

1.0 CITY OF SAN DIEGO MSCP SUBAREA PLAN

1.1 INTRODUCTION

The City of San Diego's MSCP Subarea Plan (Subarea Plan) has been prepared pursuant to the general outline developed by the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDF&G) (herein referred to as the "wildlife agencies") to meet the requirements of the California Natural Communities Conservation Planning (NCCP) Act of 1992. This Subarea Plan forms the basis for the implementing agreement which is the contract between the City and the wildlife agencies that ensures implementation of the Subarea Plan and thereby allows the City to issue take permits at the local level. This Subarea Plan is also consistent with the MSCP plan and qualifies as a stand-alone document to implement the City's portion of the MSCP preserve.

The City of San Diego Multi-Habitat Planning Area (MHPA) was developed by the City in cooperation with the wildlife agencies, property owners, developers and environmental groups. The Preserve Design Criteria contained in the MSCP plan and the City Council adopted criteria for the creation of the MHPA were used as guides in the development of the City's MHPA. The Multi-Habitat Planning Area delineates core biological resource areas and corridors targeted for conservation. Within the MHPA limited development may occur.

1.1.1 Boundary Adjustments

Adjustments to the MHPA boundaries may be made without the need to amend either this Subarea Plan or the MSCP plan in cases where the new MHPA boundary results in an area of equivalent or higher biological value. The determination of the biological value of a proposed boundary change will be made by the City in accordance with the MSCP plan, with the concurrence of the wildlife agencies. If the determination is that the adjustment will result in the same or higher biological value of the MHPA, no further action by the jurisdictions or wildlife agencies shall be required.

Any adjustment to the MHPA boundary will be disclosed in the environmental document (project description) prepared for the specific project. An evaluation of the proposed boundary adjustment will be provided in the biological technical report and summarized in the land use section of the environmental document. An adjustment that does not meet the equivalency test shall require an amendment to this Subarea Plan.

If lands designated as MHPA within the County of San Diego, or other local jurisdiction are annexed into the City of San Diego, these lands will be incorporated into the City's Subarea Plan and shall be considered covered under the City's implementing agreement.