Urbanizing Communities									
Black Mountain Ranch	32,448	22,714	10,741 (a) (b)	5,589 8,163 (a)	107,397	-	-	-	-
Carmel Mt. Ranch	-	-	-	-	-	-	-	-	-
Carmel Valley - N	17,787	12,451	65,988	61,364	63,498	-	-	-	-
Carmel Valley - S	17,787	12,451	65,988	61,364	63,498	-	-	-	-
Del Mar Mesa	56,405(c)	39,483	116,194	-	-	-	-	-	-
Fairbanks Ranch	15,018	10,513	46,531	-	-	-	-	-	-
Miramar Ranch North(d)	-	-	-	-	-	-	-	-	-
Mira Mesa	14,588	10,211	90,293	31,653- 41,427	-	-	-	-	-
North University City	10,335	7,235	-	-	-	696(e)	-	-	-
Otay Mesa (f)	12,584	8,809	72,361 98,058	25,168 25,085	-	-	-	-	-
Pacific Highlands Ranch	29,862 20,307 (g)	20,904	240,930	160,619	85,663	-	-	-	-
Rancho Bernardo	301/201(h)	301/141(h)	2,106	602	-	-	-	1,366/641(h)	954/449(h)
Rancho Encantada	15,350	10,745	-	-	6,850	-	-	-	-
Rancho Peñasquitos	17,466	12,227	104,795	-	-	-	-	-	-
Sabre Springs	3,736	2,615	653(a)	330 (a)	-	-	-	-	-
San Pasqual	1,680	1,176	-	-	-	168	-	-	-
Scripps Miramar Ranch	4,541	3,179	89,641	54,039	30,925	-	-	5,479	5,479
Tierrasanta	4,720	3,304	25,357	14,159	-	-	-	-	-
Torrey Highlands (m)	58,952	41,268	105,525- 355,482(i)	317,086	-	-	-	-	-
Via de la Valle	3,196	-	-	-	-	-	-	-	-
Urbanized Communities									
Barrio Logan	920	920	-	-	-	51	-	-	-
Centre City	400	400	-	-	-	66	-	-	-
Clairemont Mesa	4,261	4,261	-	-	-	42	105	-	-
College Area	2,484	2,484	-	-	-	175	-	-	-
Golden Hill	8,124	8,124	-	-	-	115	221	-	-
Kearny Mesa	7,536	7,536	-	-	-	61	66	-	-
La Jolla	4,794	4,794	-	-	-	171	148	-	-
Linda Vista	1,764(j)	1,764(j)	-	-	-	98	188/91(k)	-	-
Mid City (l)	2,417	2,417	-	-	-	75	5	4,932	3,699
Midway/Pacific Highway	6,526	6,526	-	-	-	842	15	-	-
Mission Beach	1,590	1,590	-	-	-	148	-	-	-

July 1, 2004 COMMUNITY	FISCAL YEAR 2005 FACILITIES BENEFIT ASSESMENT OR DEVELOPMENT IMPACT FEE								
	Single Family Unit	Multi- Family Unit	Commercial Acre	Industrial Acre	Institu- tional Acre	Commercial/Indus'l		SPF Single- Family	SPF Mult- Family
						Trans\$/ ADT	Fire\$/1000 SF GBA		
Mission Valley	2,307	2,307	-	-	-	143	65	-	-
Navajo	2,162	2,162	-	-	-	152	-	-	-
North Park (l)	4,080	4,080	-	-	-	62	115	4,932	3,699
Ocean Beach	3,063	3,063	-	-	-	188	268	-	-
Old San Diego	4582	4582				615	277	-	-
Otay Mesa-Nestor	2,171	2,171	-	-	-	50	104	-	-
Pacific Beach	2,431	2,431	-	-	-	46	120	-	-
Peninsula	3,020	3,020	-	-	-	146	114	-	-
San Ysidro	3,486	3,486	-	-	-	69	72	-	-
Serra Mesa	6,516	6,516	-	-	-	226	587	-	-
Skyline/Paradise Hills	5,632	5,632	-	-	-	123	230	-	-
Southeastern San Diego	5,559	5,559	-	-	-	290	70	-	-
Tijuana River Valley	3,486	3,486	-	-	-	69	72	-	-
Torrey Pines	3,474	3,474	-	-	-	319	-	-	-
South University City	1,778	1,778	-	-	-	91	-	-	-
Uptown	7,665	7,665	-	-	-	119	74	-	-

Key:

ADT - Average Daily Trip

GBA - Gross Building Area

DIF - Development Impact Fee

FBA - Facilities Benefit Assessment

Notes:

(a) Assessment per 1,000 sq. ft. of Building Area

(b) Hotel Rate = \$14,288/Room, Golf Course Rate = \$1,259,269/Course

(c) AR-1-2 (New Land Use Code) Zone Single Family - \$50,496

(d) Fee Dependent on Development Agreements. Check with Project Manager.

(e) Applies to Commercial & Industrial development in the North University City Community area.

(f) Otay Mesa is divided into West and East Sub-Areas. Facilities Benefit Assessment may be prorated for interim land use developments.

(g) Del Mar Highlands Estates ONLY.

(h) Vista del Lago ONLY

(i) Local Mixed Use - \$475,754 per acre (net of residential area)

(j) Includes \$91 per DU for the Linda Vista Community Center

(k) An addition of \$91 per 1,500 sq. ft. of Commercial Building Area will be allocated to the Linda Vista Community Center

(l) Credit against DIF is given for SPF.

(m) Excludes Fairbanks Highlands.

**Schedule of Interim Development Impact Fees
For Subarea II of the North City Future Urbanizing Area***

<u>LAND USE</u>	<u>FY 2005 FEES</u>
Estate Home (Density of 1, or fewer, per acre)	\$26,822 per unit
Single Family Detached	\$22,352 per unit
Multi Family Attached	\$15,646 per unit
Commercial	
a. Retail	\$47,472 per 1000 sq. ft. of Gross Building Area
b. Office	\$19,477 per 1000 sq. ft. of Gross Building Area
c. Employment Center	\$14,811 per 1000 sq. ft. of Gross Building Area
d. Service	\$24,143 per 1000 sq. ft. of Gross Building Area

* These fees will be in effect until a Public Facilities Financing Plan is approved by Council.

**CITYWIDE HOUSING IMPACT FEE
Rates Effective July 1, 1996**

These fees are deposited into the San Diego Housing Trust Fund to meet, in part, affordable housing needs in San Diego. The fees are collected for non-residential development and must be paid to the Planning Department prior to the issuance of a building permit. Fees subject to annual adjustment.

Type of Use	Fee Per Square Foot
Office	\$1.06
Hotel.....	\$0.64
Research & Development	\$0.80
Retail	\$0.64
Manufacturing	\$0.64
Warehouse	\$0.27

Note: Some exemptions may apply for Enterprise Zone and Redevelopment Areas.

These fees can be paid at the Development Services Center (formerly City Operations Building), 3rd Floor, 1222 First Avenue, when the building permit is issued. Please contact the offices listed below for further information concerning.

- Fees for Specific Projects
 - Facilities Financing.....(619)533-3670
(Project Manager Community Assignments Listed on Back Page)
- Copies of the Ordinance
 - City Clerk.....(619)533-4000
 - The Housing Trust Fund / Housing Commission(619)578-7582

**PLANNING DEPARTMENT
FACILITIES FINANCING SECTION**

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Community Responsibilities

Black Mountain Ranch, Miramar Ranch North, Rancho Encantada, Scripps
Miramar Ranch

Barrio Logan, Golden Hill, Greater North Park, La Jolla, Mid-City, Navajo,
Serra Mesa, Skyline/Paradise Hills, Southeastern San Diego, Torrey Pines

Existing Conditions/Data Collection, General Plan Update Financing
Strategy, Impact Fee Consultant

Carmel Mountain Ranch, North University City, Rancho Penasquitos, Sabre
Springs, South University City

Carmel Valley North, Carmel Valley South, Fairbanks Ranch, Subarea 2,
Torrey Highlands, Torrey Hills (formerly Sorrento Hills), Via de la Valle

Otay Mesa East, Otay Mesa West, Pacific Highlands Ranch

Balboa Park, Centre City, Clairemont Mesa, College Area, Midway/Pacific
Highway, Mission Bay Park, Mission Beach, Ocean Beach, Old San Diego,
Pacific Beach, Peninsula, San Pasqual, San Ysidro-Tijuana River Valley,
Tecolote Park, Uptown

Del Mar Mesa, Kearny Mesa, Mira Mesa, Mission Valley

East Elliott, Otay Mesa-Nestor, Tierrasanta

Del Mar Mesa, Rancho Bernardo

Linda Vista

For general questions you can phone us at (619) 533-3670 or e-mail us at facilitiesfinancing@sandiego.gov

Multiple Species Conservation Program (MSCP) Plan Summary

Introduction

Description of MSCP Study Area

Conservation Plan

Assembling the MSCP Preserve

Implementation Strategy and Structure

Preserve Management & Reporting

Financing Habitat Acquisition & Mgmt.

1.0 INTRODUCTION

The Multiple Species Conservation Program (MSCP) is a comprehensive habitat conservation planning program for southwestern San Diego County. The MSCP will preserve a network of habitat and open space, protecting biodiversity and enhancing the region's quality of life. The MSCP will also provide an economic benefit by reducing constraints on future development and decreasing the costs of compliance with federal and state laws protecting biological resources. The MSCP Plan has been developed cooperatively by participating jurisdictions and special districts in partnership with the wildlife agencies, property owners, and representatives of the development industry and environmental groups. The plan is designed to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. By identifying priority areas for conservation and other areas for future development, the MSCP will streamline existing permit procedures for development projects which impact habitat.

Many native vegetation communities in the region are considered sensitive because they have been greatly reduced in distribution by development. San Diego County contains over 200 plant and animal species that are federally and/or state listed as endangered, threatened, or rare; proposed or candidates for listing; or otherwise are considered sensitive. Over half of these species occur in the MSCP study area. The MSCP will protect habitat for over 1000 native and normative plant species and more than 380 species of fish, amphibians, reptiles, birds and mammals. The proposed assembly of the MSCP preserve is based on the policies that public lands be incorporated to the greatest extent possible and that private property rights be fully respected and upheld. Private lands acquired with public funds for the preserve will only be acquired from willing sellers. The MSCP is also based on the equitable distribution of costs. Local jurisdictions and special districts will implement their portions of the MSCP Plan through subarea plans, which describe specific implementing mechanisms. The MSCP Plan, with its attached subarea plans, will serve as: 1) a multiple species Habitat Conservation Plan pursuant to Section 10(a) of the federal Endangered Species Act; and, 2) a Natural Community Conservation Program (NCCP) Plan pursuant to the California NCCP Act of 1991 and the state Endangered Species Act. Once approved, the MSCP and subarea plans will replace interim restrictions on impacts to coastal sage scrub, as a result of the federal listing of the California gnatcatcher as threatened, and will allow the incidental take of other Covered Species as specified in the plan.

2.0 DESCRIPTION OF THE MSCP STUDY AREA

The MSCP study area covers approximately 900 square miles (582,243 acres) in southwestern San Diego County and includes the City of San Diego, portions of the unincorporated County of San Diego, ten additional City jurisdictions, and several independent special districts (Figure 1-2). The study area is bordered by Mexico to the south, National Forest lands to the east, the Pacific Ocean to the west and the San Dieguito River Valley to the north. Naval Air Station Miramar, the Point Loma Naval Complex, and other military lands are within the MSCP study area but are being planned separately.

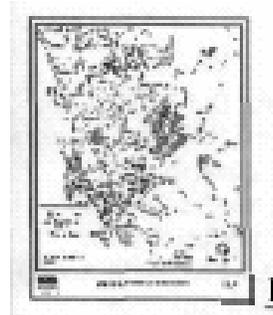


Figure 1-2, Jurisdictions Within MSCP Study Area

Vegetation Communities and Evaluated Species

Approximately 54 percent (315,940 acres) of the MSCP study area supports several distinct vegetation communities or habitat types, most of which are considered sensitive or rare, with the remainder developed (41%) or in agriculture (5%). The MSCP preserve was designed using an evaluation of 93 species as indicators of the range of habitats and biological diversity in the study area. Included within the 93 species were 41 species that are federally or state listed, candidates for listing, or proposed for listing. The plan attempts to maximize the presence of these species and their habitats in the preserve.

Biological Core and Linkage Areas

Biological core and linkage areas were identified to assist local jurisdictions and special districts as one element to be considered in identifying their portion of the MSCP preserve and/or preserve design criteria. The most critical biological resources were prioritized for preservation to maximize the conservation value of the preserve, to efficiently use acquisition funds and to identify less important habitat areas that could be developed. Sixteen core biological resource areas and associated habitat linkages, totaling approximately 202,757 acres of habitat, were identified. Subarea plans with specific preserve boundaries maximize inclusion of unfragmented core areas and linkages in their preserve design to the extent possible.

Ownership

The study area contains 315,940 acres of habitat with almost two-thirds (about 194,563 acres) being privately owned. Over one-third of the habitat is in military (20,082 acres) or other public ownership (101,295 acres).

Gap Analysis of Habitat Protection and Planned Land Uses

A gap analysis was performed to identify where existing protection of key biological resources was already in place (such as planned open space lands, public lands and lands unlikely to be developed because of steep slopes and floodplains) and where "gaps" in habitat protection may occur. The gap analysis showed that only 17 percent of the biological core and linkage areas was already preserved for biological open space as of 1994, and these protected areas were widely distributed without linkages between them. According to adopted general and community plans,

most of the remaining habitat areas in the MSCP study area are planned to be developed with low density residential uses (39%) or used as parks, preserves or open space (29%). The local jurisdictions considered these planned land uses in designing or establishing criteria for the MSCP preserve and will amend land use plans, as needed, to implement the MSCP (see Section 5).

Future Growth

In allocating future forecast growth in the region, the local jurisdictions and SANDAG found that, without the MSCP, the existing general and community plans would accommodate residential growth up to around 3.3 million people, which is forecast to be reached in 2005. It is projected that after 2005, there will not be sufficient vacant land designated by the general and community plans for residential use at urban densities (more than one dwelling unit per acre). In response to this issue, local jurisdictions have been working with SANDAG to formulate a Regional Growth Management Strategy to accommodate residential growth beyond 2005 by focusing growth around major transit services, providing mixed uses at community centers and locating residences within major employment centers. Although a lack of sufficient residentially designated lands in land use plans would occur with or without a habitat preserve system, habitat conservation and a new growth management strategy can be mutually supportive of quality of life objectives and the need for economic growth.

3.0 CONSERVATION PLAN

Multi-Habitat Planning Area (MHPA)

The process of designing the MSCP preserve incorporated the goals of preserving as much of the core biological resource areas and linkages as possible, maximizing the inclusion of public lands and lands already conserved as open space, and creating an affordable preserve with the equitable sharing of costs. The participating jurisdictions and special districts cooperatively designed a Multi-Habitat Planning Area (MHPA), in partnership with the wildlife agencies (USFWS and CDFG), property owners, and representatives of the development interests and environmental groups. The MHPA is the area within which the permanent MSCP preserve will be assembled and managed for its biological resources. Public acquisition of private lands from willing sellers will be focused within the MHPA.

The MHPA is defined in some areas by mapped boundaries and in others by quantitative targets for conservation of vegetation communities and by goals and criteria for preserve design. The jurisdictions and special districts prepared subarea plans and defined boundaries of their portions of the MHPA based on common objectives and criteria, but using different methods of implementation. The resulting conservation of the subarea plans is summarized in Figure 3-2. The MHPA includes property set aside as mitigation for major development projects as a result of negotiations, habitat designated as open space in general plans, and areas already preserved for their biological resources. The remainder are areas within which the ultimate preserve will be sited.



Figure 3-2, Average Habitat Conservation in MHPA

Habitats Conserved

The MSCP Plan targets 171,917 acres of vacant land within the MHPA for conservation, including over half of all natural lands in the MSCP study area (167,667 acres) and 4,250 acres of other vacant lands that contribute to preserve design. The MHPA conserves 62 percent of all coastal sage scrub and important portions of all vegetation communities in the study area. This conservation is focused in the most biologically important areas, with nearly three-fourths (73%) of the core biological resource areas and linkages conserved in the MHPA. Table 3-3 and Figure 3-6 summarize the amount of each vegetation community targeted for conservation within the MHPA. Each subarea plan contributing to the total describes a process for allowing development outside the preserve to be mitigated by conservation inside the preserve.



Figure 3-6, Vegetation Communities Targeted for Conservation in MHPA

This plan targets 7,591 more acres for conservation than the Draft MSCP Plan, which targeted 164,326 acres. The difference is attributed to several factors: the acreage of public lands targeted for conservation in the MHPA increased by about 10,000 acres; the City of San Diego now targets 4,250 acres of disturbed and agricultural lands to meet preserve configuration needs (however, agriculture is not precluded in the preserve); and the study area has expanded by about 1,050 acres. The acreage of private lands targeted for conservation decreased by about 2,400 acres.

Covered Species

Based on the MHPA preserve configuration, vegetation community conservation targets, and implementation of habitat management plans, 85 species will be adequately conserved and "covered" by this plan. The County of San Diego and cities of San Diego, Poway, and Chula Vista must have approved subarea plans and implementing agreements before take of all 85 species is authorized for all participants. The participating local agencies will receive take authorizations from the federal and state agencies to directly impact or "take" these 85 species, in accordance with approved subarea plans and implementing agreements. The covered species include species listed as endangered or threatened as well as currently unlisted species:

Protection Status	Plants	Animals	Total
Federally listed ¹	5	12	17
State listed ²	13	2	15
Federally proposed	3	1	4
Federal candidates (C1 and former C2)	24	12	36
Other ³	<u>1</u>	<u>12</u>	<u>13</u>
Total	46	39	85

¹ May also be state listed.

² Includes 8 plants proposed for federal listing.

³ State species of special concern, habitat indicator species, and species important to preserve design.

If, in the future, a covered but unlisted species becomes listed as endangered or threatened, the take authorization will become effective concurrent with its listing.

Narrow Endemic Species. Some native species, primarily plants with restricted geographic distributions, soil affinities, and/or habitats, are referred to as "narrow endemic species." For vernal pools and identified narrow endemic species, the jurisdictions will specify measures in their subarea plans to ensure that impacts to these resources are avoided to the maximum extent practicable.

Uncovered Species

The plan also includes provisions for adding uncovered species to the covered species list. If a species not on the covered species list is proposed for listing, the wildlife agencies will determine if additional conservation measures are needed to adequately protect the species. If additional measures are needed, management practices and enhancement opportunities and reallocation of public acquisition funds will be used provided that covered species are not adversely affected. If these options are not adequate, preference will be given by the wildlife agencies to additional measures that do not require additional mitigation or dedication of land. The wildlife agencies have also agreed to provide additional habitat-based assurances for uncovered species by classifying certain vegetation communities as "significantly" and/or "sufficiently conserved" by the MSCP, as described in the MSCP Plan and Model Implementing Agreement.

4.0 ASSEMBLING THE MSCP PRESERVE

The MSCP preserve will be assembled through a combination of the following methods:

1. conservation of lands already in public ownership;
2. public acquisition of private lands with regional habitat value from willing sellers; and
3. private development contributions through development regulations and mitigation of impacts.

The relative contributions of these three methods and the equitable distribution of costs have been addressed in policies established by elected officials of several jurisdictions. These policies have served as the basis for plan proposals on assembling, implementing and financing the preserve.

Sources of Preserve Assembly

Of the total 171,920 acres targeted for preservation, public sources will contribute 81,750 acres of public lands and acquire approximately 27,000 acres of private lands. Approximately 63,170 acres of private lands will be conserved through the development process, including mitigation for impacts to biological resources outside the preserve. In total, the public sector will contribute 63.3 percent of the MSCP preserve, and private sector development will contribute 36.7 percent (Figure 4-1 and Table 4-1).

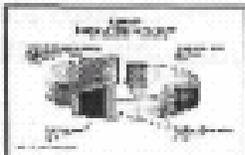


Figure 4-1, Sources of Targeted Conservation

The federal and state governments have acknowledged their role in habitat conservation and agreed to assist the local jurisdictions and property owners in creating a preserve that reduces or avoids the need to list additional species. The federal and state governments will contribute 36,510 acres of existing federal and state lands, excluding military lands, to permanent habitat conservation and management. This includes 24,510 acres managed by the Bureau of Land Management, three existing wildlife refuges that are part of the National Wildlife Refuge System and several state administered parks and reserves.

Local governments collectively own approximately 47,850 acres of habitat in the MHPA, of which 45,240 (94.5%) are targeted for permanent conservation and habitat management. Most of these lands are already protected in existing passive recreation parks and open space preserves. Approximately 10,400 acres, referred to as cornerstone lands, are owned by the City of San Diego Water Utilities Department and will be committed to habitat conservation through a conservation bank agreement with the wildlife agencies.

Over a period of 30 years, the federal and state governments, collectively, and the local jurisdictions in the MSCP study area, collectively, will each contribute half of the approximately 27,000 acres to be acquired by public means. Lands acquired as mitigation for public or private projects or through land use regulation will not be included as part of the acquisition obligation of the local jurisdictions. Funding of the local share of the preserve (acquisition, management, monitoring and administration) will be carried out on a regional basis.

In 1996, 43.8 percent (85,190 acres) of lands in the MHPA were owned by federal, state and local governments and 56.2 percent (109,130 acres) were privately owned. Of the MHPA lands in private ownership, 57.9 percent (63,170 acres) will be conserved in conjunction with private development, according to local land use regulations and through off-site mitigation; 24.7 percent (27,000 acres) will be publicly acquired; and 17.4 percent (18,900 acres) will potentially be developed (Figure 4-3).



Figure 4-3, Conservation and Development in MHPA

Estimated Acquisition Need. The estimated need for acquisition of 27,000 acres was based on estimates provided by the five jurisdictions with most of the privately owned habitat lands within the MHPA: the cities of Chula Vista, Poway, San Diego and Santee and the County of San Diego. The estimates were based on detailed, site specific reviews of such factors as ownership patterns and parcel sizes, presence of biological resources, approved and negotiated projects, and the potential for future development given the application of land use regulations and environmental review.

5.0 IMPLEMENTATION STRATEGY AND STRUCTURE

Implementation of the MSCP requires coordinated actions among the participating local jurisdictions, other take authorization holders, the wildlife agencies, and the private sector. The MSCP Plan establishes the framework, while allowing the flexibility for each jurisdiction to implement the MSCP through their own subarea plans and implementing agreements. The MSCP provides for sequential adoption of subarea plans by the jurisdictions or other take

authorization holders. Subarea plans and implementing agreements are also severable so that future actions or inactions of any one jurisdiction will not affect other take authorizations, except for the effects on the list of covered species and federal and state assurances that are specified in the subarea plans or implementing agreements.

The jurisdictions and other entities receiving federal and state take authorizations for covered species will receive assurances that increase predictability for the development process. Proponents of projects approved consistent with the MSCP will become "third party beneficiaries" to the locally received take authorizations, receiving assurances that mitigation obligations will not be subsequently altered for covered species and receiving the benefits of a streamlined process for federal and state permitting and environmental review.

Subarea Plans

Subarea plans to implement the MSCP are prepared by local jurisdictions, special purpose agencies, regional public facility providers or utilities and, together with an implementing agreement, serve as the basis for issuance of federal and state take authorizations for covered species. The subarea plan specifies how the take authorization holder will conserve habitat and build the MSCP preserve using, in part, its existing land use planning and project approval process. Jurisdictions will incorporate the MSCP Plan and subarea plan into their policies, land use plans, and regulations and will approve public and private projects, or the siting of facilities, consistent with the subarea plan.

Subarea plans contain criteria, such as conservation targets, mitigation standards and/or development encroachment limits, to ensure that habitat preservation proceeds in step with development, and mechanisms to avoid or minimize project impacts to the preserve. A preserve management plan, or a schedule for its preparation, is also contained in the subarea plan. Subarea plans for the cities of San Diego, Chula Vista, Santee, Del Mar, and Coronado, the County of San Diego and Otay Water District are included in the MSCP Plan (Volume II). Subarea plan boundaries differ from jurisdictional boundaries because some jurisdictions own, otherwise control or may annex lands beyond their current jurisdiction boundaries. Other participants provided draft Multi-Habitat Planning Area maps for inclusion in the MSCP Plan, but have prepared or are preparing subarea plans separate from the MSCP Plan.

Implementing Agreements

An implementing agreement is a binding contract signed by the local jurisdiction (or other take authorization holder) and the wildlife agencies which identify the roles and responsibilities of the parties to implement the MSCP and subarea plan. The agreement also specifies assurances and remedies if parties fail to perform their obligations. A Model Implementing Agreement, generally acceptable to the wildlife agencies, has been developed for use in preparing more specific implementing agreements and is contained as Attachment A to the plan. Many assurances are provided by the wildlife agencies including the provision for long-term (50 year) take authorizations for covered species, how a change in circumstances will be addressed for covered species, the effects on development and sharing of costs for uncovered species should they become listed, and the ability of take authorizations to be severable from those granted to other entities implementing the MSCP.

Local Jurisdiction Actions to Implement the MSCP

Local jurisdictions will implement the MSCP through their approved subarea plans and will amend land use plans, development regulations, codes and guidelines, as needed, to assure that development projects are consistent with the subarea plan and that conservation targets are reached. Some flexibility in plan implementation is provided in that adjustments to the MHPA and/or preserve boundaries can be made, without the need to amend the MSCP Plan or subarea plan, if the same or higher biological value of the preserve is achieved and the wildlife agencies concur. The jurisdictions will ensure that habitat management occurs on contributed public lands and on habitat lands acquired with regional funds or dedicated through the development process. The jurisdictions will also participate in establishing a regional funding source, coordinate conservation actions with adjoining jurisdictions, and prepare reports as described in Section 6.

Wildlife Agency Actions to Implement the MSCP

The wildlife agencies, as partners in MSCP implementation, will issue take authorizations for covered species based on the subarea plans and implementing agreements; contribute and manage identified existing federal and state lands and those acquired with federal and state funds; coordinate the biological monitoring program; meet annually with take authorization holders; ensure that other wildlife agency permits/consultations are coordinated and consistent with the MSCP; provide technical assistance; include MSCP funding in annual budget proposals; and assist jurisdictions and other agencies in developing a regional funding source and in public outreach or education programs.

Institutional Structure for MSCP Implementation

The MSCP Plan does not create a new regional structure or authority. However, the jurisdictions will identify a new or existing structure for establishing a regional funding source and for allocating funds. The participating jurisdictions will also create two coordination committees:

- a Habitat Management Technical Committee to coordinate on technical issues of preserve management and maintenance; and,
- an Implementation Coordinating Committee to coordinate subarea plan implementation and the annual accounting of conservation and take, and to provide a forum for discussing regional funding, public outreach and implementation issues. This committee's meetings will be noticed and open to the public.

6.0 PRESERVE MANAGEMENT AND REPORTING

The MSCP Plan provides a framework for evaluating land uses for compatibility with the preserve and presents guidelines for preserve management and reporting. Existing legal land uses within and adjacent to the preserve will be allowed to continue.

Guidelines for Land Uses Within the Preserve

The MSCP provides for public recreation and education within the preserve, while conserving biological resources and ensuring that private property rights are respected. Riding and hiking trails and other passive uses are allowed in portions of the preserve as specified in subarea plans. Guidelines are provided for agriculture, urban development, public facilities, mineral extraction, and other uses; however, subarea plans define permitted uses and methods for review and permitting of public and private development within and adjacent to the preserve.

Guidelines for Preserve Management Activities

Each take authorization holder will prepare a habitat management plan (or plans) as part of its subarea plan, or as part of implementing its subarea plan, and will be responsible for management and biological monitoring of its identified public lands, lands obtained as mitigation through fee title or easements, and land acquired for habitat conservation with regional or local funds. Likewise, the federal and state agencies will manage and monitor their present land holdings, as well as those they acquire on behalf of the MSCP.

The wildlife agencies will also assume primary responsibility for coordinating the biological monitoring program, described in a separate Biological Monitoring Plan. Private landowners who are third party beneficiaries will be responsible for habitat management of preserve lands they choose to retain in private ownership consistent with the subarea plan and conditions of development permits. No additional fees will be charged to landowners for biological monitoring. General guidelines are provided for fire management, restoration, predator and exotic species control and other management activities.

Reporting on MSCP Plan Implementation

Tracking MSCP implementation involves two independent processes:

- annual accounting of the acreage, type and location of habitat conserved and destroyed (taken) by permitted land uses and other activities; and,
- biological monitoring to determine if the preserve system is meeting conservation goals for covered species.

Each take authorization holder will provide an annual accounting report for the calendar year and submit it to the wildlife agencies and public by February 15. Annual meetings will be held with the wildlife agencies to review subarea plan implementation and to coordinate activities. Every three years, the following will be prepared: 1) an MSCP status report, prepared by the jurisdictions, and accompanied by public hearings; 2) a biological monitoring report prepared by the wildlife agencies; and 3) a report on management activities and priorities prepared by preserve managers.

7.0 FINANCING HABITAT ACQUISITION AND MANAGEMENT

The analysis of MSCP costs and alternative funding programs is based on the splitting of acquisition costs between the federal and state governments and local jurisdictions, and the

sharing of costs and responsibilities for preserve management and biological monitoring. Funding of the local costs will be carried out on a regional basis, and local elected officials have established the policy that any regional funding for the MSCP will be submitted to the voters for approval.

MSCP Costs

If the MSCP is implemented using a 30-year benefit assessment program, the total cost to the local jurisdictions, residents, and businesses to implement the MSCP is estimated to range from \$339 to \$411 million in 1996 dollars, based on a range in estimated value of habitat lands to be acquired.

Land Acquisition Costs. The jurisdictions that estimated land acquisition needs also estimated land acquisition costs in their respective jurisdictions, and determined collectively that the cost of purchasing 27,000 acres would range from \$262 to \$360 million (Table 7-5). One half of the acquisition need will be met by the local jurisdictions, funded through a regional funding source. Based on the jurisdictions' estimates, the average acquisition cost ranges from \$9,700 to \$13,300 per acre. In comparing these estimates to recent sales prices, about 89 percent of lands recently sold had prices below the average estimated acquisition cost of the jurisdictions' low estimates (\$9,700/acre).

Costs for Preserve Management, Monitoring and Administration. The total costs to the local jurisdictions for preserve management, biological monitoring and program administration over the first 30 years is estimated to be approximately \$120 million, with an annual projected cost beyond that time of \$4.6 million per year (\$3.4 million more than current funding). An endowment could be created during the 30-year financing program to permanently cover recurring costs, or, as an alternative, a new funding program could be established before the end of the 30-year program.

The participating local jurisdictions will manage, using funds from the regional funding source, approximately 106,120 acres of habitat lands in the preserve at preserve build out, at a cost of \$4.2 million per year. Preserve management costs are estimated to range from \$37 per acre per year for areas isolated from urban development to \$47 per acre per year for areas near urban development. The federal and state governments would manage 50,010 acres at preserve build out, at an estimated cost of \$2 million per year.

Biological monitoring costs will vary each year as a result of the type and frequency of monitoring required, with the average annual costs over a 10-year cycle estimated to be \$230,400. Annual administration costs (e.g. land acquisition activities, subarea plan implementation, legal support, financial management, reporting and database management, and facilities and equipment) will also vary, reaching a peak of \$1.3 million in 2004 during the period of land acquisition, and declining to \$255,000 per year at preserve build out.

Financing Plan for Local Jurisdictions

Options for Regional Funding. Local elected officials directed that the MSCP evaluate several options for a regional funding source, including:

- a benefit assessment by a regional park or open space district;
- a habitat maintenance assessment;
- a Mello-Roos community facilities district special tax;
- an ad valorem property tax; and,
- an increase in sales tax.

State law provides different allowable uses for the revenues raised, so more than one source may be needed to fund both acquisition and recurring annual costs.

Timing of Regional Funding. The jurisdictions will begin a process to procure regional funding within 18 months of federal and state approval of the first subarea plan and will place a measure on the ballot and have one or more funding sources in place within an additional 18 months. This schedule may be adjusted if the jurisdictions demonstrate that their good faith efforts require additional time. The MSCP Plan includes a chronology of actions needed to place a measure on the ballot to finance the regional share.

Regional Financing Plan. The MSCP must provide information on the funding that will be made available to implement the plan as proposed. A financing plan has been prepared to illustrate one option available to the local jurisdictions. The jurisdictions will select one or more funding sources and develop a final financing plan to be submitted to the voters for approval. The example financing plan for local jurisdictions (Table 7-1) is based on a 30-year program of benefit assessments similar to that authorized by AB2007. The analysis of the regional financing plan assumes that the first 33 years of MSCP implementation is divided into three periods: an initial 3-year period of interim funding; a 20-year period of land acquisition and debt financing under the regional funding program, and; a final phase in which outstanding bonds are repaid and an endowment is completed. The plan assumes that acquisition will be accelerated so that 50 percent of the target is acquired within 4 years after the start of regional funding, 75 percent within 10 years, and 90 percent within 15 years. Under the example plan, the local share of the 30-year program is estimated to be \$339 million and \$411 million, for the low and high estimates of acquisition cost. The recurring costs of preserve management, monitoring and program administration between 1997 and 2029 are approximately \$120 million. The analysis assumes that annual recurring costs after 2029 will be funded from a permanent endowment. Interest and financing costs total \$29 million to \$48 million (using the low and high acquisition cost estimates).

Financial Impacts on Households and Businesses. The example financing plan would result in average annual assessments, over 30 years, of \$20 to \$25 per household and \$71 to \$88 per acre of commercial and industrial property, with the range reflecting the low and high estimates of acquisition costs. In the example financing plan, benefit assessments are assumed to remain constant during the 30-year program. The other funding options in the form of assessments or taxes are assumed to escalate over time. The fiscal impact of a regional funding program on households and businesses can vary substantially, depending on the funding sources selected (see Section 7.2.3).

Federal and State Funding Programs

The federal and state governments will acquire lands using funds from existing and future programs. Between 1989 and 1994, federal programs have funded an average of \$30 million per year for habitat conservation in California. Between 1980 and 1994, an average of \$270 million per year has been appropriated nationwide to four federal agencies using the federal Land and Water Conservation Fund. Other sources of funding include the National Fish and Wildlife Challenge Grants (with average grants to California of \$1.9 million per year from 1989-1994), the Cooperative Endangered Species Conservation Fund (a new initiative, which included \$6 million for FY97 citing the NCCP in southern California), USFWS annual appropriations, and state acquisition funds through the Wildlife Conservation Board (averaging \$30 million per year from 1989-1994).

Table 3-3
VEGETATION COMMUNITY ACRES TARGETED FOR
CONSERVATION WITHIN MULTI-HABITAT PLANNING AREA

Vegetation Communities	Total MSCP Study Area ¹ (acres)	Total MHPA (acres)	MHPA Conserved ³	% of MSCP Veg. Comm. Conserved
Beach	1202 (*)	491	443	37%
Saltpan	235 (*)	212	212	90%
Southern Foredunes	188 (*)	132	123	65%
Southern Coastal Bluff Scrub	198 (*)	146	137	69%
Coastal Sage Scrub	115,504 (*)	80,596	71,274	62%
Maritime Succulent Scrub	1,803 (*)	899	855	47%
Chaparral	111,335 (*)	60,933	54,945	49%
Southern Maritime Chaparral	1,782 (*)	1,240	1,111	62%
Coastal Sage/Chaparral	3,877 (*)	1,749	1,490	38%
Grassland	28,373 (*)	10,926	9,770	34%
Southern Coastal Saltmarsh	1,870 (*)	1,719	1,719	92%
Freshwater Marsh	815 (*)	497	497	61%
Riparian Forest	1,328 (*)	1,078	1,078	81%
Oak Riparian Forest	5,361 (*)	3,054	3,054	57%
Riparian Woodland	731 (*)	588	588	80%
Riparian Scrub	5,374 (*)	4,286	4,286	80%
Oak Woodland	5,600 (*)	3,150	2,651	47%
Torrey Pine Forest	169 (*)	153	144	85%
Tecate Cypress Forest	5,712 (*)	5,641	5,591	98%
Eucalyptus Woodland	1,633 (*)	364	326	20%
Open Water	5,726 (*)	5,220	5,220	91%
Disturbed Wetlands	928 (*)	738	738	80%
Natural Flood Channel	862 (*)	746	746	87%
Shallow Bay	9,581 (*)	369	369	4%
Deep Bay	4,891 (*)	3	0	0%
Other Habitat ²	864 (*)	339	300	35%
Subtotal Habitat	315,940 (*)	185,266	167,667	53%

Disturbed	23,244 (*)	5,037	2,447	11%
Agriculture	28,547 (*)	4,015	1,803	6%
Subtotal Vacant Land	367,731	194,318	171,917	47%
Developed	214,511	0	0	0%
TOTAL	582,243	194,318	171,917	30%

¹ Percent of total MSCP habitats (315,940 acres) is given in parentheses. Asterisk (*) indicates <1%.

² Disturbed, Agriculture, and Developed areas with habitat value according to the habitat evaluation map.

³ MHPA conserved acres have been estimated based on average conservation factors (e.g., 70%, 80%, 90%, etc.) applied to Total MHPA acres, with the following exceptions: (a) all wetland communities are assumed 100% conserved within the MHPA boundary; (b) all Disturbed and Agriculture area assumed 0% conserved within the MHPA for all subareas except City of San Diego; and (c) Developed areas are not conserved in MHPA. Numbers represent both existing conserved acres and acres targeted for conservation.

Note: Numbers may not sum to total as shown, due to rounding. Vernal pools were mapped as an overlay and thus their acreage is included in this total. Military lands are included in total study area acreage but are not limited in MHPA.

Source: 1996 MSCP GIS database.

Table 4-1
SUMMARY OF PRESERVE ASSEMBLY

	Acres Targeted for Conservation in MHPA
1. Federal and State Governments	
• Manage existing federal and state lands located in MHPA according to MSCP guidelines.	36,510 ac
• Contribute half of 27,000 acres of lands to be acquired by public means (subject to no more than 10% adjustment, upward or downward) through purchase or non-cash transactions, such as land exchanges. ¹ Manage and monitor those lands with federal and state funds.	13,500 ac
Total targeted for conservation by federal and state governments	50,010 ac
2. Local Jurisdictions	
• Manage currently owned lands located in MHPA according to MSCP guidelines.	45,240 ac
• Acquire privately owned habitat lands in MHPA by purchase or by non-financial methods. Manage and monitor lands acquired under the local program. ¹	13,500 ac
• Assure conservation of natural habitat on privately owned lands and appropriate mitigation in accordance with local land use regulations and environmental review.	See below.
Total targeted for conservation by local jurisdictions.	58,740 ac
3. Private Development	
• Conserve through the development process habitat lands currently in private ownership, and provide offsite mitigation through purchase of privately owned habitat lands inside MHPA, in accordance with local land use regulations and environmental review.	63,170 ac
Total targeted for conservation by private	63,170 ac
Total targeted for conservation by private development	63,170 ac
Total Targeted for Conservation in MHPA	171,920 ac

Numbers have been rounded.

¹ Public projects also will conserve habitat through offsite mitigation, in addition to acquisition solely for conservation purposes.

Table 4-3
ACQUISITION AND CONSERVATION OF PRIVATE
VACANT LANDS BY SUBAREA

Subarea/Segment	Estimated Acquisition Need¹ (acres)	Land Conserved Through the Development Process (acres)	Total Private Land Conserved (acres)
Chula Vista	360 ²	340	700
Poway	3,200 ³	3,170	6,370
San Diego	2,400 ⁴	12,910	15,310
Santee	350 ³	1,460	1,810
County of San Diego			
Lake Hodges	1,150	3,410	4,560
Metro-Lakeside-	13,000	11,570 ⁵	35,540
Jamul		10,970 ⁶	
South County	4,700	20,620	25,320
Total County	18,850	46,570	65,420
Other Subareas	0	560	560
Total All Subareas			
Estimated Total	25,160	65,010	90,170
With Contingency	27,000	63,170	90,170

Source: Cities of Chula Vista, Poway, San Diego, and Santee, and County of San Diego; Onaka Planning & Economics.

Numbers have been rounded.

¹ To be acquired by the federal and state governments and the regional funding program.

² Target conservative (75%) of Minor Amendment Areas; and undetermined portion of this amount may be conserved through application of criteria and goals for linkages and corridors.

³ According to the subarea plans of Poway and Santee, all of these needs may be met through offsite mitigation of public or private projects.

⁴ According to the City of San Diego Subarea Plan, an estimated 1,000 acres of this need may be met through offsite mitigation for public or private projects.

⁵ Currently conserved in approved or negotiated projects.

⁶ To be protected.

Table 7-1
AN EXAMPLE FINANCING PLAN FOR LOCAL JURISDICTIONS
USING BENEFIT ASSESSMENT: 30-YEAR PROGRAM
COSTS AND REVENUES¹

	<u>Low Acquisition Cost</u>		<u>High Acquisition Cost</u>	
	1996 \$ Million	Percent	1996\$ Million	Percent
Program Costs	\$131.0	38.7%	\$180.0	43.8%
Habitat Acquisition Management ²	96.5	28.5%	96.5	23.5%
Biological	3.7	1.1%	3.7	0.9%
Program Administration ²	19.3	5.7%	19.3	4.7%
Deposits to Endowment ³	59.2	17.5%	64.0	15.6%
Interest and Financing Costs ⁴	<u>29.1</u>	<u>8.6%</u>	<u>47.8</u>	<u>11.6%</u>
Total	\$338.8	100.0%	\$411.3	100.0%
Program Revenues				
Regional Funding Source ¹	\$296.6	87.5%	\$366.2	89.0%
Continuation of Pre-1996 Open Space Budget ⁵	34.4	10.2%	34.4	8.4%
Local Funding of Interest Costs on Initial Acquisition ⁶	5.2	1.5%	7.1	1.7%
Interest Revenue	<u>2.6</u>	<u>0.8%</u>	<u>3.6</u>	<u>0.9%</u>
Total	\$338.8	100.0%	\$411.3	100.0%

Source: Onaka Planning & Economics; Douglas Ford and Associates.

All costs and revenues in millions of 1996 dollars; future values have been discounted.

¹Costs and revenues shown in this table reflect a 30-year regional funding program based on benefit assessments levied by a regional parks and open space district. Costs assume establishment of an endowment for perpetual maintenance. Costs and revenues differ for other funding sources.

²Discounted sum of costs from 1997 to 2029.

³Discounted sum of deposits into an assumed endowment fund. The *undiscounted* amount of endowment in 2029, including accumulated interest, is \$235 million.

⁴Interest and bond issuance costs.

⁵Discounted sum of continued expenditures by local jurisdiction for the management of open space preserves established prior to 1996.

⁶Discounted sum of interest payments made by local jurisdictions for an assumed interim financing to acquire land prior to the start of a regional funding program.

Table 7-5

ESTIMATED COST OF HABITAT ACQUISITION BY FEDERAL AND STATE GOVERNMENTS AND THE REGIONAL FUNDING PROGRAM¹

	Estimated Acquisition Need (acres)	Estimated Cost to the Federal and State Governments and the Regional Funding Program (\$ million)
Chula Vista	360	\$3 - \$7 million
Poway	3,200	\$48 million
San Diego	2,400	\$40 - \$70 million
Santee	350	\$3 million
County of San Diego (unincorporated)	18,850	\$149 - \$206 million
Total to Be Acquired by the Federal, State, and Local Governments	25,160	\$243 - \$334 million
With Contingency	27,000	\$262 - \$360 million

Source: Cities of Chula Vista, Poway, San Diego, and Santee and the County of San Diego. See also Table 4-3.

¹ The information contained in this table is intended only to estimate the total cost of lands potentially acquired for the MSCP preserve the federal, state, and local governments, with local governments using a regional funding program. The amounts and costs for individual jurisdictions are shown for information only. The amounts do not indicate the financing responsibilities of individual jurisdictions, nor do they indicate how regional funds may be allocated to individual local jurisdictions.