



THE CITY OF SAN DIEGO

February 15, 2006

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

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

Dear Mr. Zoutendyk and Mr. Mayer,

Subject: Final 2006 MSCP Annual Report

Enclosed is the City of San Diego's Final 2006 MSCP Annual Report. In developing this report, the City of San Diego has utilized Habitrak, the GIS extension developed by SANDAG for tracking loss and gain of habitat. Each project that was issued a grading permit within the year 2006 was evaluated for impacts to environmentally sensitive lands, and all impacts were entered as loss projects for the 2006 calendar year. The updated digital data for habitat loss and gain within the City of San Diego through 2006 is attached.

The regional and project specific maps that are generated by Habitrak are currently of little use and costly to print. The digital data supplied to your offices may be used to generate maps through Habitrak, if desired.

As the enclosed Summary of Habitat Losses and Gains table shows, to date the City has conserved a total of 33,161.44 acres inside the MHPA. This represents 62.9 percent of the City's conservation target in the MSCP Subarea Plan; it should be noted that the MSCP conservation goal was increased by 715 acres on September 6, 2006, to off-set potential impacts to the MHPA from the adoption of updated brush management regulations (R-2006-166). In 2006, a total of 4.5 acres were lost inside the MHPA and 219.3 acres were conserved.

I look forward to your comments on the enclosed information, and hope to have an opportunity to discuss the results and future needs of the City and the Wildlife Agencies as they pertain to



City Planning and Community Investment

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Mr. David Zoutendyk and Mr. David Mayer

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Habitrak and the annual report requirements. Your timely review of the annual report is appreciated.

If you have any questions, please contact Jeanne Krosch, Senior Planner, City Planning and Community Investment, at (619) 236-6545.

Sincerely,

A handwritten signature in black ink, appearing to read "W Anderson". The signature is fluid and cursive, with the first name "W" being particularly prominent.

William Anderson, FAICP

Director, City Planning and Community Investment

WA/bm/ah

Enclosure: CD of 2006 Annual Report

cc: Sue Carnavale, Senior Research Analyst, SANDAG

Habitat Conservation Accounting Model

2006

Begin Period: 1/1/2006

End Period: 12/31/2006

Duration in days: 365

Habitat Type	Total Subarea Habitat Preserve	Conservation Target	Estimated Take	Conservation Ratio	Cumulative Conservation Inside Habitat Preserve	Max. Allowable Impacts for the Current Period	Actual Loss Inside Habitat Preserve for Current Period	+ or - Max. Allowable Impacts
Beach	115	115	0	0.00	95.07	0.00	0.00	-
Saltpan	136	136	0	0.00	139.77	0.00	0.00	-
Southern Foredunes	10	9	1	9.00	9.92	1.09	0.00	-
Southern Coastal Bluff Scrub	144	135	9	15.00	141.79	9.41	0.00	-
Coastal Sage Scrub	21,185	18,951	2,234	8.48	11,547.40	1,448.52	0.32	-
Maritime Succulent Scrub	721	681	40	17.03	688.26	40.38	0.00	-
Chaparral	11,652	10,424	1,228	8.49	7,169.87	882.98	0.31	-
Southern Maritime Chaparral	1,231	1,102	129	8.54	945.40	112.50	0.00	-
Coastal Sage-Chaparral Scrub	118	95	23	4.13	267.17	60.51	0.00	-
Grassland	5,387	4,942	445	11.11	3,222.10	305.62	0.30	-
Southern Coastal Salt Marsh	936	936	0	0.00	802.03	0.00	0.00	-
Freshwater Marsh	232	232	0	0.00	75.89	0.00	0.00	-
Riparian Forest	614	614	0	0.00	427.23	0.00	0.00	-
Oak Riparian Forest	469	469	0	0.00	310.37	0.00	0.00	-
Riparian Woodland	567	567	0	0.00	510.38	0.00	0.00	-
Riparian Scrub	2,749	2,749	0	0.00	1,777.19	0.00	0.00	-
Oak Woodland	362	329	33	9.97	176.20	19.21	0.00	-
Torrey Pine Forest	153	144	9	16.00	144.51	9.03	0.00	-
Eucalyptus Woodland	189	170	19	8.95	123.50	14.32	0.00	-
Open Water	3,699	3,699	0	0.00	518.66	0.00	0.00	-
Disturbed Welland	583	583	0	0.00	141.68	0.00	0.00	-

Habitat Type	Total Subarea Habitat Preserve	Conservation Target	Estimated Take	Conservation Ratio	Cumulative Conservation Inside Habitat Preserve	Max. Allowable Impacts for the Current Period	Actual Loss Inside Habitat Preserve for Current Period	+ or - Max. Allowable Impacts
Natural Floodchannel	295	295	0	0.00	42.27	0.00	0.00	-
Shallow Bays	225	225	0	0.00	268.42	0.00	0.00	-
Pacific Ocean/Deep Bay	2	0	2	0.00	6.16	0.00	0.00	n/a
Disturbed Land	2,763	2,447	316	7.74	1,698.68	229.03	0.00	-
Agriculture	2,097	1,803	294	6.13	1,088.13	189.09	2.60	-
Urban/Developed	0	0	0	0.00	823.40	0.00	0.96	n/a
Grand Total:					33,161.42		4.48	

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

2006

Begin Period: 1/1/2006

End Period: 12/31/2006

Duration in days: 365

Habitat Type	Target Cons	Inside the Habitat Preserve Planning Area					Outside the Habitat Preserve				Total				
		Habitat Loss		Habitat Gain			Habitat Loss		Habitat Gain		Habitat Loss		Habitat Gain		
		Current Period	Cumulative	Current Period	Cumulative	Cons. to Date %	Current Period	Cumulative	Current Period	Cumulative	Current Period	Cumulative	Current Period	Cumulative	
Beach	115	0.0	0.0	0.0	95.1	82.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	95.1
Saltpan	136	0.0	0.0	0.0	139.8	102.8	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	139.9
Southern Foredunes	9	0.0	0.0	0.0	9.9	110.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.9
Southern Coastal Bluff Scrub	135	0.0	0.0	0.0	141.8	105.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	142.7
Coastal Sage Scrub	18,951	0.3	189.6	105.1	11,547.4	60.9	7.1	1,110.0	13.8	387.3	7.4	1,299.6	118.9	11,934.7	
Maritime Succulent Scrub	681	0.0	38.7	0.0	688.3	101.1	0.0	183.2	0.0	57.1	0.0	221.9	0.0	745.3	
Chaparral	10,424	0.3	122.0	5.4	7,169.9	68.8	12.0	1,058.3	0.6	432.5	12.3	1,160.2	6.0	7,602.3	
Southern Maritime Chaparral	1,102	0.0	42.2	0.0	945.4	85.8	0.0	95.9	0.0	35.2	0.0	138.2	0.0	980.6	
Coastal Sage-Chaparral Scrub	95	0.0	6.8	0.0	267.2	281.2	0.0	11.7	0.0	34.3	0.0	18.5	0.0	301.5	
Grassland	4,942	0.3	207.0	103.4	3,222.1	65.2	130.2	3,519.6	19.7	401.1	130.5	3,726.6	123.0	3,623.2	
Southern Coastal Salt Marsh	936	0.0	0.0	0.0	802.0	85.7	0.0	0.0	0.0	0.3	0.0	0.0	0.0	802.3	
Freshwater Marsh	232	0.0	1.5	0.4	75.9	32.7	0.0	2.5	0.0	0.9	0.0	4.0	0.4	76.8	
Riparian Forest	614	0.0	0.3	0.0	427.2	69.6	0.0	3.1	0.0	1.8	0.0	3.4	0.0	429.1	
Oak Riparian Forest	469	0.0	0.2	0.0	310.4	66.2	0.0	0.1	0.0	3.2	0.0	0.3	0.0	313.6	
Riparian Woodland	567	0.0	0.0	0.0	510.4	90.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	511.7	
Riparian Scrub	2,749	0.0	29.7	0.8	1,777.2	64.6	1.7	47.8	0.3	26.2	1.7	77.6	1.1	1,803.4	
Oak Woodland	329	0.0	1.2	0.0	176.2	53.6	0.0	0.8	0.0	3.3	0.0	2.1	0.0	179.5	
Torrey Pine Forest	144	0.0	0.0	0.0	144.5	100.4	0.0	0.0	0.0	0.5	0.0	0.0	0.0	145.0	
Eucalyptus Woodland	170	0.0	2.5	0.0	123.5	72.6	0.0	16.3	0.0	9.1	0.0	18.7	0.0	132.6	
Open Water	3,699	0.0	3.1	0.0	518.7	14.0	0.0	1.0	0.0	4.0	0.0	4.0	0.0	522.7	
Disturbed Wetland	583	0.0	0.0	0.0	141.7	24.3	0.0	2.5	0.0	0.0	0.0	2.5	0.0	141.7	

Natural Floodchannel	295	0.0	0.0	0.0	42.3	14.3	0.0	1.3	0.0	0.0	0.0	1.3	0.0	42.3
Shallow Bays	225	0.0	0.0	0.0	268.4	119.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	268.4
Pacific Ocean/Deep Bay		0.0	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.2
Disturbed Land	2,447	0.0	39.1	0.0	1,698.7	69.4	4.9	656.6	0.0	175.2	4.9	695.6	0.0	1,873.9
Agriculture	1,803	2.6	186.9	4.2	1,088.1	60.4	67.0	1,034.0	2.8	310.1	69.6	1,220.9	7.0	1,398.2
Urban/Developed		1.0	47.6	0.0	823.4	0.0	80.2	1,129.4	5.4	201.7	81.1	1,177.1	5.4	1,025.1
Grand Total:		4.5	918.4	219.3	33,161.4		303.0	8,874.1	42.4	2,086.1	307.5	9,792.5	261.7	35,247.6

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

2006

Start Date: 1/1/2006

End Date: 12/31/2006

Duration in days: 365

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt. Resp.	Conservation Type	Mit. Bank Credits	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
2784	Children's Hospital Parking	HAF \$60,000.00	Children's Hospital		4/6/06	Gain	Local	In-lieu Fees		0.00	0.00	
6896	Chollas Creek Villas	HAF \$11,000.00	Duane Betty		8/17/06	Gain	Local	In-lieu Fees		0.00	0.00	
991054	East Cluster at Black Mountain Ranch	Black Mountain Ranch Subarea 1	Black Mountain Ranch Limited Partnership	312-142-0700 312-160-0700 312-160-0900 312-292-0200	5/12/06	Gain	Private	Easement		32.64	202.60	235.24
86230	GSA Dog Kennel	Olay Mesa	Managing G.P. Inc.	647-170-1200	3/3/06	Gain	Private	Easement		0.24	2.61	2.85
5906	Nexus University Science Center	HAF \$135,000.00	Nexus Properties Inc.		3/13/06	Gain	Local	In-lieu Fees		0.00	0.00	
06-0007	Olay Valley Regional Park (Sandoval)	Olay Mesa Nestor	County of San Diego	628-050-09	2/10/06	Gain	Local	Acquisition		2.97	8.30	11.27
6995	Rancho Penasquitos Skate Park	HAF \$27,000.00	City of San Diego, Engineering and Capital Project		1/1/06	Gain	Local	In-lieu Fees		0.00	0.00	
2701	Ross Residence	HAF \$3,750.00	Daniel Linn		1/1/06	Gain	Local	In-lieu Fees		0.00	0.00	
4449	Sea Breeze Carmel Veiw	Carmel Valley Neighborhood 8	Sea Breeze Carmel Veiw	343-010-4700	4/21/06	Gain	Private	Mitigation Bank Debit	1	0.00	0.00	0.00
1641	Silberberger	Del Mar Mesa	Ernest & Marc Silberberger	308-020-5300	8/29/06	Gain	Private	Easement		0.58	2.47	3.05
120408	Soledad Canyon Mitigation Bank	Del Mar Mesa / Penasquitos Canyon	Sea Breeze Carmel View LLC	343-010-4700	4/21/06	Gain	Local	Mitigation Bank Master		6.00	3.30	9.30

Project Tracking #	Project Name	Location	Applicant	APN	Date Cons.	Status	Mgmt. Resp.	Conservation Type	Mit. Bank Credits	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Total Acres
990571	Trapp Residence	HAF \$3,712.50	Randa Trapp		1/1/06	Gain	Local	In-lieu Fees		0.00	0.00	
980408	University City Village Apartments	HAF \$5,775.00	UCVGP INC		1/1/06	Gain	Local	In-lieu Fees		0.00	0.00	
Total Acres Conserved/Mitigation Bank Credits:									1	42.43	219.28	261.71

Summary of Project Losses

2006
 Start Date: 1/1/2006
 End Date: 12/31/2006
 Duration in days: 365

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc. #	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Acres
2784	Children's Hospital Parking	Mission Valley	Children's Hospital	457-530-1600	6/6/06	Loss	0.00		2.71	0.00	2.71
6896	Chollas Creek Villas	San Diego	Duane Betty	547-330-2900 547-330-3000 547-330-3100 547-330-3200 547-330-3300 547-330-3400 547-330-3500 547-330-3600 547-330-3700 547-330-3800 547-330-3900 547-330-4000 547-330-4100 547-330-4200 547-330-4300 547-330-4400	10/20/06	Loss	0.00	Single-Family Residential	2.91	0.00	2.91
991054	East Cluster at Black Mountain Ranch	Black Mountain Ranch Subarea 1	Black Mountain Ranch Limited Partnership	312-142-0600 312-160-0500 312-160-0600	5/12/06	Loss	0.00	Single-Family Residential	135.86	0.49	136.34
86230	GSA Dog Kennel	Otay Mesa	Managing G.P. Inc.	646-170-1200	3/23/06	Loss	0.00		3.12	0.11	3.23
4281	Las Californias Center	Otay Mesa	Mike Knapton	667-060-3600	11/6/06	Loss	0.00		63.21	0.00	63.21

Project Tracking #	Project Name	Location	Applicant	APN	Date of Loss	Status	CEQA Doc. #	Activity Type	Acres Outside Habitat Preserve	Acres Inside Habitat Preserve	Acres
5906	Nexus University Science Center	University Community	Nexus Properties Inc.	345-012-0100 345-012-0200 345-012-0300	4/19/06	Loss	0.00		8.87	0.00	8.87
44985	Parkview Aero Court	Kearny Mesa	Fairfield Residential LLC.	421-320-1400	6/12/06	Loss	0.00	Industrial	6.13	0.00	6.13
6995	Rancho Penasquitos Skate Park	Rancho Penasquitos	City of San Diego, Engineering and Capital Project	315-100-1800	1/30/06	Loss	0.00		1.90	0.00	1.90
2701	Ross Residence	La Jolla Community	Daniel Linn	346-630-0500	12/11/06	Loss	0.00	Single-Family Residential	0.16	0.00	0.16
4449	Sea Breeze Carmel Veiw	Carmel Valley Neighborhood 8	Sea Breeze Carmel Veiw	307-023-2800	3/6/06	Loss	0.00	Commercial	1.93	2.82	4.75
1641	Silberberger	Del Mar Mesa	Ernest & Marc Silberberger	308-020-5300	8/29/06	Loss	0.00	Single-Family Residential	5.81	0.31	6.12
990571	Trapp Residence	South East San Diego	Randa Trapp	543-080-4200 543-080-4300	1/5/06	Loss	0.00	Single-Family Residential	2.18	0.00	2.18
980408	University City Village Apartments	University City	UCVGP INC	348-200-0100 348-200-0200 348-200-0400 348-200-0700	5/3/06	Loss	0.00		68.26	0.00	68.26
Total Acres Lost:									303.05	3.73	306.78

Summary of Mitigation Bank Debits

2006

Begin Period: 1/1/2006

End Period: 12/31/2006

Duration in days: 365

Mitigation Bank Name	Project Tracking #	Project Name	Applicant	Date Conserved	Project Status	Credits
Soledad Canyon Mitigation Bank	4449	Sea Breeze Carmel Veiw	Sea Breeze Carmel Veiw	4/21/06	Gain	1.23
					Total Debits this Period:	1.23
					Total Credits Available:	9.33
					Remaining Credits:	8.10



**City of San Diego
Metropolitan Wastewater Department
Canyon Program Habitat Impacts in 2006**



Impact Totals For wetland (Tier W) Habitat Types

Tier	Position	Acre (sum)	MHPA
W	wetland	0.001	no
W	wetland	0.157	yes

Impact Totals For upland (Tier 4) Habitat Types

Tier	Position	Acre (sum)	MHPA
4	upland	0.06	n
4	upland	0.009	no
4	upland	0.25	yes

Impact Totals For upland (Tier 3b) Habitat Types

Tier	Position	Acre (sum)	MHPA
3b	upland	0.08	yes

Impact Totals For upland (Tier 3a) Habitat Types

Tier	Position	Acre (sum)	MHPA
3a	upland	0.01	n
3a	upland	0.012	yes

Impact Totals For upland (Tier 2) Habitat Types

Tier	Position	Acre (sum)	MHPA
2	upland	0.002	no
2	upland	0.111	yes

Impact Totals For upland (Tier 1) Habitat Types

Tier	Position	Acre (sum)	MHPA
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Impact Totals For undefined (Tier) Habitat Types

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



City of San Diego Metropolitan Wastewater Department Canyon Program Habitat Impacts in 2006



Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.111
DCSS	Diegan Coastal Sage Scrub	upland	2	no	0.002
SMC	Southern Mixed Chaparral	upland	3a	yes	0.012
SMC	Southern Mixed Chaparral	upland	3a	n	0.01
NNG	Non-Native Grassland	upland	3b	yes	0.08
DHAB	Disturbed Habitat	upland	4	no	0.008
DHAB	Disturbed Habitat	upland	4	yes	0.08
NNV	Non-Native Vegetation	upland	4	yes	0.02
NNV	Non-Native Vegetation	upland	4	no	0.001
ORN	Ornamental	upland	4	n	0.06
RUD	Ruderal	upland	4	yes	0.15
DWET	Disturbed Wetland	wetland	W	yes	0.02
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	yes	0.024
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	no	0.001
SCLORF	Southern Coast Live Oak Riparian Forest	wetland	W	yes	0.11
SWS	Southern Willow Scrub	wetland	W	yes	0.003



City of San Diego Metropolitan Wastewater Department Canyon Program Habitat Impacts in 2006



Chocolate (Ivy & Felton) Emergency Repair

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
SMC	Southern Mixed Chaparral	upland	3a	n	0.01
ORN	Ornamental	upland	4	n	0.06

Mission Valley Unauthorized Impacts

ProjectType: Maintenance

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.01
DHAB	Disturbed Habitat	upland	4	no	0.007

San Clemente Canyon Biltmore Pipe Protection Emerg

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.01
SMC	Southern Mixed Chaparral	upland	3a	yes	0.01
NNG	Non-Native Grassland	upland	3b	yes	0.08
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	yes	0.004
SCLORF	Southern Coast Live Oak Riparian Forest	wetland	W	yes	0.11

South Juniper Emergency Project

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.001
RUD	Ruderal	upland	4	yes	0.06
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	yes	0.02

Stevenson Canyon Manhole 138 Emergency

ProjectType: Emergency Repair

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	no	0.002
DHAB	Disturbed Habitat	upland	4	no	0.001
NNV	Non-Native Vegetation	upland	4	no	0.001
NVC	Non-Vegetated Channel, Floodway, Lakeshore Fringe	wetland	W	no	0.001

Tecolote Canyon Unauthorized Impacts 2006

ProjectType: Maintenance

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.07
SMC	Southern Mixed Chaparral	upland	3a	yes	0.002
RUD	Ruderal	upland	4	yes	0.09
DWET	Disturbed Wetland	wetland	W	yes	0.02
SWS	Southern Willow Scrub	wetland	W	yes	0.003

Woodman Canyon Unauthorized Access

ProjectType: Maintenance

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
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City of San Diego
Metropolitan Wastewater Department
Canyon Program Habitat Impacts in 2006



Woodman Canyon Unauthorized Access

ProjectType: Maintenance

Code	Habitat Type	Position	Tier	In MHPA?	Acre (sum)
DCSS	Diegan Coastal Sage Scrub	upland	2	yes	0.02
DHAB	Disturbed Habitat	upland	4	yes	0.08
NNV	Non-Native Vegetation	upland	4	yes	0.02

Emergency Water Repair Projects in Environmentally Sensitive Areas for Year 2006

Project Name	Location of Impact	Date of Impact	Impacts	Mitigation
1. 8" diameter AC water main break at 3916 Manzanita Drive	Lexington Canyon	7/22/06	0.03 ac. Southern Mixed Chaparrel	Hydroseeded with native seed; currently in 120 plant establishment period.
2. 8" diameter C-900 water main break at 5417 Panoramic Lane	Lopez Creek	11/7/06	0.04 ac. Non-vegetated Waters of the U.S.	Not yet approved.
3. 16' diameter C.I. water main break at 1228 S. 36 th Street	Chollas Creek	12/3/06	0.02 ac. Fresh Water Marsh	RWQCB-approved removal of sediment at three points in Chollas Creek.