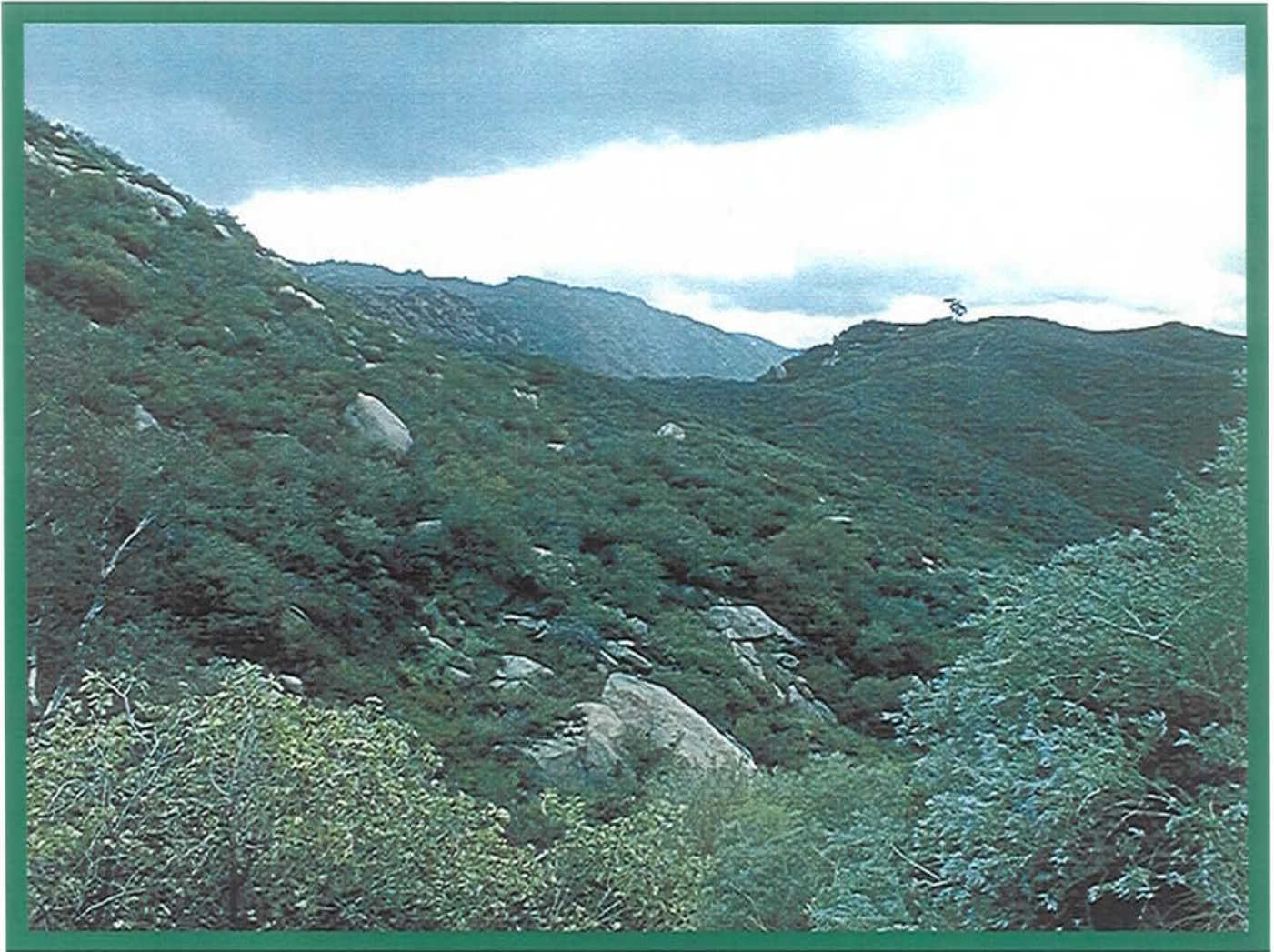


COUNTY OF SAN DIEGO



MSCP 1998 ANNUAL REPORT



**Department of Planning and Land Use
Multiple Species Conservation Program**

COUNTY OF SAN DIEGO

**1998 ANNUAL REPORT OF THE
MULTIPLE SPECIES CONSERVATION PLAN**

MARCH - DECEMBER 1998



COUNTY OF SAN DIEGO

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INTRODUCTION

The County Board of Supervisors adopted the County of San Diego's Subarea Plan for the Multiple Species Conservation Program on October 22, 1997. The County's associated Implementation Agreement (IA), became effective on March 17, 1998. The IA identifies the goals, objectives and responsibilities of the signatories including the California Department of Fish and Game, the United States Fish and Wildlife Service, and the County of San Diego.

This is the First Annual Habitat Tracking Report for the County of San Diego's Multiple Species Conservation Program. The report has been prepared in accordance with Section 4.4 of the County's Subarea Plan, and Section 14.0 of the IA. It provides an accounting of the habitat lost and preserved from March 17, 1998, through the end of the calendar year.



REPORT SUMMARY

The County is required to account for the amount of habitat lost (take), and gained (preservation), on a yearly basis. The Subarea Plan covers approximately 252,248 acres of land. The overall preservation goal of the County's Subarea Plan is expected to cover approximately 101,268 acres of land. Prior to March 17, 1998, there were approximately 62,550.67 acres (Baseline Preserve Area), of preservation land that was included in the Subarea Plan (Figure 1). This land includes all land acquired within the Subarea either by the Federal, State or Local jurisdictions or land that was negotiated to be preserved by private landowners within the Lake Hodges and South County Segments.

Table 1 provides information, by vegetation type, of the amount of each type of vegetation preserved prior to implementation of the Subarea Plan. Based on this information the County, along with its public and private partners, will be required to obtain approximately 38,717.33 acres of land to meet the preservation goal of 101,268 acres.

The report accounts for habitat loss and conservation within the Subarea Plan associated with the following types of development projects between March 17, 1998, and December 31, 1998:

1. Private Projects (TM/TPM's) that have Final Map Approval.
2. Projects that have been issued Grading Permits.
3. Building Permits exempt from the Biological Mitigation Ordinance.
4. New agricultural clearing exempt from the Biological Mitigation Ordinance.
5. Lands acquired by the County or other governmental agency for Preservation Purposes.
6. Approved Mitigation Bank Lands with *at least* one credit utilized and Non-approved Mitigation Banks.

FIGURE 1 - COUNTY OF SAN DIEGO MSCP AREA

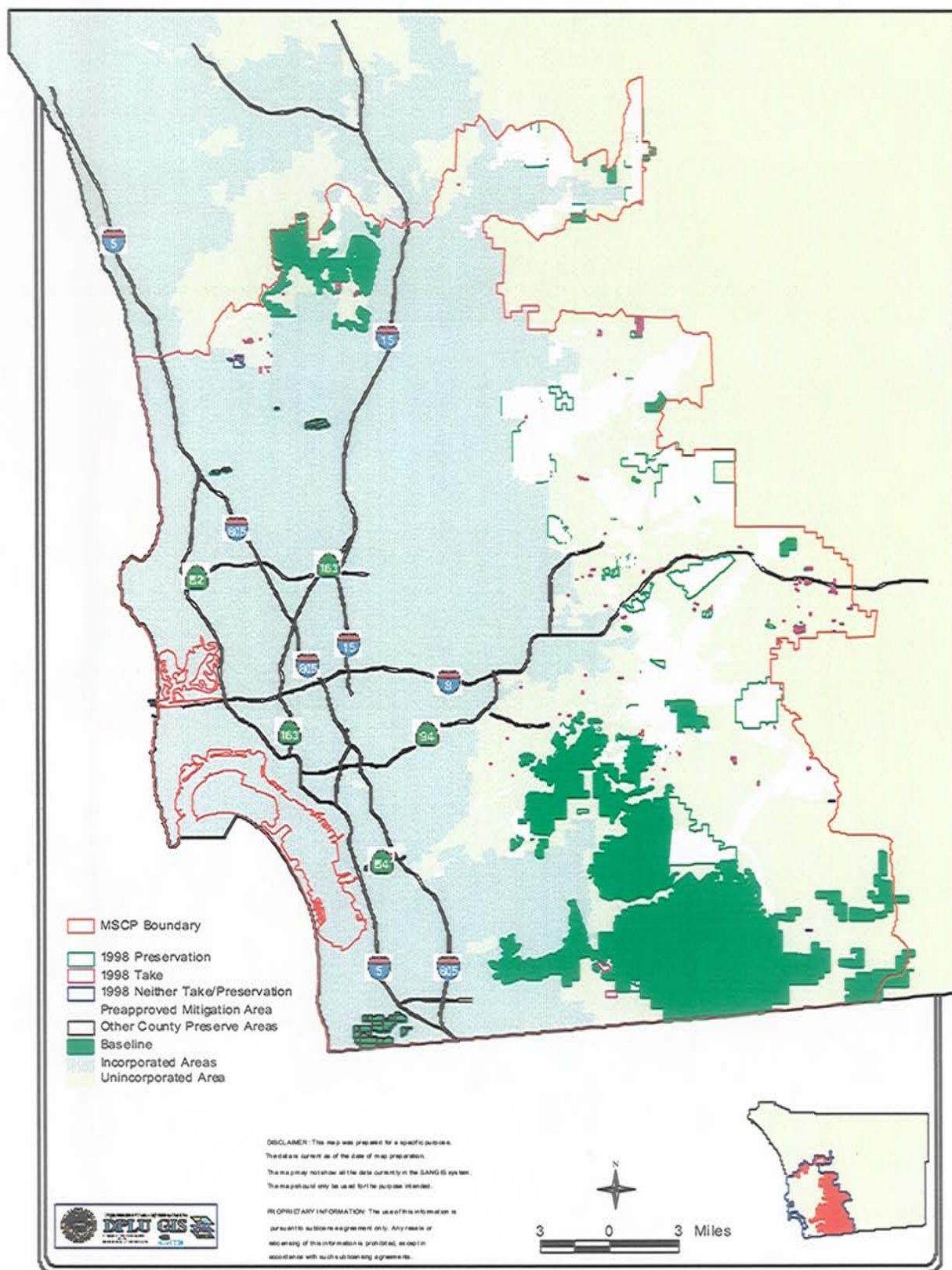


TABLE 1 – BASELINE VEGETATION TOTALS

VEGETATION TYPE	ACRES
Eucalyptus Woodland	69.14
Disturbed Wetland	25.57
Disturbed Habitat	428.21
Urban/Developed	342.49
Freshwater	23.51
Non-Vegetated Channel	148.25
General Agriculture	21.85
Orchards and Vineyards	22.22
Intensive Agriculture	0.25
Extensive Agriculture	195.6
Maritime Succulent Scrub	187.88
Diegan Coastal Sage Scrub	25400.2
Chaparral	17111.03
Southern Mixed Chaparral	6499.91
Southern Granitic mixed Chaparral	227.7
Northern mixed Chaparral	32.33
Granitic Northern Mixed Chaparral	709.71
Chamise Chaparral	1011.28
Maritime Chaparral	11.46
Coastal Sage-Chaparral Scrub	409.55
Valley and Foothill Grassland	619.43
Valley Needlegrass Grassland	303.51
Non-Native Grassland	1134.69
Freshwater Seep	1.86
Cismontane Alkali Marsh	119.08
Freshwater Marsh	16.28
Coastal and Valley Freshwater Marsh	72.04
Southern Riparian Forest	210.6
Southern Coast Live Oak Riparian Forest	388.37
Southern Arroyo Willow Riparian Forest	21.69
Southern Cottonwood-Willow Riparian	15.84
Southern Sycamore-Alder Riparian Woodland	18.01
Southern Riparian Scrub	34.37
Mule Fat Scrub	7.64
Southern Willow Scrub	42.14
Tamarisk Scrub	390.68
Coast Live Oak Woodland	219.86
Dense Coast Live Oak Woodland	431.68
Open Engelmann Oak Woodland	15.24
Southern Interior Cypress Forest	5609.52
GRAND TOTAL	62550.67

The overall amount of take and preservation that occurred during the 1998 accounting period was 884.49 acres and 10,022.51 acres respectively. These totals include both urban/developed and disturbed habitat types. Subtracting 302.81 and 171.79 acres of urban/developed and disturbed habitat from the above totals results in an overall take of 581.68 acres and preservation of 9,850.72 acres (Table 2). Table 2 also identifies areas that are considered as neither take nor preserve. This includes 136.12 acres of land that were identified as non-biological open space or areas outside of take associated with building permits and agricultural clearing.

TABLE 2 - TAKE/PRESERVATION TOTALS

TAKE/PRESERVATION	ACRES
Preservation	10022.51
Take	884.49
Neither	136.12
GRAND TOTAL	11043.12

The IA identifies that, regionally, the goal of the Subarea Plan is to create a 101,268-acre preserve. The Subarea Plan is comprised of three separate segments: the Lake Hodges segment, the South County segment and the Metro-Lakeside-Jamul segment.

The Lake Hodges segment and the South County segments include hard-line preserve areas. The preserve areas within these two segments were designated through negotiations between several private property owners, the Resource Agencies and the County prior to adoption of the MSCP. Preserve areas within the Metro-Lakeside-Jamul segment of the County's MSCP are being assembled through exactions placed upon development occurring within the segment or through acquisition by the local, state or federal government. Acquisitions will be obtained only from willing sellers.

LAKE HODGES SEGMENT

The Lake Hodges segment covers approximately 8,814 acres of mostly vacant land. The preservation goal for this segment will include approximately 4,589 acres of natural habitat exclusive of ruderal and disturbed habitats. This total includes all the areas to be placed within the preserve boundaries prior to approval of the MSCP as negotiated.

In 1998, conservation easements within this segment were conveyed to the County (or other Resource Manager) - over 829.91 acres of habitat. (Table 3 - Lake Hodges Conveyance Areas). The conveyance areas are identified on Figure 1 by green hatching.

Table 3 indicates, by habitat type (Holland95), the amount of each vegetation type that makes up this 829.91 acres.

**TABLE 3 – LAKE HODGES SEGMENT:
TOTAL CONVEYANCE ACREAGE**

HOLLAND95	VEGETATION TYPE	ACRES
11100	Eucalyptus Woodland	6.72
11200	Disturbed Wetland	0.06
11300	Disturbed Habitat	21.01
13140	Freshwater	4.37
13200	Non-Vegetated Channel	2.08
18000	General Agriculture	1.72
18300	Extensive Agriculture	21.12
32500	Diegan Coastal Sage Scrub	446.76
37000	Chaparral	6.66
37120	Southern Mixed Chaparral	192.27
37200	Chamise Chaparral	13.27
37G00	Coastal Sage-Chaparral Scrub	15.47
42110	Valley Needlegrass Grassland	18.04
42200	Non-Native Grassland	28.98
45400	Freshwater Seep	1.76
52410	Coastal and Valley Freshwater Marsh	17.54
61300	Southern Riparian Forest	0.00
61310	Southern Coast Live Oak Riparian Forest	0.25
61320	Southern Arroyo Willow Riparian Forest	9.98
63300	Southern Riparian Scrub	0.67
63310	Mule Fat Scrub	3.73
63320	Southern Willow Scrub	16.35
71160	Coast Live Oak Woodland	1.10
Grand Total		829.91

SOUTH COUNTY SEGMENT

The South County segment covers approximately 82,767 acres of land in the southwestern portion of the County. The preservation goal for this segment will include approximately 48,240 acres of natural habitat exclusive of ruderal and disturbed habitats. This total includes all the areas to be placed within the preserve boundaries prior to approval of the MSCP as negotiated.

In 1998, conservation easements within this segment were conveyed to the County or other Resource Manager - over 1,450.89 acres of habitat (Table 4 - South County Conveyance Areas). The conveyance areas are identified by green hatching on Figure 1. Table 6 indicates, by habitat type (Holland95), the amount of each vegetation type that makes up this 1,450.89 acres.

Table 4 indicates the total acreage of the preserve within the South County segment. This acreage is included in the County's baseline totals identified in Table 1.

TABLE 4 -SOUTH COUNTY CONVEYANCE AREAS

HOLLAND95	VEGETATION	ACRES
11200	Disturbed Wetland	0.04
11300	Disturbed Habitat	11.53
13200	Non-Vegetated Channel	0.11
18300	Extensive Agriculture	0.04
32500	Diegan Coastal Sage Scrub	1003.03
37000	Chaparral	291.25
37120	Southern Mixed Chaparral	49.19
37200	Chamise Chaparral	72.47
42000	Valley and Foothill Grassland	2.97
42110	Valley Needlegrass Grassland	0.09
45300	Alkali Meadows	0.00
71162	Dense Coast Live Oak Woodland	3.25
83230	Southern Interior Cypress Forest	16.92
Grand Total		1450.89

Subsequent to the approval of the MSCP, the Trust for Public Lands acquired approximately 929 acres of land known as the Las Montanas Specific Plan Area. This area was transferred into the Sweetwater National Wildlife Refuge Area managed by the United States Fish and Wildlife Service. This area will modify the South County segment because areas previously identified as take-authorized will not be developed.

The Las Montanas Specific Plan, as approved, would have allowed development of approximately 349 acres of the project area and would have included 535 acres of onsite open space and 23 acres of offsite open space, which were included in the baseline totals indicated in Table 1. Since no development will occur on Las Montanas, the South County segment preserve area has increased by 349 acres.

This area will be included by the County to meet the overall regional preservation goal of 101,268 acres.

METRO-LAKESIDE-JAMUL SEGMENT

The Metro-Lakeside-Jamul Segment, largest of the three segments, covers approximately 172,952 acres of land, of which 115,241 acres are considered natural and having habitat value. The preserve area planned for this segment will include approximately 44,764 acres of land.

As of December 31, 1998, there were approximately 7,437.79 acres of habitat preserved within this segment (Table 5: Metro-Lakeside-Jamul Preservation). An additional area totaling* 155.14 acres of habitat has been preserved outside of the Pre-Approved Mitigation Area (Table 6).

The Pre-Approved Mitigation Area includes the major biological core and linkage areas in the Metro-Lakeside-Jamul Segment and therefore approximates the location of the ultimate Preserve for this area. Lands preserved outside of the Pre-Approved Area will not be counted towards the County's preserve requirements unless the Wildlife Agencies and the County agree that such areas provide equivalent and acceptable Core and Linkage preserve values.

Critical Biological Resources – Several critical biological resource areas identified in Section 4.2.3 of the MSCP were acquired during 1998. Critical biological resource areas are defined as having high biological value and include locations of critical populations of target species. These include Daley Ranch, Sequan Peak, McGinty Mountain, and portions of Lake Hodges. These parcels were either purchased outright by local, state or federal agencies (Daley Ranch, Sequan Peak) or were acquired as Mitigation Banks (McGinty Mountain, and several parcels adjacent to Lake Hodges).

Linkages – In addition to the above resource areas, portions of a habitat linkage areas were acquired by the County of San Diego. These included approximately 86.0 acres in Lakeside known as the Lakeside Archipelago.

Within the Metro-Lakeside-Jamul Segment, specific mitigation requirements for individual projects will be consistent with the mitigation requirements set forth in the MSCP, the Subarea Plan and the County's Biological Mitigation Ordinance.

Based on the information provided in Attachment A and B and the above discussion, the cumulative take and the cumulative preservation in the Metro-Lakeside-Jamul Segment is 460.90 acres and 7557.66 acres

*Does not include Disturbed Habitat or Urban Developed Acreage.

respectively (Tables 5 and 7). These numbers indicate that habitat is being preserved at approximately 16.0 acres for every acre of take. Therefore, preservation of habitat is occurring in rough-step with development within the Metro-Lakeside-Jamul Segment of Subarea Plan.

During the preparation of this annual report an anomaly was identified within the Pre-approved mitigation area (PAMA) boundaries. This anomaly showed that several grading projects, which were within the PAMA area, did not have any natural habitat. There were three grading permits issued during 1998 that highlighted this anomaly. These three permits are included as figures 84, 85 and 86 (Attachment B). These projects clearly indicate that the PAMA includes non-habitat area within its boundary. These areas will not be considered as take and could potentially affect the overall amount of mitigation area that was estimated to be acquired from private development proposals.

TABLE 5 - METRO-LAKESIDE-JAMUL PRESERVATION

HOLLAND95	VEGETATION	ACRES
11200	Disturbed Wetland	46.88
11300	Disturbed Habitat	85.93
12000	Urban/Dev	33.94
13140	Freshwater	2.78
13200	Non-Vegetated Channel	4.89
18100	Orchards and Vineyards	6.64
18200	Intensive Agriculture	0.93
18300	Extensive Agriculture	750.24
18320	Row Crops	4.40
32500	Diegan Coastal Sage Scrub	3030.98
37000	Chaparral	2764.58
37120	Southern Mixed Chaparral	224.23
37121	Southern Granitic mixed Chaparral	164.79
37210	Granitic Chamise Chaparral	5.06
37C30	Southern Maritime Chaparral	0.0
37G00	Coastal Sage-Chaparral Scrub	77.29
42000	Valley and Foothill Grassland	133.63
52410	Coastal and Valley Freshwater Marsh	20.43
61310	Southern Coast Live Oak Riparian Forest	92.20
63300	Southern Riparian Scrub	1.16
71162	Dense Coast Live Oak Woodland	106.68
71181	Open Engelmann Oak Woodland	0.0
Grand Total		7557.66

**TABLE 6 - METRO-LAKESIDE-JAMUL
PRESERVATION WITHOUT CREDIT**

HOLLAND95	VEGETATION	ACRES
11300	Disturbed Habitat	3.68
12000	Urban/Dev	8.12
18100	Orchards and Vineyards	1.01
32500	Diegan Coastal Sage Scrub	28.38
37000	Chaparral	73.59
37120	Southern Mixed Chaparral	8.12
37121	Southern Granitic mixed Chaparral	15.39
37C30	Southern Maritime Chaparral	0.89
42000	Valley and Foothill Grassland	9.55
61310	Southern Coast Live Oak Riparian Forest	3.08
71162	Dense Coast Live Oak Woodland	14.38
71181	Open Engelmann Oak Woodland	0.75
Grand Total		166.94

**TABLE 7 - METRO-LAKESIDE-JAMUL
TAKE TOTALS**

HOLLAND95	VEGETATION	ACRES
11100	Eucalyptus Woodland	0.00
11200	Disturbed Wetland	16.01
18100	Orchards and Vineyards	14.59
18200	Intensive Agriculture	13.14
18300	Extensive Agriculture	15.71
32500	Diegan Coastal Sage Scrub	66.65
37000	Chaparral	144.01
37120	Southern Mixed Chaparral	40.90
37121	Southern Granitic mixed Chaparral	75.27
37C30	Southern Maritime Chaparral	1.55
42000	Valley and Foothill Grassland	66.70
42200	Non-Native Grassland	0.96
61310	Southern Coast Live Oak Riparian Forest	2.19
63300	Southern Riparian Scrub	0.45
63320	Southern Willow Scrub	0.17
71162	Dense Coast Live Oak Woodland	2.25
71181	Open Engelmann Oak Woodland	0.35
Grand Total		460.90

MITIGATION BANKS AND GOVERNMENT PURCHASES

During 1998, several public and private projects utilized mitigation banks to offset their biological impacts. There are two types of mitigation banks found throughout the County. First, there are mitigation banks that are approved by the Resource Agencies. Secondly, there are those that have not yet received approval from the Resource Agencies. The difference between the two types of banks is that for approved banks the County receives credit for the entire acreage within the bank at the time when the first credit is purchased. However, the County receives credit in non-approved banks only for the total acreage, which has recorded conservation easements. In 1998, projects utilized ten different banks for offsite mitigation (Table 8).

TABLE 8 – MITIGATION BANKS

PRESEVATION CODE	BANK NUMBER	BANK NAME ¹	BANK MANAGER ²	CREDITS USED/CREDITS AVAILABLE ³	ACRES ⁴
106	MB-1	Santa Fe Views Mitigation Bank	TET	10.00/96.54 acres	88.66
103	MB-10	Singing Hills MB	United States of America		73.93
106	MB-2	Lake Hodges Mitigation Bank	TET	13.26/104.00 acres	47.55
101	MB-3	San Vicente Conservation Bank I	TET	72.32/320.00 acre – Approved	377.16
102	MB-4	Lakeside Curren Mitigation Bank	TET	6.19/6.19 acres	4.07
107	MB-5	Upham Vernal Pools Mitigation Bank	TET	3.85/21.02 acres	25.37
107	MB-6	O'Neal Canyon Preserve	TET	411.40/420 acres	441.37
107	MB-7	Mt. Miguel Mitigation Bank	TET	50/50 acres	51.85
107	MB-8	Marron Valley Preserve	TET	3.0/561.76 acres	587.89
107	MB-9	McGinty Mountain Preserve	TET	199.85/355.81	150.96
	Grand Total			1076.56 ⁵	1848.81

1. Bank Name – As identified by The Environmental Trust (TET)
2. Owner/Manager of bank
3. Credits used/credits available – information provided by TET
4. Acres = Acreage as provided through GIS
5. Total does not include Singing Hills

For purposes of this report, approved mitigation banks included: The San Vicente-1 Conservation Bank totaling approximately 377 acres. Non-approved banks included: The Santa Fe Views Mitigation Bank, the Lake Hodges Mitigation Bank, Lakeside Curren Mitigation Bank, Upham Vernal Pool Mitigation Bank, O'Neal Canyon Preserve Area, The Mt. Miguel Mitigation Bank, The Marron Valley Preserve (recently acquired by the Bureau of Land Management) and the McGinty Mountain Preserve. The non-approved banks cover approximately 1,322.07 acres of land of which 1,112.67 acres have conservation easements granted over them. Singing Hills Mitigation Bank has been included with County Purchases. Several other banks such as the Sweetwater Mitigation Bank and

Boden Canyon have been accounted for within the baseline vegetation totals listed in Table 1.

GOVERNMENT PURCHASES

The Subarea Plan requires that the Governmental Agencies (Local, State and Federal), acquire approximately 18,000 acres of land in the Metro-Lakeside-Jamul Segment of the Subarea Plan. The goal for the county is to obtain approximately 9,425 acres of land with the Resource Agencies providing the other 9,425 acres.

During 1998, the Governmental Agencies acquired approximately 6992.0 acres of land for the purposes of Habitat Protection (Table 8). Currently there are five (5) properties that have been acquired. Three properties totaling 6905.91 acres were acquired by the State including: Crestridge, Sequan Peak, and Daley Ranch. Two others, totaling 160.02 acres were acquired by the county including: 86.09 acres of land within the Lakeside archipelago (Lakeside-1, Table 9) and the Singing Hills Mitigation Bank totaling approximately 73.93 acres.

TABLE 9 – GOVERNMENT PURCHASES

PRESERVATION CODE	NAME	HOLLAND95	VEGETATION TYPE	ACRES
103	Lakeside 1	11300	Disturbed Habitat	0.97
103	Lakeside 1	12000	Urban/Dev	7.10
103	Lakeside 1	32500	Diegan Coastal Sage Scrub	85.01
103	Lakeside 1	42000	Valley and Foothill Grassland	0.11
	Lakeside 1 Total			93.19
103	Crestridge	11300	Disturbed Habitat	0.60
103	Crestridge	12000	Urban/Dev	6.16
103	Crestridge	18100	Orchards and Vineyards	6.64
103	Crestridge	32500	Diegan Coastal Sage Scrub	475.01
103	Crestridge	37000	Chaparral	1096.49
103	Crestridge	37120	Southern Mixed Chaparral	42.10
103	Crestridge	37600	Coastal Sage-Chaparral Scrub	55.02
103	Crestridge	42000	Valley and Foothill Grassland	11.63
103	Crestridge	61310	Southern Coast Live Oak Riparian Forest	14.96
103	Crestridge	71162	Dense Coast Live Oak Woodland	64.06
	Crestridge Total			1772.67
103	Singing Hills MB	12000	Urban/Dev	0.01
103	Singing Hills MB	32500	Diegan Coastal Sage Scrub	73.93
	Singing Hills MB Total			73.94
103	Sequan Peak	11300	Disturbed Habitat	1.16
103	Sequan Peak	12000	Urban/Dev	0.58
103	Sequan Peak	18200	Intensive Agriculture	0.02
103	Sequan Peak	18320	Row Crops	4.40
103	Sequan Peak	32500	Diegan Coastal Sage Scrub	174.47
103	Sequan Peak	37000	Chaparral	1658.61
103	Sequan Peak	37121	Southern Granitic mixed Chaparral	158.03
103	Sequan Peak	37210	Granitic Chamise Chaparral	5.06
103	Sequan Peak	42000	Valley and Foothill Grassland	4.13
103	Sequan Peak	61310	Southern Coast Live Oak Riparian Forest	73.58
103	Sequan Peak	71162	Dense Coast Live Oak Woodland	38.67
	Sequan Peak Total			2118.71
103	Daley Ranch	11200	Disturbed Wetland	46.88
103	Daley Ranch	11300	Disturbed Habitat	83.20
103	Daley Ranch	12000	Urban/Dev	16.54
103	Daley Ranch	13140	Freshwater	2.78
103	Daley Ranch	13200	Non-Vegetated Channel	4.89
103	Daley Ranch	18200	Intensive Agriculture	0.91
103	Daley Ranch	18300	Extensive Agriculture	750.24
103	Daley Ranch	32500	Diegan Coastal Sage Scrub	1882.21
103	Daley Ranch	37120	Southern Mixed Chaparral	109.93
103	Daley Ranch	42000	Valley and Foothill Grassland	117.76
103	Daley Ranch	52410	Coastal and Valley Freshwater Marsh	20.43
103	Daley Ranch	61310	Southern Coast Live Oak Riparian Forest	0.77
103	Daley Ranch	71162	Dense Coast Live Oak Woodland	1.24
	Daley Ranch Total			3037.78
	Grand Total			7096.29

OTHER AREAS

There are several areas of County owned land that are within other jurisdictions. Notables of these areas include the Los Penasquitos Canyon Preserve and the Tijuana Valley River Park. Presently the Los Penasquitos Canyon Preserve consists of 277.38 acres and the Tijuana Valley River Park, 1185.21 acres (Figures 87 and 88).

AGRICULTURAL EXEMPTIONS

During 1998, only two agricultural exemptions were issued that affected natural habitat. These exemptions impacted 3.38 acres of habitat.

TAKE-PRESERVATION CODES

The following are codes used in the County of San Diego 1998 Annual Report:

PRESERVATION: 10

- 101 Approved Mitigation Banks
- 102 Non-Approved Mitigation Banks
- 103 Government Purchases
- 104 Onsite Mitigation within the Pre-Approved Mitigation Area (Pama)
- 105 Offsite Mitigation within the Pama
- 106 Preservation within the Lake Hodges Subarea Plan
- 107 Preservation within the South County Subarea Plan
- 108 Preservation Areas outside the Pama With Credit
- 109 Preservation outside Pama Without Credit

TAKE: 20

- 201 Take with Related Mitigation (TM'S, TPM'S etc.)
- 202 Take with No Mitigation (TM'S, TPM'S etc.)
- 203 Take with Building Permits
- 204 Take with Agricultural Exemptions
- 205 Take with Clearing Permits (2,5,10 acres)

NEITHER TAKE NOR PRESERVE*: 30

- 301 Building Permits
- 302 Clearing Permits
- 303 Agricultural Clearing
- 304 Donut Holes
- 305 Golf Course Areas

* Areas outside approved Take areas but not within Preserve areas

ATTACHMENT A - LIST OF PROJECTS INCLUDED IN THE 1998 ANNUAL REPORT

Attachment A includes the habitat tracking information requested by the Resource Agencies for Items 1 - 4 (Tables 10 – 12). This includes location maps identifying the project sites and mitigation areas where applicable.

TABLE 10 – FINAL MAPS APPROVED IN 1998

TP-CODE ¹	PROJECT NUMBER	PROJECT NAME	FIGURE AND PAGE	HOLLAND95	VEGETATION TYPE	ACRES
109	TM4854	Country Point		12000	Urban/Dev	2.16
201	TM4854	Country Point		12000	Urban/Dev	14.59
	TM4854 Total		NONE			16.75
109	TM4862	HOLLY OAKS RANCH		12000	Urban/Dev	0.43
109	TM4862	HOLLY OAKS RANCH		12000	Urban/Dev	0.00
109	TM4862	HOLLY OAKS RANCH		37000	Chaparral	42.47
109	TM4862	HOLLY OAKS RANCH		37000	Chaparral	2.54
109	TM4862	HOLLY OAKS RANCH		42000	Valley and Foothill Grassland	9.13
109	TM4862	HOLLY OAKS RANCH		71162	Dense Coast Live Oak Woodland	12.81
109	TM4862	HOLLY OAKS RANCH		71162	Dense Coast Live Oak Woodland	1.57
201	TM4862	HOLLY OAKS RANCH		11300	Disturbed Habitat	0.27
201	TM4862	HOLLY OAKS RANCH		12000	Urban/Dev	0.12
201	TM4862	HOLLY OAKS RANCH		18200	Intensive Agriculture	0.28
201	TM4862	HOLLY OAKS RANCH		18300	Extensive Agriculture	4.22
201	TM4862	HOLLY OAKS RANCH		32500	Diegan Coastal Sage Scrub	23.19
201	TM4862	HOLLY OAKS RANCH		37000	Chaparral	25.14
201	TM4862	HOLLY OAKS RANCH		37000	Chaparral	38.99
201	TM4862	HOLLY OAKS RANCH		42000	Valley and Foothill Grassland	46.98
201	TM4862	HOLLY OAKS RANCH		42000	Valley and Foothill Grassland	0.26
201	TM4862	HOLLY OAKS RANCH		71162	Dense Coast Live Oak Woodland	0.06
	TM4862 Total		FIGURE 2 PAGE 21			208.46
109	TM4907	The Boulders		12000	Urban/Dev	0.34
109	TM4907	The Boulders		37000	Chaparral	4.64
201	TM4907	The Boulders		37000	Chaparral	14.36
	TM4907 Total		FIGURE 3 PAGE 22			19.34
109	TM4988	Burer TM		12000	Urban/Dev	0.87

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TP-CODE	PROJECT NUMBER	PROJECT NAME	FIGURE AND PAGE	HOLLAND95	VEGETATION TYPE	ACRES
109	TM4988	Burer TM		32500	Diegan Coastal Sage Scrub	2.13
201	TM4988	Burer TM		12000	Urban/Dev	3.09
201	TM4988	Burer TM		32500	Diegan Coastal Sage Scrub	5.56
	TM4988 Total		FIGURE 4 PAGE 23			11.65
201	TM5005	Rancho Valencia Condos		11200	Disturbed Wetland	16.01
201	TM5005	Rancho Valencia Condos		12000	Urban/Dev	20.46
	TM5005 Total		NONE			36.47
109	TM5057	Vitalich TM		12000	Urban/Dev	1.52
109	TM5057	Vitalich TM		37120	Southern Mixed Chaparral	8.12
201	TM5057	Vitalich TM		12000	Urban/Dev	6.68
201	TM5057	Vitalich TM		37000	Chaparral	0.00
201	TM5057	Vitalich TM		37120	Southern Mixed Chaparral	15.95
	TM5057 Total		FIGURE 5 PAGE 24			32.27
202	TM5074	Landsted Subdivision		18300	Extensive Agriculture	1.12
202	TM5074	Landsted Subdivision		42000	Valley and Foothill Grassland	7.78
	TM5074 Total		FIGURE 6 PAGE 25			8.90
109	TM5077	Westside Knolls		37000	Chaparral	3.33
201	TM5077	Westside Knolls		12000	Urban/Dev	0.54
201	TM5077	Westside Knolls		37000	Chaparral	15.60
	TM5077 Total		FIGURE 7 PAGE 26			19.47
202	TM5089-1	Sterling Heights		12000	Urban/Dev	5.05
	TM5089-1 Total		NONE			5.05
202	TM5101	Eniss Industrial Park		12000	Urban/Dev	19.22
202	TM5101	Eniss Industrial Park		18300	Extensive Agriculture	1.21
	TM5101 Total		FIGURE 8 PAGE 27			20.43
201	TM5106	Summer Breeze		11300	Disturbed Habitat	0.55
201	TM5106	Summer Breeze		12000	Urban/Dev	0.10
201	TM5106	Summer Breeze		18200	Intensive Agriculture	0.08
201	TM5106	Summer Breeze		18300	Extensive Agriculture	0.14
201	TM5106	Summer Breeze		32500	Diegan Coastal Sage Scrub	5.72
	TM5106 Total		FIGURE 9 PAGE 28			6.59
202	TM5117	Winter Gardens 16		12000	Urban/Dev	5.04
	TM5117 Total		NONE			5.04
201	TMDMCC-1	Del Mar Country Club		12000	Urban/Dev	3.14
	TMDMCC-1 Total		NONE			3.14
109	TPM 19040	Zora TPM		12000	Urban/Dev	0.04
109	TPM 19040	Zora TPM		32500	Diegan Coastal Sage Scrub	2.45
203	TPM 19040	Zora TPM		12000	Urban/Dev	1.99
203	TPM 19040	Zora TPM		32500	Diegan Coastal Sage Scrub	2.47
	TPM 19040 Total		FIGURE 10 PAGE 29			6.95
203	TPM 19325	Stewart TPM		12000	Urban/Dev	0.64
	TPM 19325 Total		NONE			0.64
202	TPM 19599	Lar-Mar Construction TPM		12000	Urban/Dev	1.53

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TP-CODE	PROJECT NUMBER	PROJECT NAME	FIGURE AND PAGE	HOLLAND95	VEGETATION TYPE	ACRES
	TPM 19599 Total		NONE			1.53
104	TPM 19675	Gretler Lot Split		12000	Urban/Dev5	0.00
104	TPM 19675	Gretler Lot Split		32500	Diegan Coastal Sage Scrub	55.15
104	TPM 19675	Gretler Lot Split		37000	Chaparral	4.46
104	TPM 19675	Gretler Lot Split		37G00	Coastal Sage-Chaparral Scrub	7.22
104	TPM 19675	Gretler Lot Split		71162	Dense Coast Live Oak Woodland	2.71
201	TPM 19675	Gretler Lot Split		12000	Urban/Dev	0.01
201	TPM 19675	Gretler Lot Split		32500	Diegan Coastal Sage Scrub	8.04
201	TPM 19675	Gretler Lot Split		37000	Chaparral	6.43
	TPM 19675 Total		FIGURE 11 PAGE 30			84.02
109	TPM 20134	Vargas Lot Split		11300	Disturbed Habitat	0.25
203	TPM 20134	Vargas Lot Split		11300	Disturbed Habitat	1.89
203	TPM 20134	Vargas Lot Split		12000	Urban/Dev	0.29
	TPM 20134 Total		NONE			2.43
202	TPM 20170	Lomas Piedras		11300	Disturbed Habitat	0.42
202	TPM 20170	Lomas Piedras		12000	Urban/Dev	2.68
202	TPM 20170	Lomas Piedras		18100	Orchards and Vineyards	0.23
202	TPM 20170	Lomas Piedras		32500	Diegan Coastal Sage Scrub	2.97
202	TPM 20170	Lomas Piedras		42000	Valley and Foothill Grassland	1.63
	TPM 20170 Total		FIGURE 12 PAGE 31			7.93
202	TPM 20179	Gray TPM		12000	Urban/Dev	0.52
202	TPM 20179	Gray TPM		42000	Valley and Foothill Grassland	1.63
	TPM 20179 Total		FIGURE 13 PAGE 32			2.15
109	TPM 20194	Foster Lot Split		12000	Urban/Dev	0.80
109	TPM 20194	Foster Lot Split		32500	Diegan Coastal Sage Scrub	19.26
109	TPM 20194	Foster Lot Split		37000	Chaparral	0.01
109	TPM 20194	Foster Lot Split		37121	Southern Granitic mixed Chaparral	1.88
201	TPM 20194	Foster Lot Split		12000	Urban/Dev	3.39
201	TPM 20194	Foster Lot Split		32500	Diegan Coastal Sage Scrub	0.66
201	TPM 20194	Foster Lot Split		37000	Chaparral	2.80
201	TPM 20194	Foster Lot Split		37121	Southern Granitic mixed Chaparral	0.12
	TPM 20194 Total		FIGURE 14 PAGE 33			28.92
104	TPM 20214	Young TPM		32500	Diegan Coastal Sage Scrub	0.29
104	TPM 20214	Young TPM		37121	Southern Granitic mixed Chaparral	6.76
201	TPM 20214	Young TPM		32500	Diegan Coastal Sage Scrub	7.87
201	TPM 20214	Young TPM		37121	Southern Granitic mixed Chaparral	1.58
	TPM 20214 Total		FIGURE 15 PAGE 34			16.50
203	TPM 20224	Piatt TPM		12000	Urban/Dev	2.31
	TPM 20224 Total		NONE			2.31
203	TPM 20231	Manning TPM		12000	Urban/Dev	0.86
	TPM 20231 Total		NONE			0.86
203	TPM 20237	Wittie TPM		12000	Urban/Dev	2.27
	TPM 20237 Total		NONE			2.27
203	TPM 20259	Qualls TPM		12000	Urban/Dev	2.11
	TPM 20259 Total		NONE			2.11
203	TPM 20292	Potts TPM		12000	Urban/Dev	1.21
	TPM 20292 Total		NONE			1.21

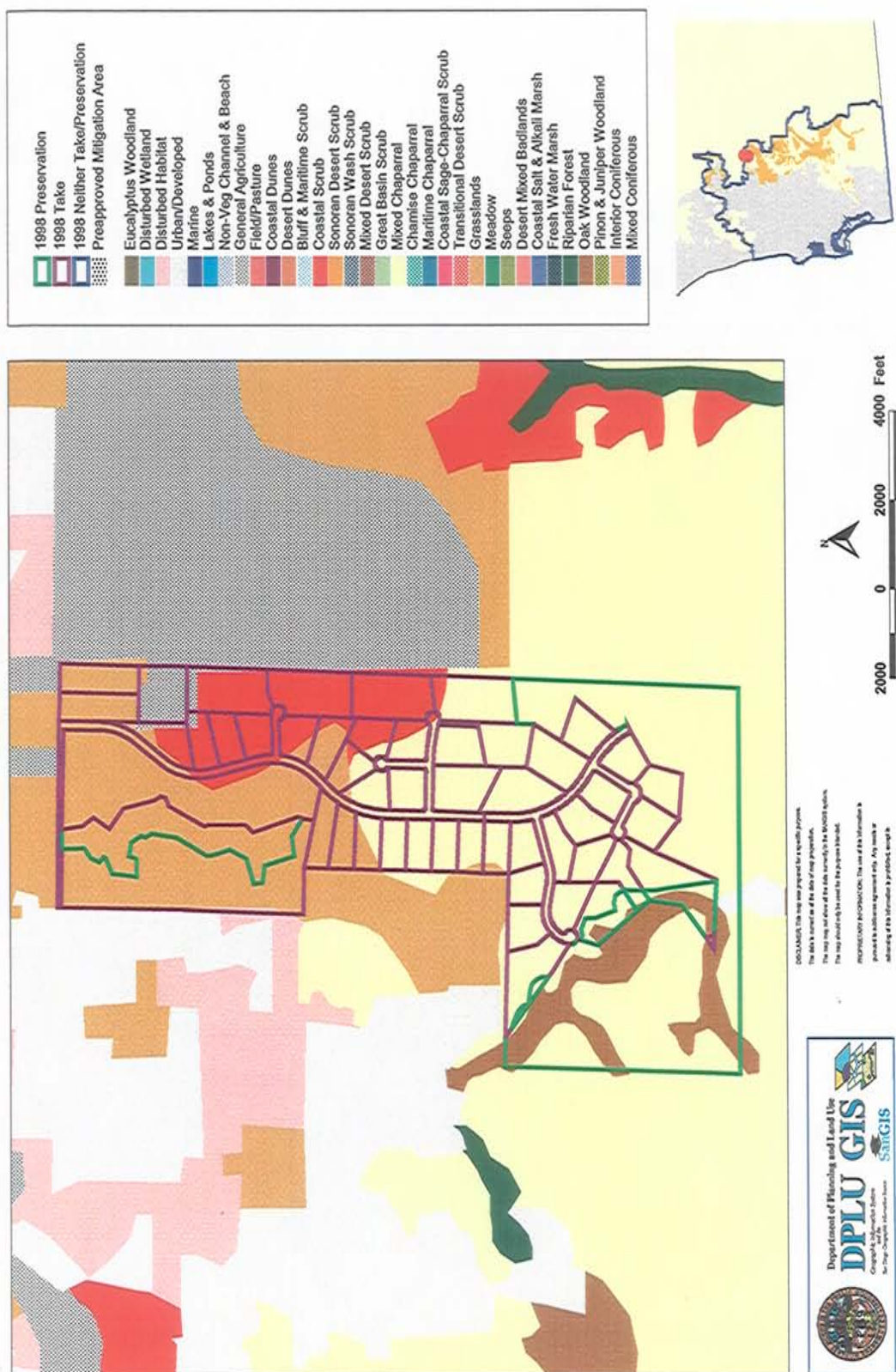
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TP-CODE	PROJECT NUMBER	PROJECT NAME	FIGURE AND PAGE	H05LLAND95	VEGETATION TYPE	ACRES
202	TPM 20302	Oshrey LTD		12000	Urban/Dev	5.17
202	TPM 20302	Oshrey LTD		18300	Extensive Agriculture	0.26
	TPM 20302 Total		FIGURE 16 PAGE 35			5.43
202	TPM 20305	Priest TPM		12000	Urban/Dev	0.23
202	TPM 20305	Priest TPM		18100	Orchards and Vineyards	0.18
202	TPM 20305	Priest TPM		18300	Extensive Agriculture	3.79
	TPM 20305 Total		FIGURE 17 PAGE 36			4.20
109	TPM 20311	Dunbar Lane TPM		11300	Disturbed Habitat	0.88
109	TPM 20311	Dunbar Lane TPM		12000	Urban/Dev	0.09
201	TPM 20311	Dunbar Lane TPM		11300	Disturbed Habitat	2.64
201	TPM 20311	Dunbar Lane TPM		12000	Urban/Dev	2.88
	TPM 20311 Total		NONE			6.49
203	TPM 20323	Cunning TPM		12000	Urban/Dev	0.52
	TPM 20323 Total		NONE			0.52
106	TPM 20340	Golem Trust		11100	Eucalyptus Woodland	0.24
106	TPM 20340	Golem Trust		11300	Disturbed Habitat	2.41
106	TPM 20340	Golem Trust		12000	Urban/Dev	1.59
106	TPM 20340	Golem Trust		18300	Extensive Agriculture	4.73
106	TPM 20340	Golem Trust		45400	Freshwater Seep	0.70
106	TPM 20340	Golem Trust		52410	Coastal and Valley Freshwater Marsh	3.86
201	TPM 20340	Golem Trust		11100	Eucalyptus Woodland	0.18
201	TPM 20340	Golem Trust		11300	Disturbed Habitat	6.75
201	TPM 20340	Golem Trust		12000	Urban/Dev	4.06
201	TPM 20340	Golem Trust		13140	Freshwater	0.16
201	TPM 20340	Golem Trust		18300	Extensive Agriculture	42.94
201	TPM 20340	Golem Trust		32500	Diegan Coastal Sage Scrub	4.34
201	TPM 20340	Golem Trust		42200	Non-Native Grassland	0.04
201	TPM 20340	Golem Trust		45400	Freshwater Seep	0.47
	TPM 20340 Total		FIGURE 18 PAGE 37			72.47
202	TPM20282	Bischofberger Lot Split		12000	Urban/Dev	5.03
202	TPM20282	Bischofberger Lot Split		37000	Chaparral	0.00
	TPM20282 Total		FIGURE 19 PAGE 40			5.03
	Grand Total					647.53

1. Please refer to Take-Preservation Codes on Page 16 for definitions.

HOLLY OAKS RANCH

Figure 2.



THE BOULDERS

Figure 3.

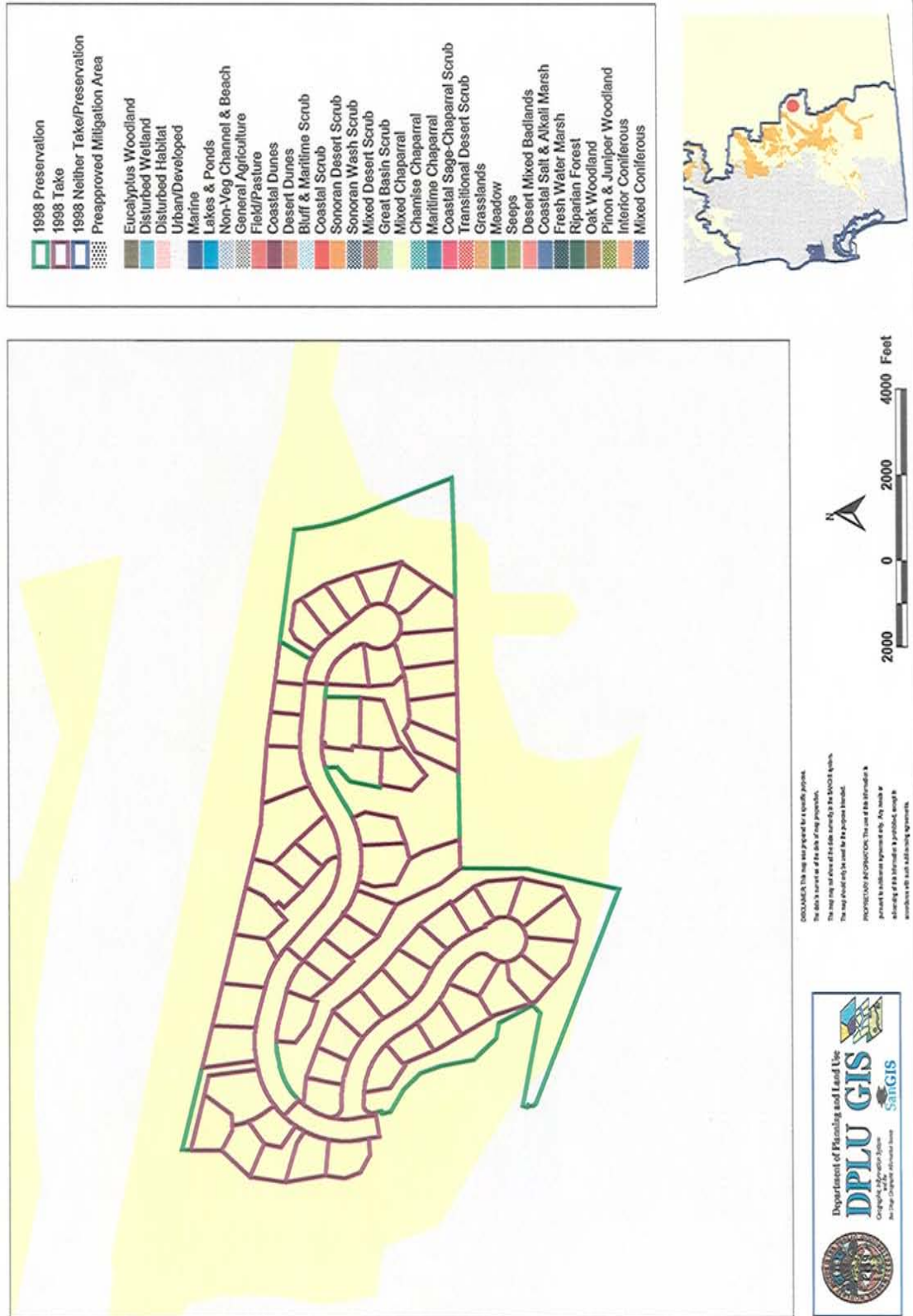
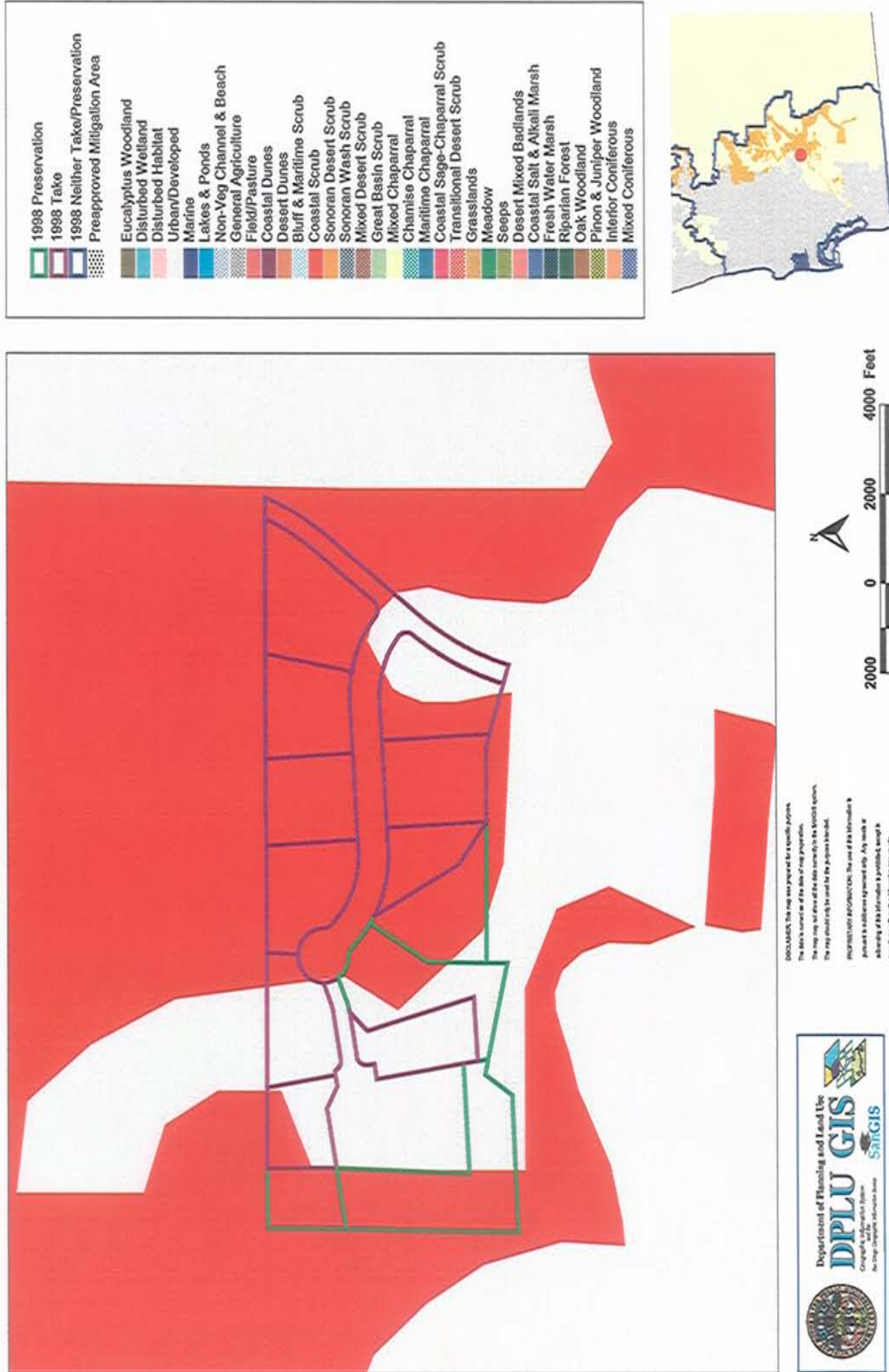


Figure 4.

BURER TM



RANCHO VALENCIA CONDOS

Figure 5.

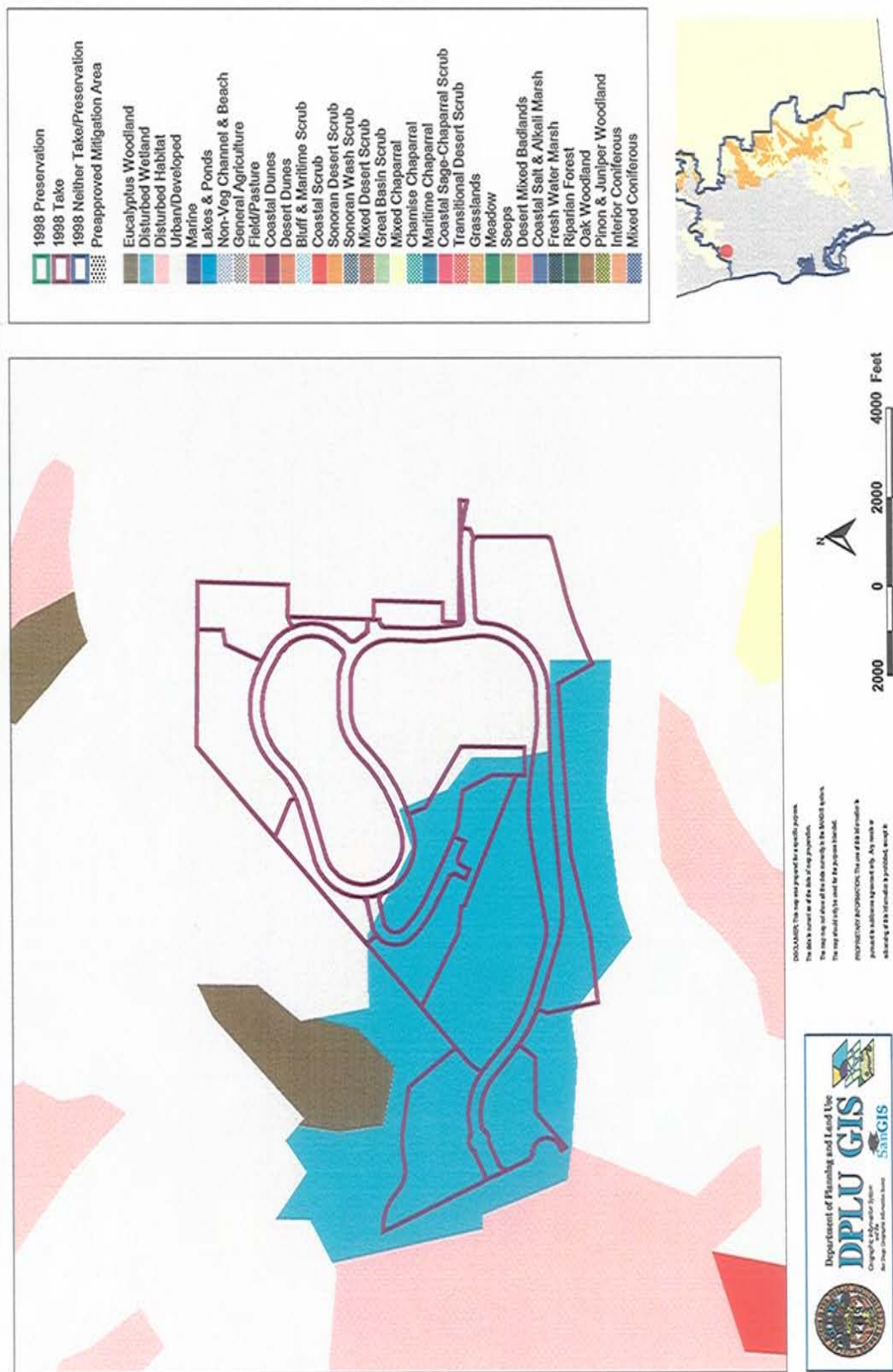
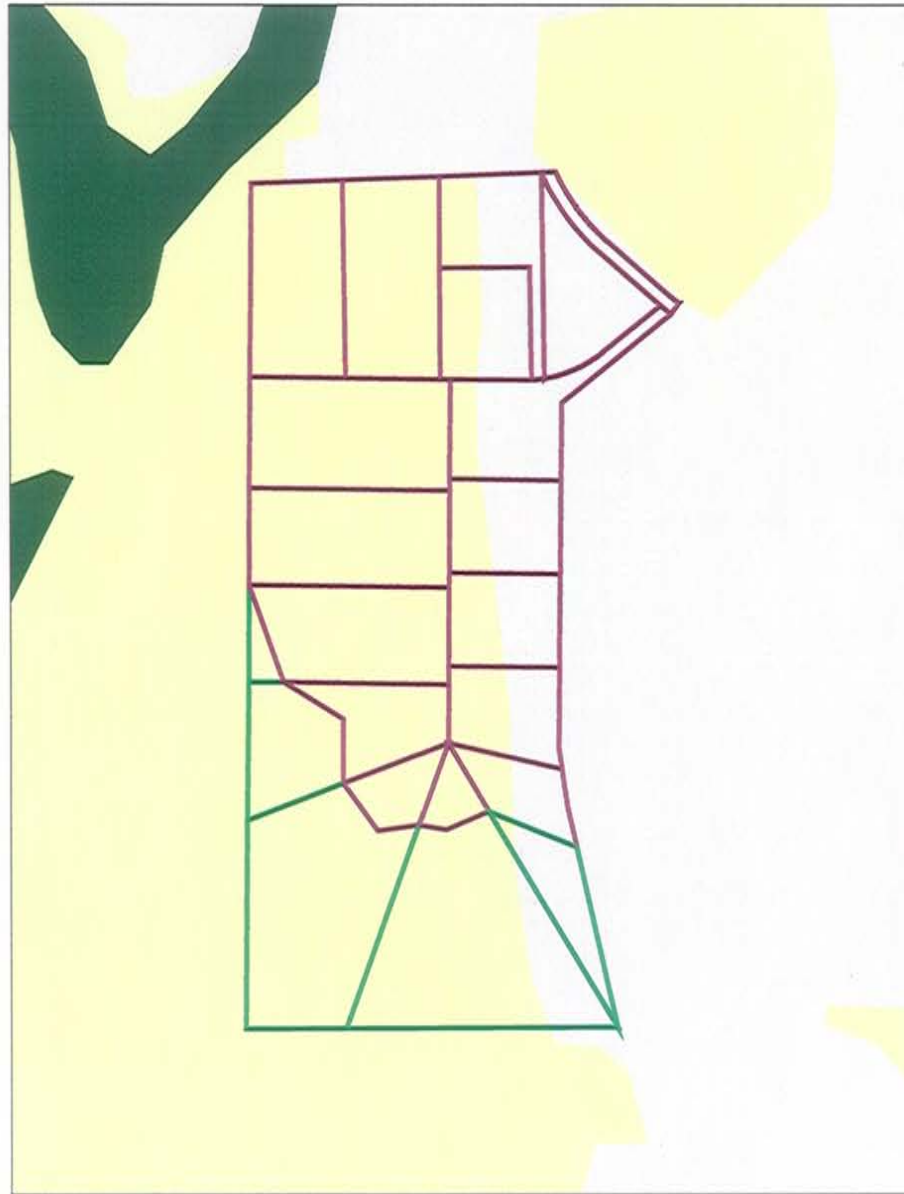
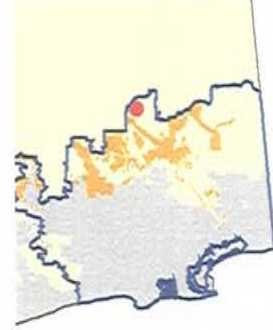


Figure 6.

VITALICH TM



- 1998 Preservation
- 1998 Take
- 1998 Neither Take/Preservation
- Preapproved Mitigation Area
- Eucalyptus Woodland
- Disturbed Wetland
- Disturbed Habitat
- Urban/Developed
- Marine
- Lakes & Ponds
- Non-Veg Channel & Beach
- General Agriculture
- Field/Pasture
- Coastal Dunes
- Desert Dunes
- Bluff & Maritime Scrub
- Coastal Scrub
- Sonoran Desert Scrub
- Sonoran Wash Scrub
- Mixed Desert Scrub
- Great Basin Scrub
- Mixed Chaparral
- Chamise Chaparral
- Maritime Chaparral
- Coastal Sage-Chaparral Scrub
- Transitional Desert Scrub
- Grasslands
- Meadow
- Seeps
- Desert Mixed Badlands
- Coastal Salt & Alkali Marsh
- Fresh Water Marsh
- Riparian Forest
- Oak Woodland
- Pinon & Juniper Woodland
- Interior Coniferous
- Mixed Coniferous

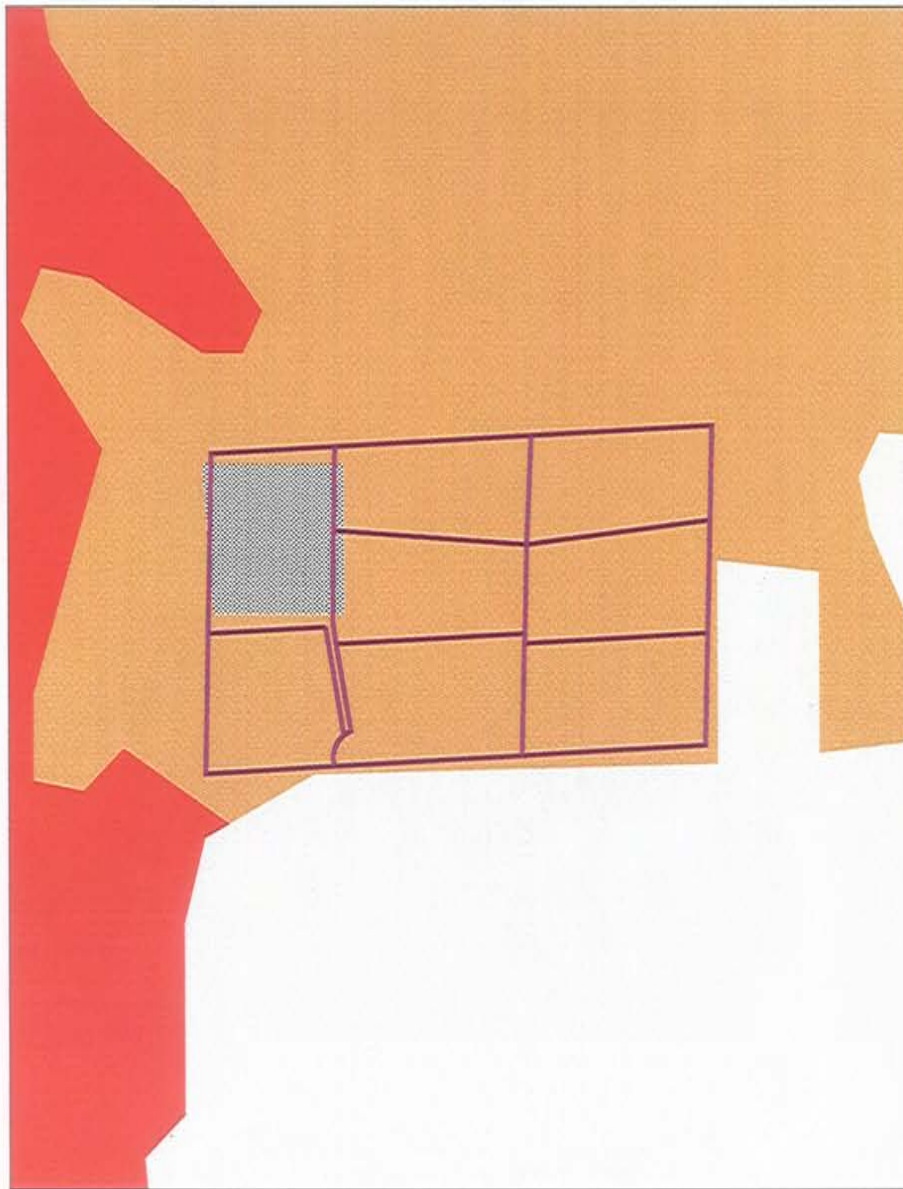


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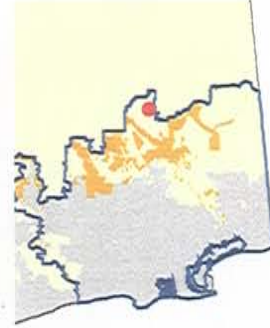


Figure 7.

LANDSTED SUBDIVISION



- 1998 Preservation
- 1998 Take
- 1998 Neither Take/Preservation
- Preapproved Mitigation Area
- Eucalyptus Woodland
- Disturbed Wetland
- Disturbed Habitat
- Urban/Developed
- Marine
- Lakes & Ponds
- Non-Veg Channel & Beach
- General Agriculture
- Field/Pasture
- Coastal Dunes
- Desert Dunes
- Bluff & Maritime Scrub
- Coastal Scrub
- Sonoran Desert Scrub
- Sonoran Wash Scrub
- Mixed Desert Scrub
- Great Basin Scrub
- Mixed Chaparral
- Chamise Chaparral
- Maritime Chaparral
- Coastal Sage-Chaparral Scrub
- Transitional Desert Scrub
- Grasslands
- Meadow
- Seeps
- Desert Mixed Badlands
- Coastal Salt & Alkali Marsh
- Fresh Water Marsh
- Riparian Forest
- Oak Woodland
- Pinon & Juniper Woodland
- Interior Coniferous
- Mixed Coniferous

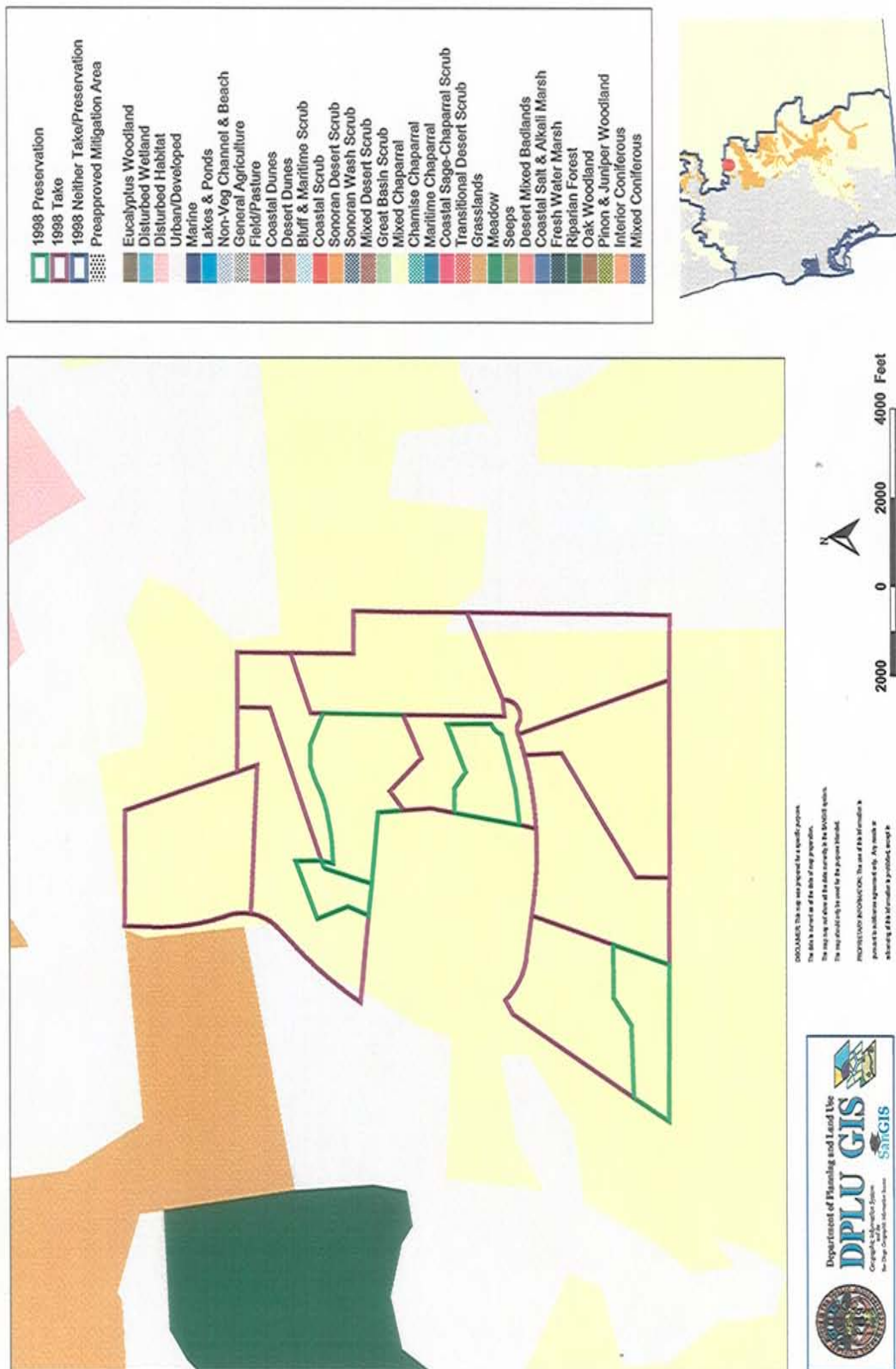


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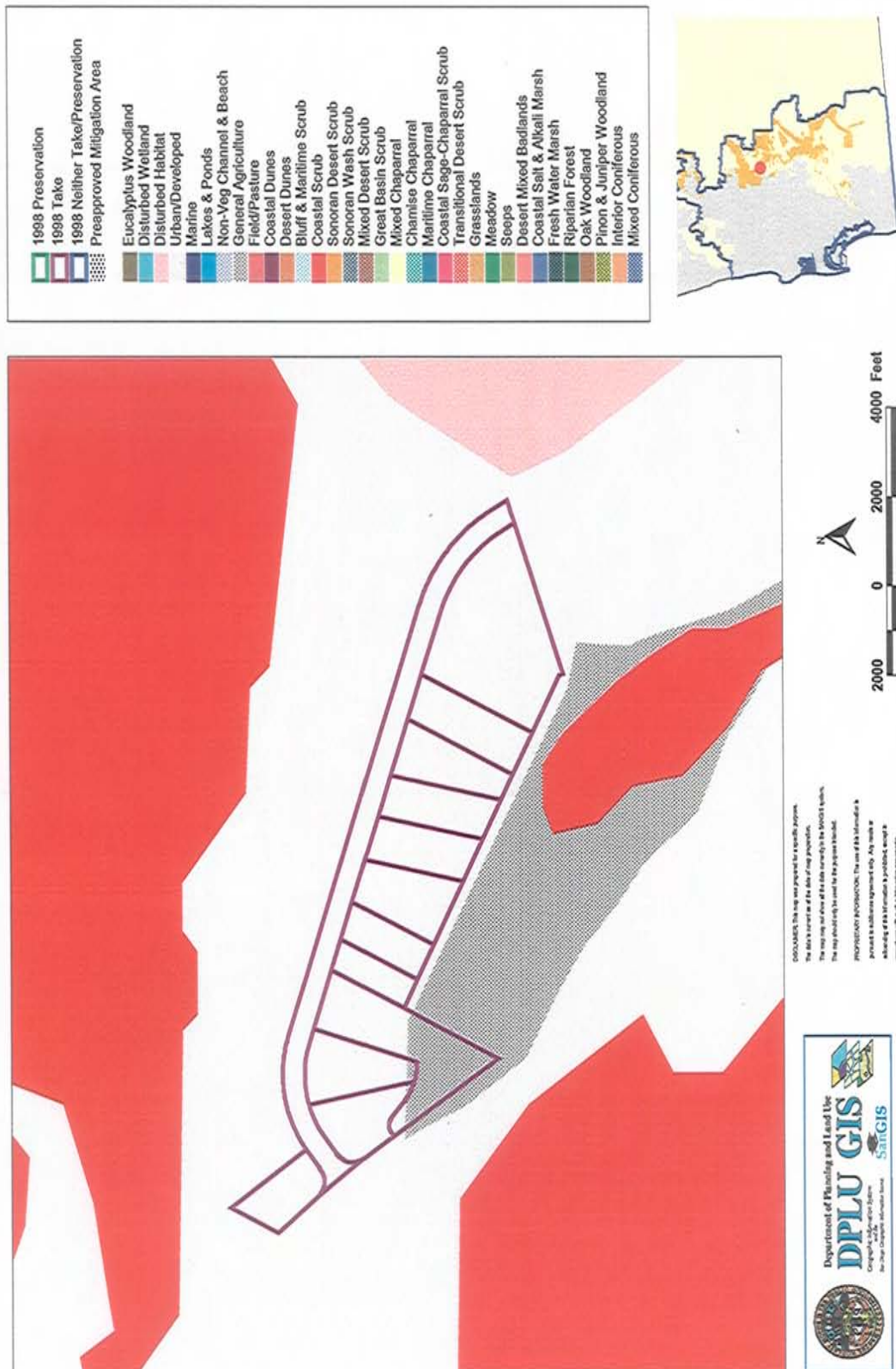
WESTSIDE KNOLLS

Figure 8.



ENISS INDUSTRIAL PARK

Figure 9.



SUMMER BREEZE

Figure 10.

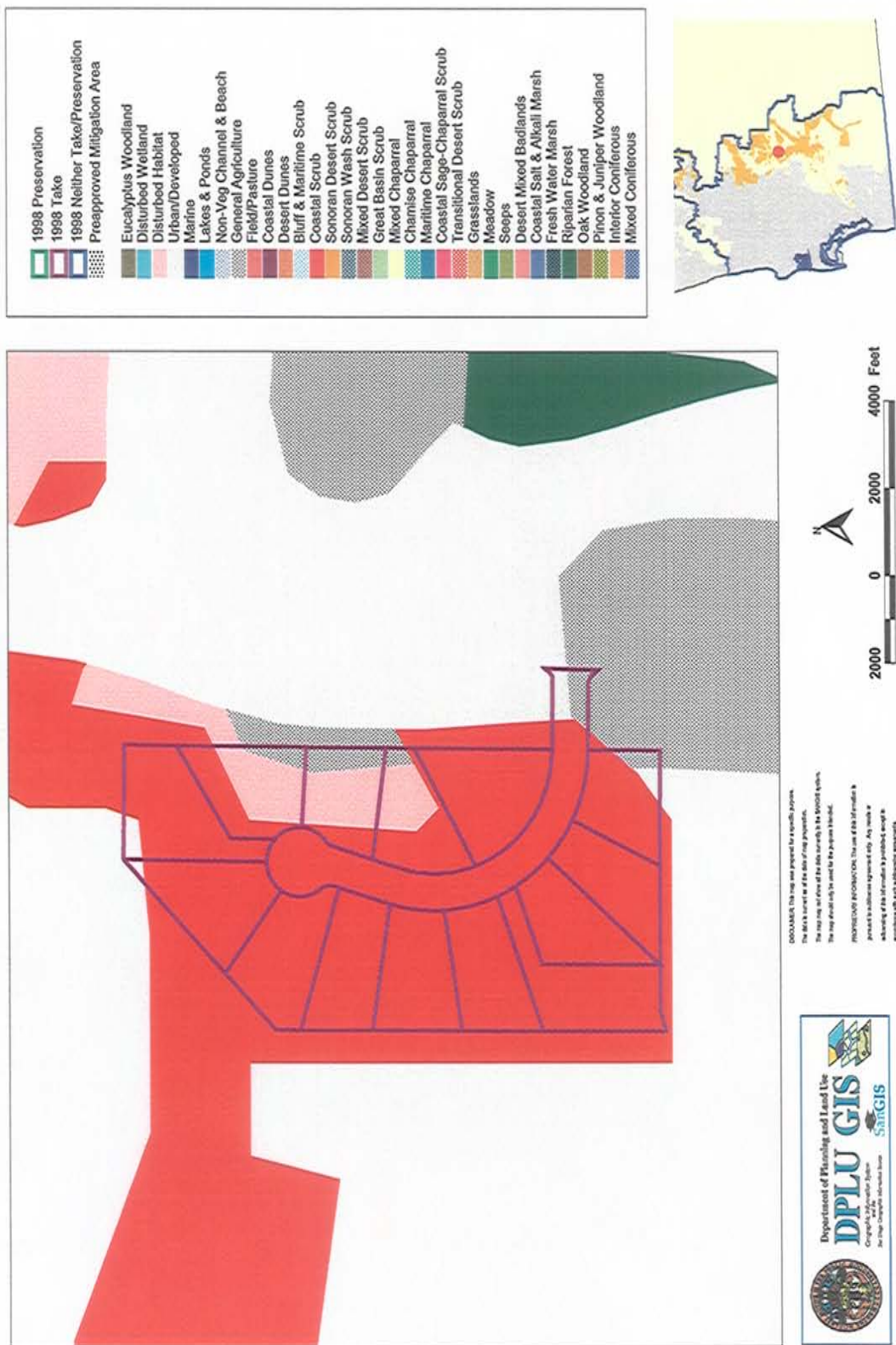


Figure 11.

ZORA TPM

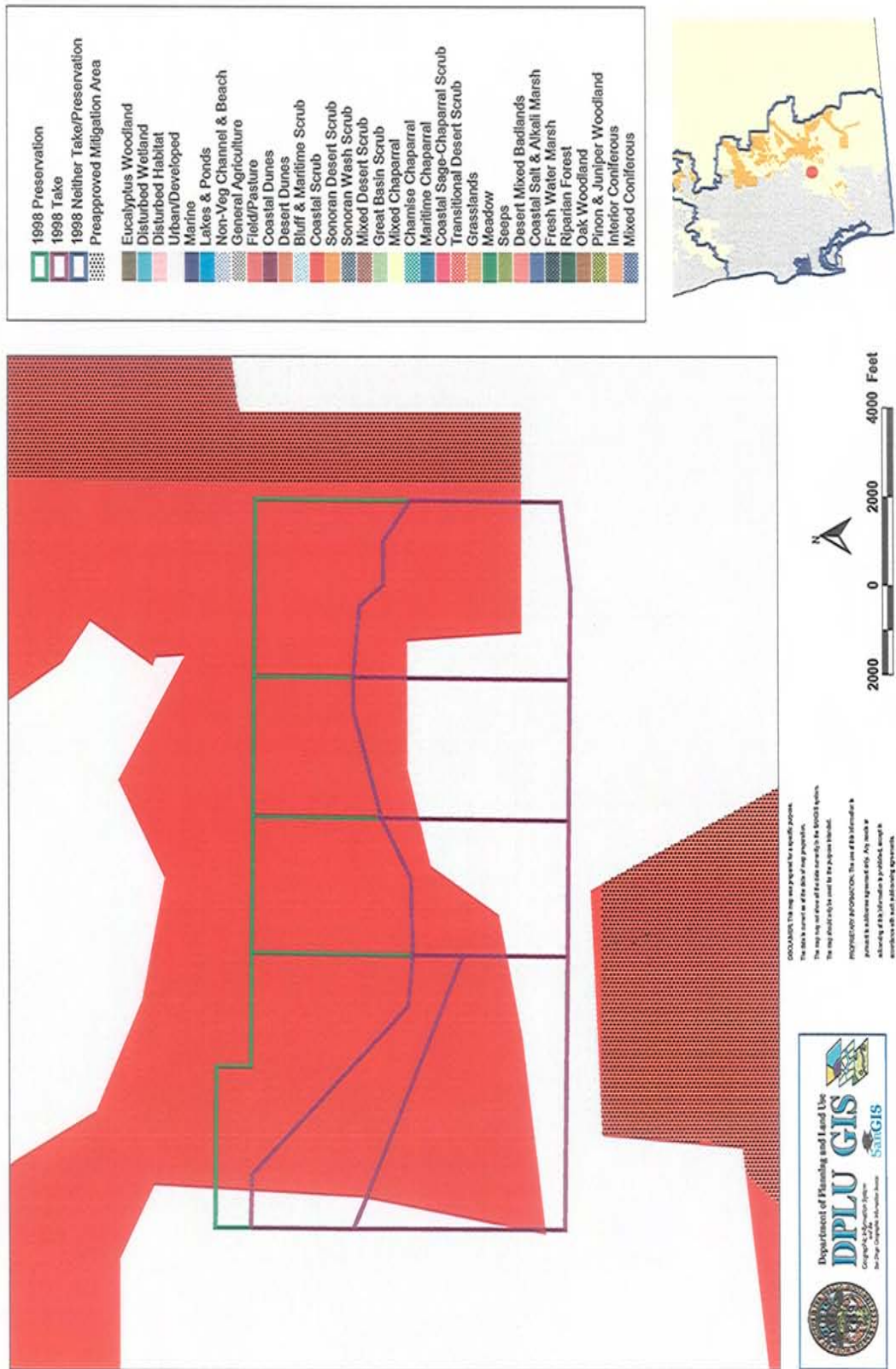


Figure 12.

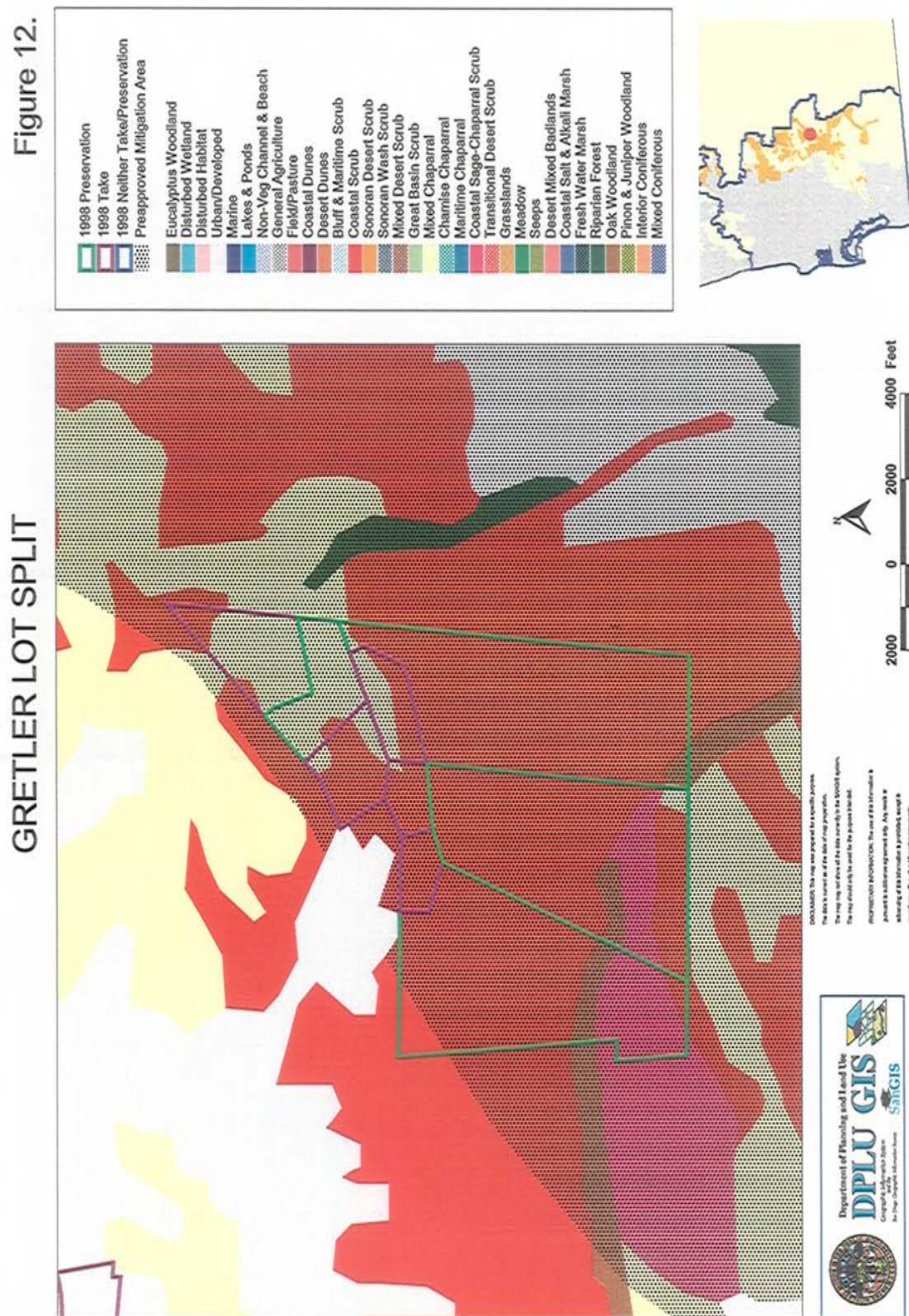


Figure 13.

LOMAS PIEDRAS

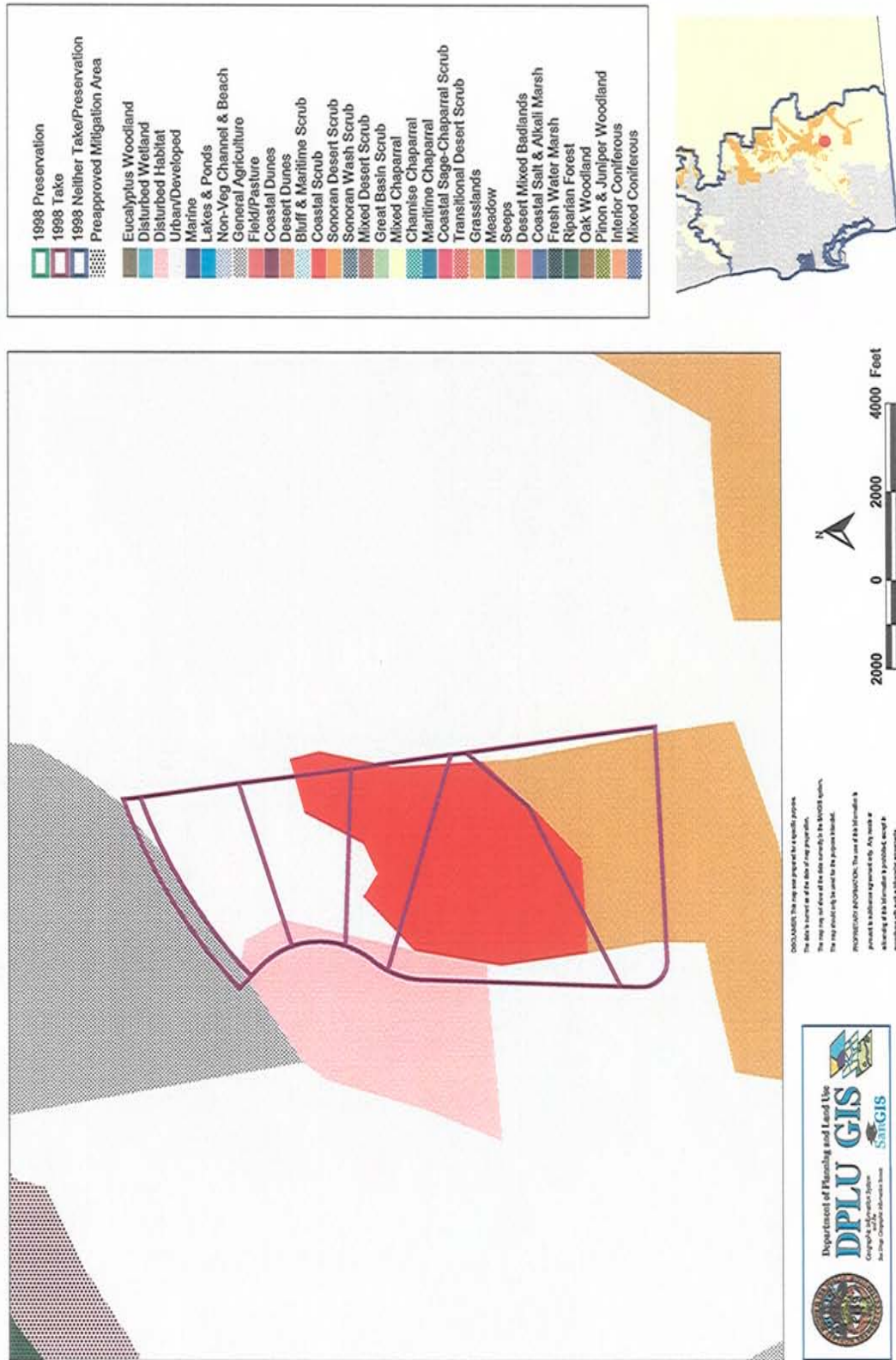
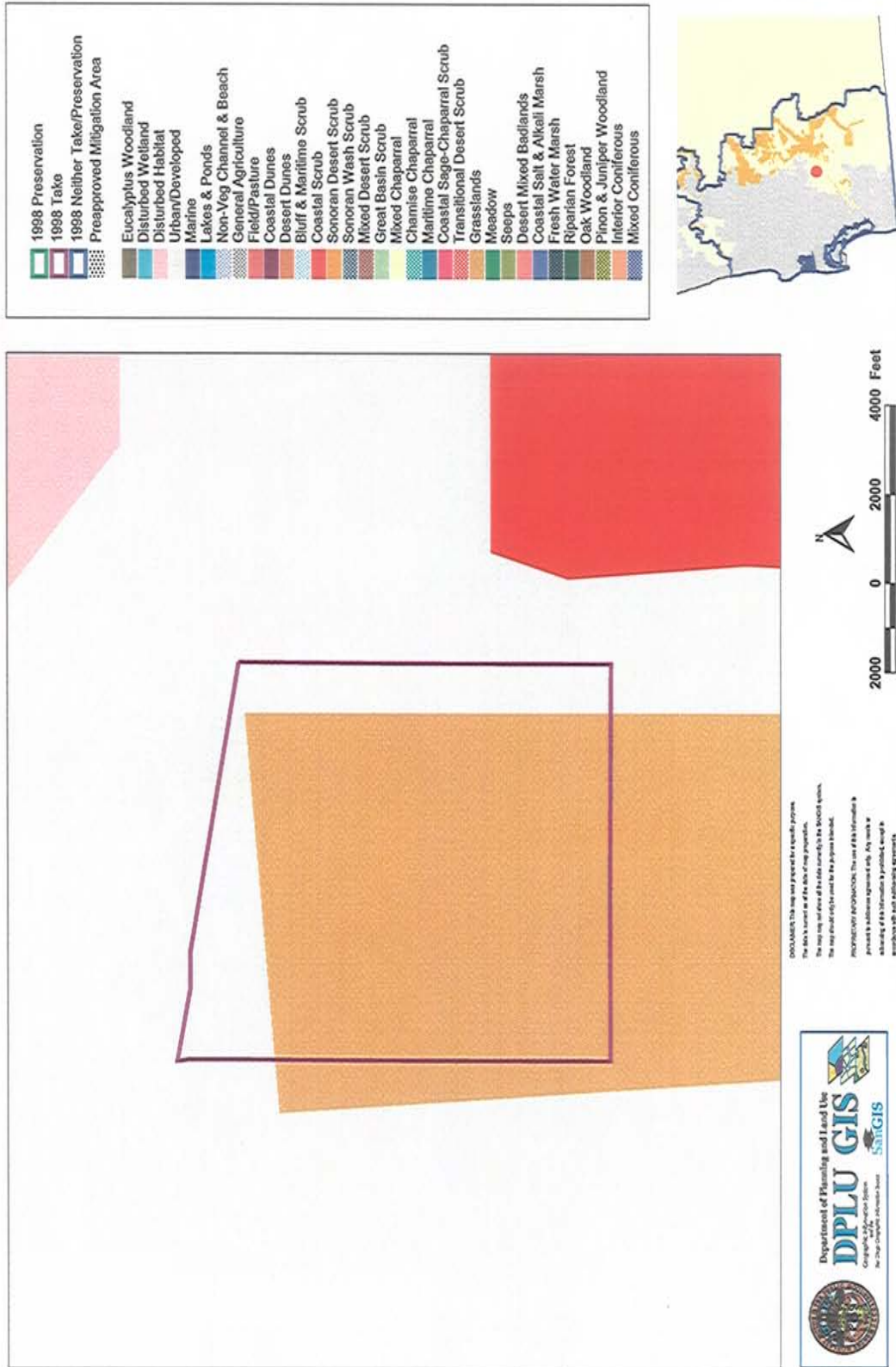


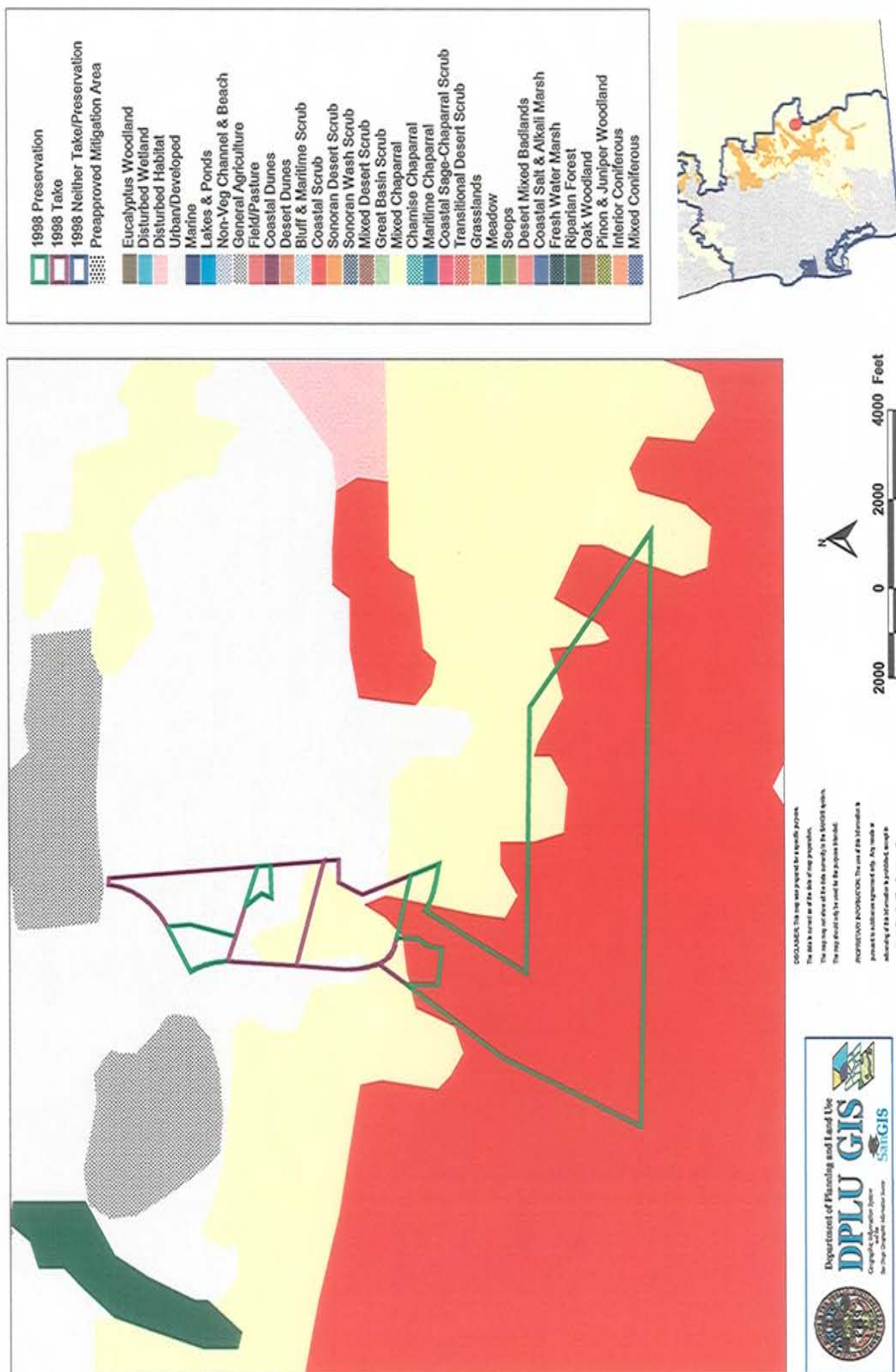
Figure 14.

GRAY TPM



FOSTER LOT SPLIT

Figure 15.



YOUNG TPM

Figure 16.

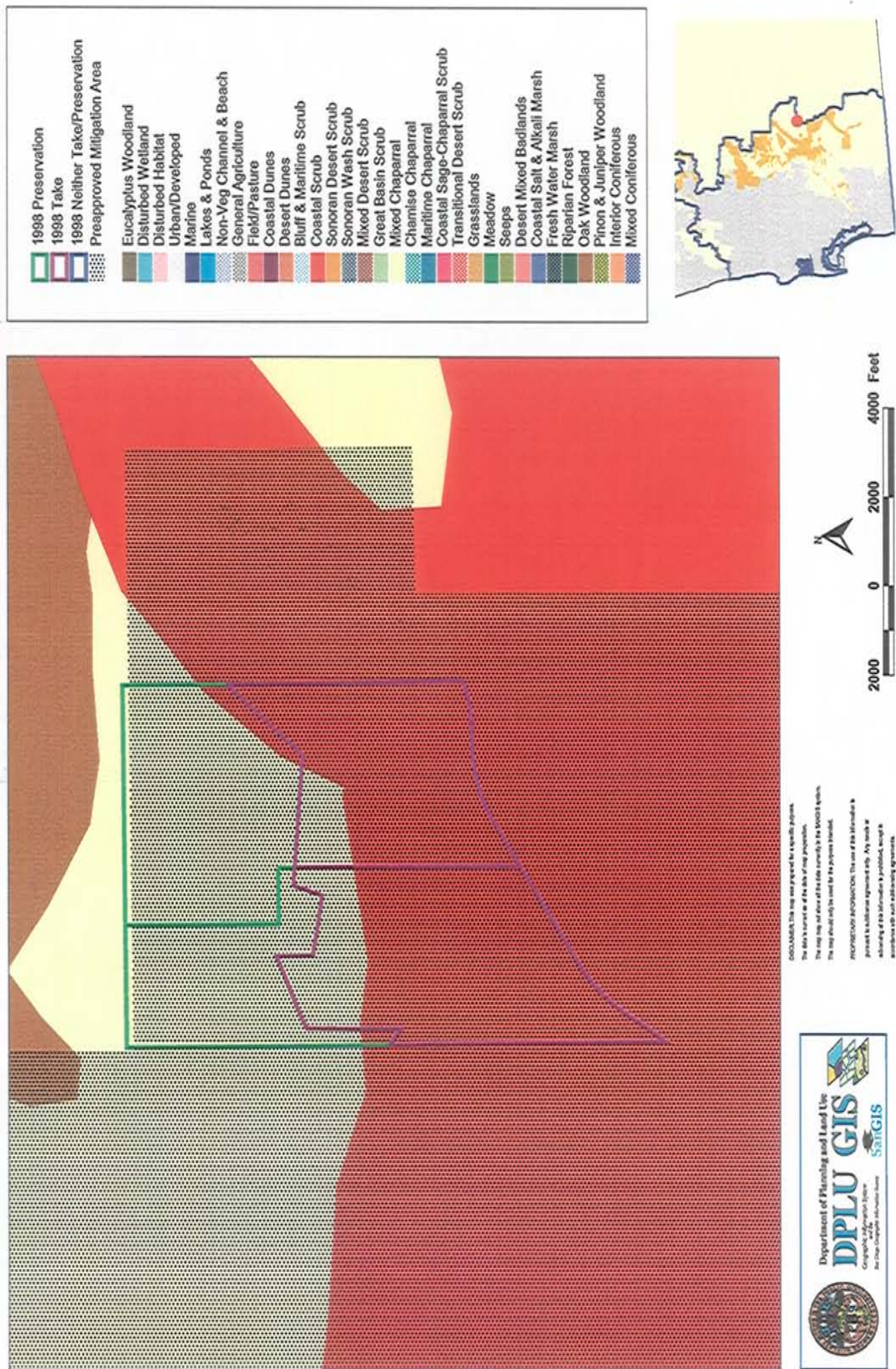
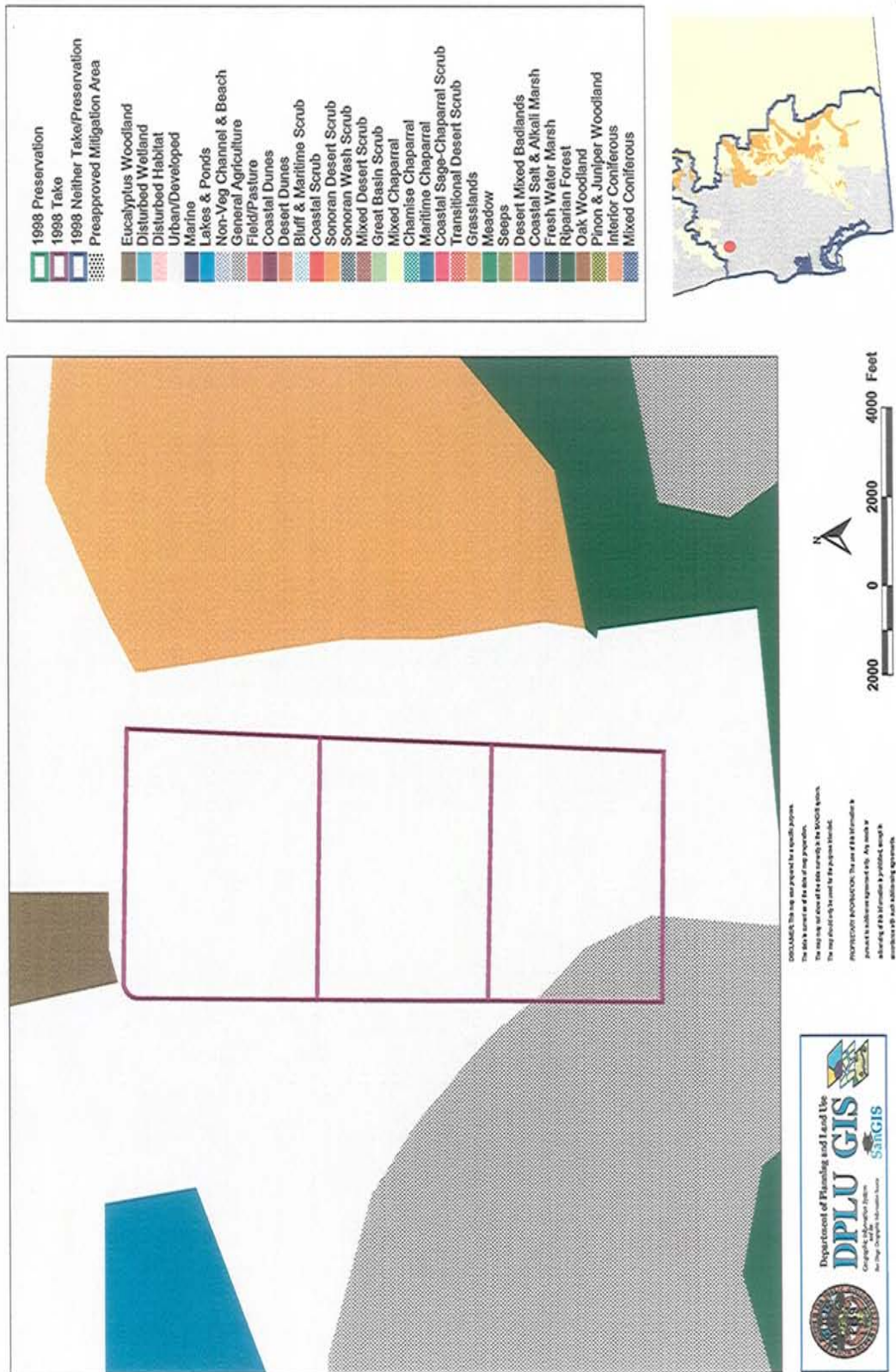


Figure 17.

OSHREY LTD



PRIEST TPM

Figure 18.

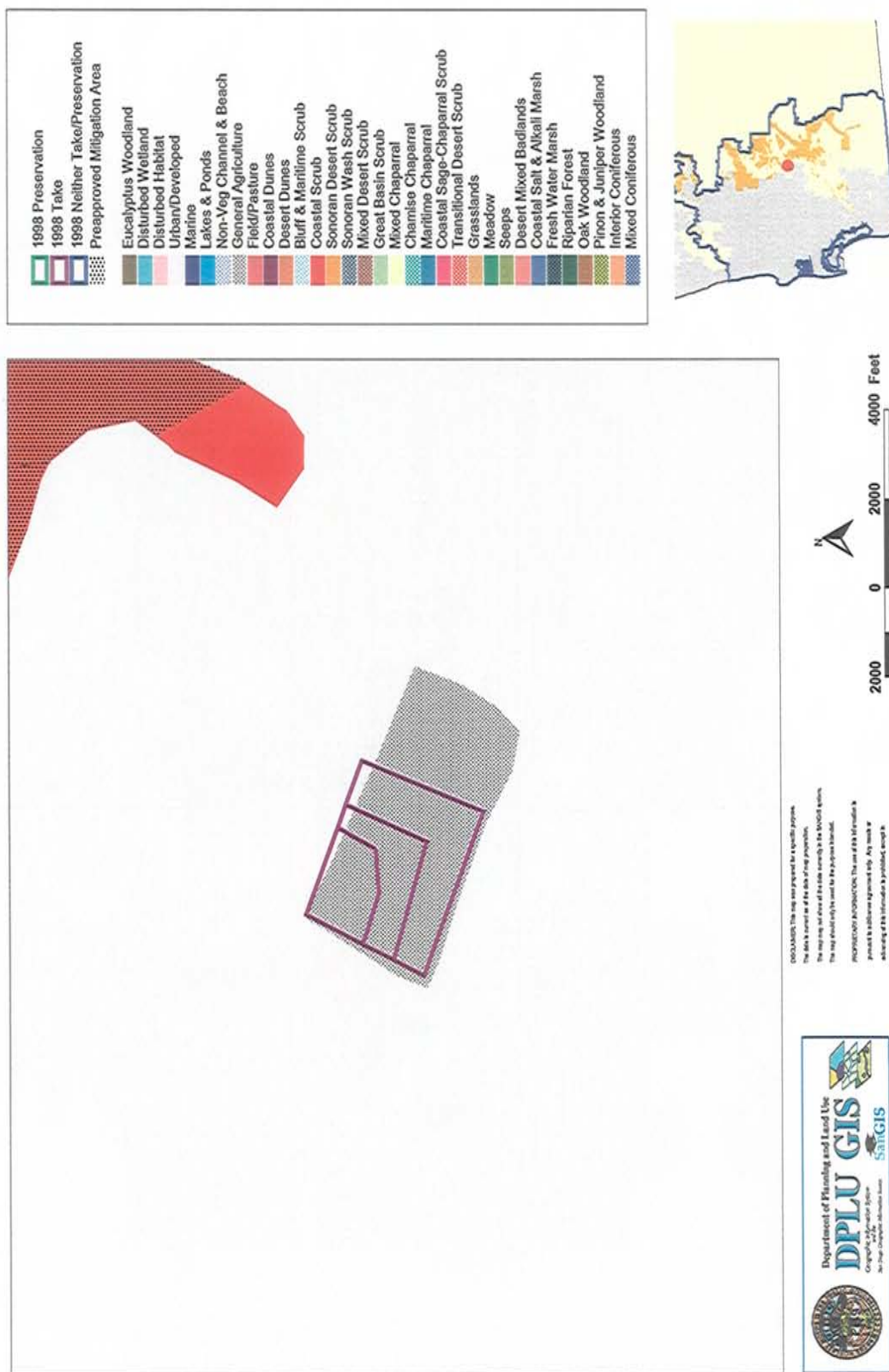


Table 11 – Grading Permits Issued in 1998

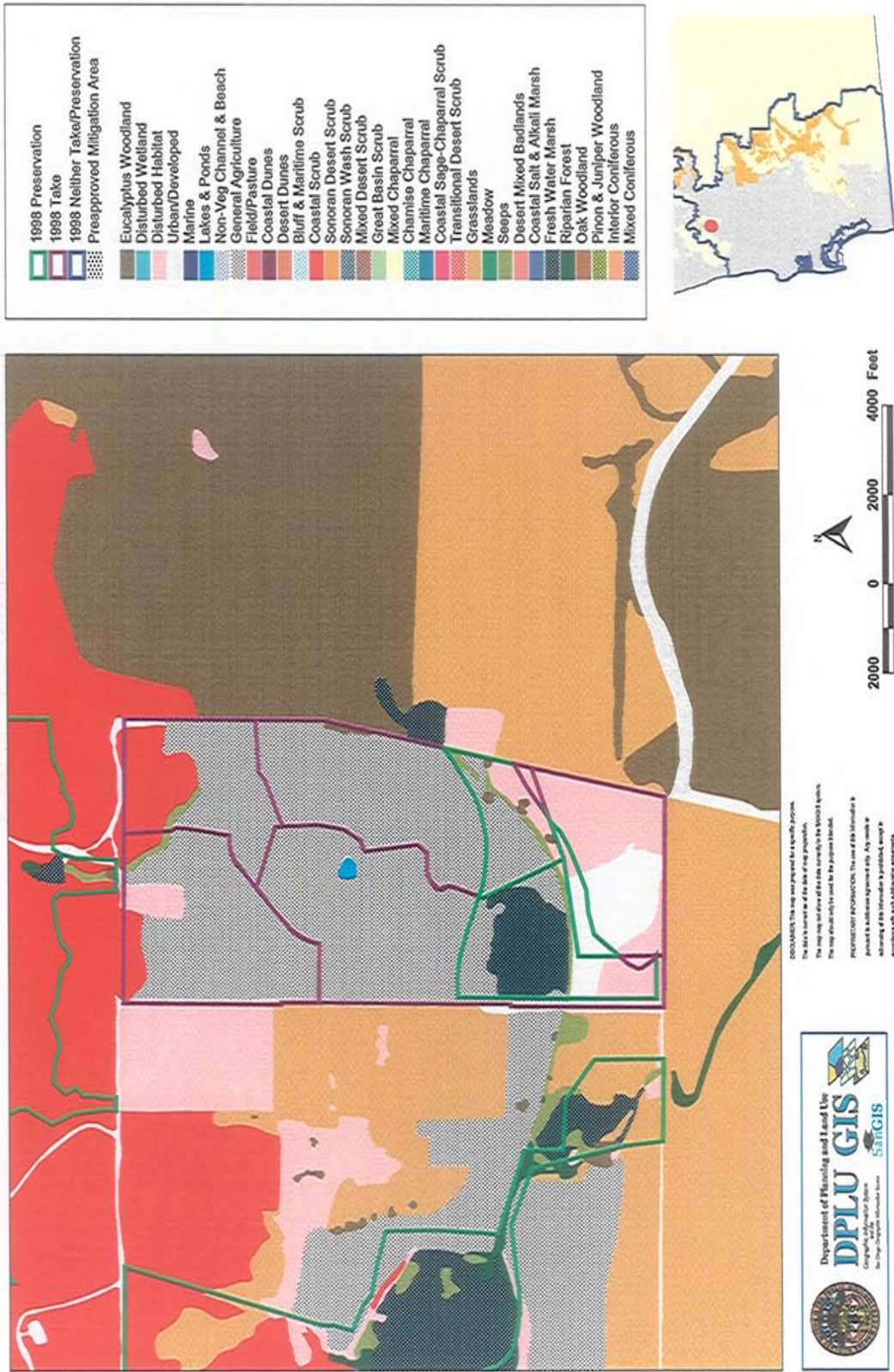
TP-CODE	PROJECT NUMBER	PROJECT NAME	HOLLANDS	VEGETATION TYPE	ACRES
202	L2132	Saddlehill Residential LLC	32500	Diegan Coastal Sage Scrub	5.24
	L2132 Total				5.24
202	L2154	Carson Grading Permit	18200	Intensive Agriculture	3.59
	L2154 Total				3.59
202	L2609	Gurth Grading Permit	32500	Diegan Coastal Sage Scrub	0.65
202	L2609	Gurth Grading Permit	42000	Valley and Foothill Grassland	3.68
	L2609 Total				4.33
109	L2839	Potters Grading Permit	11300	Disturbed Habitat	2.55
109	L2839	Potters Grading Permit	37000	Chaparral	19.67
202	L2839	Potters Grading Permit	37000	Chaparral	19.17
	L2839 Total				41.39
202	L2920	Alpine Oaks L L C	37000	Chaparral	3.97
202	L2920	Alpine Oaks L L C	42000	Valley and Foothill Grassland	0.12
202	L2920	Alpine Oaks L L C	61310	Southern Coast Live Oak Riparian Forest	0.72
	L2920 Total				4.81
202	L2929	Reese Grading Permit	37C30	Southern Maritime Chaparral	1.55
202	L2929	Reese Grading Permit	42200	Non-Native Grassland	0.96
	L2929 Total				2.51
202	L2987	Baskinta Grading Permit	37000	Chaparral	6.36
	L2987 Total				6.36
202	L3028	Rich Grading Permit	61310	Southern Coast Live Oak Riparian Forest	0.78
	L3028 Total				0.78
109	L3041	Topmark Communities	18100	Orchards and Vineyards	1.01
109	L3041	Topmark Communities	37121	Southern Granitic mixed Chaparral	7.01
109	L3041	Topmark Communities	42000	Valley and Foothill Grassland	0.03
109	L3041	Topmark Communities	61310	Southern Coast Live Oak Riparian Forest	1.00
109	L3041	Topmark Communities	71181	Open Engelmann Oak Woodland	0.75
201	L3041	Topmark Communities	18100	Orchards and Vineyards	12.85
201	L3041	Topmark Communities	37121	Southern Granitic mixed Chaparral	62.97
201	L3041	Topmark Communities	42000	Valley and Foothill Grassland	2.40
201	L3041	Topmark Communities	61310	Southern Coast Live Oak Riparian Forest	0.59
201	L3041	Topmark Communities	71181	Open Engelmann Oak Woodland	0.13
	L3041 Total				88.74
202	L3060	Reynolds Grading Permit	37120	Southern Mixed Chaparral	14.39
	L3060 Total				14.39
109	L3064	Mulvey Grading Permit	12000	Urban/Dev	0.03
109	L3064	Mulvey Grading Permit	32500	Diegan Coastal Sage Scrub	1.92
202	L3064	Mulvey Grading Permit	32500	Diegan Coastal Sage Scrub	0.83
	L3064 Total				2.78
109	L3072	Sandler Grading Permit	12000	Urban/Dev	0.26
109	L3072	Sandler Grading Permit	37C30	Southern Maritime Chaparral	0.03
	L3072 Total				0.29
202	L3078	East Mesa Detention Facility	32500	Diegan Coastal Sage Scrub	0.71

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TP-CODE	PROJECT NO.	PROJECT NAME	HOLLAND95	VEGETATION TYPE	ACRES
202	L3078	East Mesa Detention Facility	42110	Valley Needlegrass Grassland	0.10
202	L3078	East Mesa Detention Facility	42200	Non-Native Grassland	0.20
	L3078 Total				1.01
202	L3090	Wier Grading Permit	18300	Extensive Agriculture	57.56
202	L3090	Wier Grading Permit	32500	Diegan Coastal Sage Scrub	11.52
	L3090 Total				69.08
202	L3097	Douglas Grading Permit	32500	Diegan Coastal Sage Scrub	1.75
202	L3097	Douglas Grading Permit	37000	Chaparral	4.50
202	L3097	Douglas Grading Permit	71181	Open Engelmann Oak Woodland	0.00
	L3097 Total				6.25
202	L3140	Yacoub Grading Permit	18100	Orchards and Vineyards	0.04
202	L3140	Yacoub Grading Permit	18200	Intensive Agriculture	1.22
202	L3140	Yacoub Grading Permit	61310	Southern Coast Live Oak Riparian Forest	0.10
	L3140 Total				1.36
109	L3144	Tangorra Grading Permit	32500	Diegan Coastal Sage Scrub	0.41
202	L3144	Tangorra Grading Permit	32500	Diegan Coastal Sage Scrub	0.80
	L3144 Total				1.21
202	L3146	Reynolds Grading Permit	37120	Southern Mixed Chaparral	8.72
	L3146 Total				8.72
	Grand Total				262.84

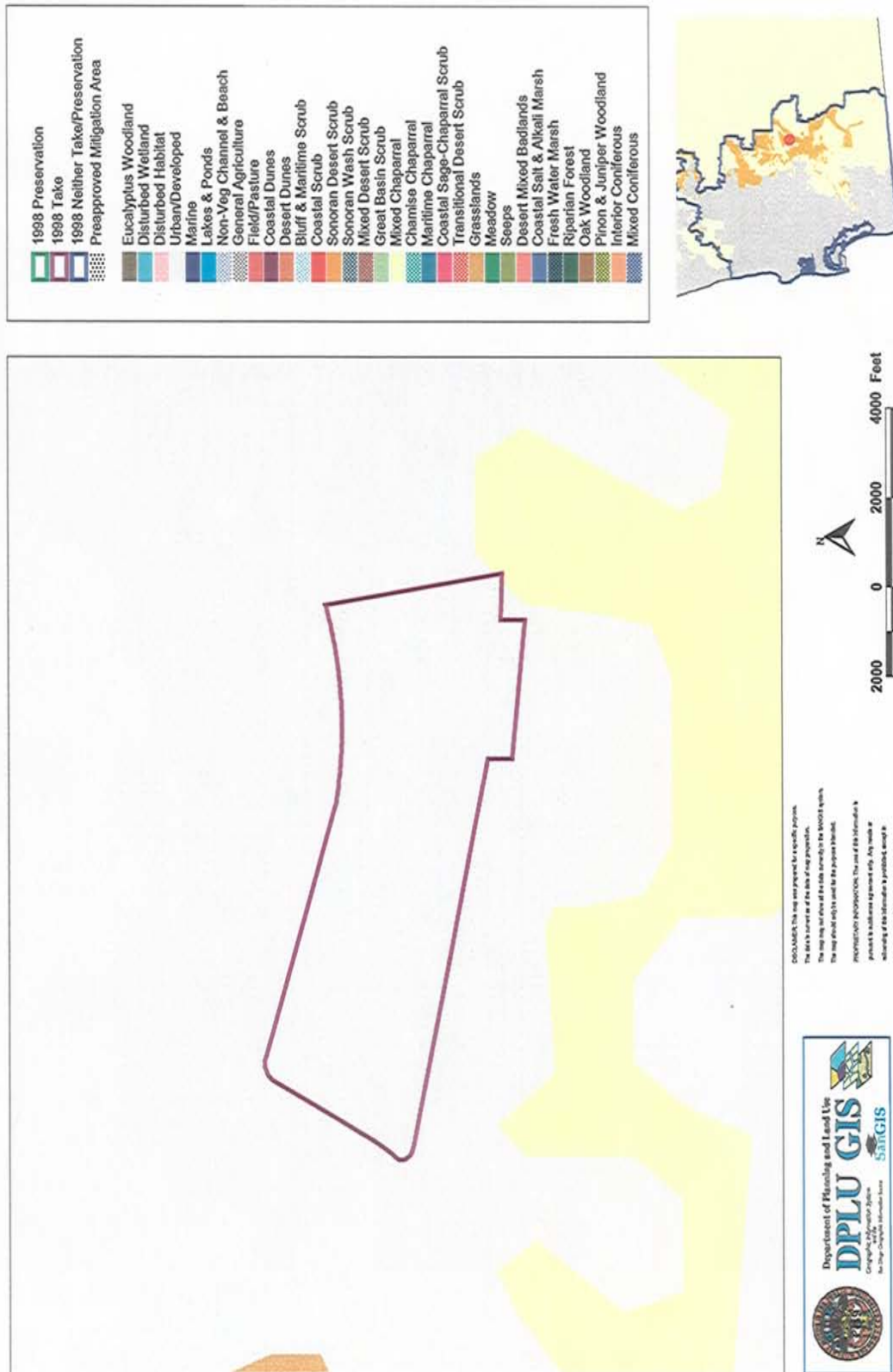
GOLEM TRUST

Figure 19.



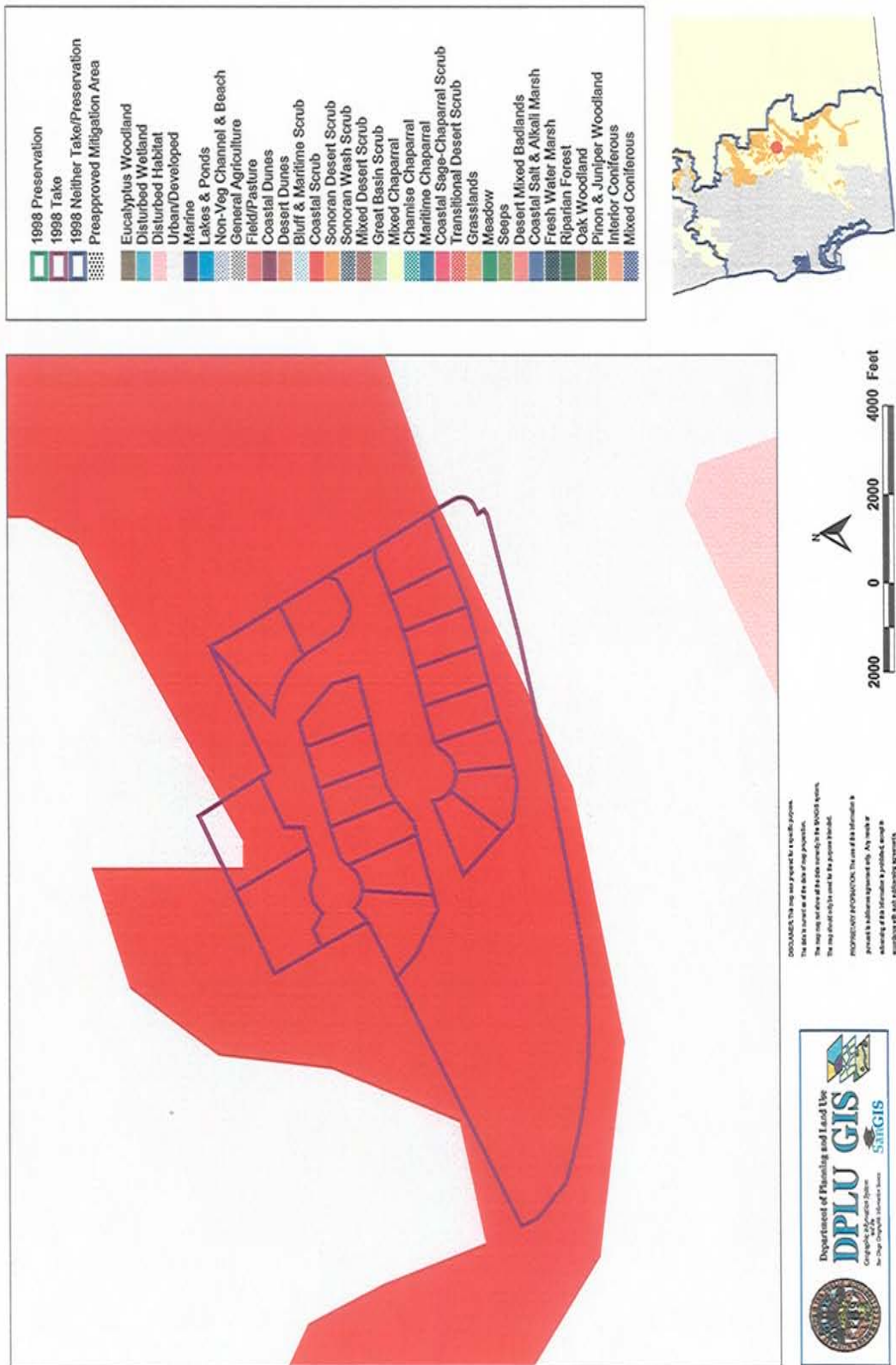
BISCHOFBERGER LOT SPLIT

Figure 20.



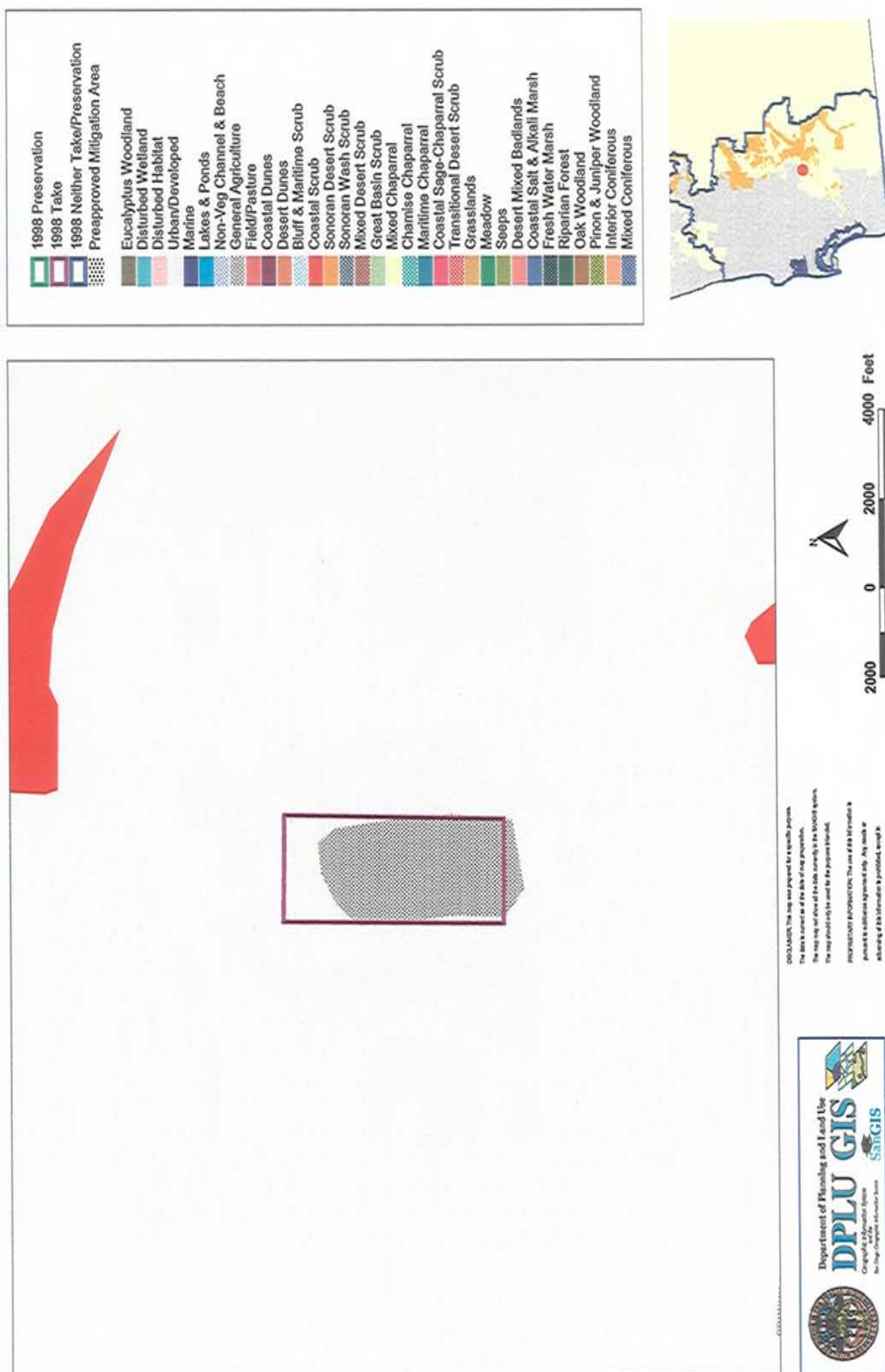
SADDLEHILL RESIDENTIAL LLC

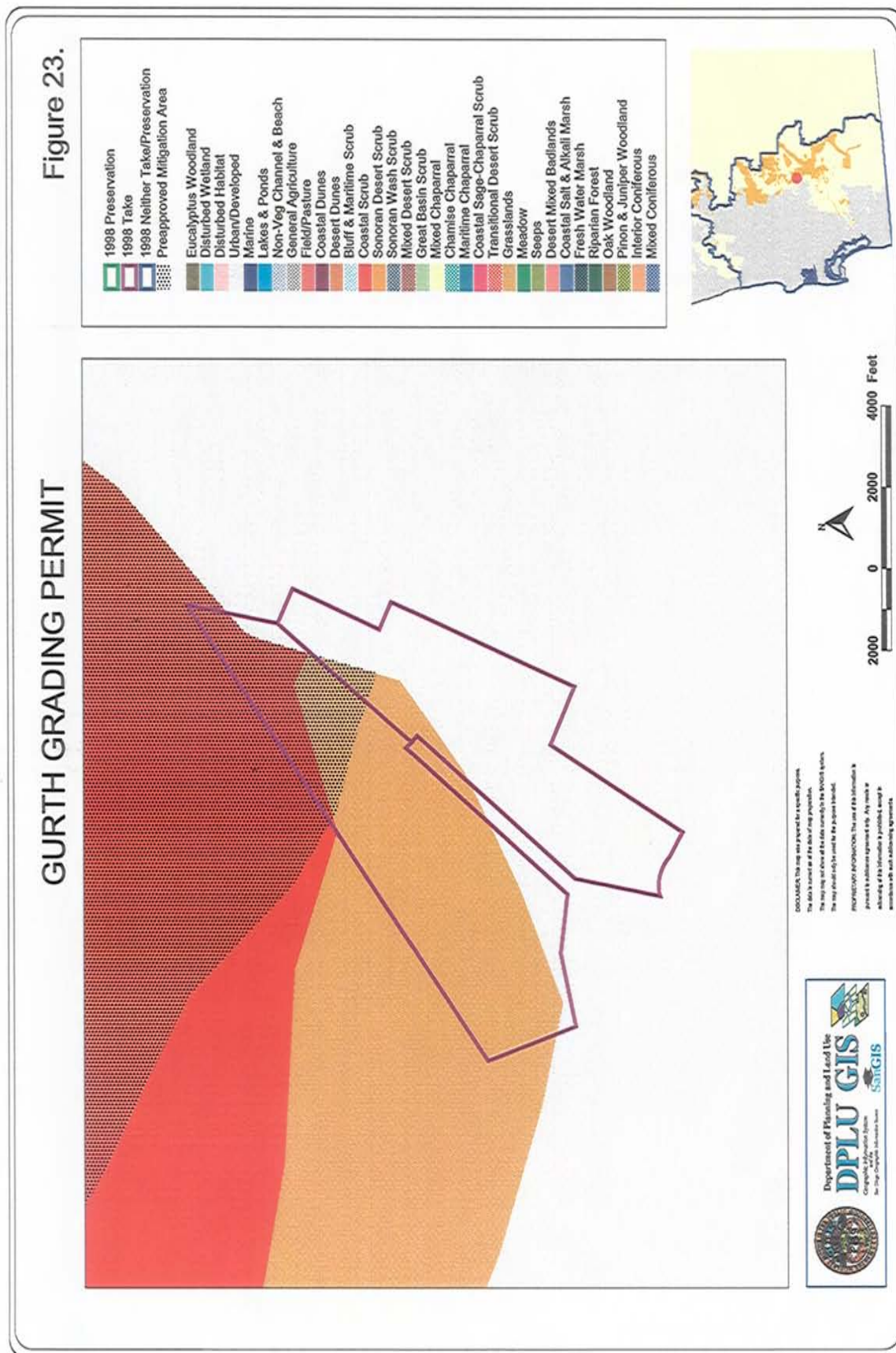
Figure 21.



CARSON GRADING PERMIT

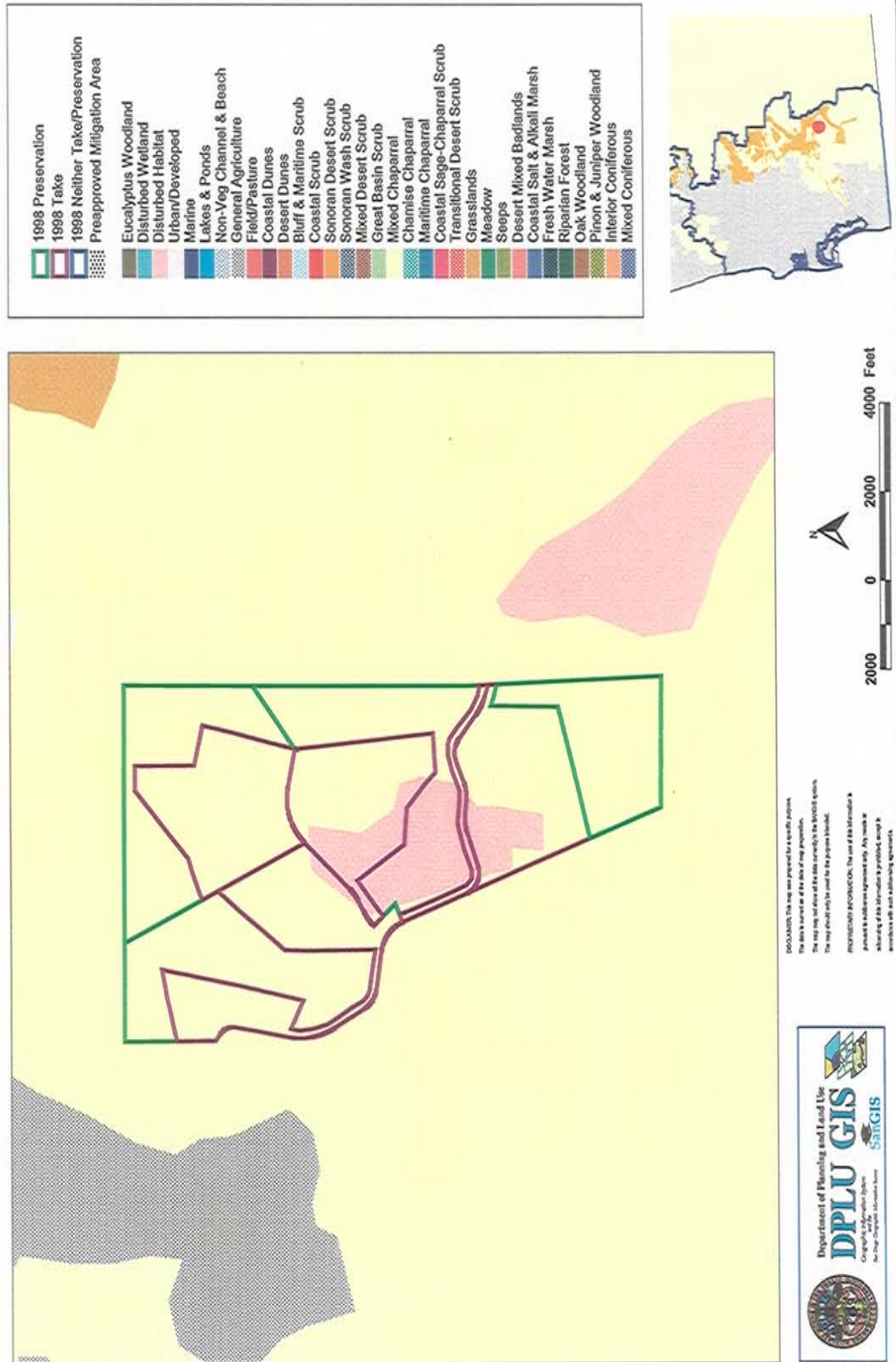
Figure 22.





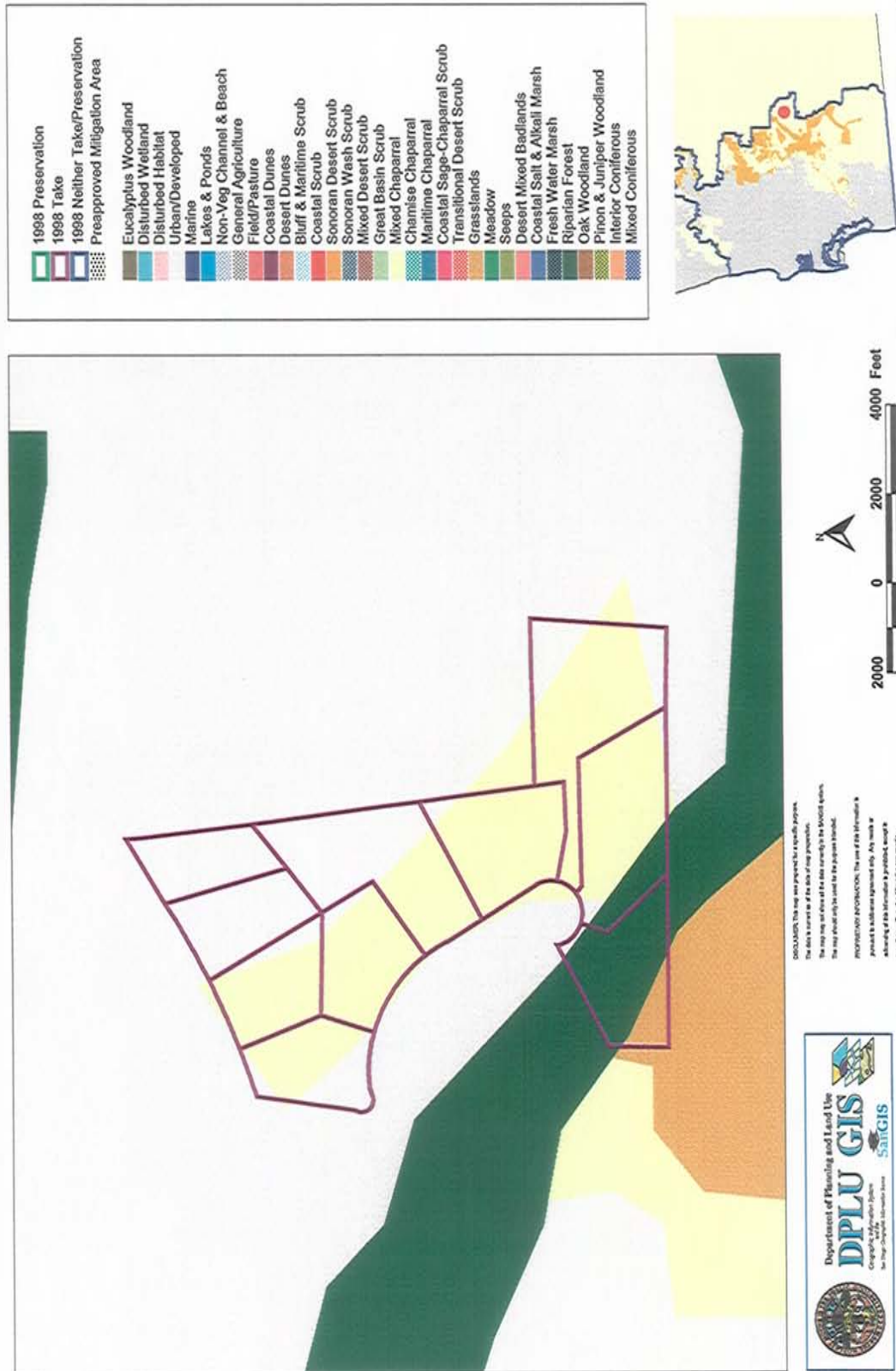
POTTERS GRADING PERMIT

Figure 24.



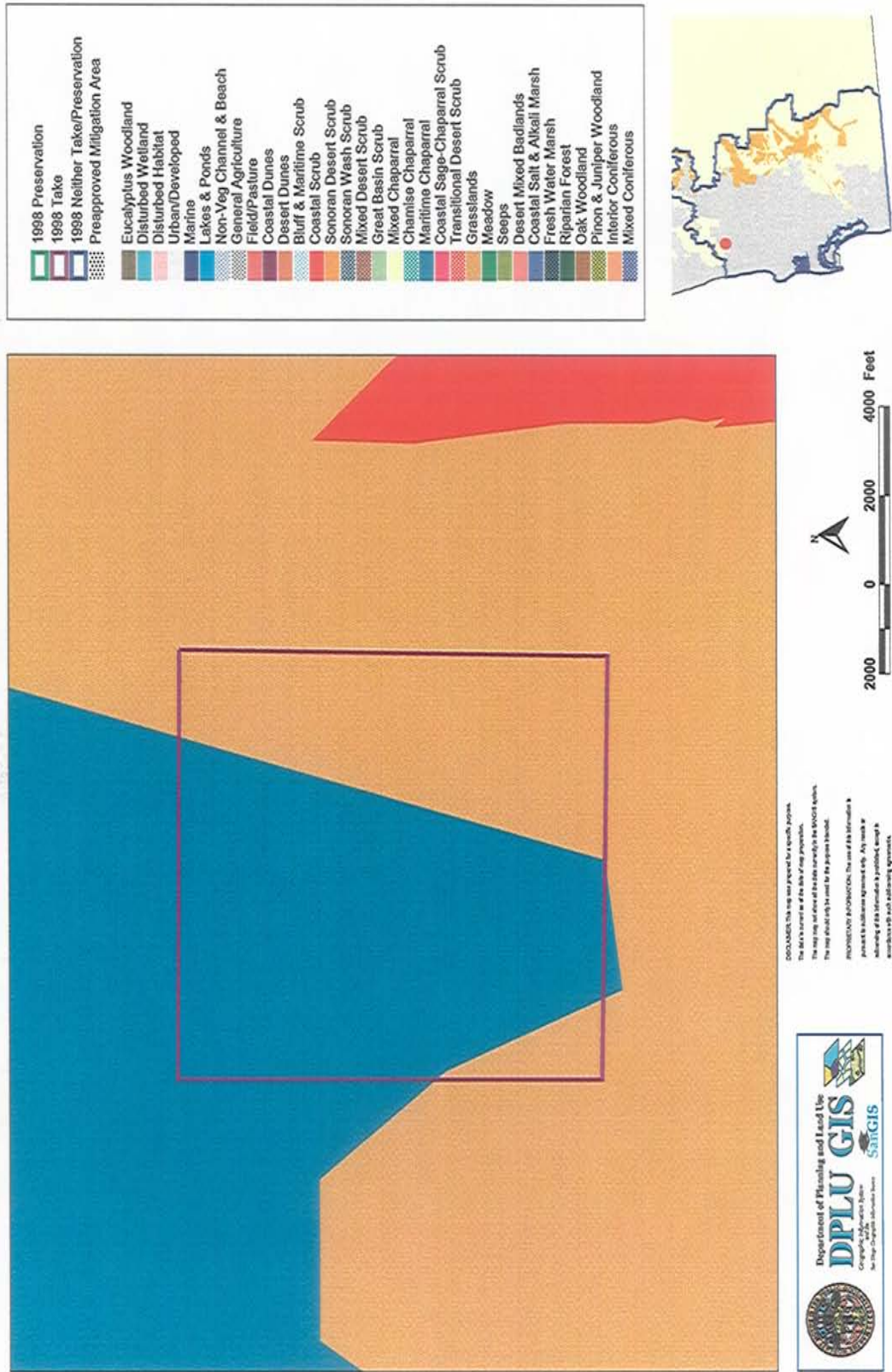
ALPINE OAKS LLC

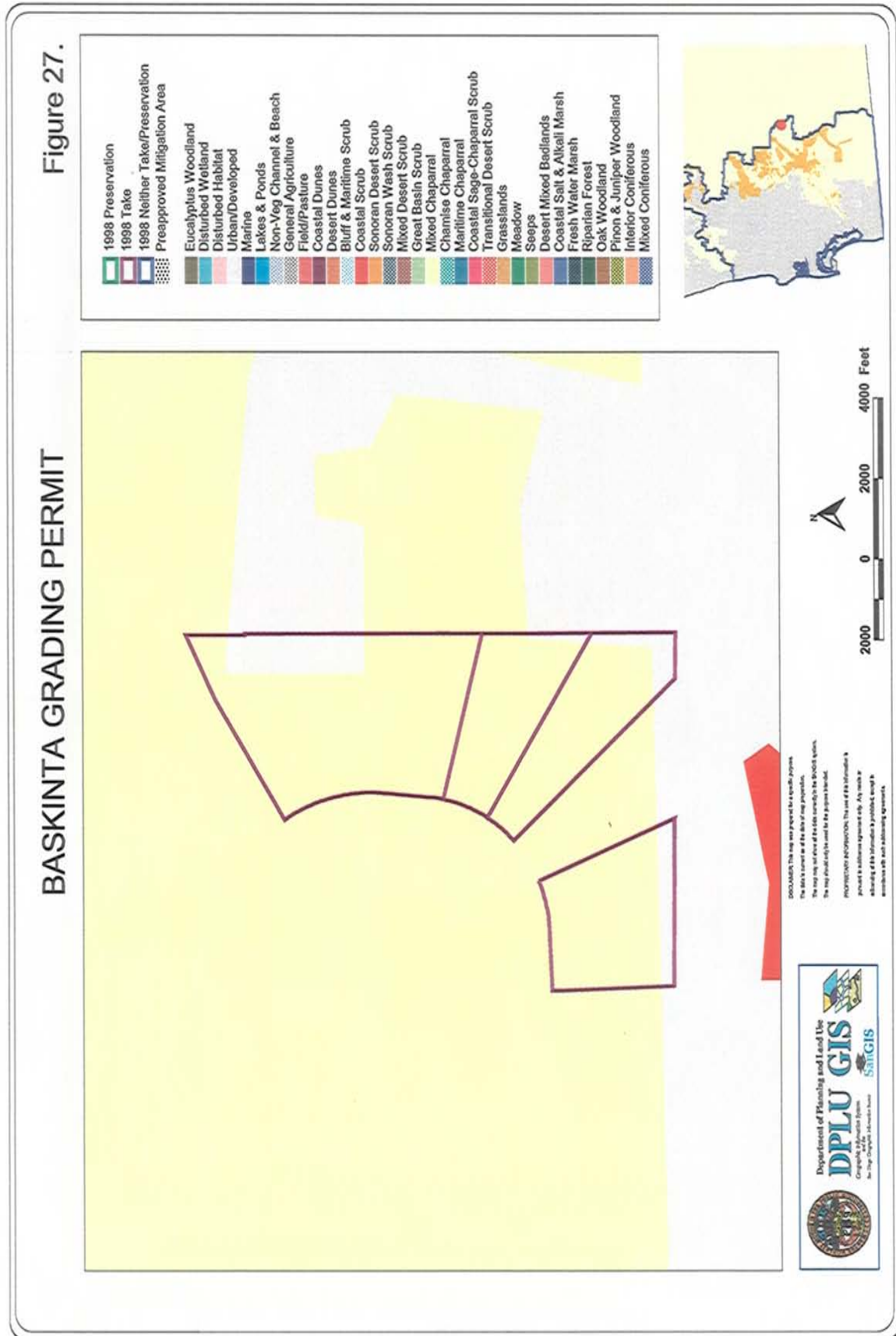
Figure 25.



REESE GRADING PERMIT

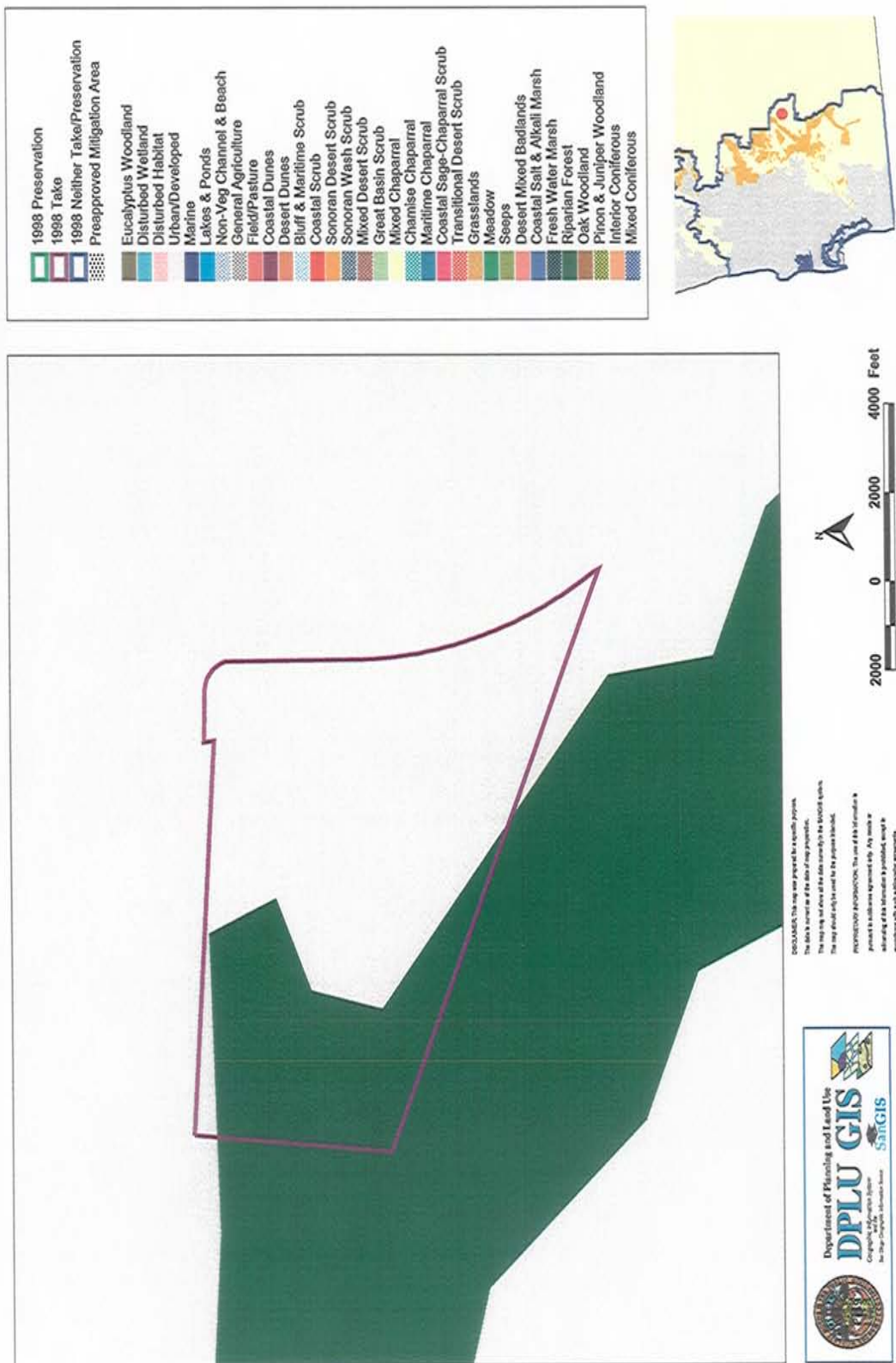
Figure 26.





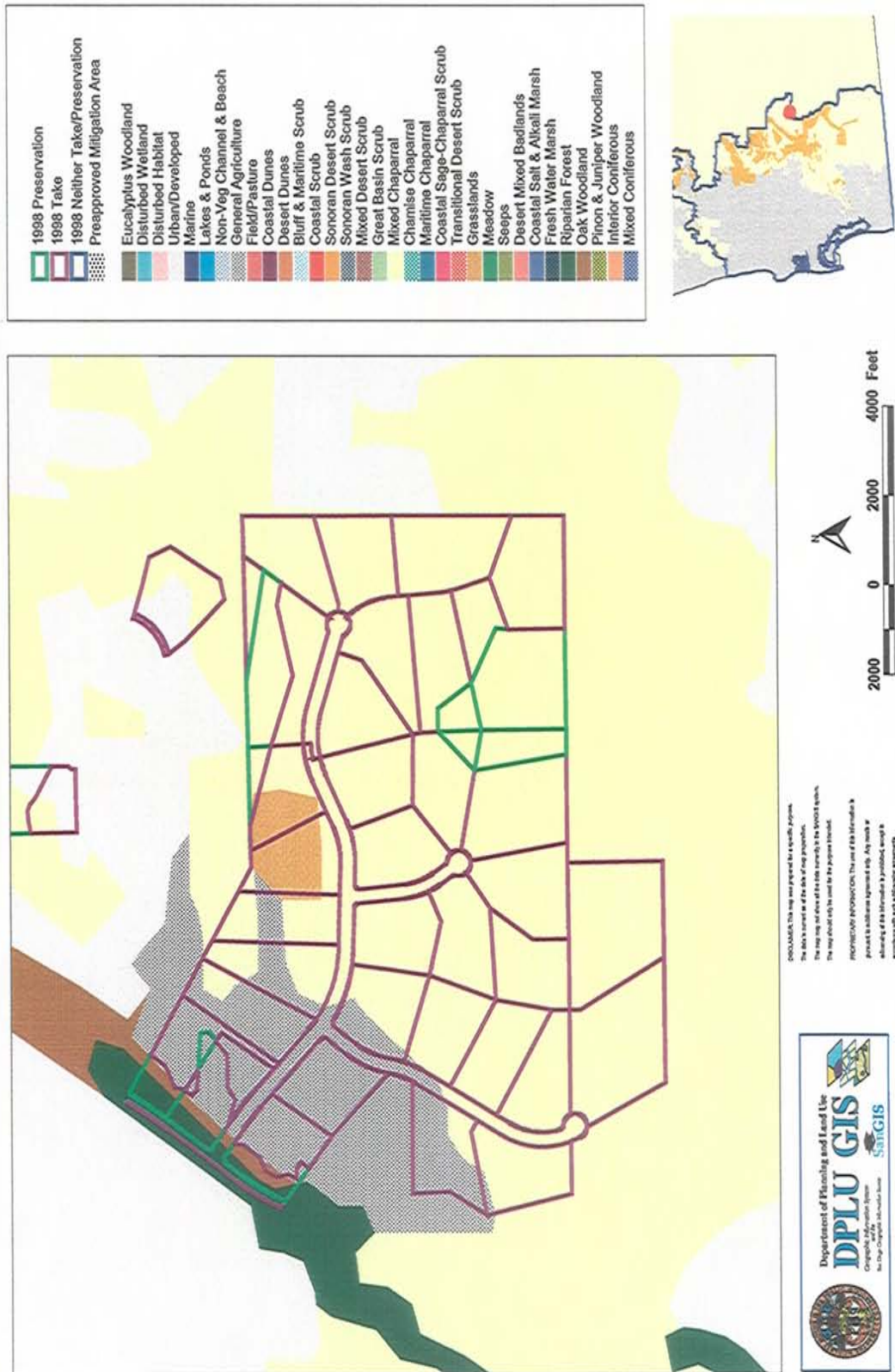
RICH GRADING PERMIT

Figure 28.



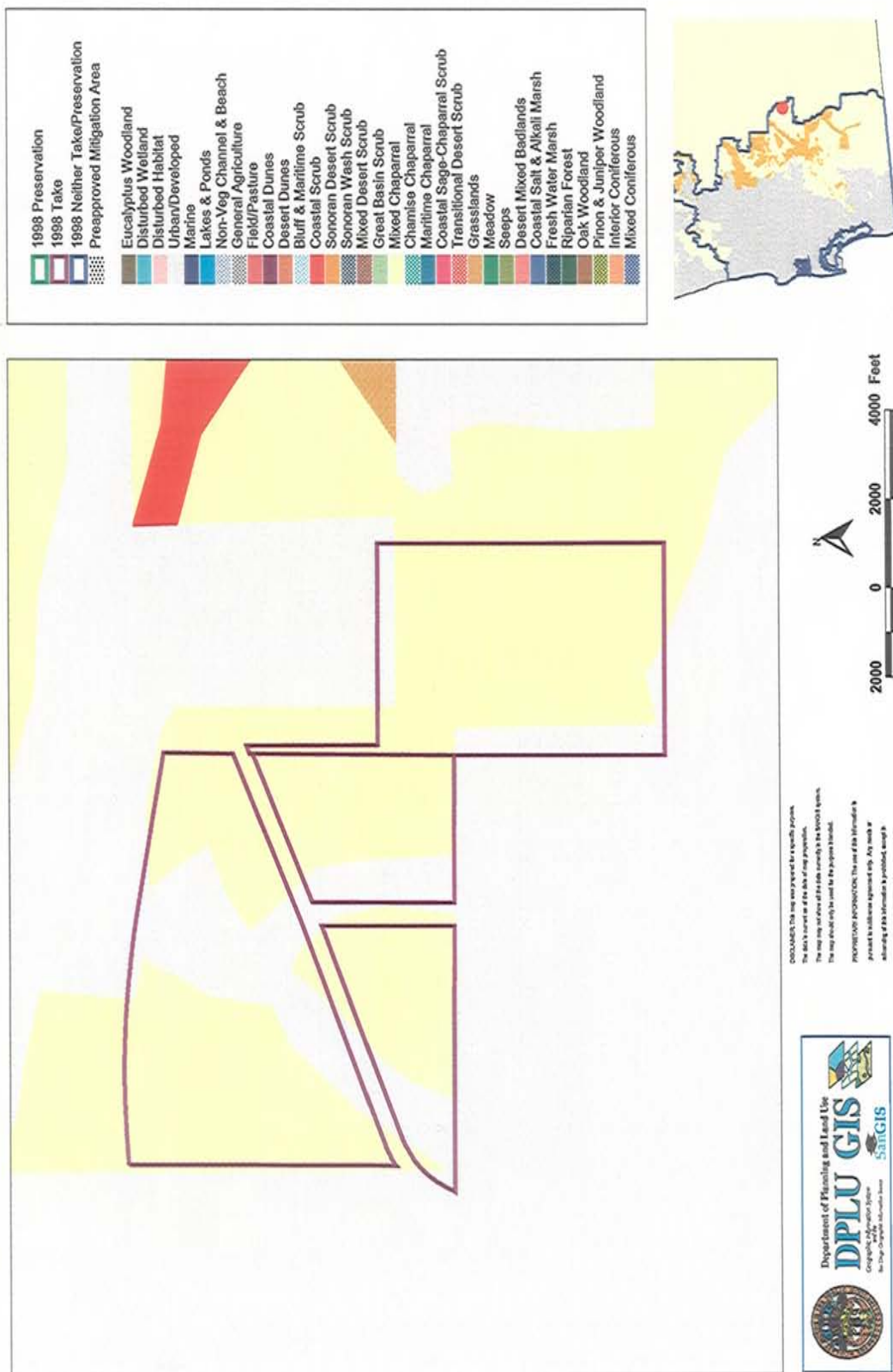
TOPMARK COMMUNITIES

Figure 29.



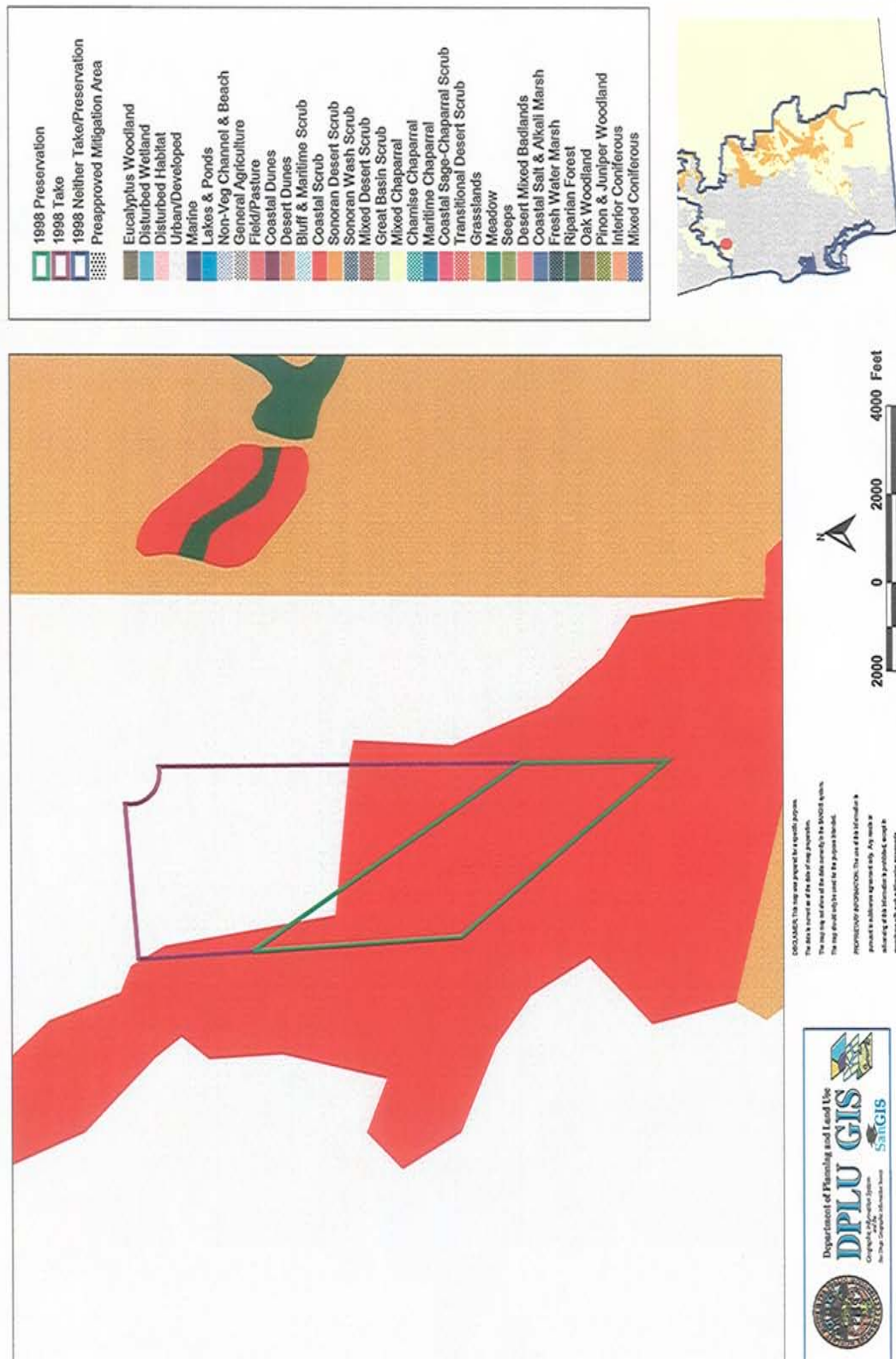
REYNOLDS GRADING PERMIT

Figure 30.



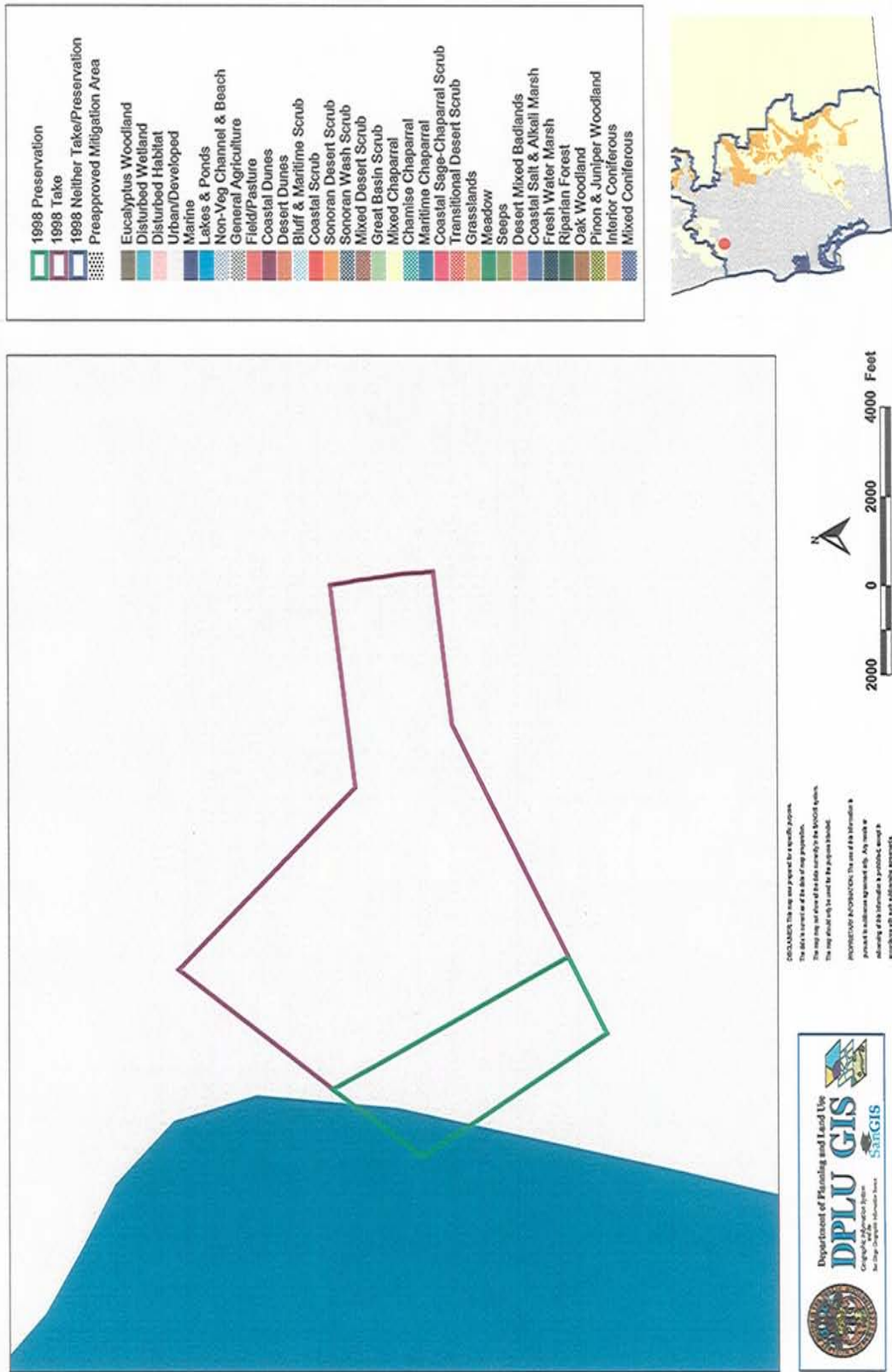
MULVEY GRADING PERMIT

Figure 31.



SANDLER GRADING PERMIT

Figure 32.



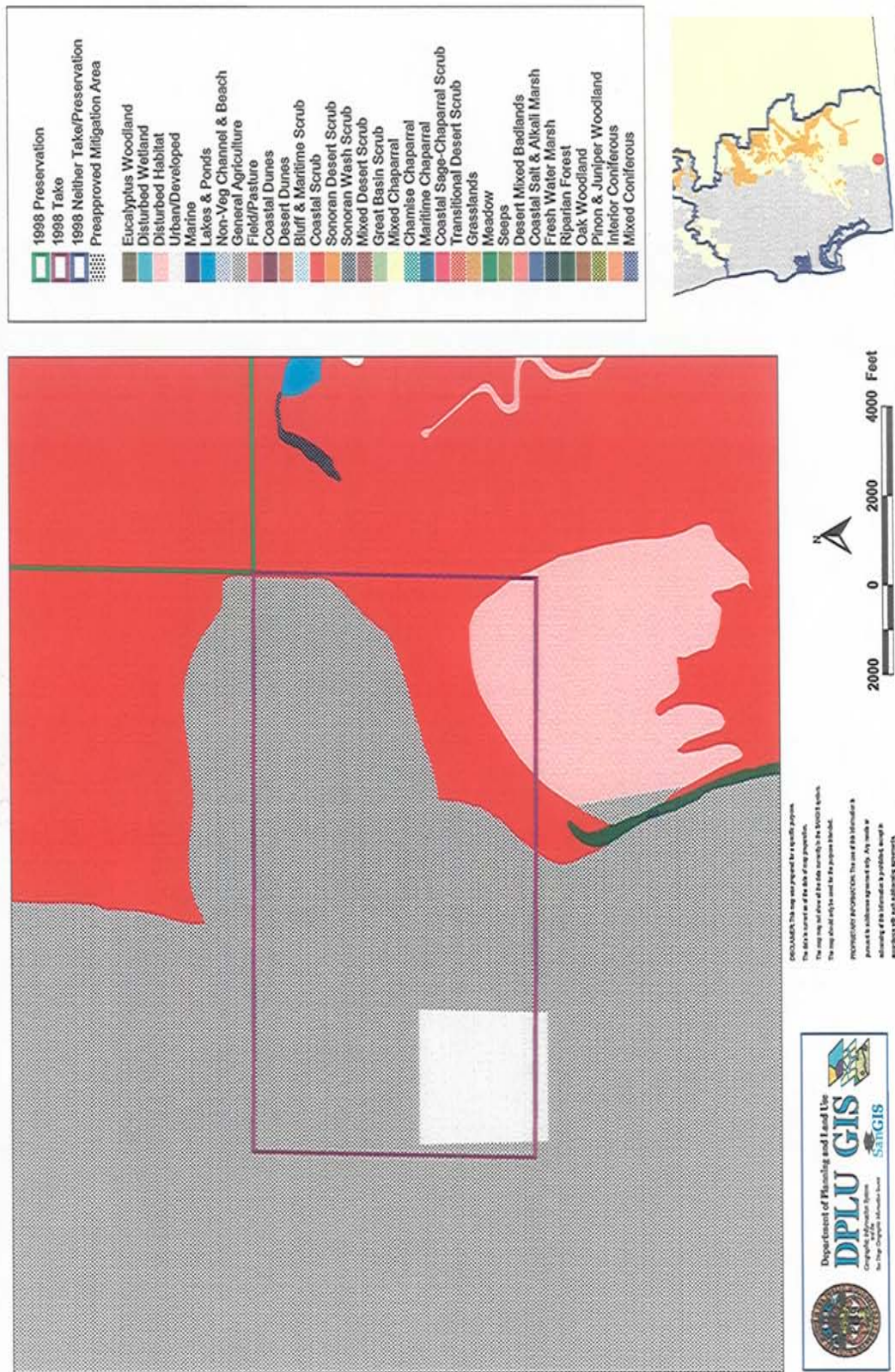
EAST MESA DETENTION FACILITY

Figure 33.



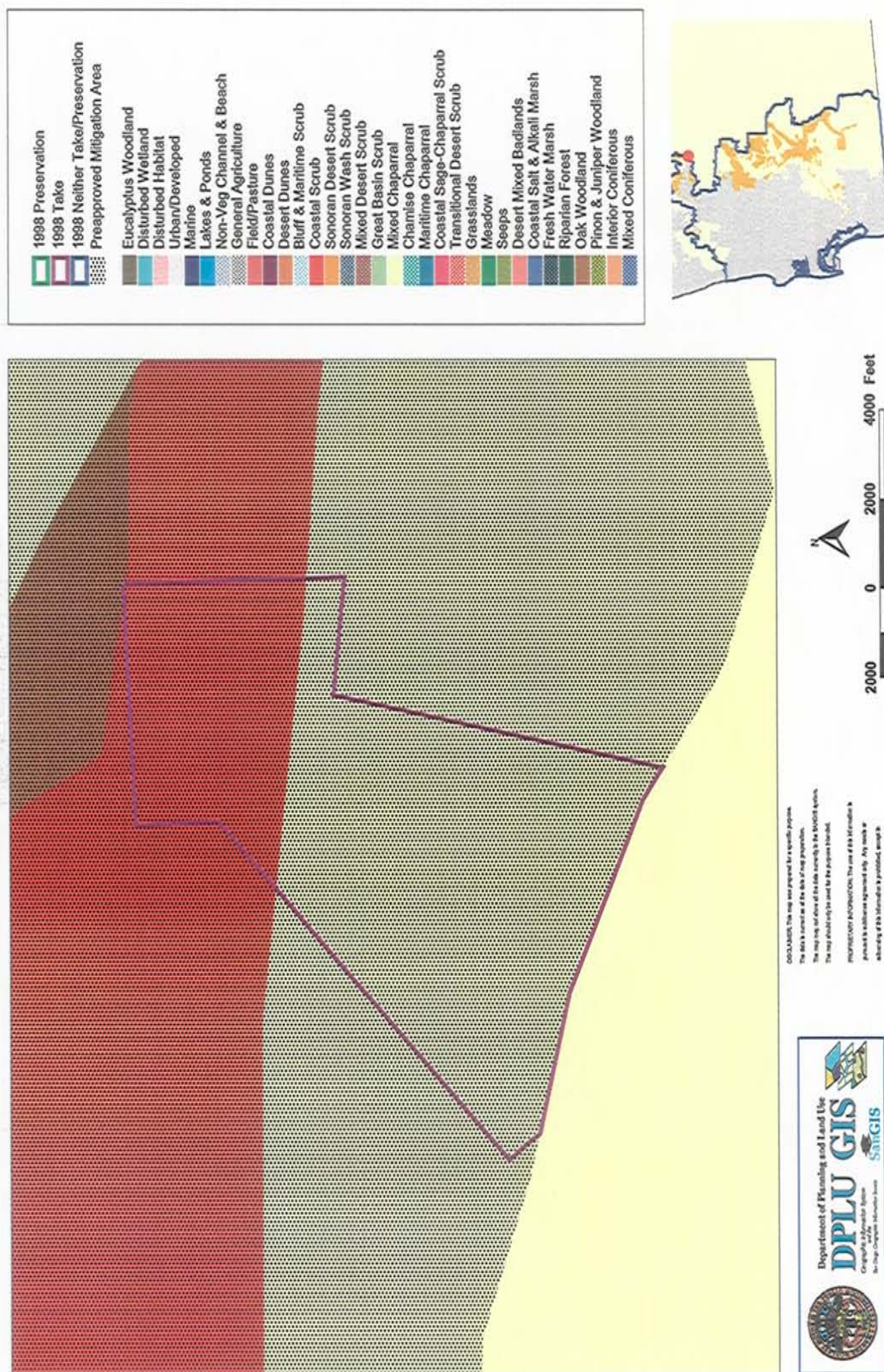
WIER GRADING PERMIT

Figure 34.



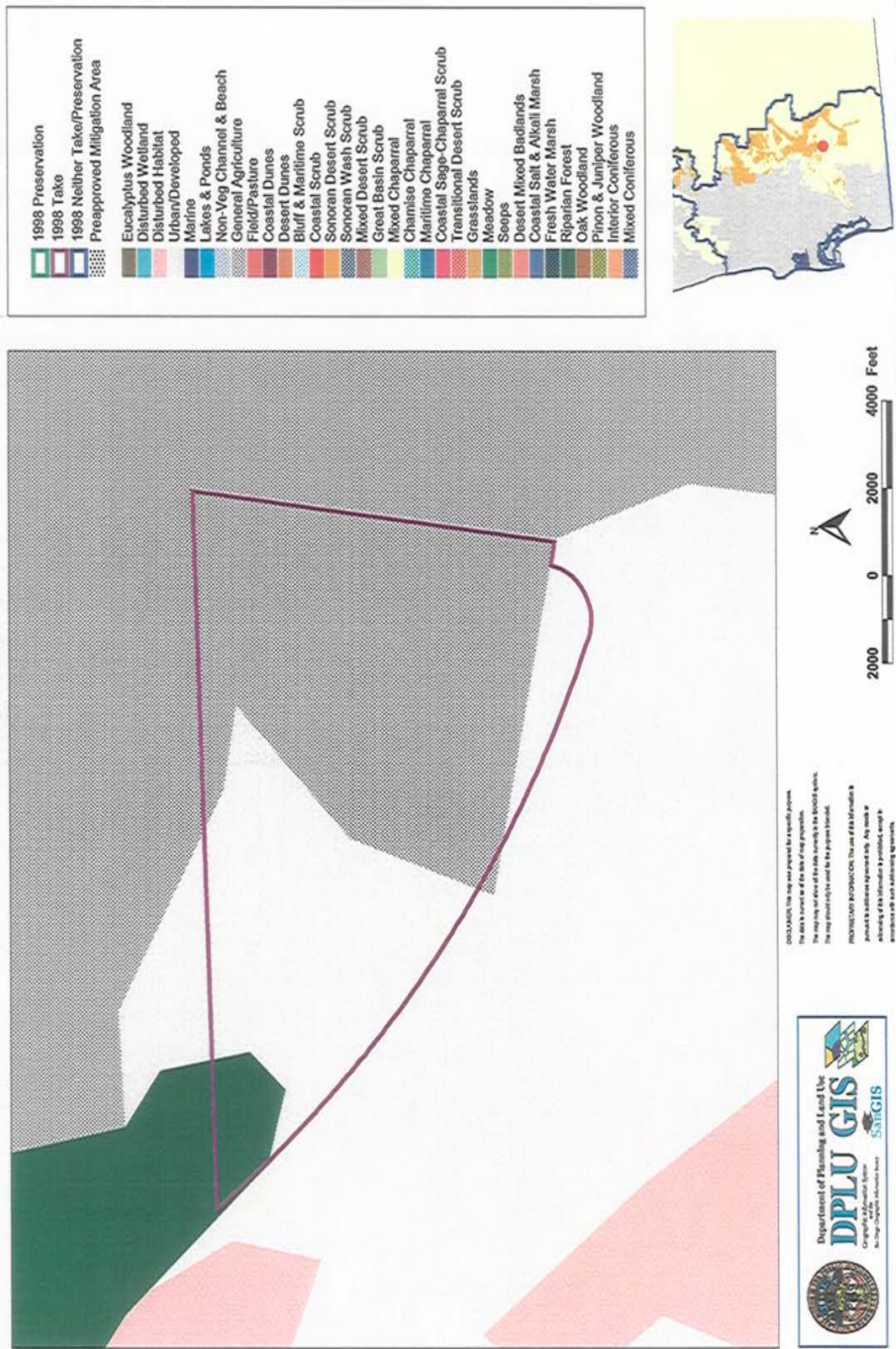
DOUGLAS GRADING PERMIT

Figure 35.



YACOB GRADING PERMIT

Figure 36.



TANGORRA GRADING PERMIT

Figure 37.

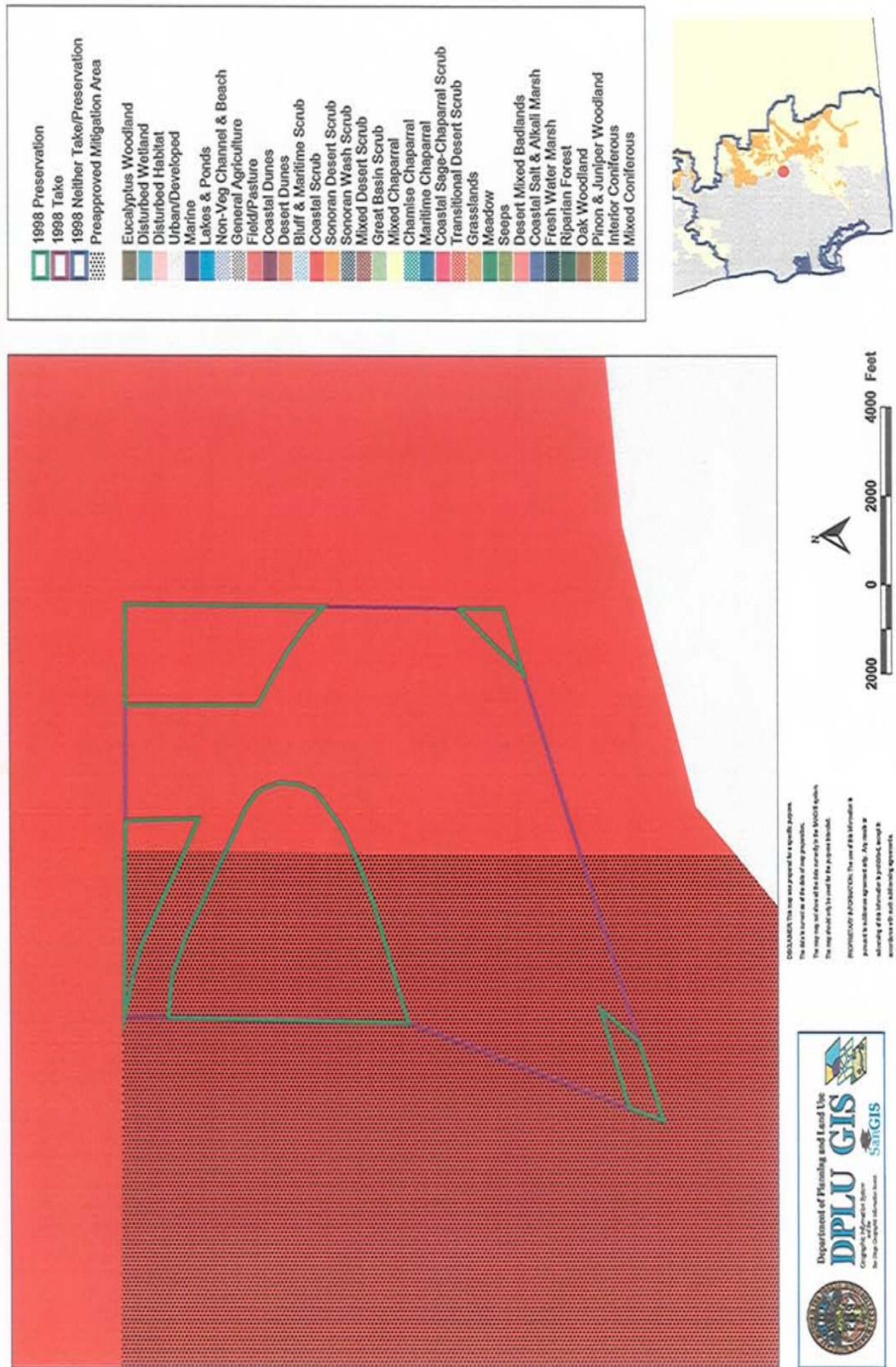


Table 12 – Building Permits Issued in 1998

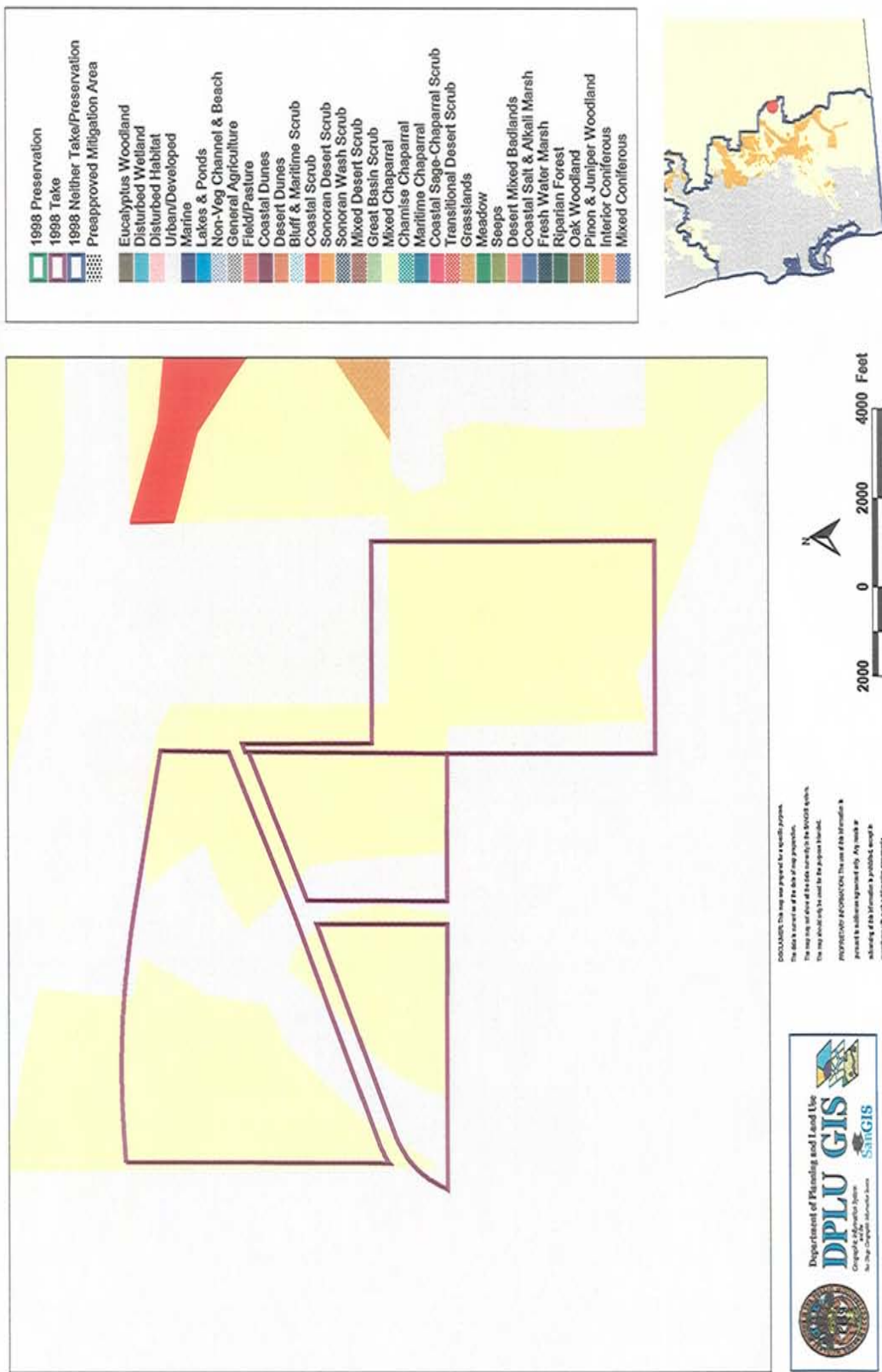
TP CODE	PROJECT NUMBER	PROJECT NAME	HOLLAND95	VEGETATION TYPE	ACRES
109	9700641999	Gaugh BP	32500	Diegan Coastal Sage Scrub	0.68
203	9700641999	Gaugh BP	12000	Urban/Dev	0.87
203	9700641999	Gaugh BP	32500	Diegan Coastal Sage Scrub	0.58
	9700641999 Total				2.13
203	97049721	Turvey BP	11300	Disturbed Habitat	0.96
203	97049721	Turvey BP	12000	Urban/Dev	2.03
	97049721 Total				2.99
109	980000070	REI North BP	37121	Southern Granitic mixed Chaparral	0.71
109	980000070	REI North BP	61310	Southern Coast Live Oak Riparian Forest	0.74
203	980000070	REI North BP	37121	Southern Granitic mixed Chaparral	0.89
	980000070 Total				2.34
203	98002257	S.H.M.H. BP	12000	Urban/Dev	1.01
203	98002257	S.H.M.H. BP	37121	Southern Granitic mixed Chaparral	1.07
	98002257 Total				2.08
203	98005281	Nielsen BP	11300	Disturbed Habitat	1.03
203	98005281	Nielsen BP	32500	Diegan Coastal Sage Scrub	0.08
	98005281 Total				1.11
203	9800698999	Dabbs BP	37121	Southern Granitic mixed Chaparral	1.43
301	9800698999	Dabbs BP	37121	Southern Granitic mixed Chaparral	0.92
	9800698999 Total				2.35
109	9800708999	Holland BP	12000	Urban/Dev	0.32
109	9800708999	Holland BP	37000	Chaparral	0.93
201	9800708999	Holland BP	12000	Urban/Dev	0.60
201	9800708999	Holland BP	37000	Chaparral	1.85
	9800708999 Total				3.70
203	9800767999	Pagliai BP	12000	Urban/Dev	0.01
203	9800767999	Pagliai BP	32500	Diegan Coastal Sage Scrub	0.89
203	9800767999	Pagliai BP	37000	Chaparral	0.93
203	9800767999	Pagliai BP	42000	Valley and Foothill Grassland	0.74
	9800767999 Total				2.57
203	9800846999	Yost BP	18300	Extensive Agriculture	3.32
301	9800846999	Yost BP	18300	Extensive Agriculture	5.09
301	9800846999	Yost BP	32500	Diegan Coastal Sage Scrub	1.50
	9800846999 Total				9.91
109	98008621	REI BP	42000	Valley and Foothill Grassland	0.39
203	98008621	REI BP	12000	Urban/Dev	0.18
203	98008621	REI BP	42000	Valley and Foothill Grassland	0.46
	98008621 Total				1.03
109	98009371	Clifford BP	37121	Southern Granitic mixed Chaparral	0.83
109	98009371	Clifford BP	61310	Southern Coast Live Oak Riparian Forest	0.75
203	98009371	Clifford BP	12000	Urban/Dev	0.23
203	98009371	Clifford BP	37121	Southern Granitic mixed Chaparral	2.39
	98009371 Total				4.20
109	98009931	S.H.M.H. BP-2	12000	Urban/Dev	0.34
109	98009931	S.H.M.H. BP-2	37121	Southern Granitic mixed Chaparral	0.71

109	98009931	S.H.M.H. BP-2	37121	Southern Granitic mixed Chaparral	0.71
203	98009931	S.H.M.H. BP-2	12000	Urban/Dev	0.60
203	98009931	S.H.M.H. BP-2	37121	Southern Granitic mixed Chaparral	0.33
304	98009931	S.H.M.H. BP-2	12000	Urban/Dev	0.06
	98009931 Total				2.04
109	98010591	Caamassima BP	12000	Urban/Dev	0.40
109	98010591	Caamassima BP	37121	Southern Granitic mixed Chaparral	1.61
109	98010591	Caamassima BP	61310	Southern Coast Live Oak Riparian Forest	0.59
203	98010591	Caamassima BP	12000	Urban/Dev	1.40
203	98010591	Caamassima BP	37121	Southern Granitic mixed Chaparral	0.31
	98010591 Total				4.31
109	98011071	Wissell BP	12000	Urban/Dev	0.40
109	98011071	Wissell BP	32500	Diegan Coastal Sage Scrub	1.53
203	98011071	Wissell BP	12000	Urban/Dev	2.61
203	98011071	Wissell BP	32500	Diegan Coastal Sage Scrub	0.16
203	98011071	Wissell BP	37000	Chaparral	0.47
	98011071 Total				5.17
109	98011761	REI North BP	37121	Southern Granitic mixed Chaparral	0.76
203	98011761	REI North BP	37121	Southern Granitic mixed Chaparral	1.48
	98011761 Total				2.24
203	98012591	Santa Fe Lakes BP	12000	Urban/Dev	0.13
203	98012591	Santa Fe Lakes BP	18200	Intensive Agriculture	1.28
203	98012591	Santa Fe Lakes BP	42000	Valley and Foothill Grassland	0.11
	98012591 Total				1.52
203	98013071	Luker BP	37000	Chaparral	0.99
301	98013071	Luker BP	11300	Disturbed Habitat	0.20
301	98013071	Luker BP	37000	Chaparral	2.31
	98013071 Total				3.50
203	98015581	Turk BP	12000	Urban/Dev	1.66
203	98015581	Turk BP	18100	Orchards and Vineyards	1.29
	98015581 Total				2.95
109	98015921	REI North BP	37121	Southern Granitic mixed Chaparral	0.96
203	98015921	REI North BP	37121	Southern Granitic mixed Chaparral	1.33
	98015921 Total				2.29
203	9801691387	Coffey BP	42000	Valley and Foothill Grassland	0.59
203	9801691387	Coffey BP	63300	Southern Riparian Scrub	0.45
	9801691387 Total				1.04
203	9801692388	Coffey BP	18200	Intensive Agriculture	1.49
	9801692388 Total				1.49
203	9801693386	Coffey BP	18200	Intensive Agriculture	1.33
	9801693386 Total				1.33
203	9801694388	Coffey BP	18200	Intensive Agriculture	1.76
	9801694388 Total				1.76
203	9801695387	Coffey BP	18200	Intensive Agriculture	1.03
203	9801695387	Coffey BP	32500	Diegan Coastal Sage Scrub	0.08
	9801695387 Total				1.11
203	9801696387	Coffey BP	18200	Intensive Agriculture	1.08
	9801696387 Total				1.08
203	98019321	Berlin BP	12000	Urban/Dev	0.13

203	98019321	Berlin BP	37120	Southern Mixed Chaparral	1.78
	98019321 Total				1.91
109	98020861	REI North BP	37121	Southern Granitic mixed Chaparral	0.92
203	98020861	REI North BP	37121	Southern Granitic mixed Chaparral	1.37
	98020861 Total				2.29
203	98021001	Fish BP	18300	Extensive Agriculture	1.65
203	98021001	Fish BP	71162	Dense Coast Live Oak Woodland	0.49
203	98021001	Fish BP	71181	Open Engelmann Oak Woodland	0.22
301	98021001	Fish BP	18300	Extensive Agriculture	7.10
301	98021001	Fish BP	71181	Open Engelmann Oak Woodland	0.12
	98021001 Total				9.58
109	98023601	Sunroad BP	12000	Urban/Dev	0.12
109	98023601	Sunroad BP	37C30	Southern Maritime Chaparral	0.86
203	98023601	Sunroad BP	12000	Urban/Dev	0.52
	98023601 Total				1.50
203	98023771	Carr BP	11100	Eucalyptus Woodland	0.00
203	98023771	Carr BP	37000	Chaparral	0.23
203	98023771	Carr BP	42000	Valley and Foothill Grassland	1.06
203	98023771	Carr BP	71162	Dense Coast Live Oak Woodland	1.70
	98023771 Total				2.99
	Grand Total				84.51

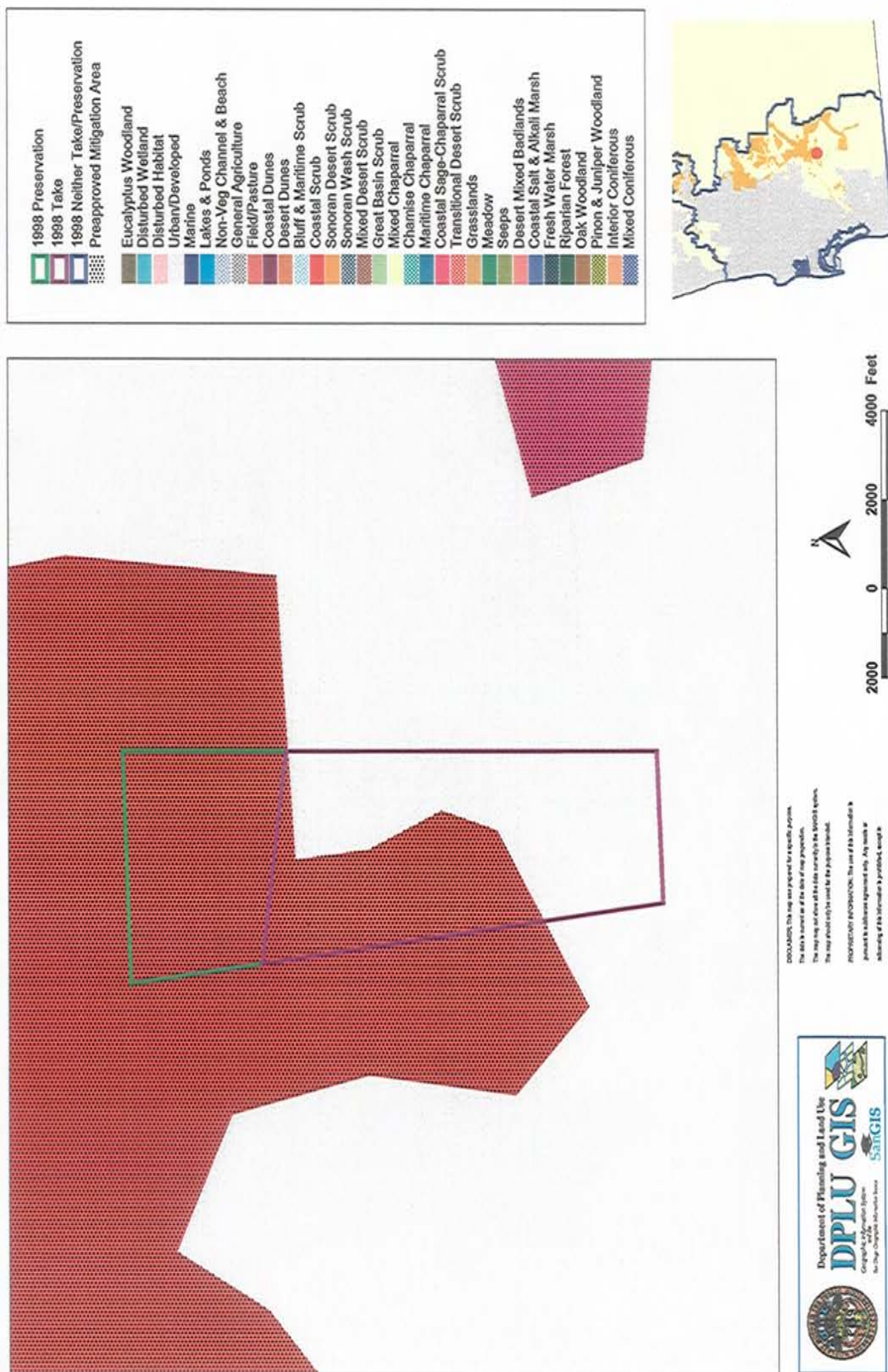
REYNOLDS GRADING PERMIT

Figure 38.



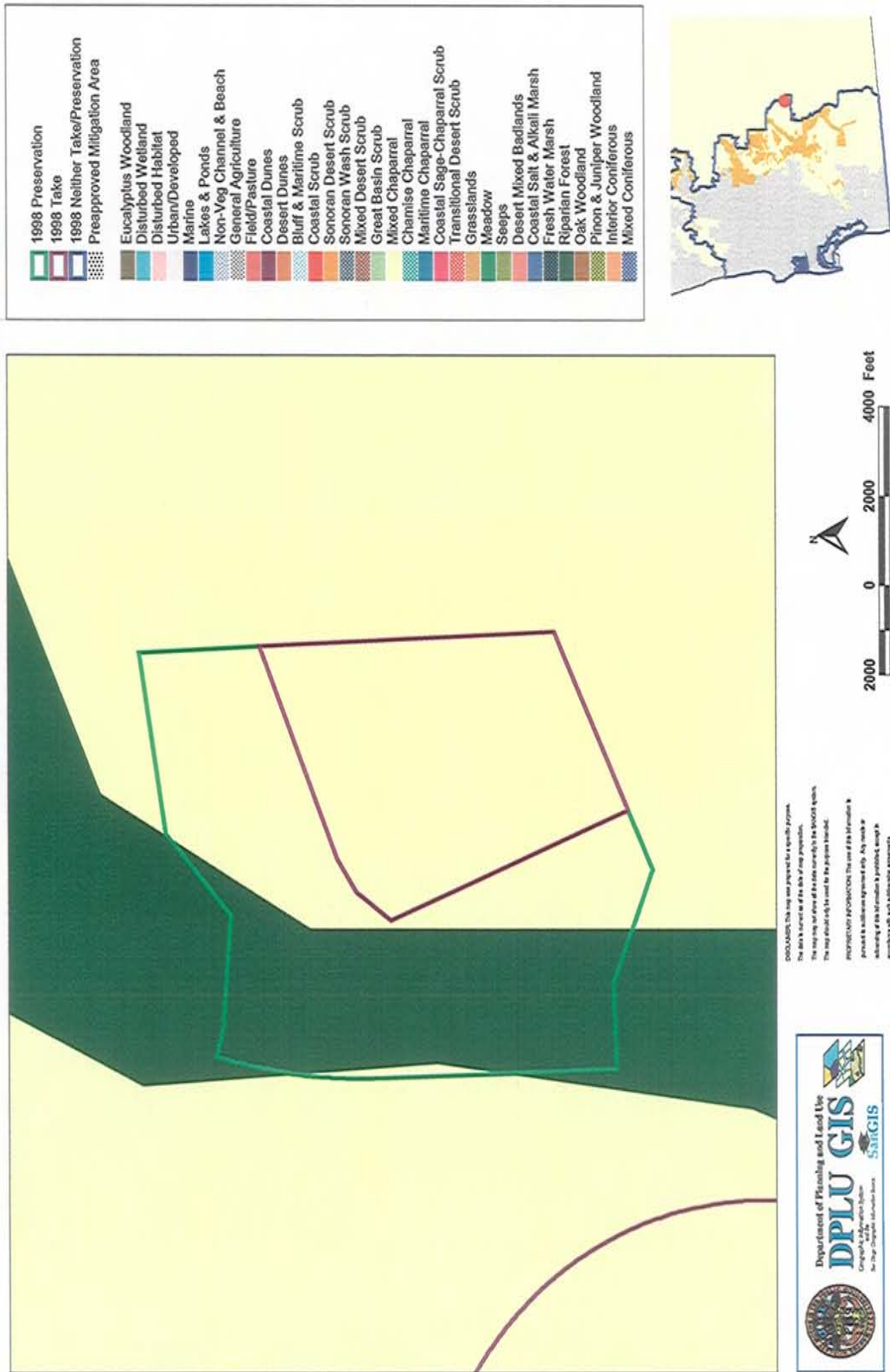
GAUGH BP

Figure 39.



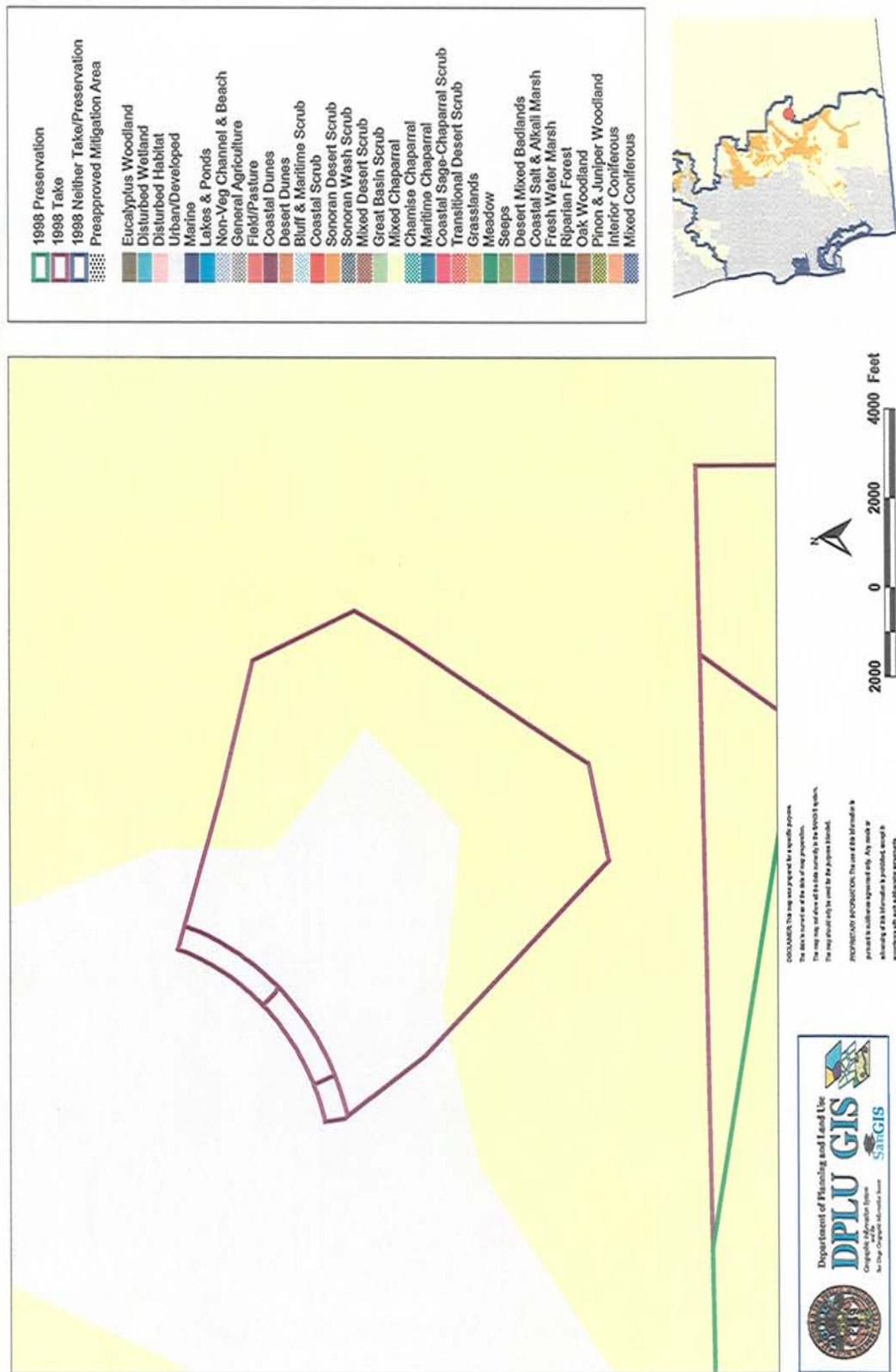
REI NORTH BP

Figure 40.



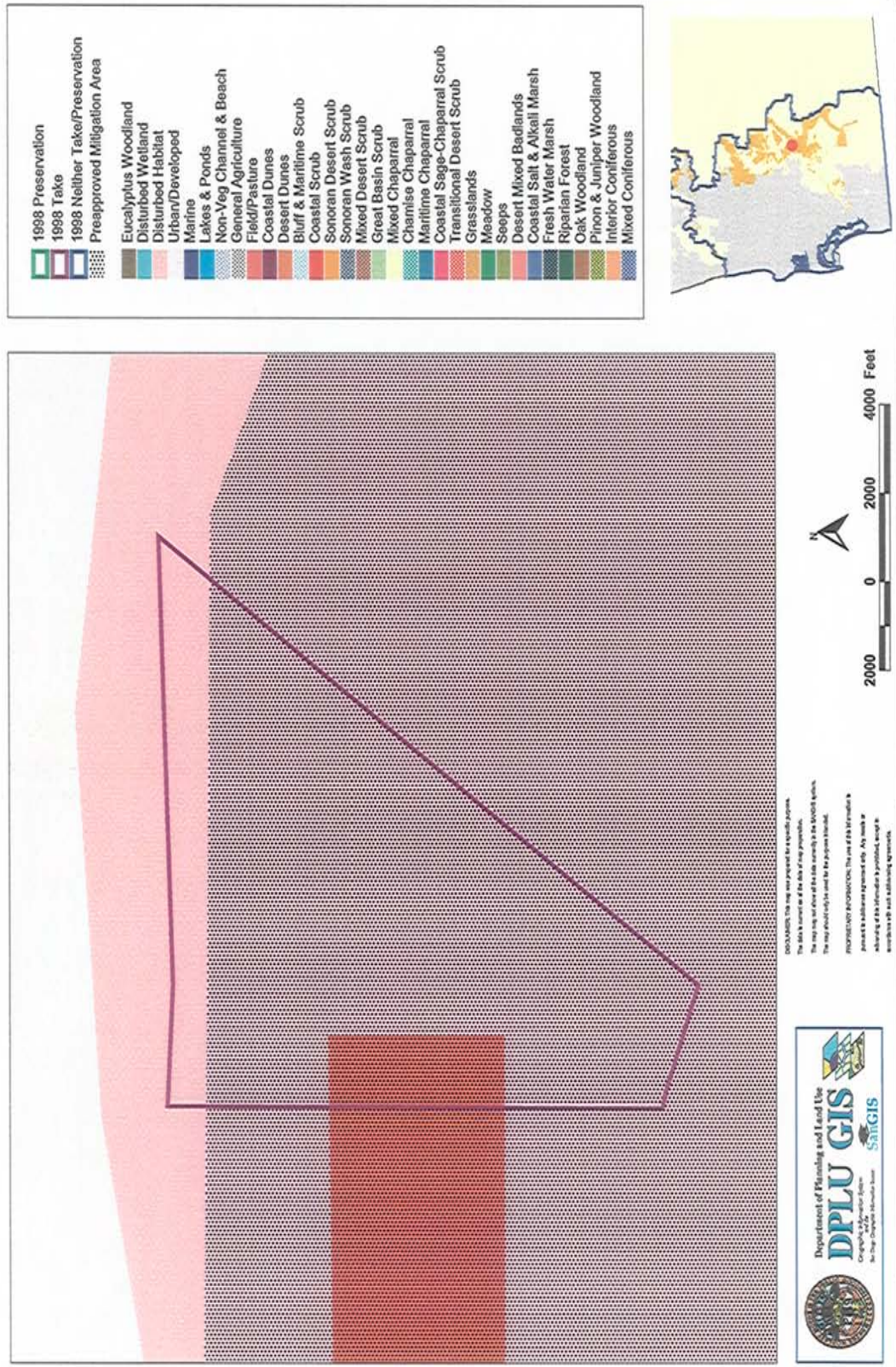
S.H.M.H. BP

Figure 41.



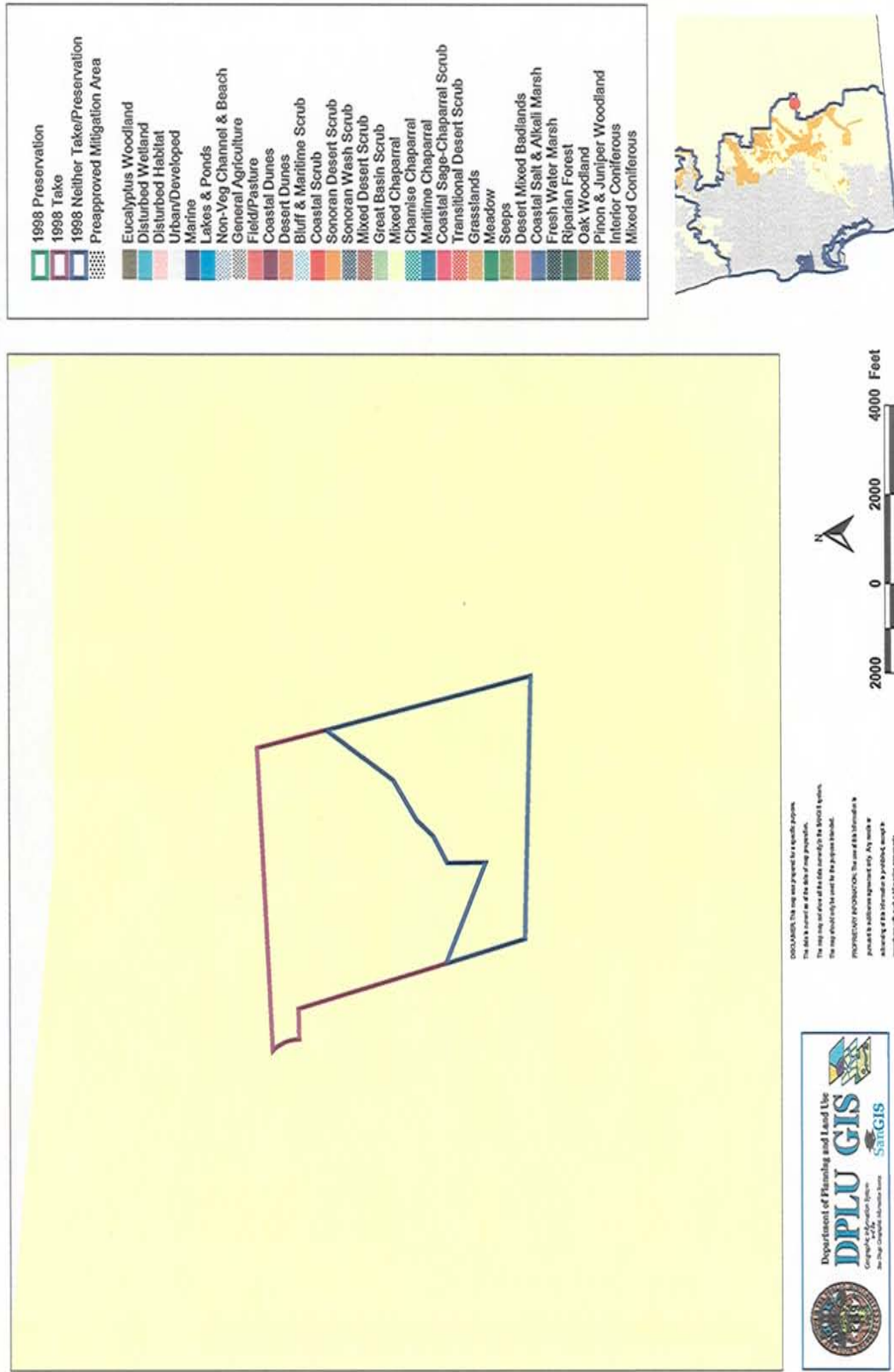
NIELSEN BP

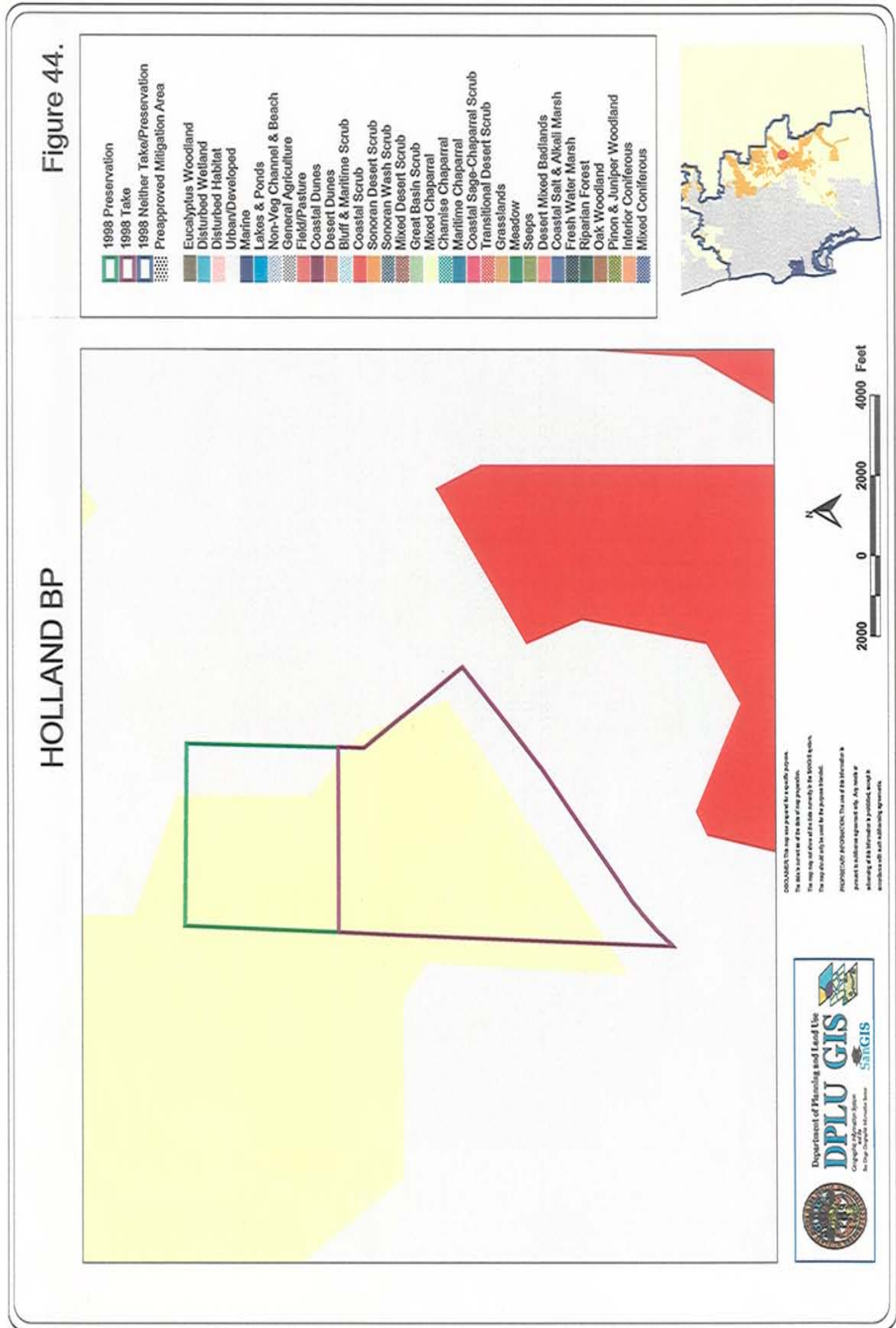
Figure 42.



DABBS BP

Figure 43.





PAGLIAI BP

Figure 45.

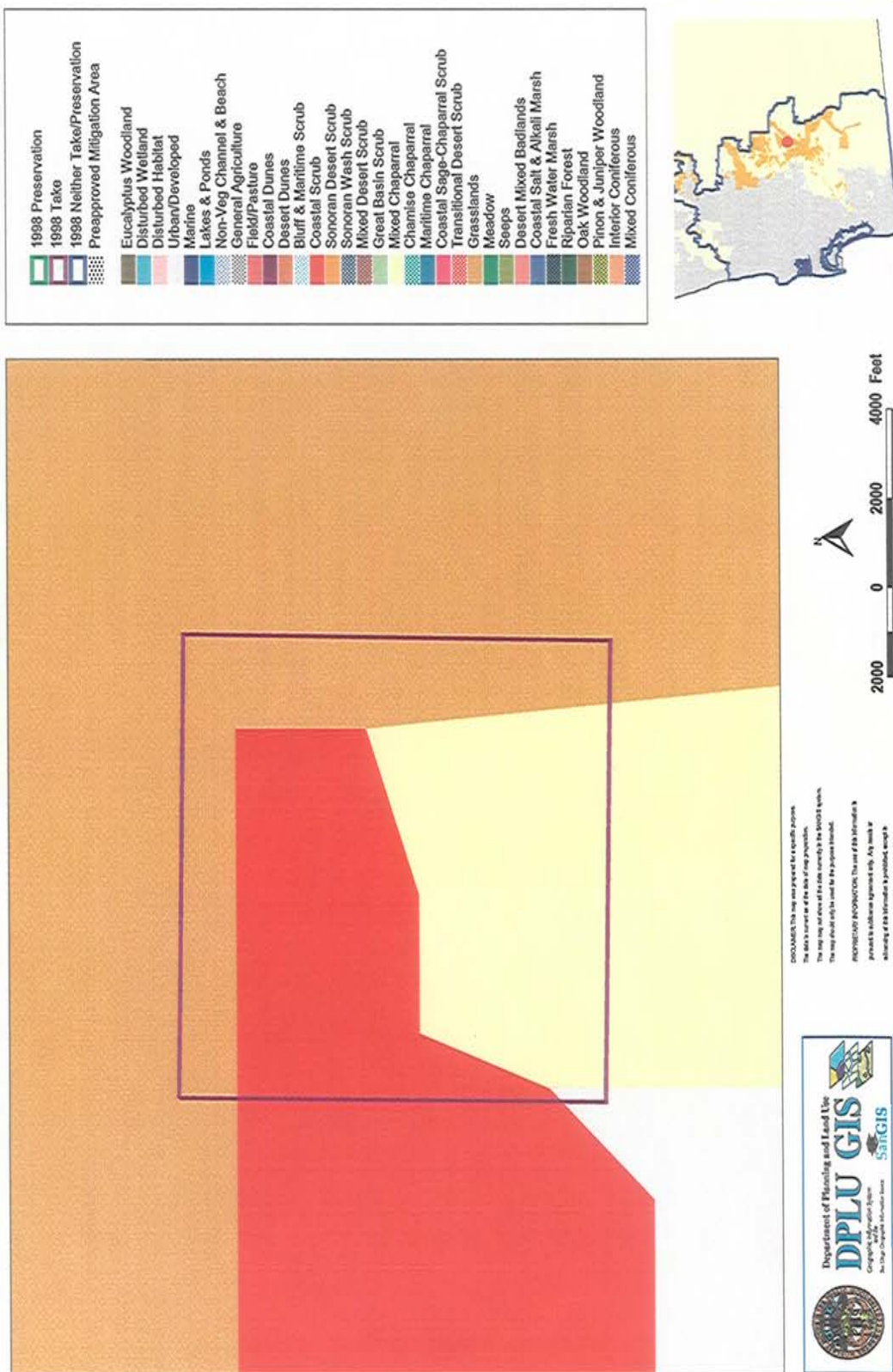
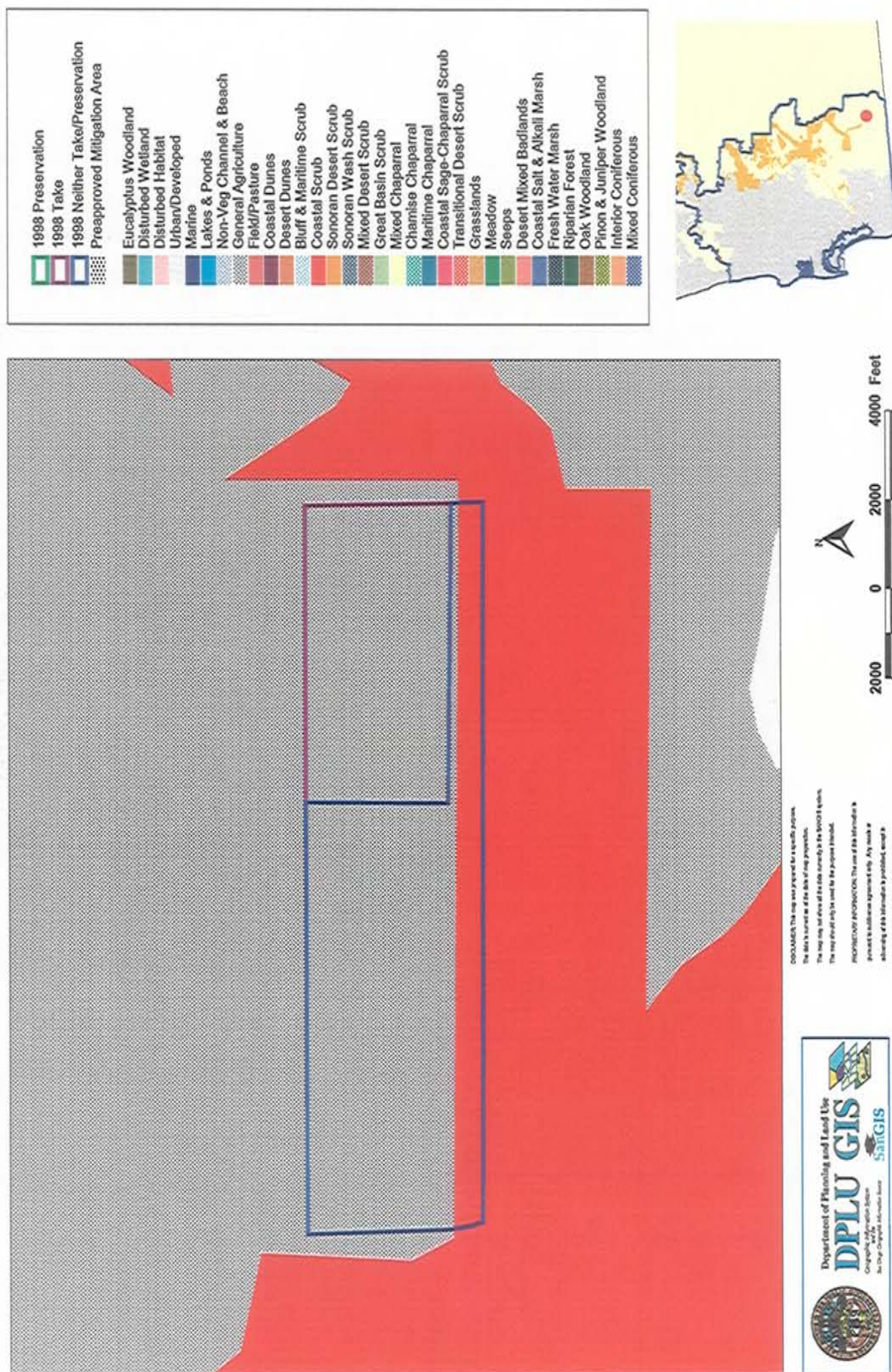
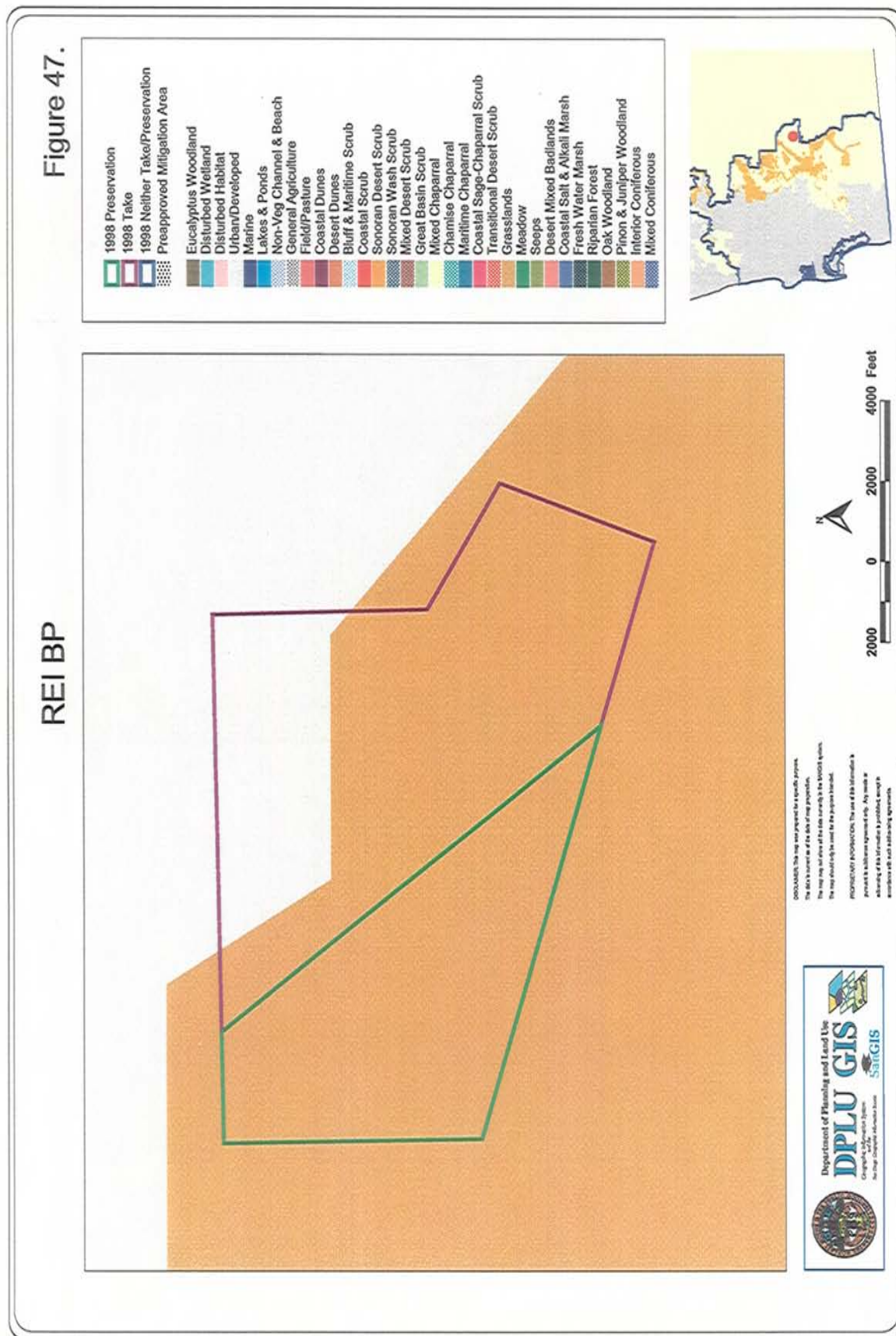
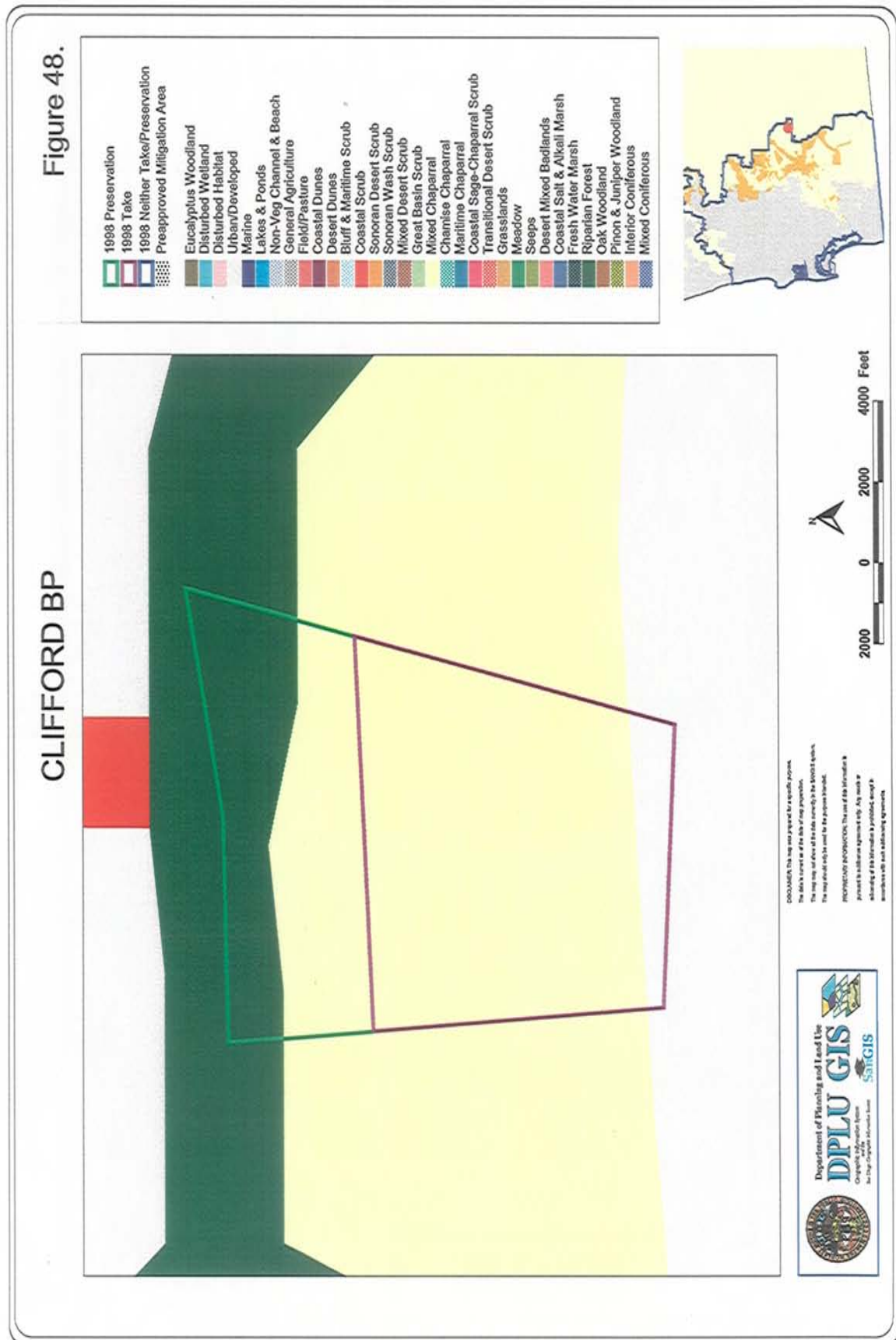


Figure 46.

YOST BP

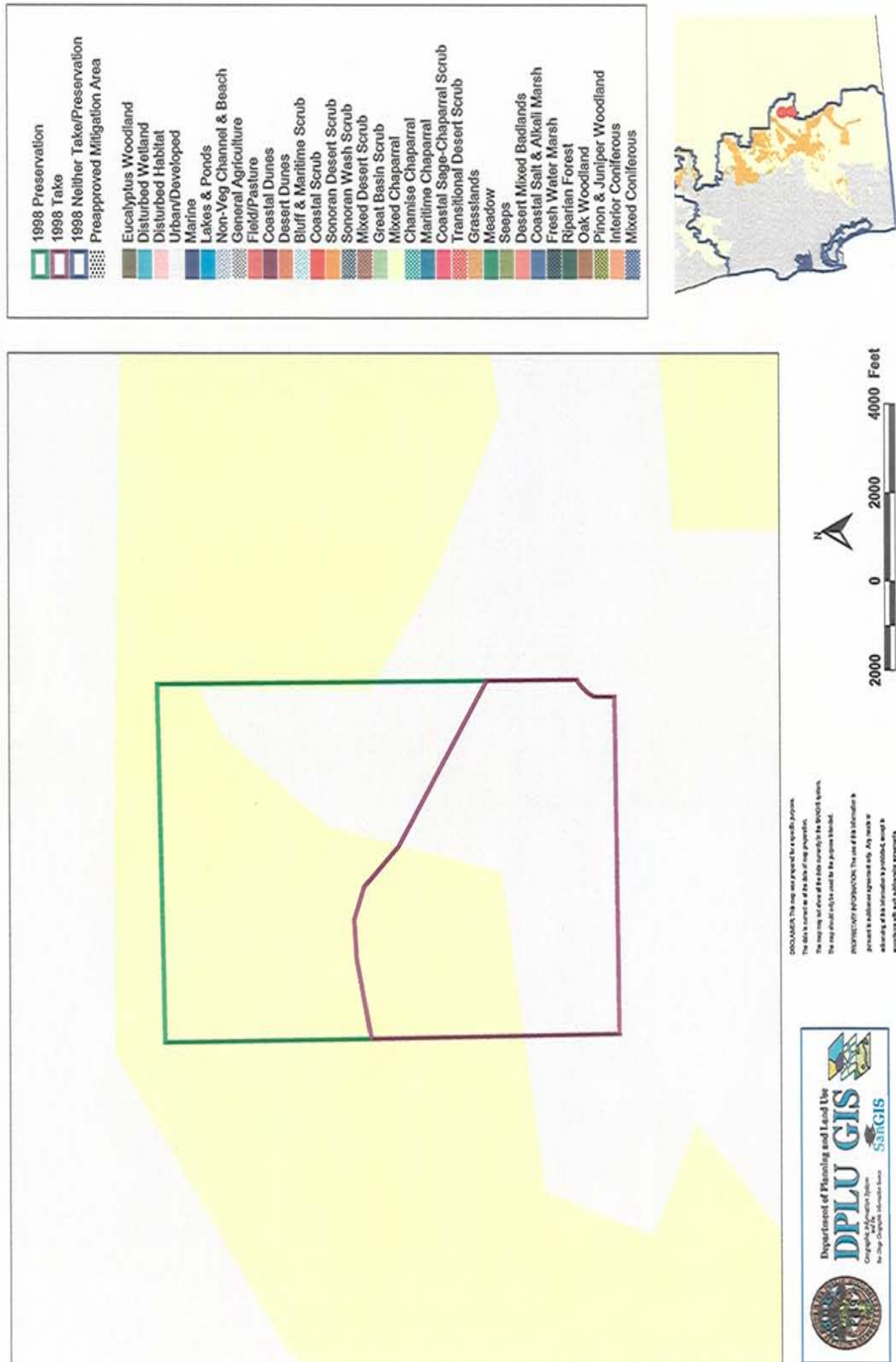






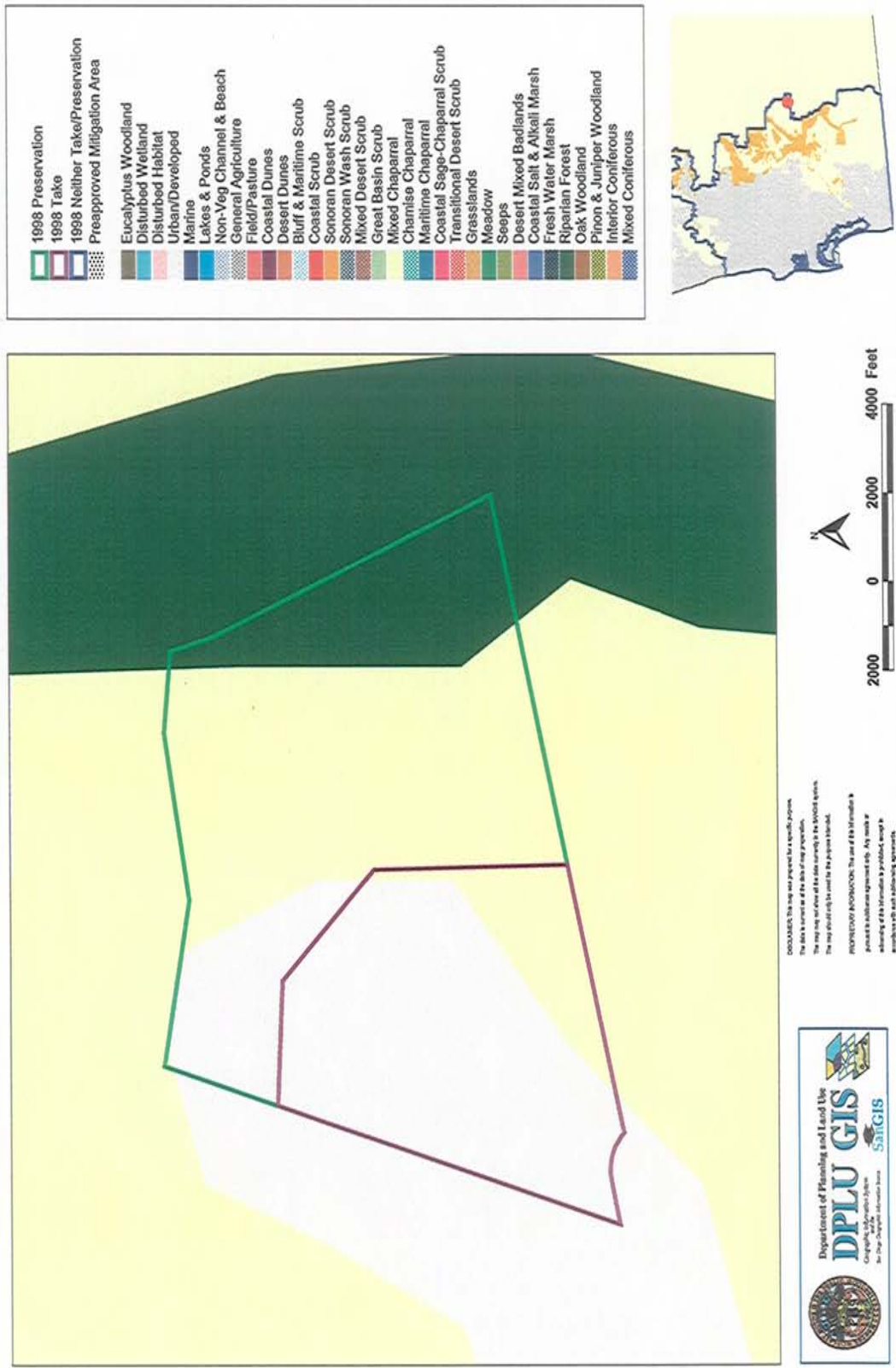
S.H.M.H. BP-2

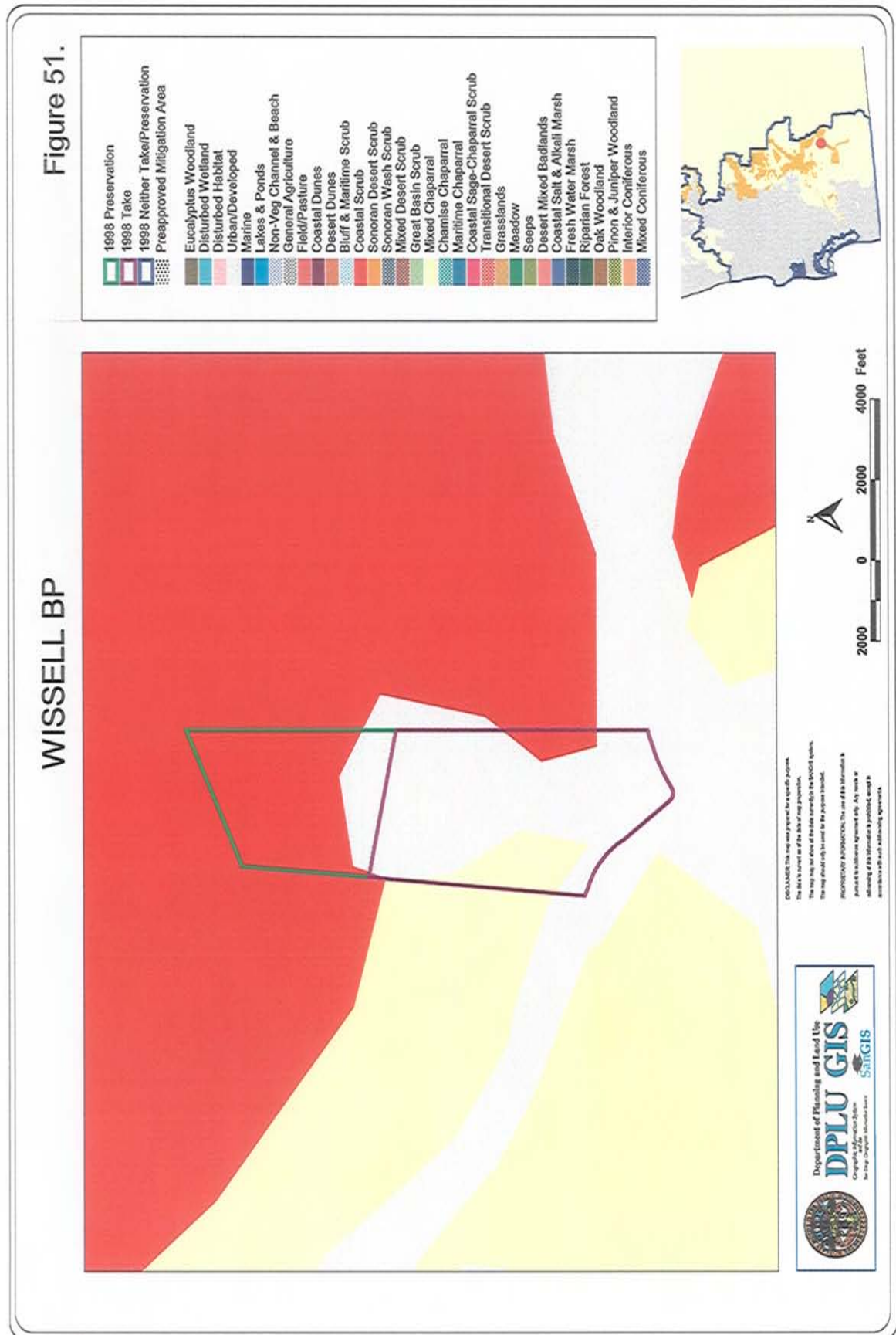
Figure 49.



CAAMASSIMA BP

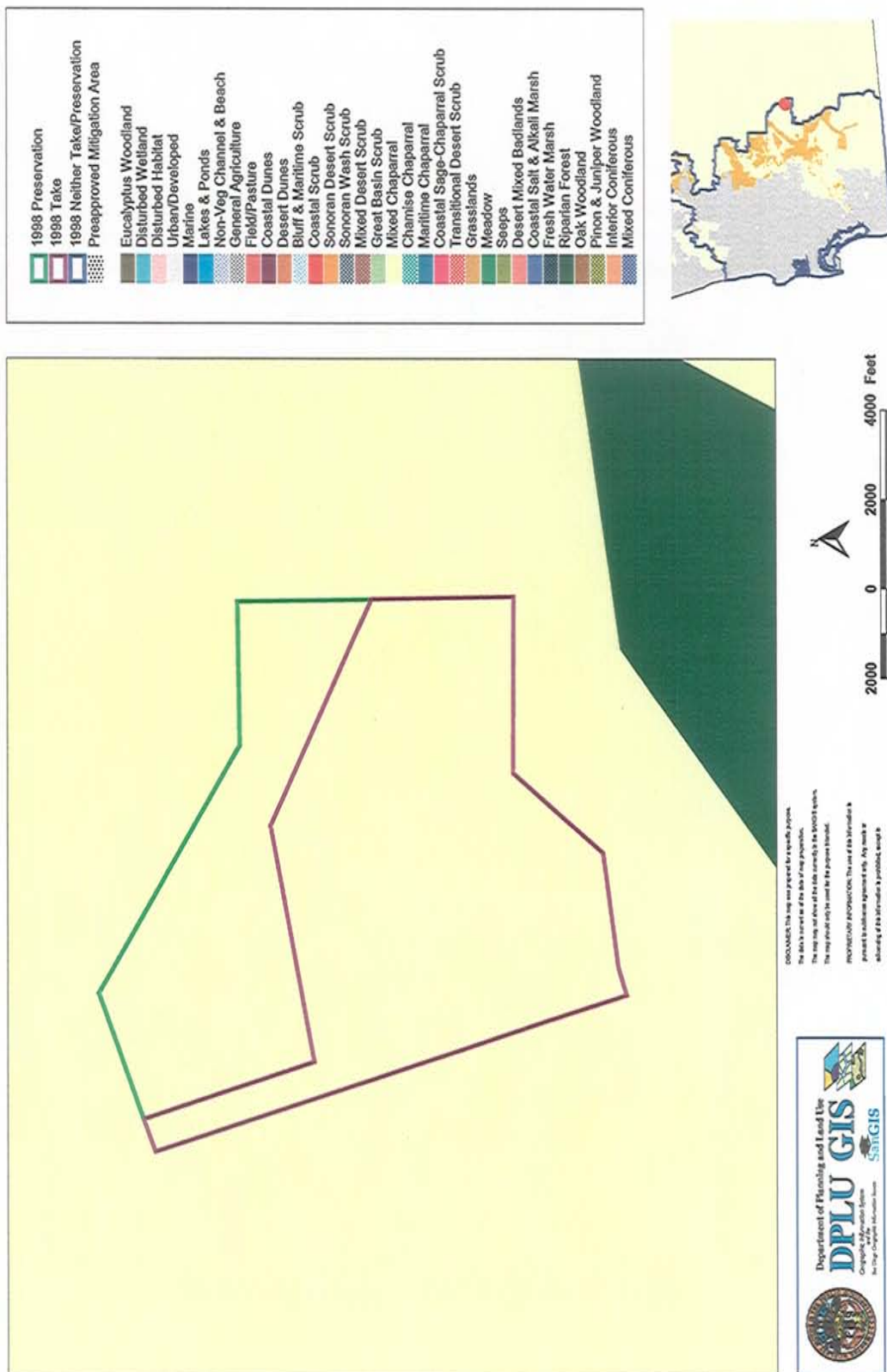
Figure 50.





REI NORTH BP

Figure 52.



SANTA FE LAKES BP

Figure 53.

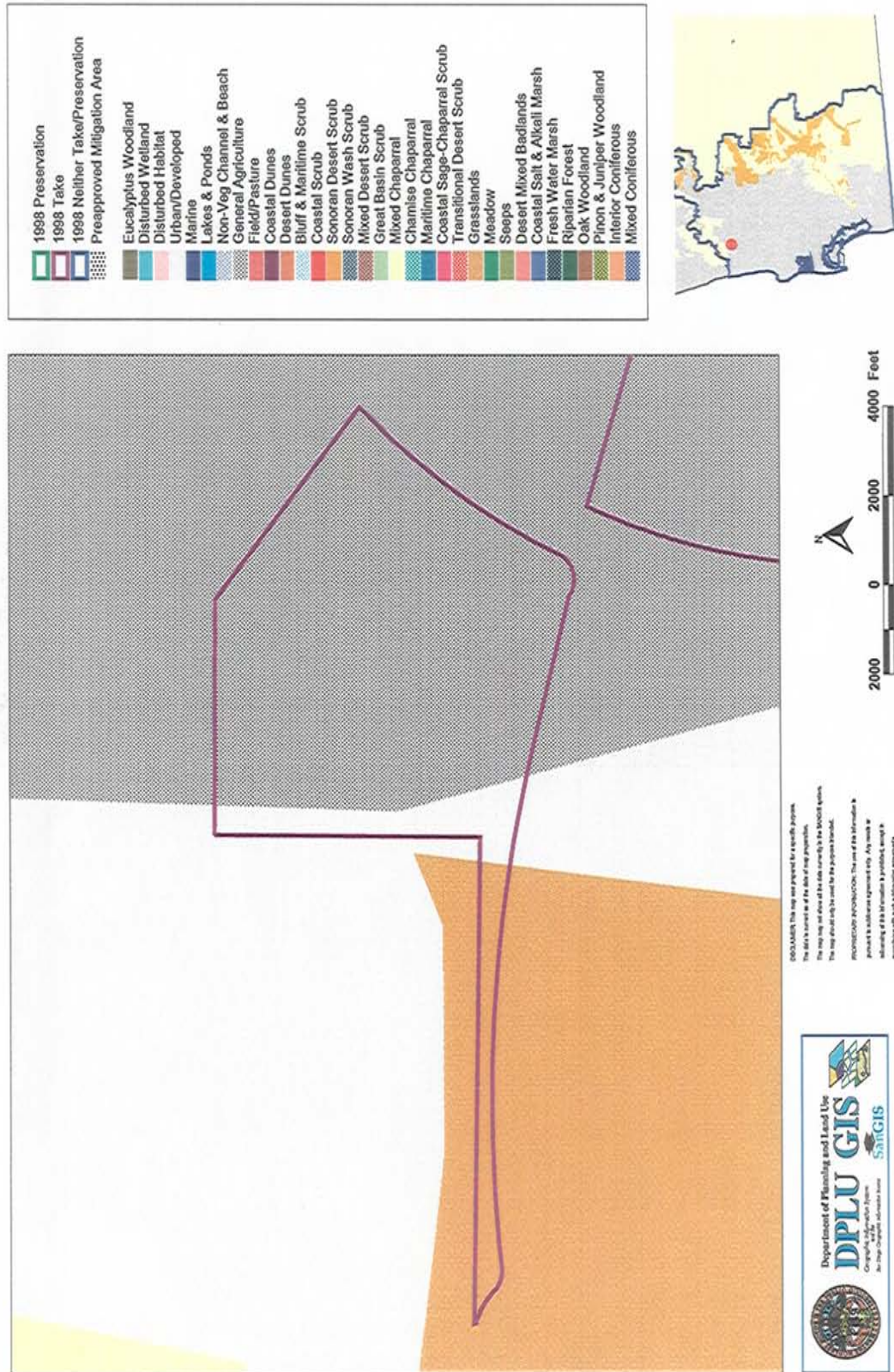


Figure 54.

LUKER BP

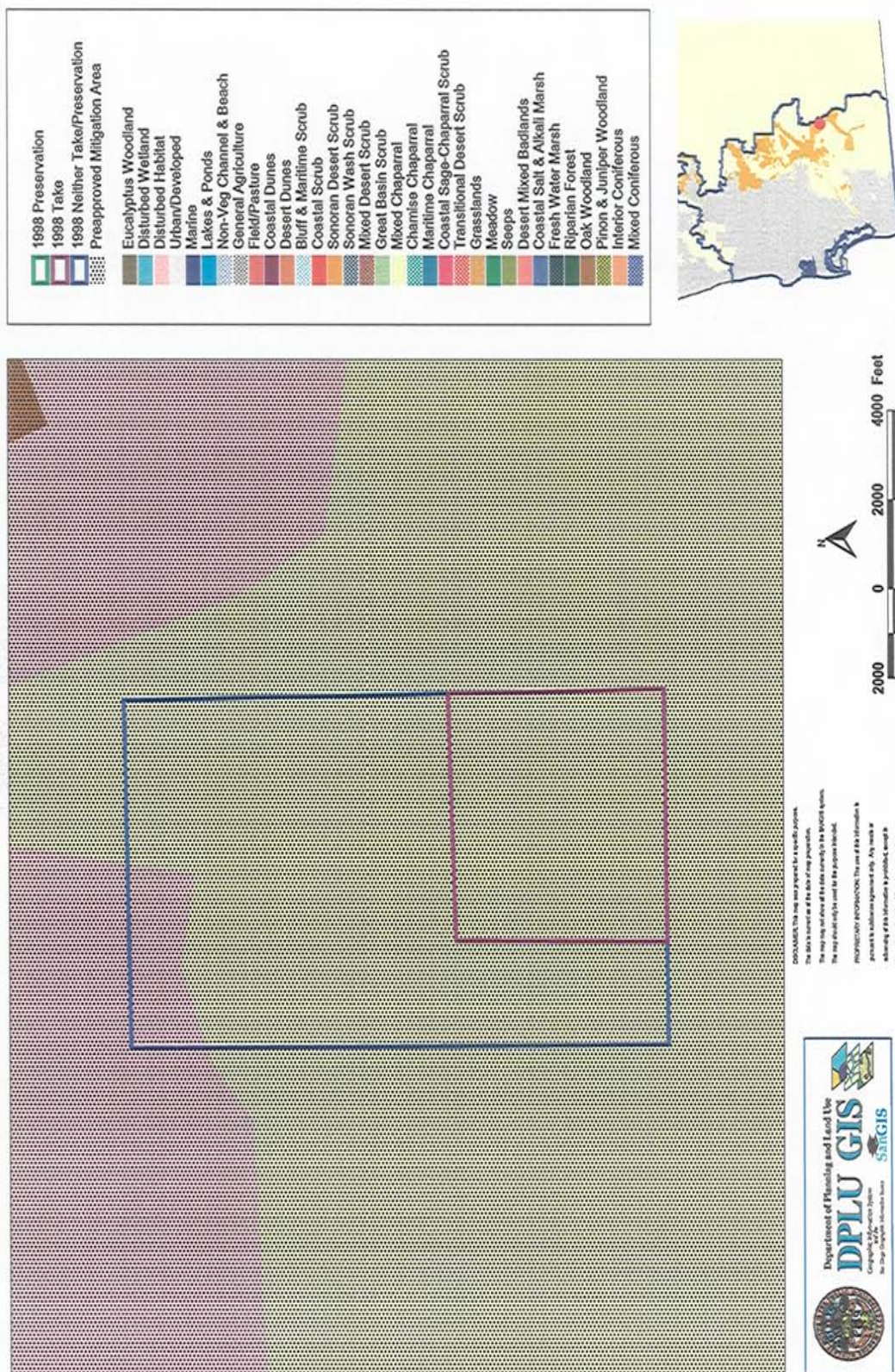
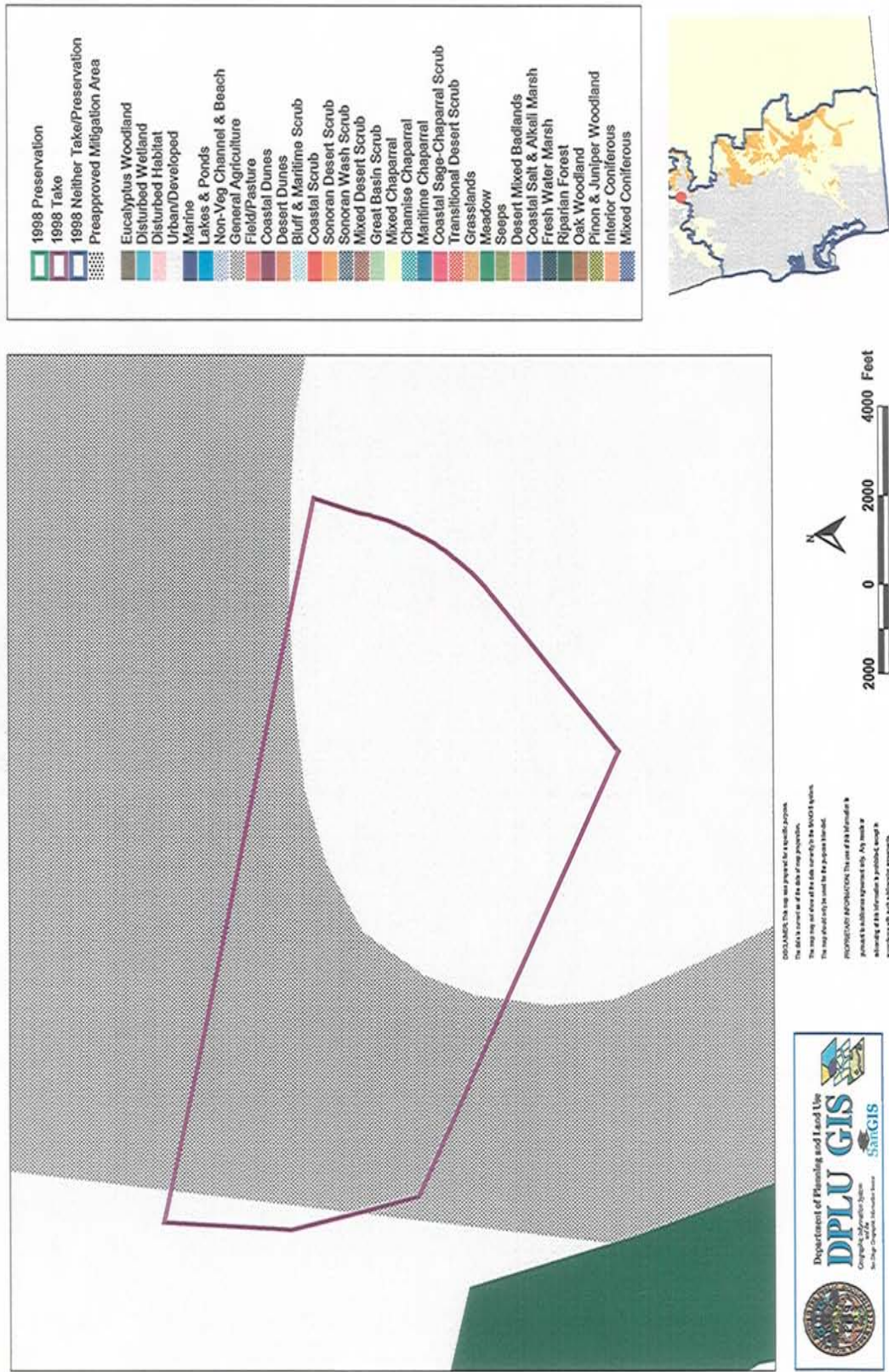


Figure 55.

TURK BP



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REI NORTH BP

Figure 56.

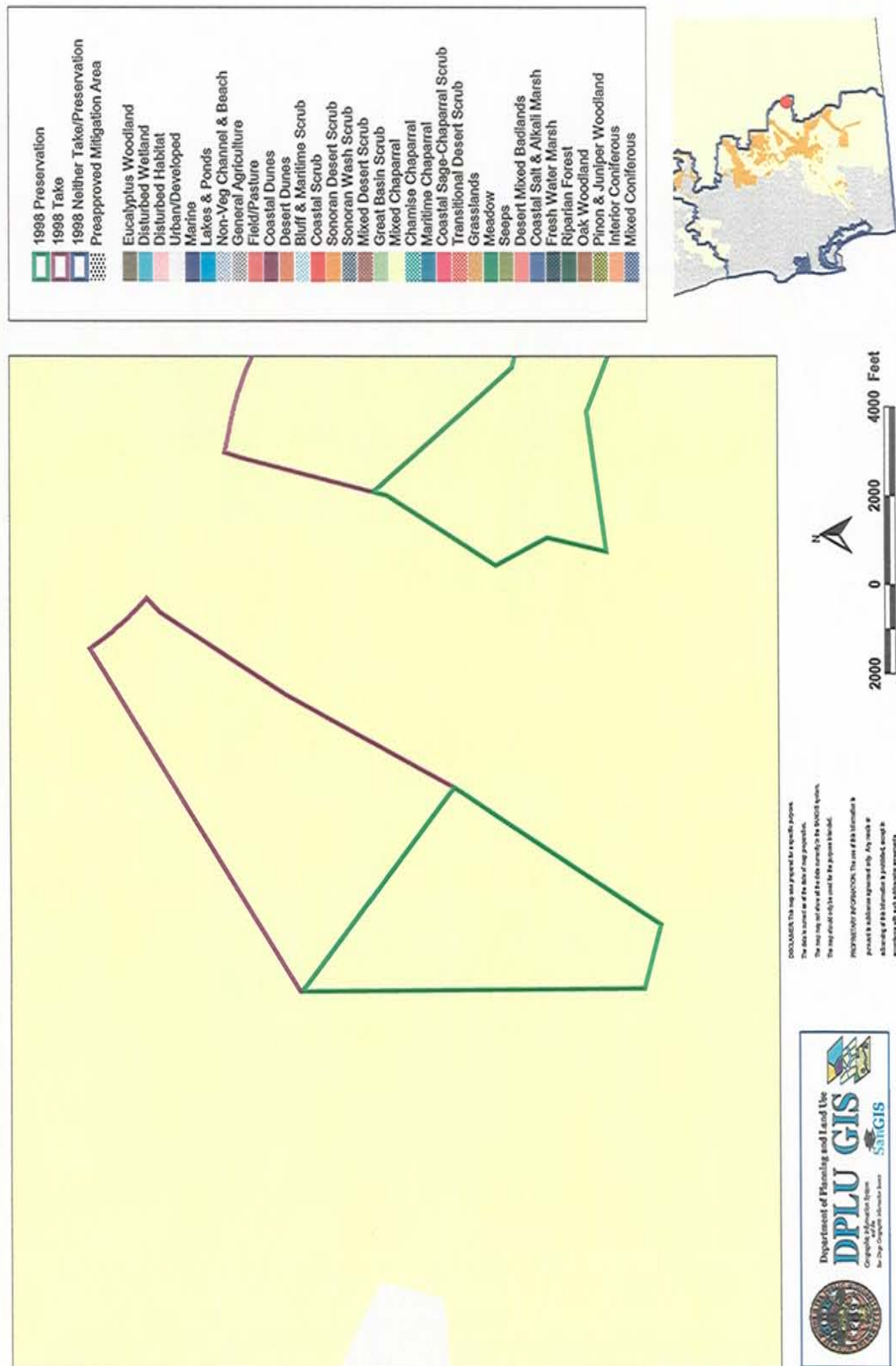
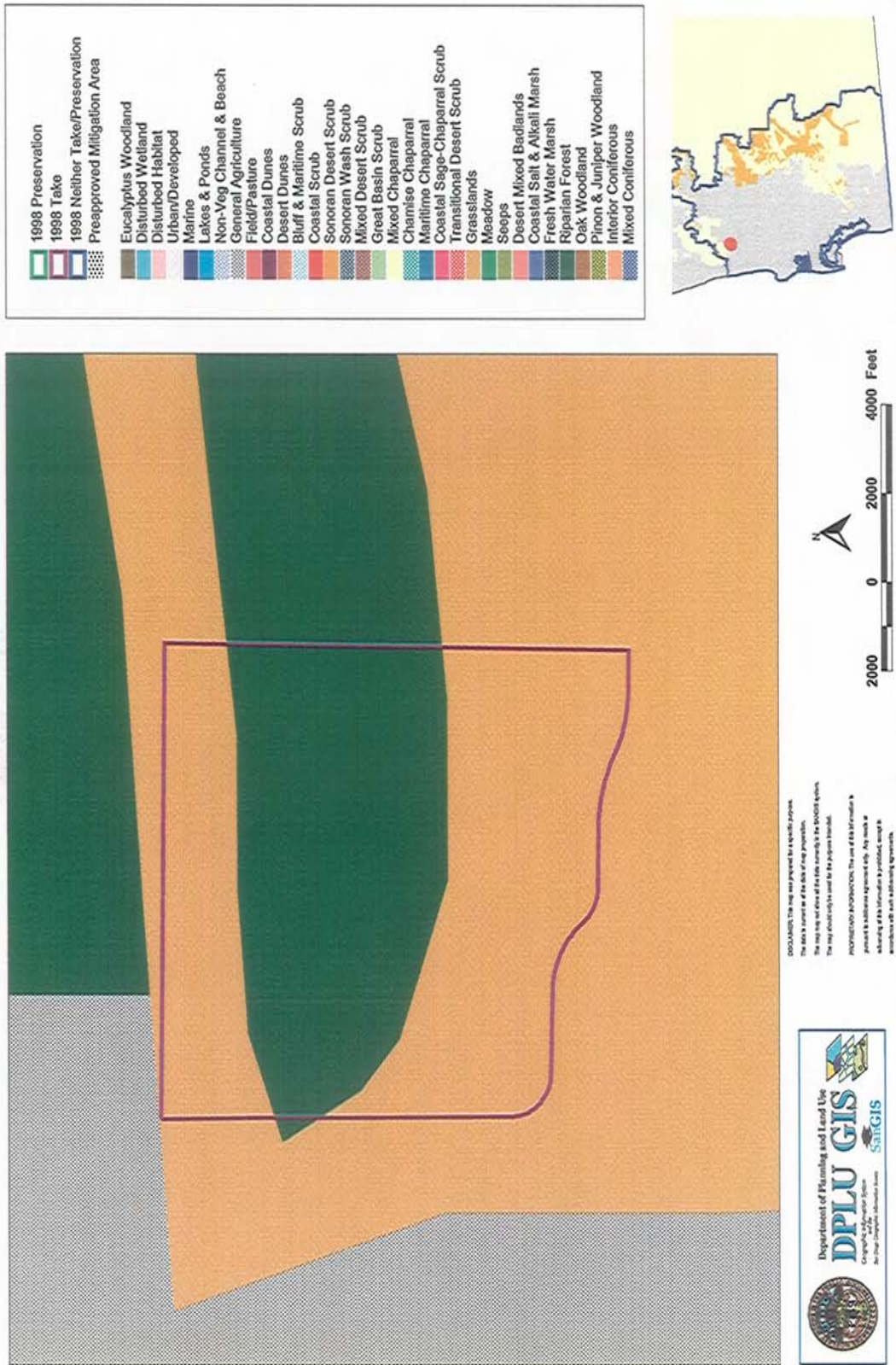


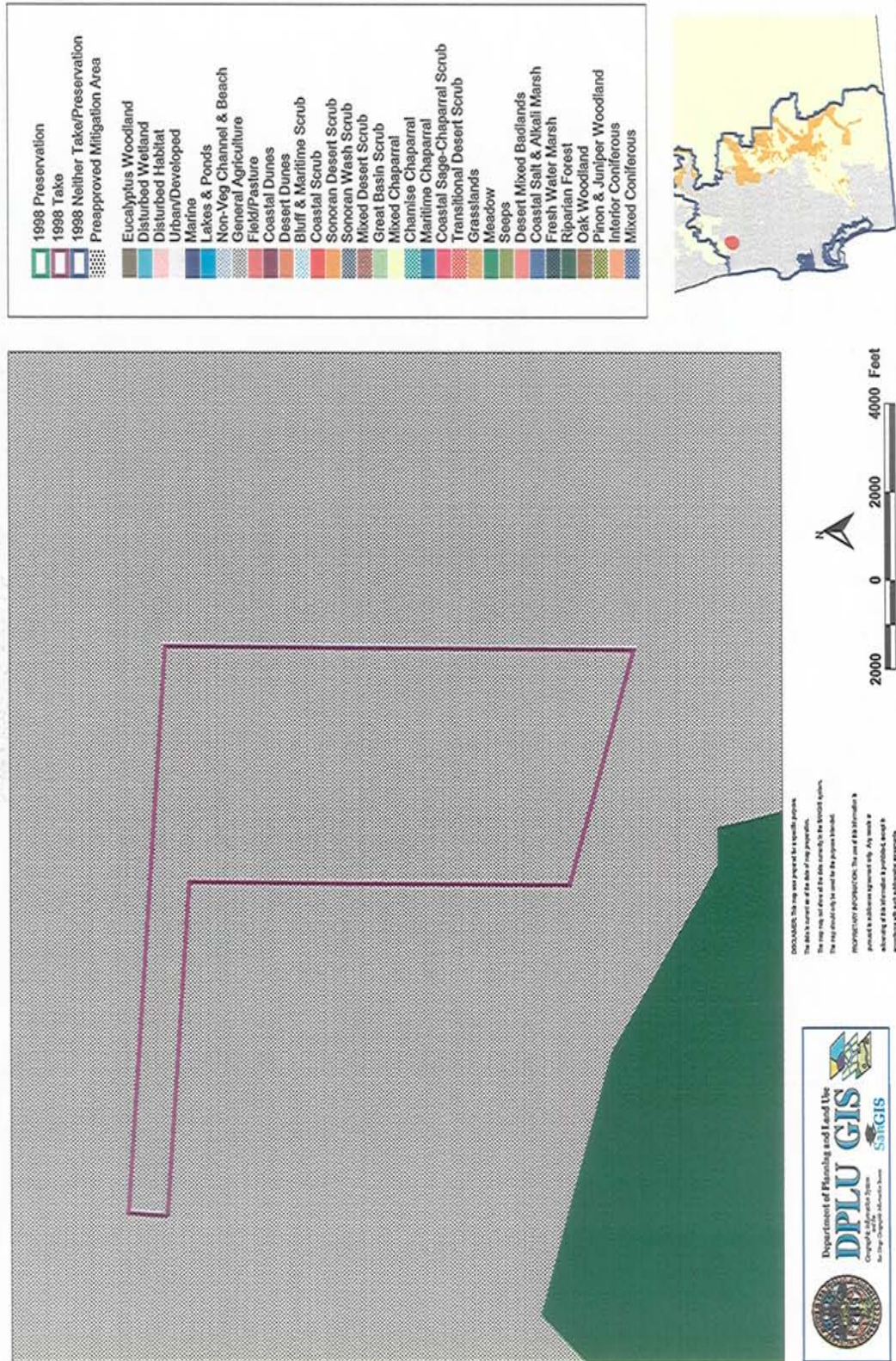
Figure 57.

COFFEY BP



COFFEY BP

Figure 58.



COFFEY BP

Figure 59.

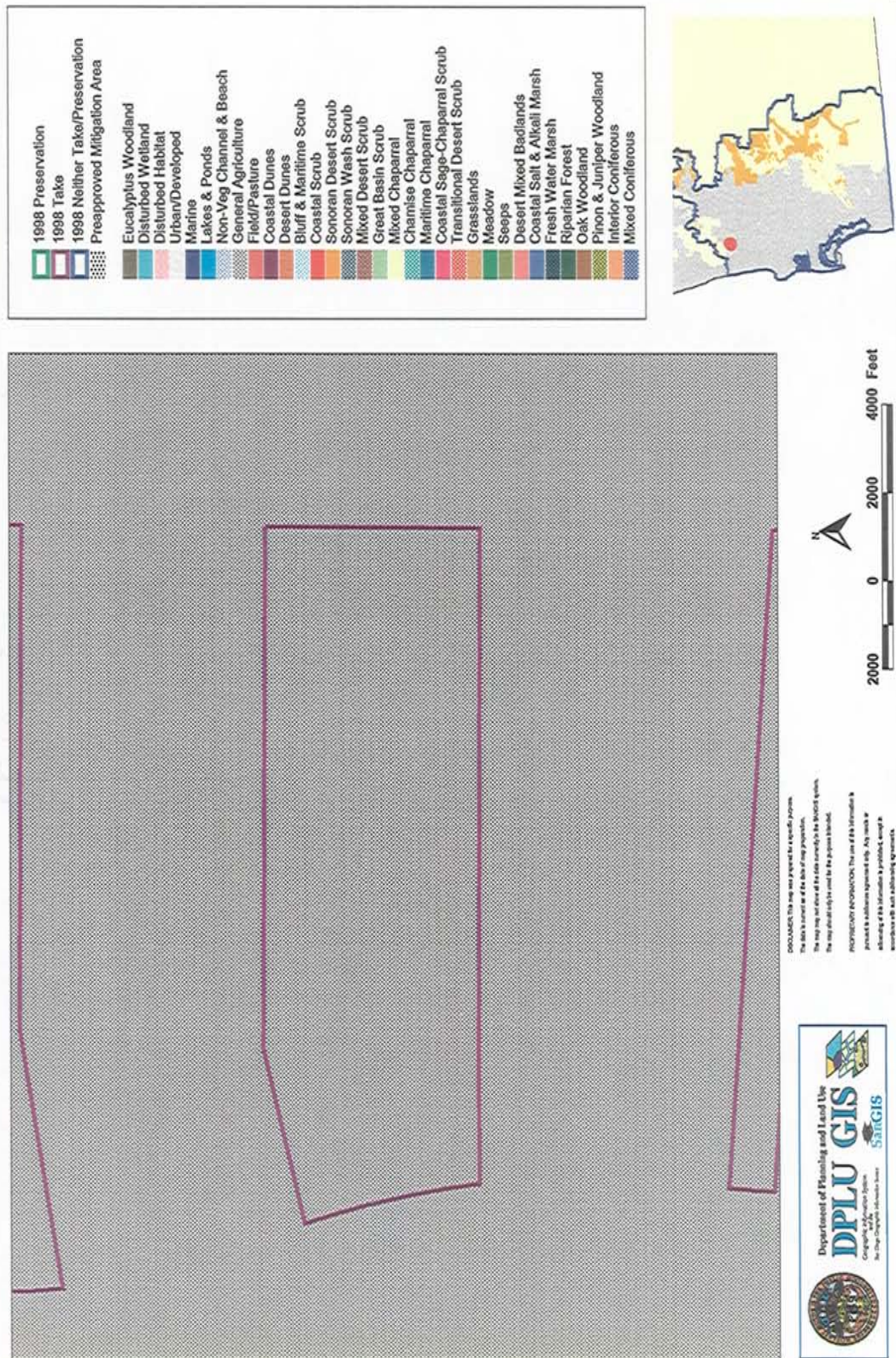
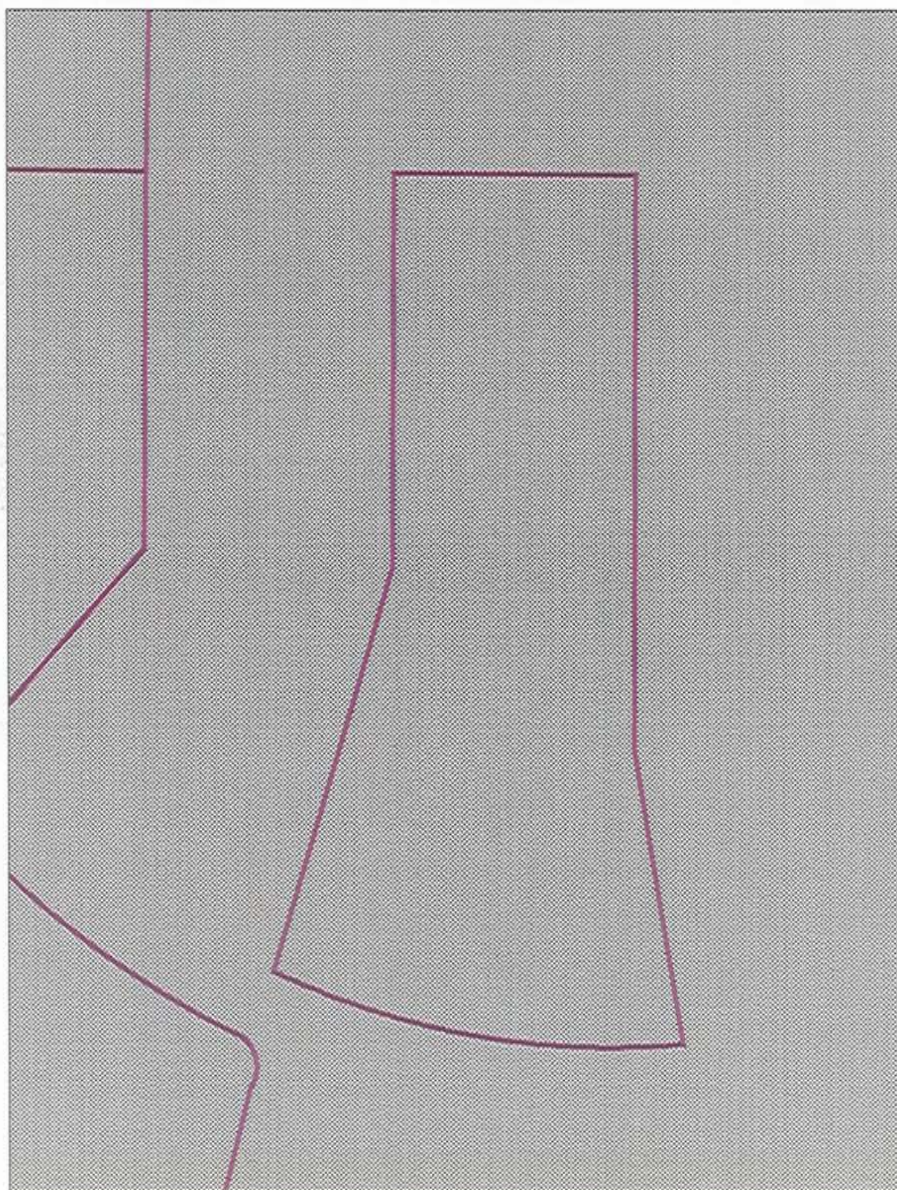
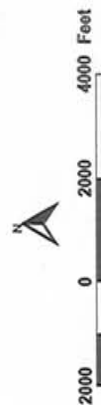
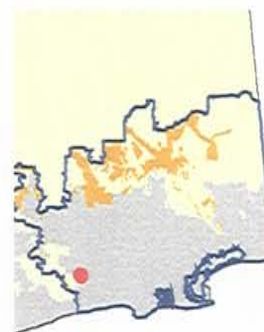


Figure 60.

COFFEY BP



- | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|---------------------|-----------------|-------------------------|---------------|---------------|------------------------|------------------------|----------------------|--------------------|--------------------|-------------------|-------------------|--------------------|------------------------------|------------------------------|---------------------------|------------|--------|-----------------------|-----------------------------|-----------------------------|-------------------|-----------------|--------------------------|--------------------------|---------------------|------------------|
| 1998 Preservation | Eucalyptus Woodland | Lakes & Ponds | Non-Veg Channel & Beach | Field/Pasture | Coastal Dunes | Desert Dunes | Bluff & Maritime Scrub | Sonoran Desert Scrub | Sonoran Wash Scrub | Mixed Desert Scrub | Great Basin Scrub | Mixed Chaparral | Chamise Chaparral | Maritime Chaparral | Coastal Sage-Chaparral Scrub | Transitional Desert Scrub | Grasslands | Meadow | Seeps | Desert Mixed Badlands | Coastal Salt & Alkali Marsh | Fresh Water Marsh | Riparian Forest | Oak Woodland | Pinon & Juniper Woodland | Interior Coniferous | Mixed Coniferous |
| 1998 Take | Disturbed Wetland | Urban/Developed | General Agriculture | Coastal Dunes | Desert Dunes | Bluff & Maritime Scrub | Sonoran Desert Scrub | Sonoran Wash Scrub | Mixed Desert Scrub | Great Basin Scrub | Mixed Chaparral | Chamise Chaparral | Maritime Chaparral | Coastal Sage-Chaparral Scrub | Transitional Desert Scrub | Grasslands | Meadow | Seeps | Desert Mixed Badlands | Coastal Salt & Alkali Marsh | Fresh Water Marsh | Riparian Forest | Oak Woodland | Pinon & Juniper Woodland | Interior Coniferous | Mixed Coniferous | |
| 1998 Neither Take/Preservation | Disturbed Wetland | Urban/Developed | General Agriculture | Coastal Dunes | Desert Dunes | Bluff & Maritime Scrub | Sonoran Desert Scrub | Sonoran Wash Scrub | Mixed Desert Scrub | Great Basin Scrub | Mixed Chaparral | Chamise Chaparral | Maritime Chaparral | Coastal Sage-Chaparral Scrub | Transitional Desert Scrub | Grasslands | Meadow | Seeps | Desert Mixed Badlands | Coastal Salt & Alkali Marsh | Fresh Water Marsh | Riparian Forest | Oak Woodland | Pinon & Juniper Woodland | Interior Coniferous | Mixed Coniferous | |
| Preapproved Mitigation Area | Disturbed Wetland | Urban/Developed | General Agriculture | Coastal Dunes | Desert Dunes | Bluff & Maritime Scrub | Sonoran Desert Scrub | Sonoran Wash Scrub | Mixed Desert Scrub | Great Basin Scrub | Mixed Chaparral | Chamise Chaparral | Maritime Chaparral | Coastal Sage-Chaparral Scrub | Transitional Desert Scrub | Grasslands | Meadow | Seeps | Desert Mixed Badlands | Coastal Salt & Alkali Marsh | Fresh Water Marsh | Riparian Forest | Oak Woodland | Pinon & Juniper Woodland | Interior Coniferous | Mixed Coniferous | |



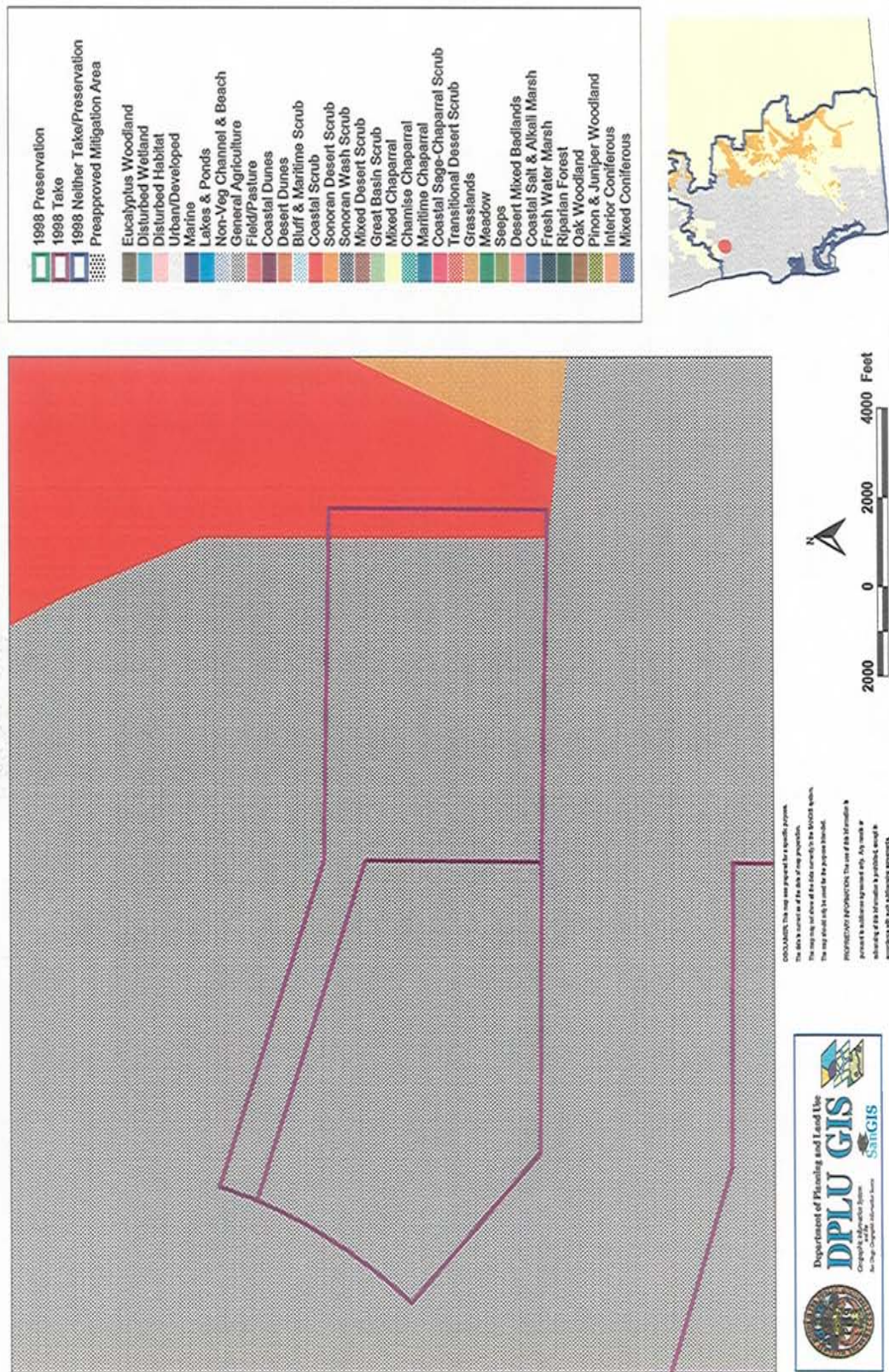
DISCLAIMER: This map was prepared for a specific project. The data is current as of the date of map production. The map may not show all the data currently in the MSCP's system. The map should only be used for the project intended.

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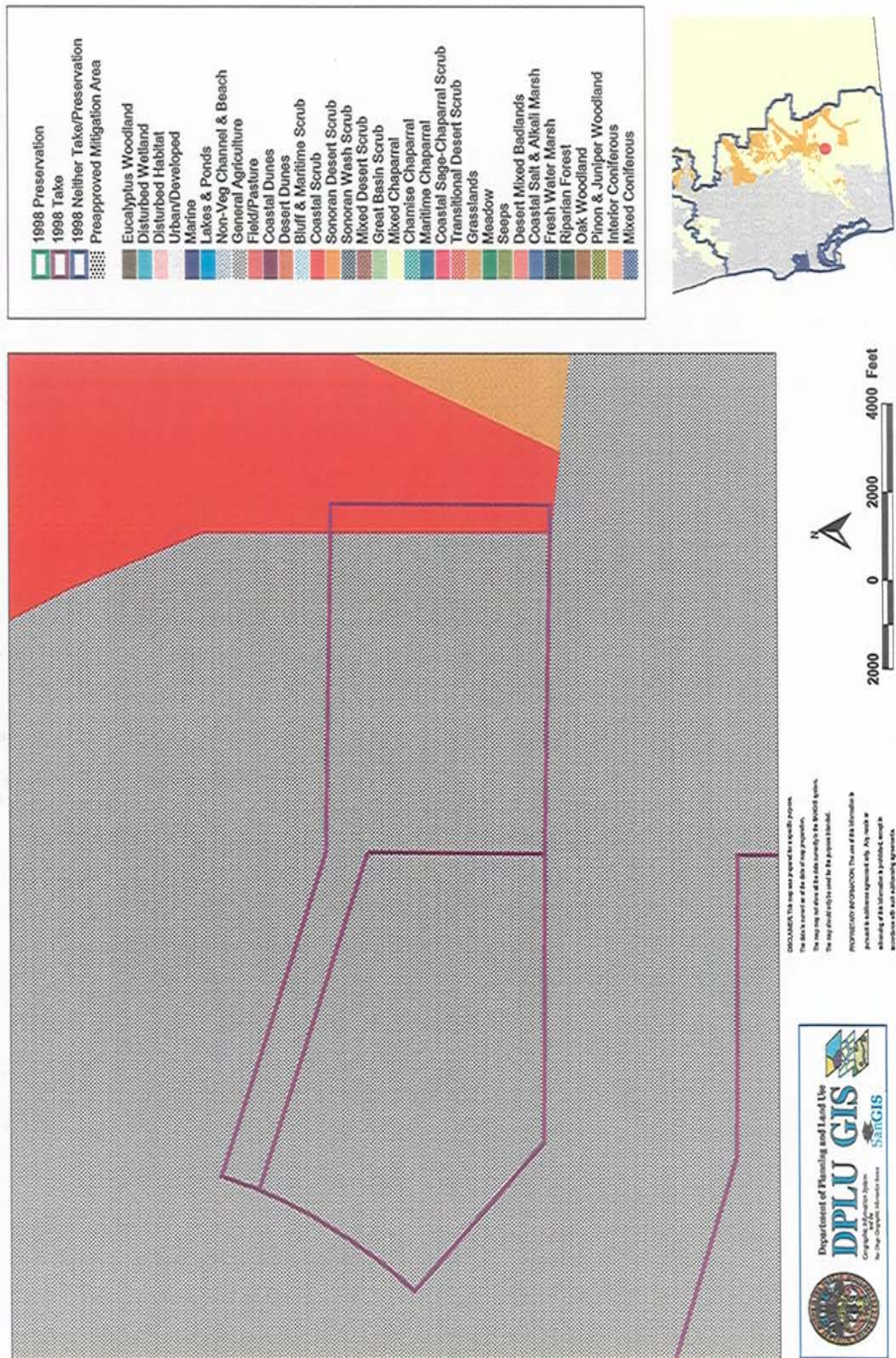
COFFEY BP

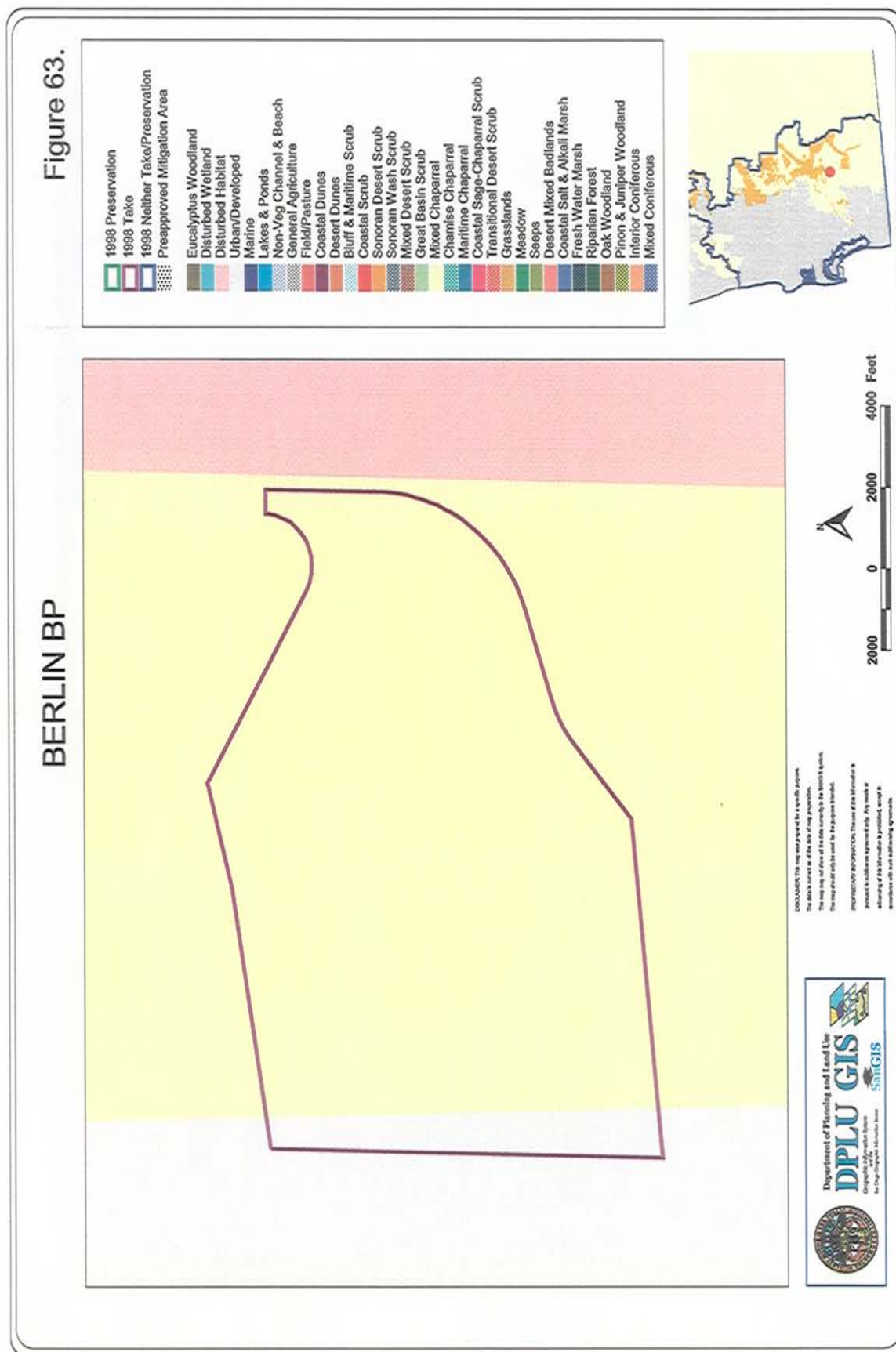
Figure 61.



COFFEY BP

Figure 62.





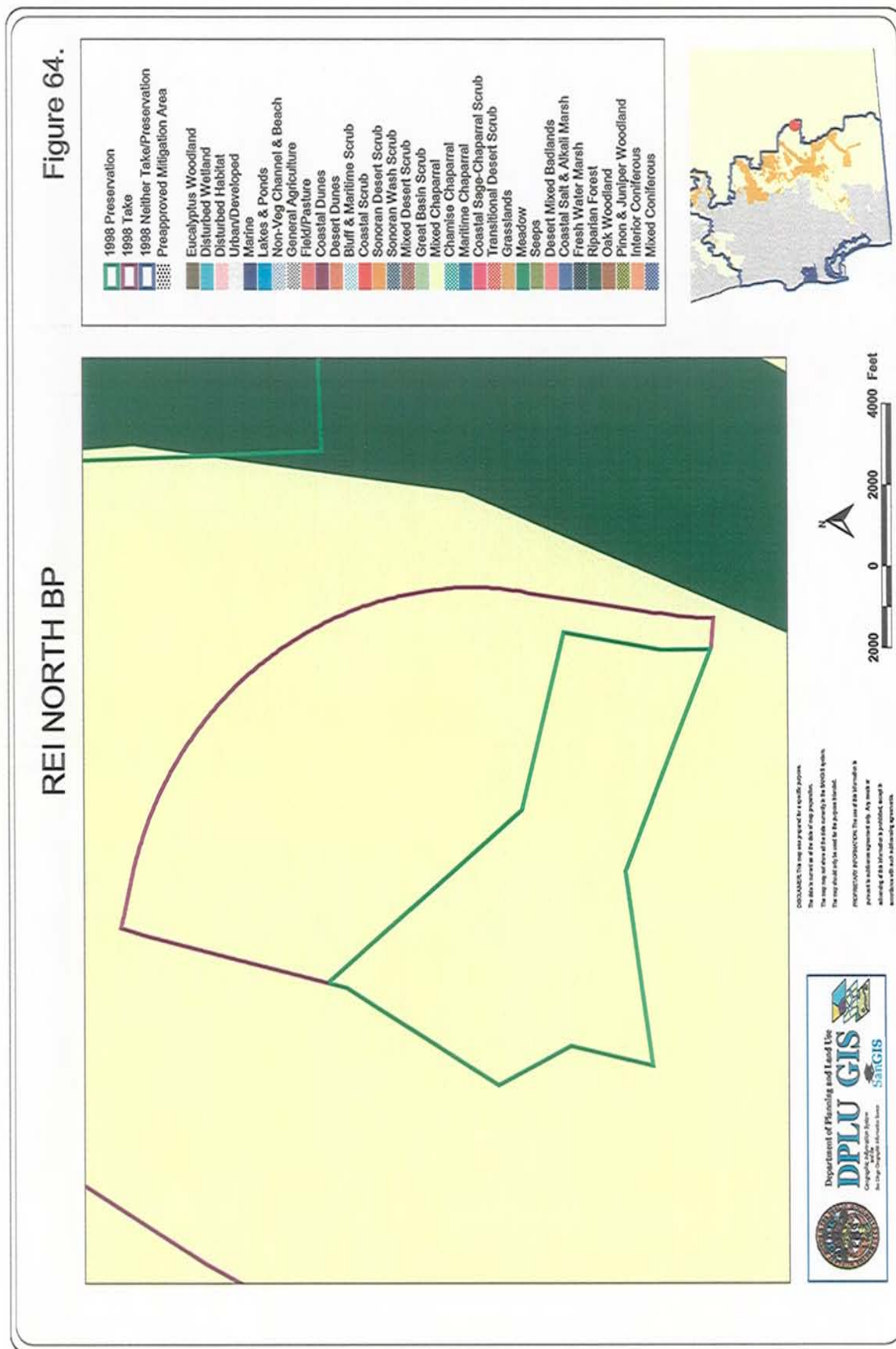
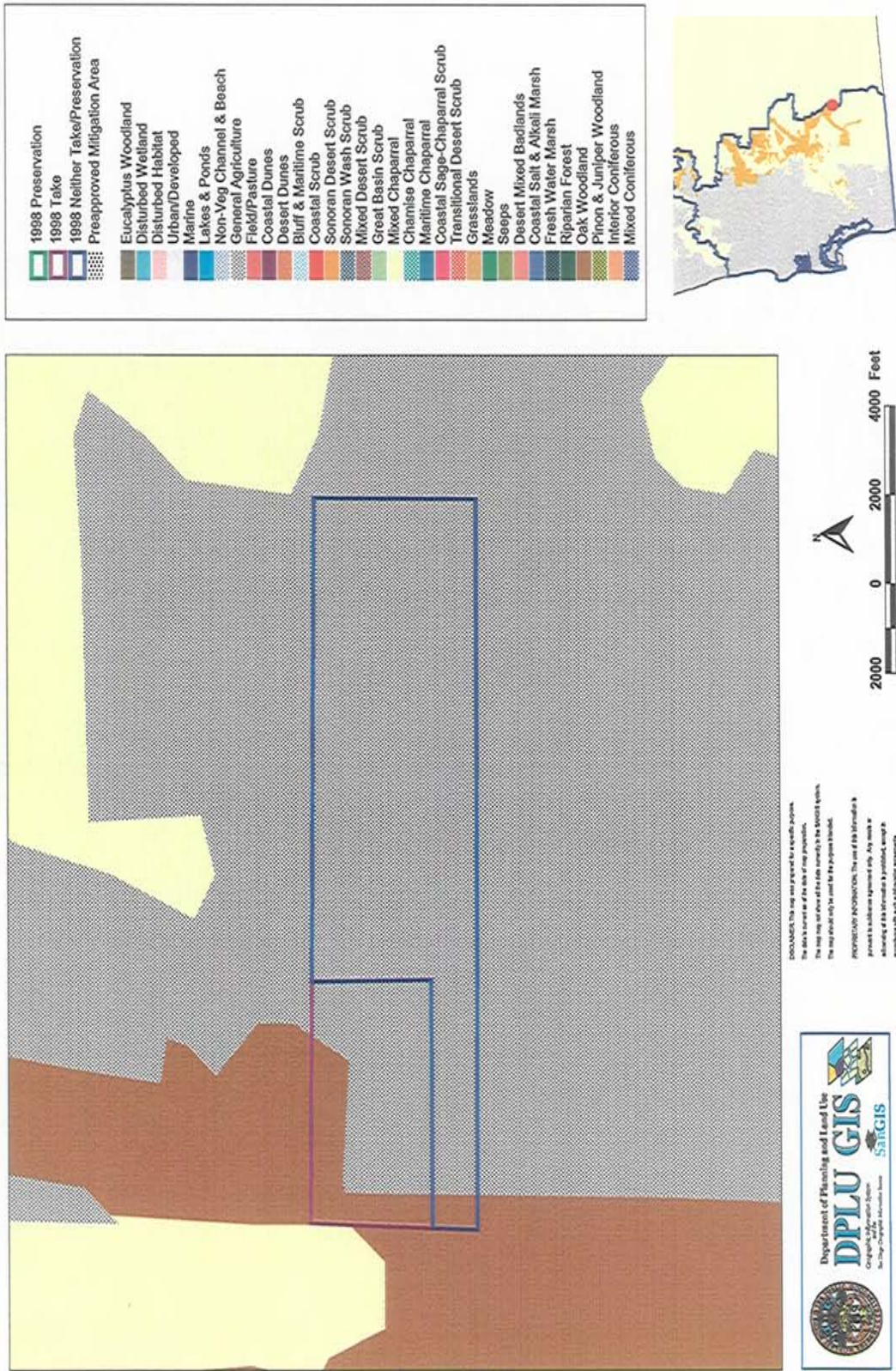


Figure 65.

FISH BP



SUNROAD BP

Figure 66.

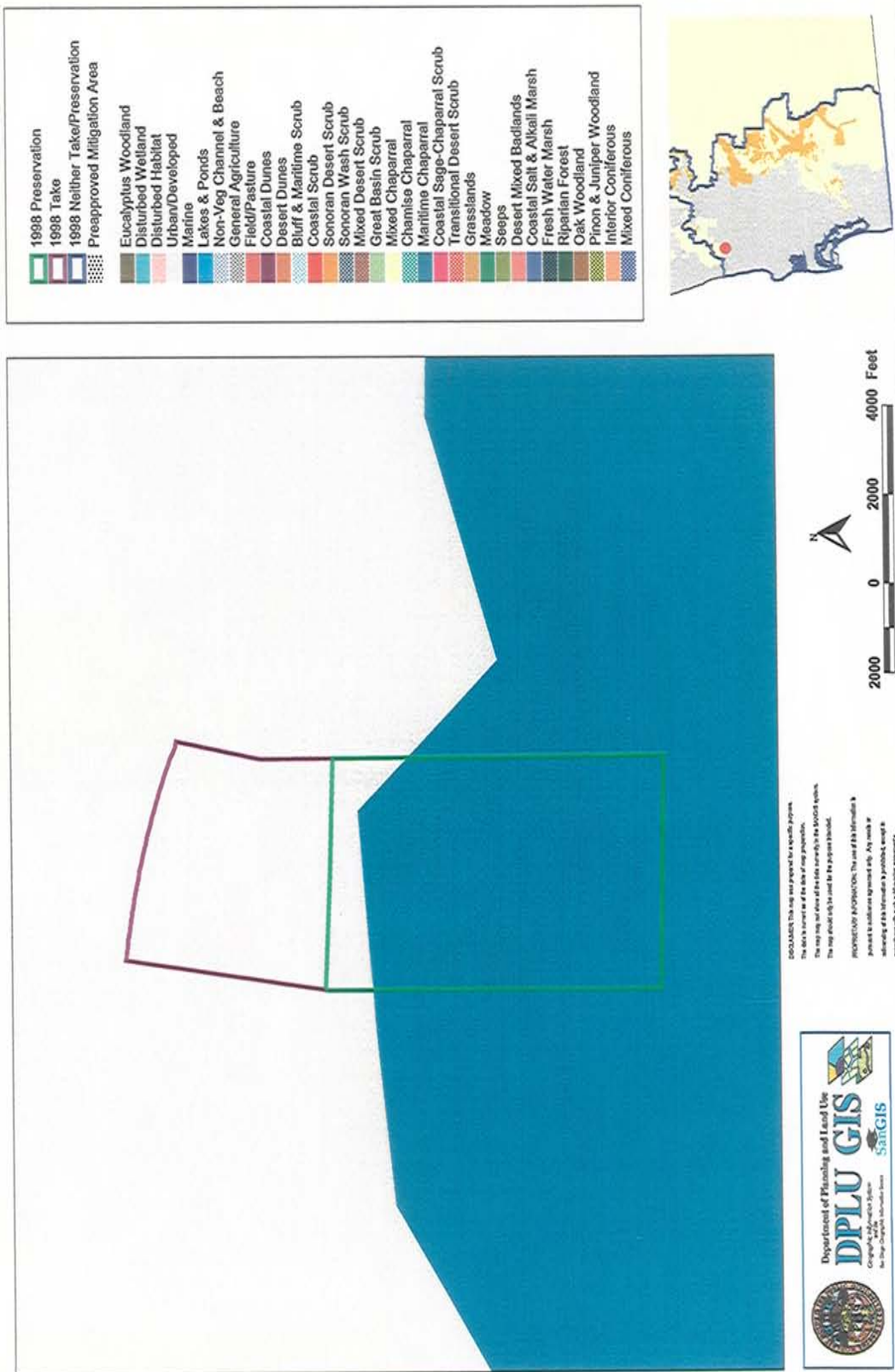
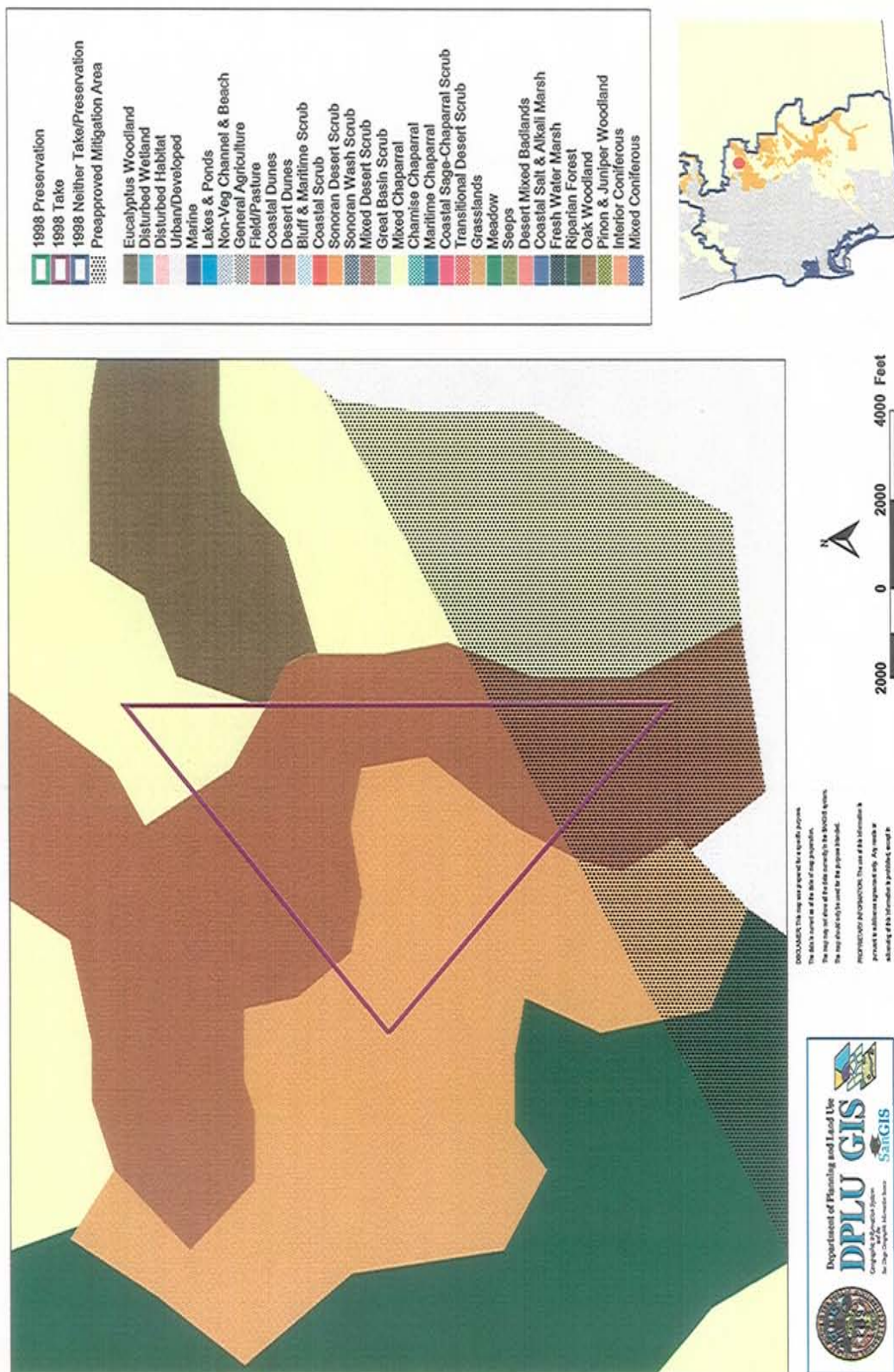


Figure 67.

CARR BP



ATTACHMENT B

Attachment B includes habitat-tracking information requested by the Wildlife Agencies for Items 5 and 6 (Tables 13 – 19). This includes location maps identifying the properties purchased by Government Agencies and Mitigation Banks.

LIST OF PRESERVATION AREAS ACQUIRED BY THE COUNTY AND MITIGATION BANK LANDS UTILIZED IN 1998

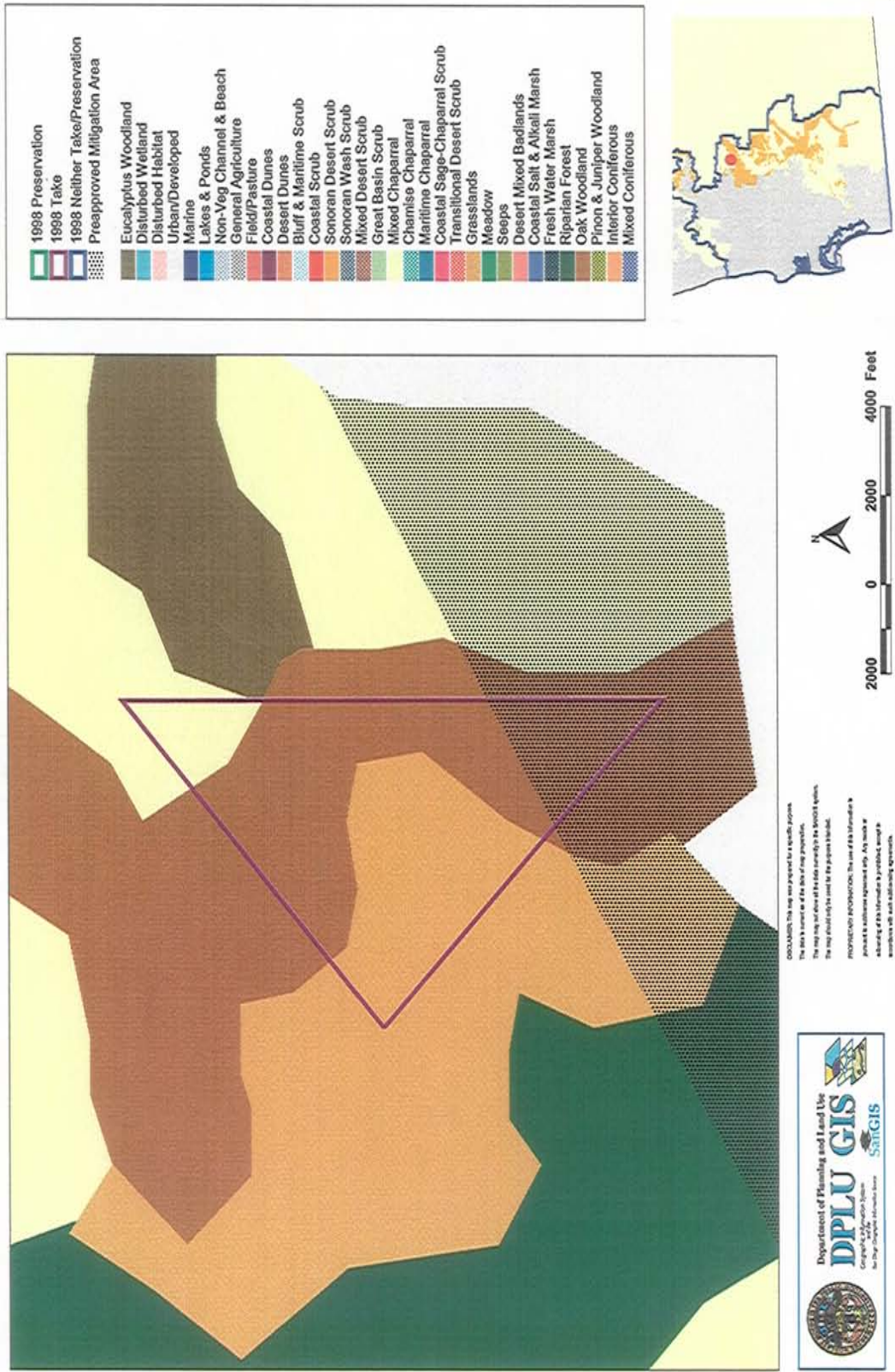
TABLE 13 – GOVERNMENT PURCHASES

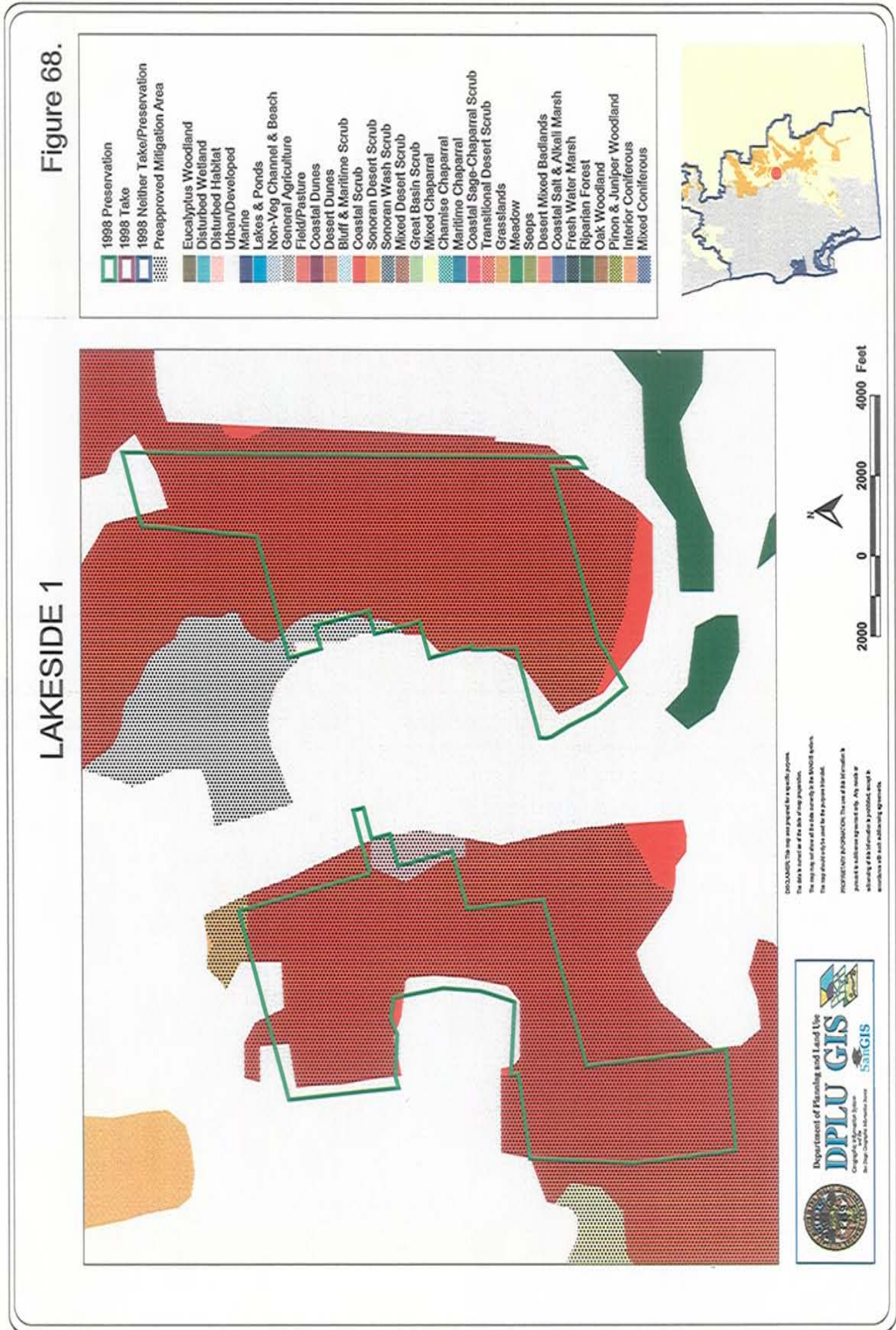
TP CODE	PROJECT NUMBER	PROJECT NAME	HOLLAND95	VEGETATION TYPE	ACRES
103	CP-1	Lakeside 1	11300	Disturbed Habitat	0.97
103	CP-1	Lakeside 1	12000	Urban/Dev	7.10
103	CP-1	Lakeside 1	32500	Diegan Coastal Sage Scrub	85.01
103	CP-1	Lakeside 1	42000	Valley and Foothill Grassland	0.11
		Lakeside 1 Total			93.19
103	Crestridge-1	Crestridge	11300	Disturbed Habitat	0.60
103	Crestridge-1	Crestridge	12000	Urban/Dev	6.16
103	Crestridge-1	Crestridge	18100	Orchards and Vineyards	6.64
103	Crestridge-1	Crestridge	32500	Diegan Coastal Sage Scrub	475.01
103	Crestridge-1	Crestridge	37000	Chaparral	1096.49
103	Crestridge-1	Crestridge	37120	Southern Mixed Chaparral	42.10
103	Crestridge-1	Crestridge	37G00	Coastal Sage-Chaparral Scrub	55.02
103	Crestridge-1	Crestridge	42000	Valley and Foothill Grassland	11.63
103	Crestridge-1	Crestridge	61310	Southern Coast Live Oak Riparian Forest	14.96
103	Crestridge-1	Crestridge	71162	Dense Coast Live Oak Woodland	64.06
		Crestridge Total			1772.67
103	MB-10	Singing Hills MB	12000	Urban/Dev	0.01
103	MB-10	Singing Hills MB	32500	Diegan Coastal Sage Scrub	73.93
		Singing Hills MB Total			73.94
103	State-1	Sequan Peak	11300	Disturbed Habitat	1.16
103	State-1	Sequan Peak	12000	Urban/Dev	0.58
103	State-1	Sequan Peak	13200	Non-Vegetated Channel	0.00
103	State-1	Sequan Peak	18200	Intensive Agriculture	0.02
103	State-1	Sequan Peak	18320	Row Crops	4.40
103	State-1	Sequan Peak	32500	Diegan Coastal Sage Scrub	174.47
103	State-1	Sequan Peak	37000	Chaparral	1658.61
103	State-1	Sequan Peak	37121	Southern Granitic mixed Chaparral	158.03
103	State-1	Sequan Peak	37210	Granitic Chamise Chaparral	5.06
103	State-1	Sequan Peak	42000	Valley and Foothill Grassland	4.13
103	State-1	Sequan Peak	61310	Southern Coast Live Oak Riparian Forest	73.58
103	State-1	Sequan Peak	71162	Dense Coast Live Oak Woodland	38.67

		Sequan Peak Total			2118.71
103	State-2	Daley Ranch	11200	Disturbed Wetland	46.88
103	State-2	Daley Ranch	11300	Disturbed Habitat	83.20
103	State-2	Daley Ranch	12000	Urban/Dev	16.54
103	State-2	Daley Ranch	13140	Freshwater	2.78
103	State-2	Daley Ranch	13200	Non-Vegetated Channel	4.89
103	State-2	Daley Ranch	18200	Intensive Agriculture	0.91
103	State-2	Daley Ranch	18300	Extensive Agriculture	750.24
103	State-2	Daley Ranch	32500	Diegan Coastal Sage Scrub	1882.21
103	State-2	Daley Ranch	37120	Southern Mixed Chaparral	109.93
103	State-2	Daley Ranch	42000	Valley and Foothill Grassland	117.76
103	State-2	Daley Ranch	52410	Coastal and Valley Freshwater Marsh	20.43
103	State-2	Daley Ranch	61310	Southern Coast Live Oak Riparian Forest	0.77
103	State-2	Daley Ranch	71162	Dense Coast Live Oak Woodland	1.24
		Daley Ranch Total			3037.78
		Grand Total			7096.29

CARR BP

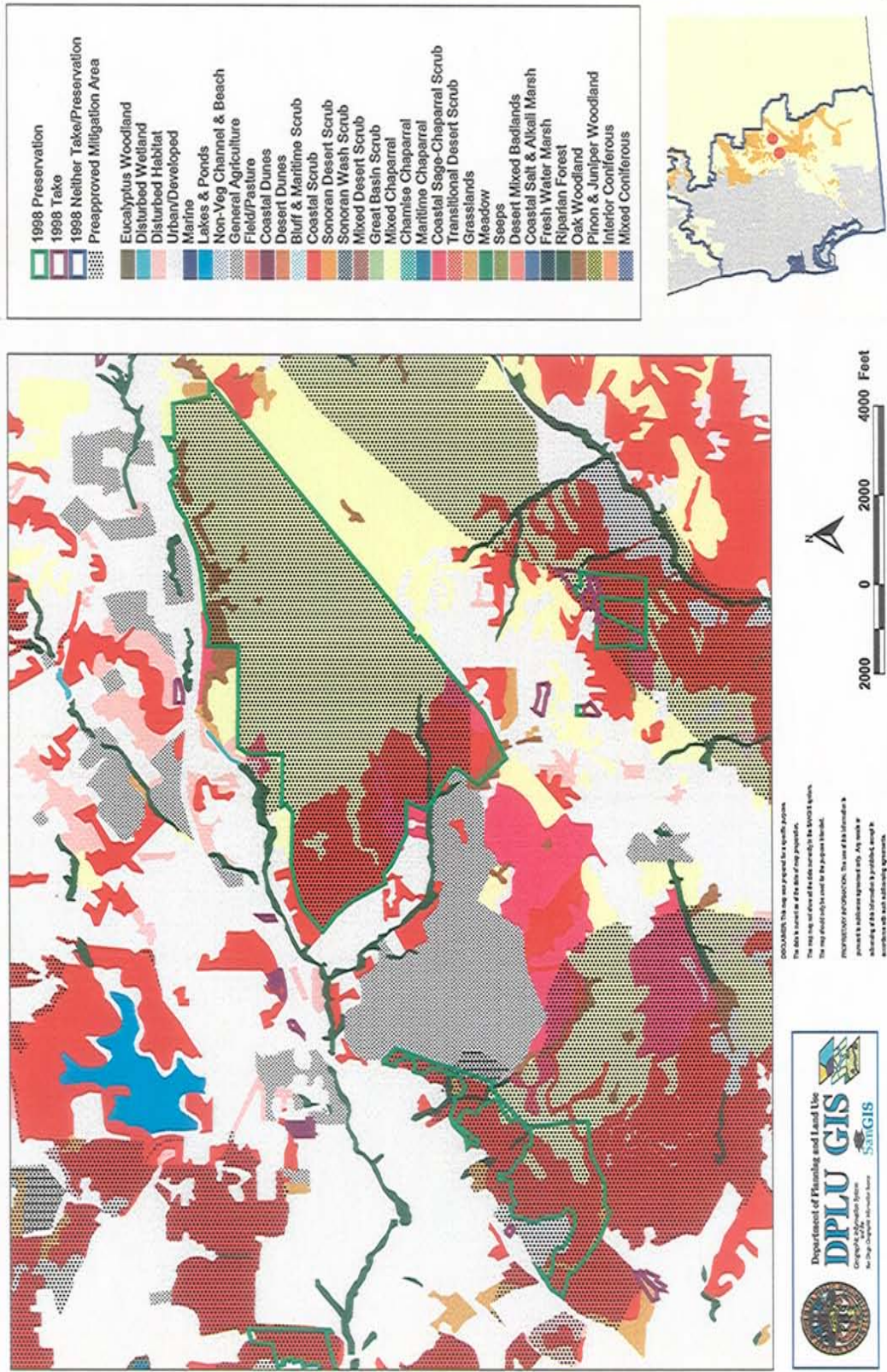
Figure 67.





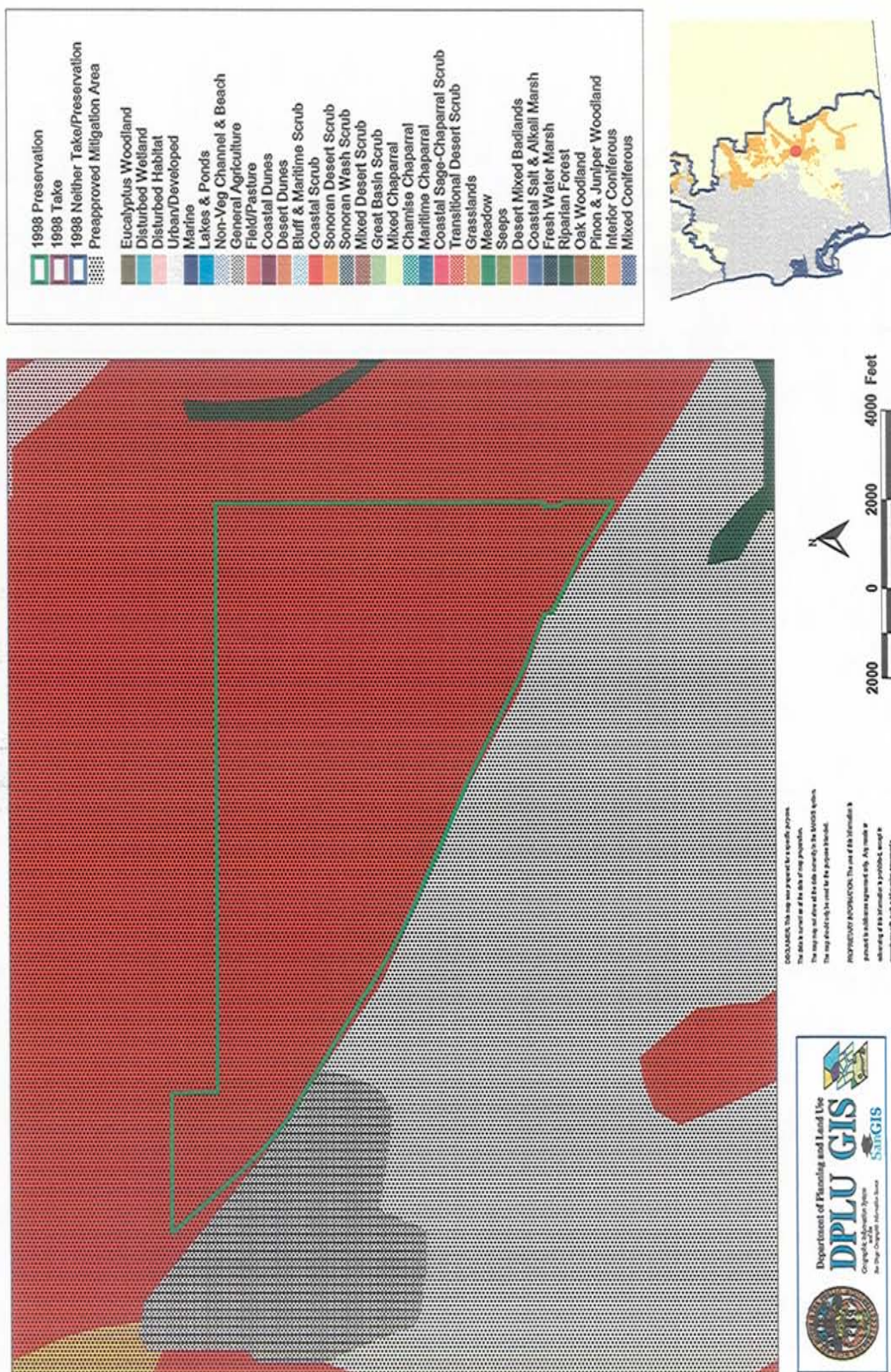
CRESTRIDGE - 1

Figure 69.



SINGING HILLS MB

Figure 70.



SEQUAN PEAK

Figure 71.

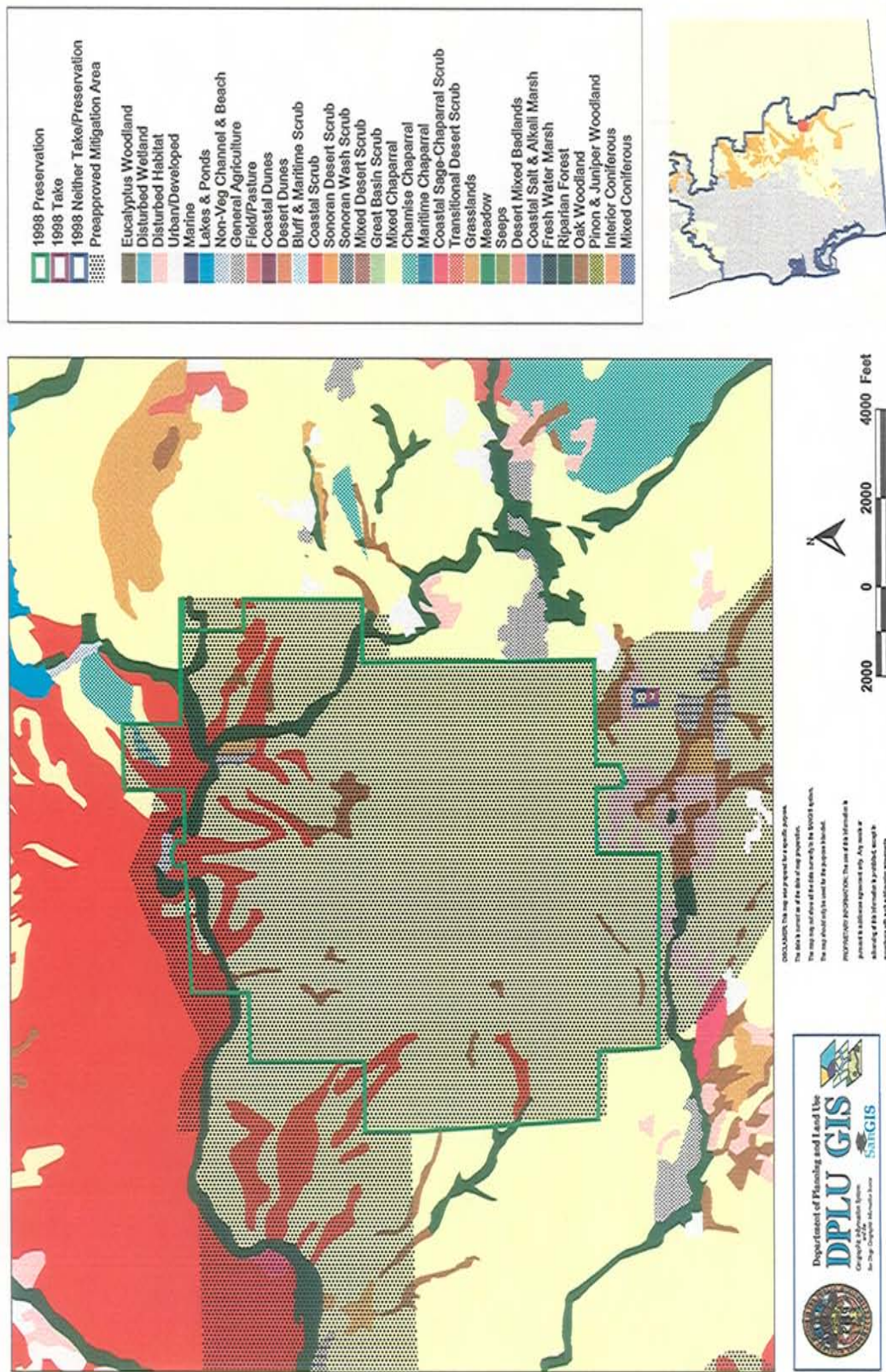
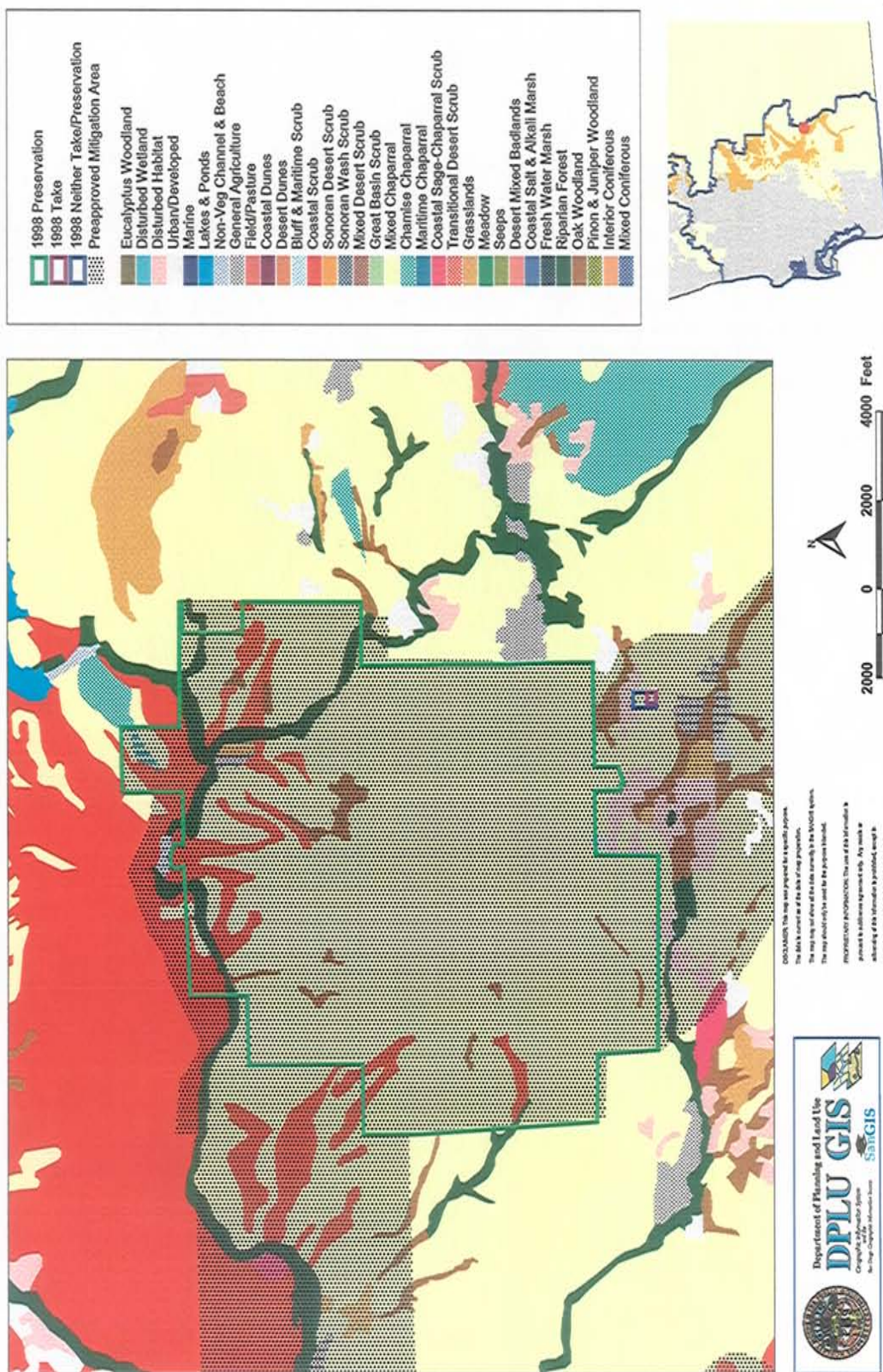


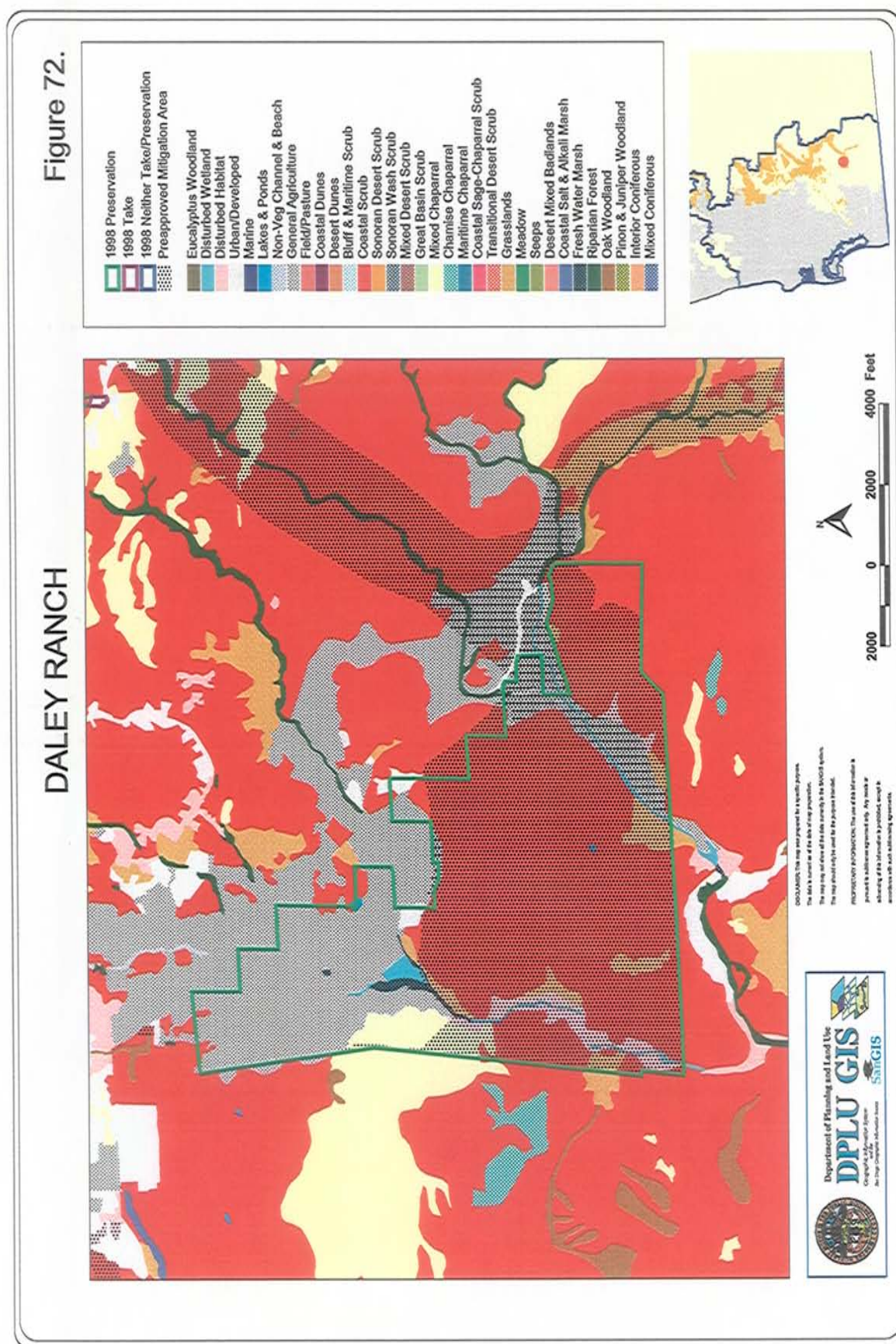
TABLE 14 – MITIGATION BANKS

TP CODE	PROJECT NUMBER	PROJECT NAME	HOLLAND95	VEGETATION TYPE	ACRES
106	MB-1	Santa Fe Views Mitigation Bank	11300	Disturbed Habitat	7.18
106	MB-1	Santa Fe Views Mitigation Bank	12000	Urban/Dev	0.67
106	MB-1	Santa Fe Views Mitigation Bank	32500	Diegan Coastal Sage Scrub	50.28
106	MB-1	Santa Fe Views Mitigation Bank	37000	Chaparral	3.24
106	MB-1	Santa Fe Views Mitigation Bank	37120	Southern Mixed Chaparral	4.40
106	MB-1	Santa Fe Views Mitigation Bank	37200	Chamise Chaparral	11.69
106	MB-1	Santa Fe Views Mitigation Bank	37G00	Coastal Sage-Chaparral Scrub	2.36
106	MB-1	Santa Fe Views Mitigation Bank	42200	Non-Native Grassland	11.44
106	MB-1	Santa Fe Views Mitigation Bank	52410	Coastal and Valley Freshwater Marsh	1.01
106	MB-1	Santa Fe Views Mitigation Bank	61300	Southern Riparian Forest	0.00
106	MB-1	Santa Fe Views Mitigation Bank	61320	Southern Arroyo Willow Riparian Forest	1.05
106	MB-1	Santa Fe Views Mitigation Bank	63300	Southern Riparian Scrub	0.00
106	MB-1	Santa Fe Views Mitigation Bank	63310	Mule Fat Scrub	3.19
		Santa Fe Views Mitigation Bank Total			96.51
106	MB-2	Lake Hodges Mitigation Bank	11300	Disturbed Habitat	1.65
106	MB-2	Lake Hodges Mitigation Bank	12000	Urban/Dev	0.51
106	MB-2	Lake Hodges Mitigation Bank	32500	Diegan Coastal Sage Scrub	46.88
106	MB-2	Lake Hodges Mitigation Bank	63300	Southern Riparian Scrub	0.67
		Lake Hodges Mitigation Bank Total			49.71
101	MB-3	San Vicente Conservation Bank I	11300	Disturbed Habitat	0.00
101	MB-3	San Vicente Conservation Bank I	12000	Urban/Dev	0.26
101	MB-3	San Vicente Conservation Bank I	32500	Diegan Coastal Sage Scrub	284.91
101	MB-3	San Vicente Conservation Bank I	37000	Chaparral	5.00
101	MB-3	San Vicente Conservation Bank I	37120	Southern Mixed Chaparral	72.20
101	MB-3	San Vicente Conservation Bank I	37G00	Coastal Sage-Chaparral Scrub	15.05
		San Vicente Conservation Bank I Total			377.42
102	MB-4	Lakeside Curren Mitigation Bank	12000	Urban/Dev	3.29
102	MB-4	Lakeside Curren Mitigation Bank	37000	Chaparral	0.02
102	MB-4	Lakeside Curren Mitigation Bank	61310	Southern Coast Live Oak Riparian Forest	2.89
102	MB-4	Lakeside Curren Mitigation Bank	63300	Southern Riparian Scrub	1.16
		Lakeside Curren Mitigation Bank Total			7.36
107	MB-5	Upham Vernal Pools Mitigation Bank	11300	Disturbed Habitat	0.06
107	MB-5	Upham Vernal Pools Mitigation Bank	12000	Urban/Dev	0.00
107	MB-5	Upham Vernal Pools Mitigation Bank	32500	Diegan Coastal Sage Scrub	13.39
107	MB-5	Upham Vernal Pools Mitigation Bank	37000	Chaparral	0.00
107	MB-5	Upham Vernal Pools Mitigation Bank	37200	Chamise Chaparral	11.89
107	MB-5	Upham Vernal Pools Mitigation Bank	42110	Valley Needlegrass Grassland	0.09
107	MB-5	Upham Vernal Pools Mitigation Bank	45300	Alkali Meadows	0.00
		Upham Vernal Pools Mitigation Bank Total			25.43
107	MB-6	O'NEAL Canyon Preserve	11200	Disturbed Wetland	0.04
107	MB-6	O'NEAL Canyon Preserve	11300	Disturbed Habitat	11.47

SEQUAN PEAK

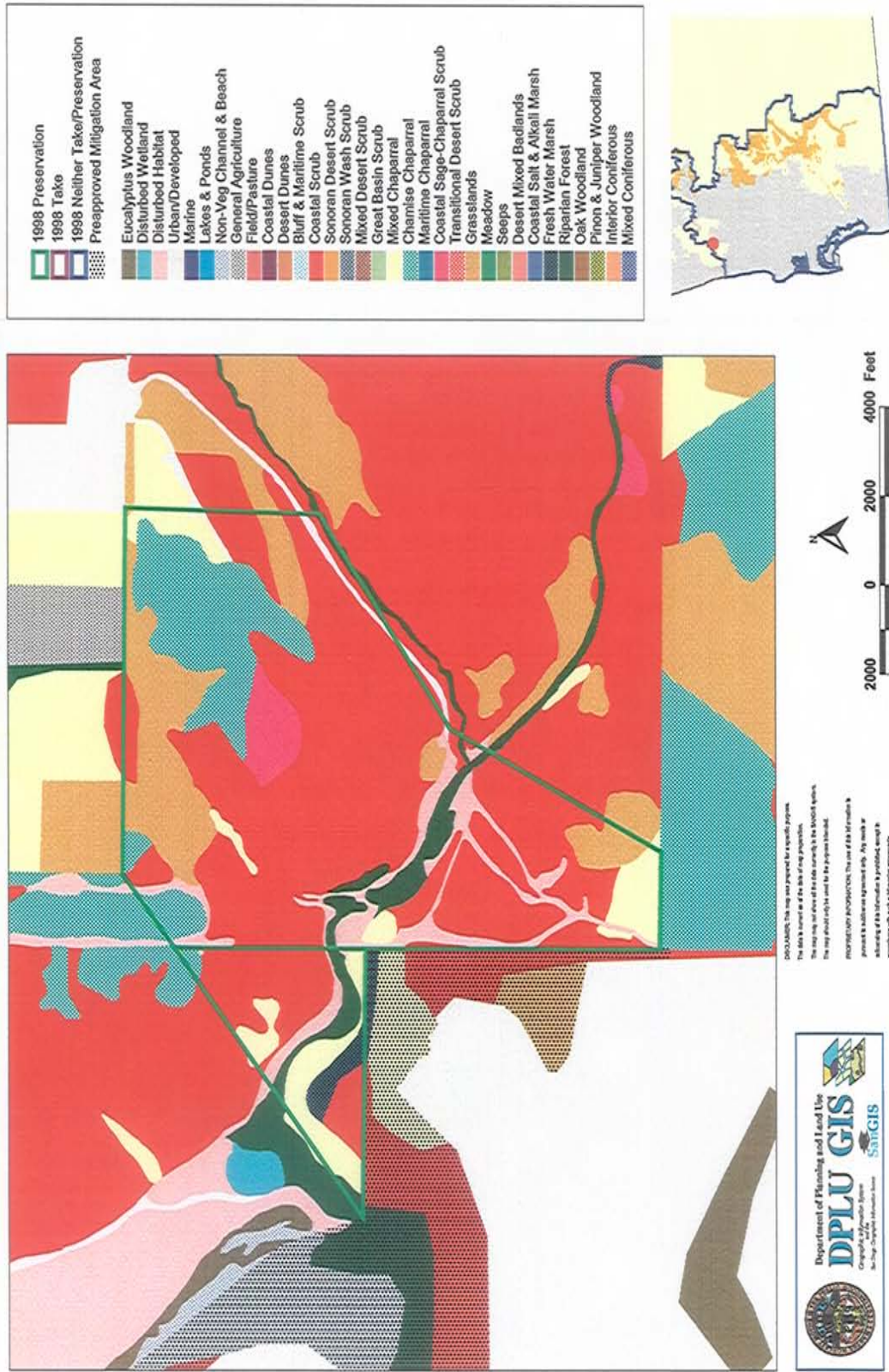
Figure 71.





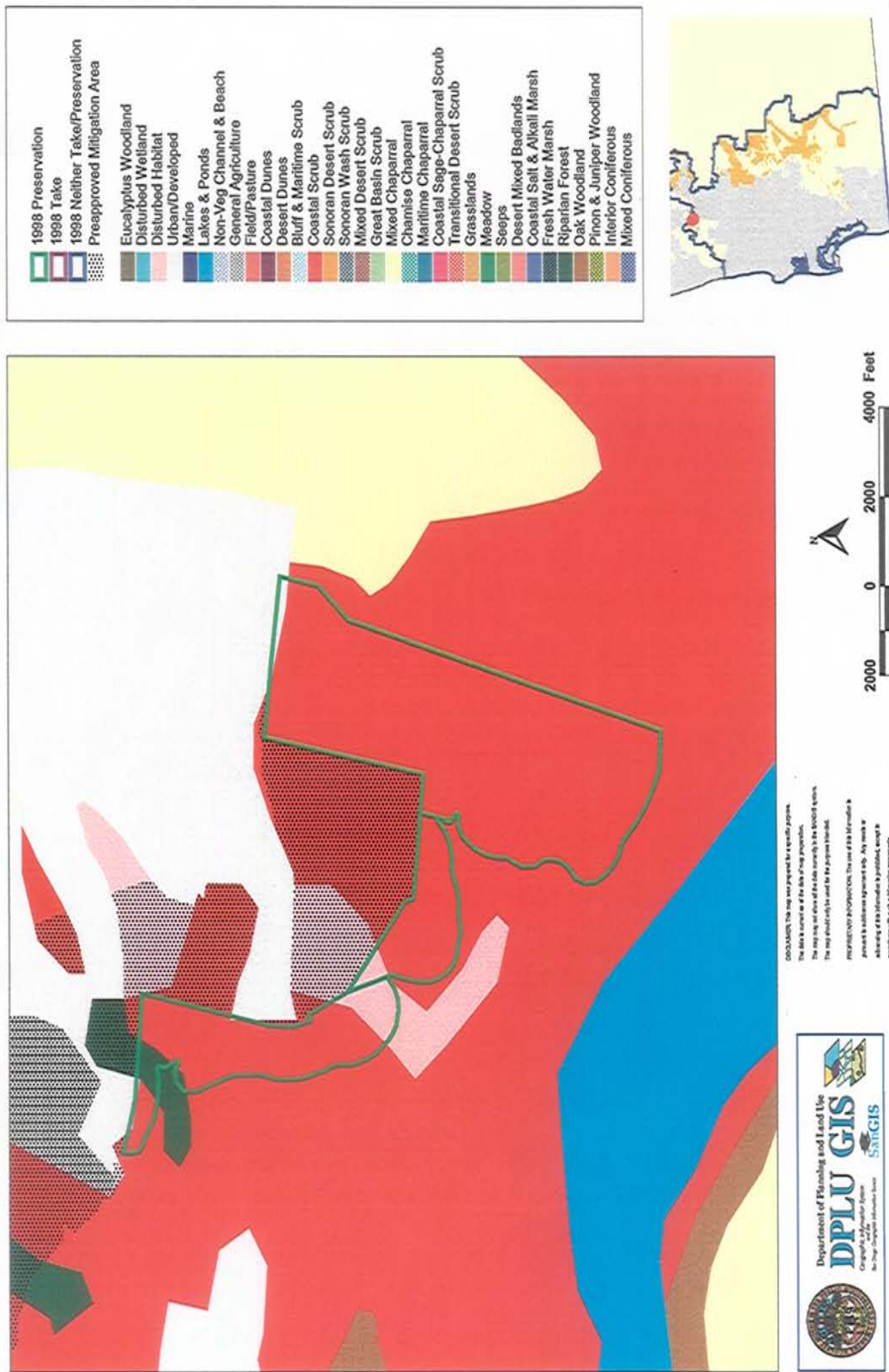
SANTA FE VIEWS MITIGATION BANK

Figure 73.



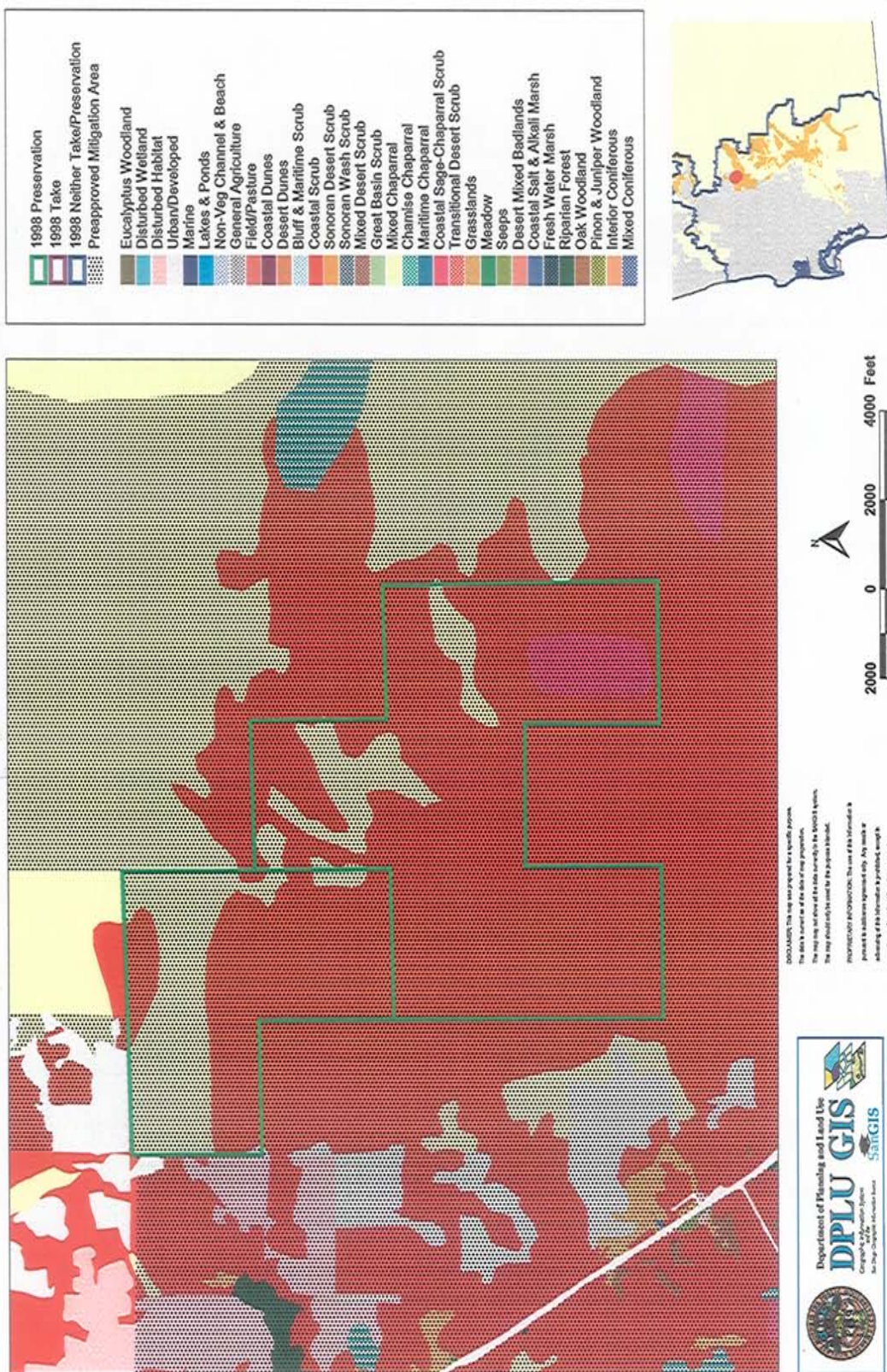
LAKE HODGES MITIGATION BANK

Figure 74.



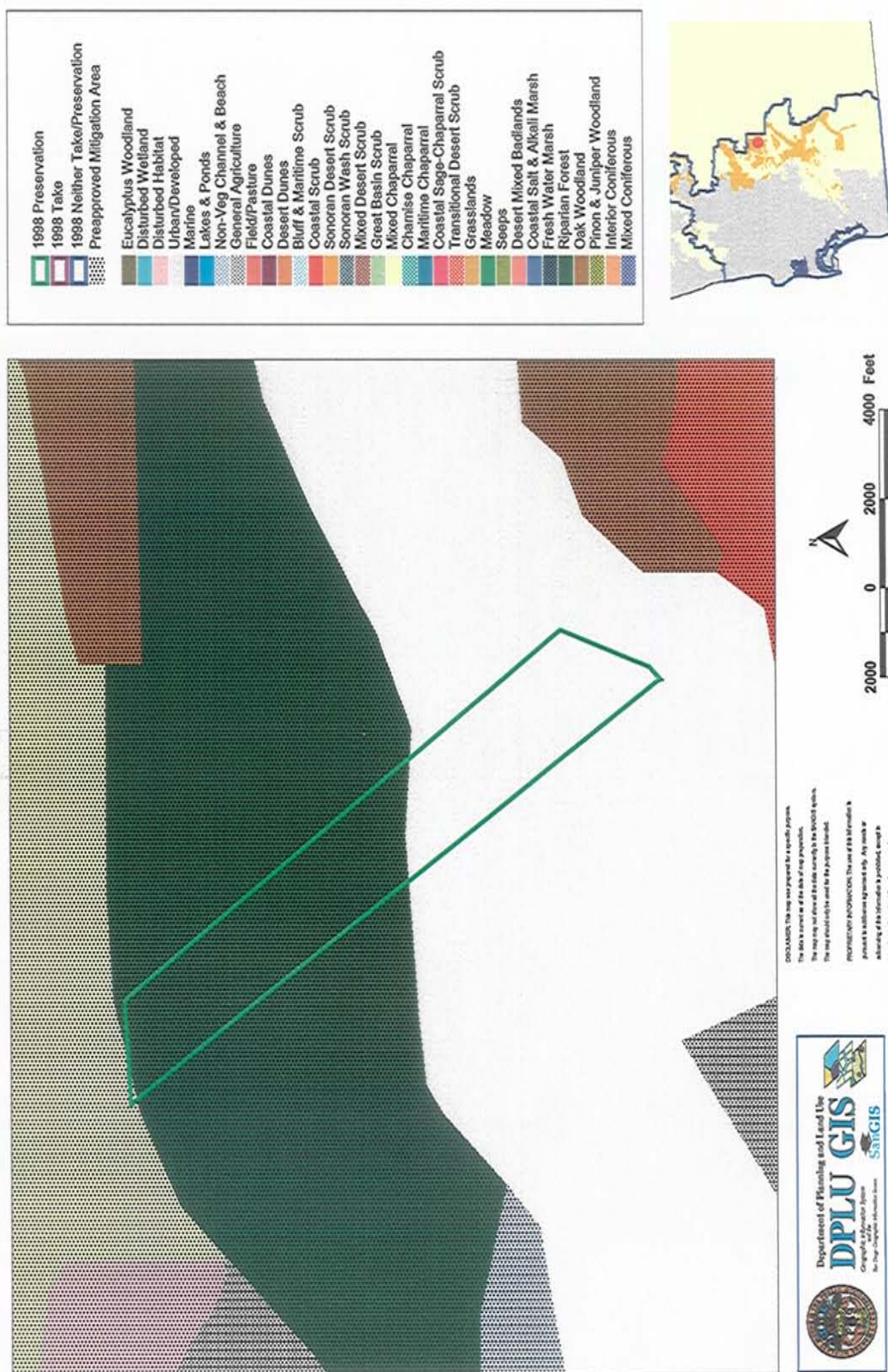
SAN VICENTE CONSERVATION BANK I

Figure 75.



LAKESIDE CURRENT MITIGATION BANK

Figure 76.

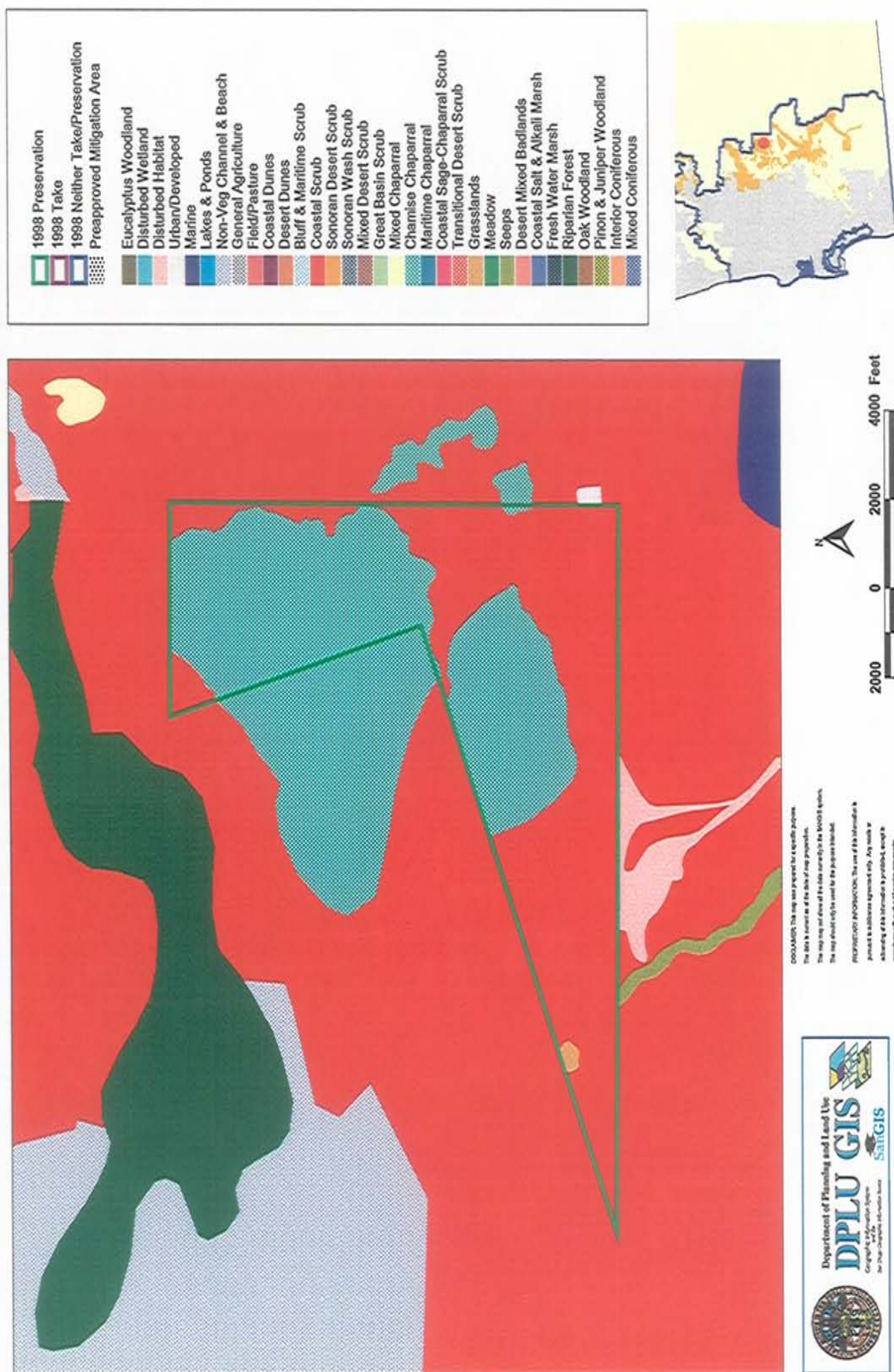


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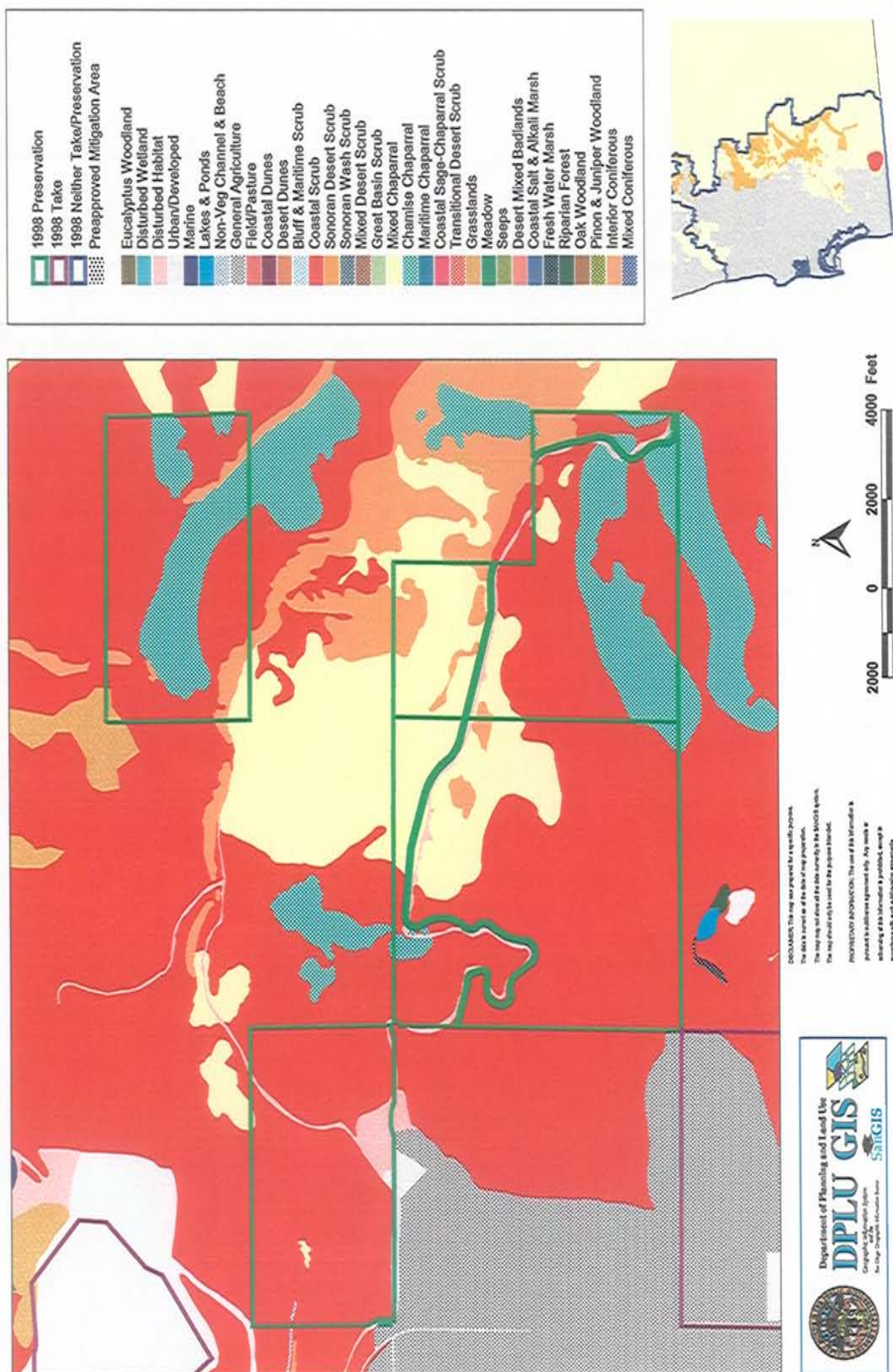
UPHAM VERNAL POOLS MITIGATION BANK

Figure 77.



O'NEAL CANYON PRESERVE

Figure 78.



MT. MIGUEL MITIGATION BANK

Figure 79.

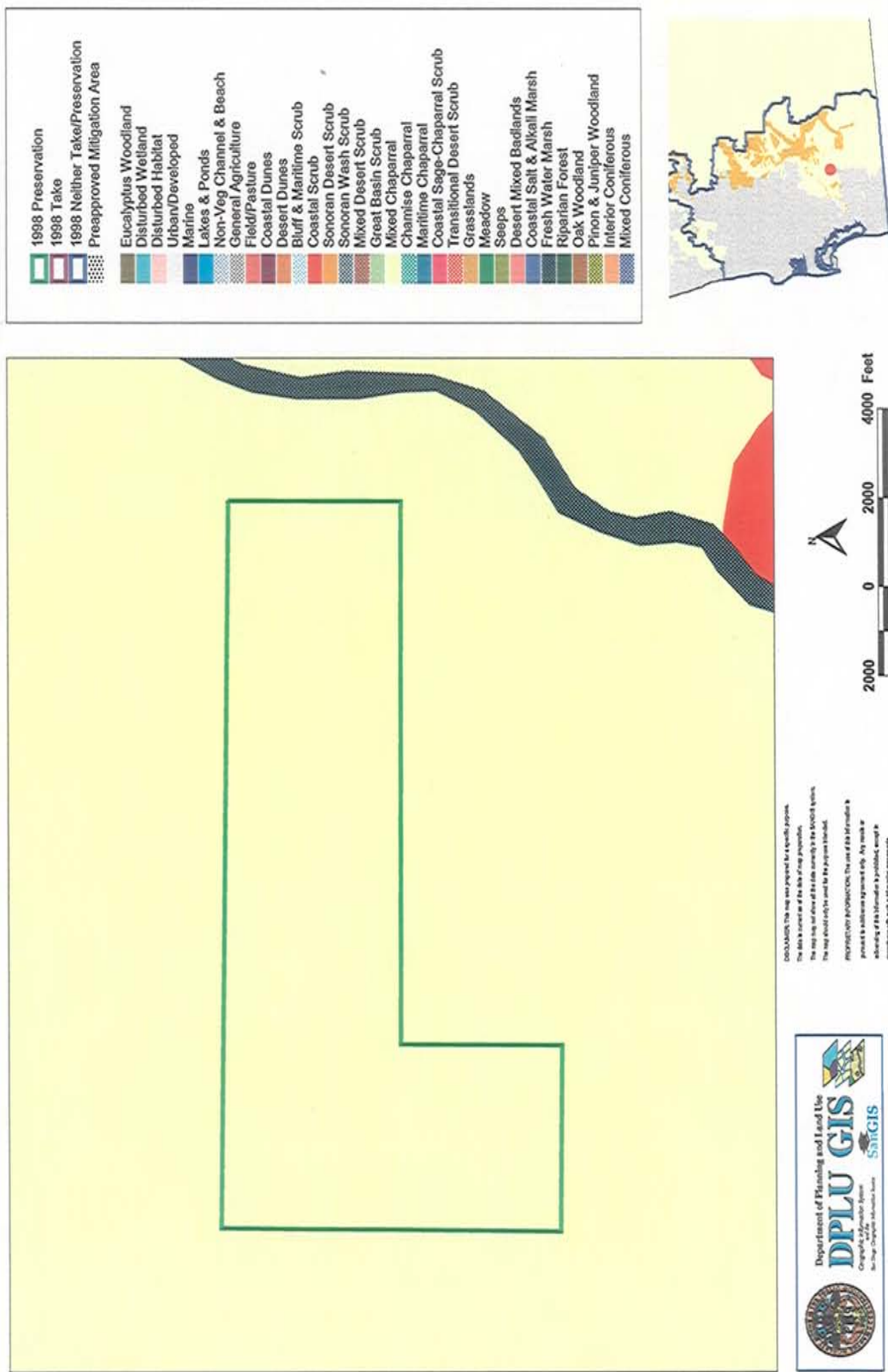
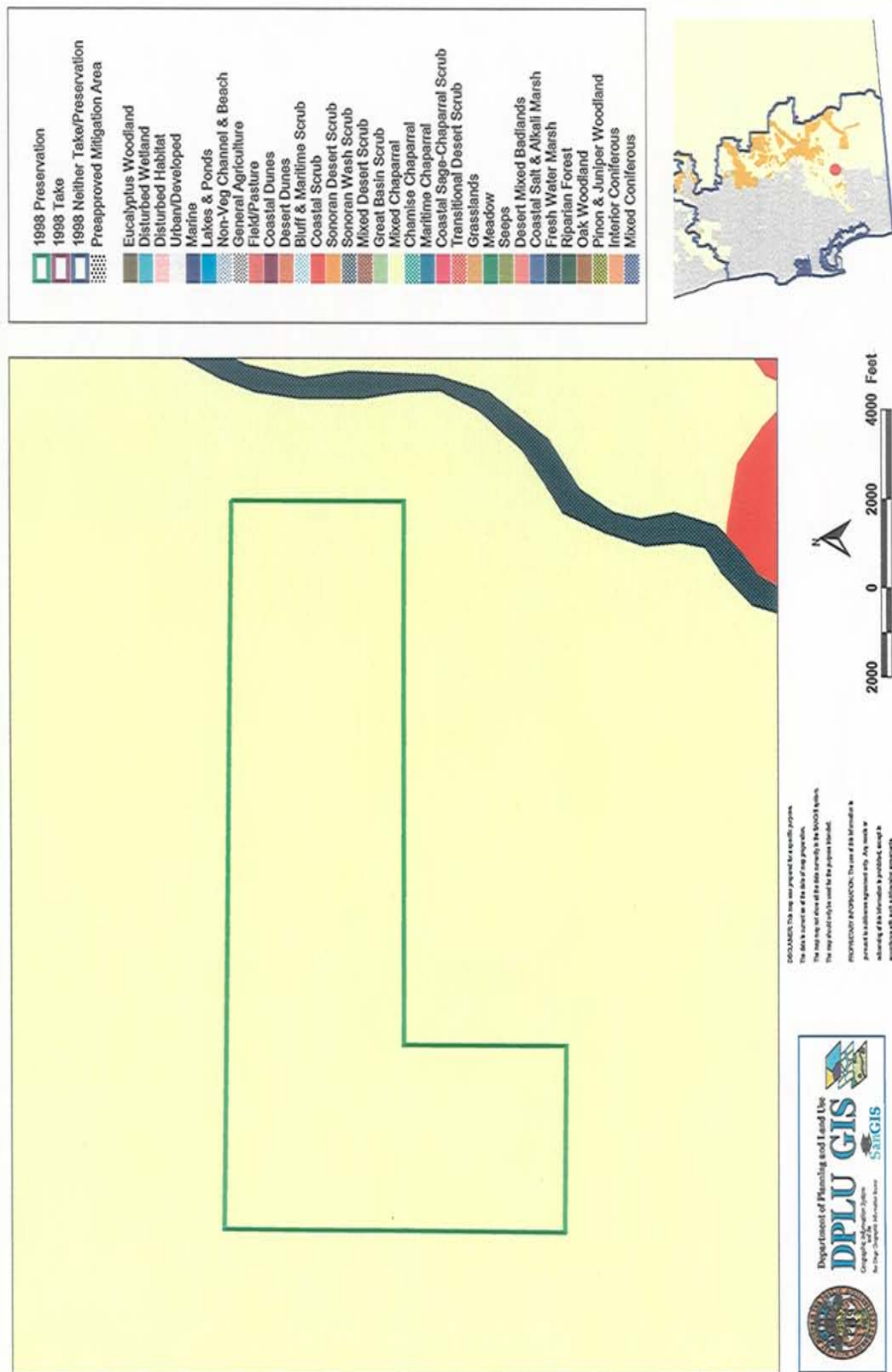


TABLE – 15 SUBAREA PLAN OPEN SPACE

TP CODE	PROJECT NAME	HOLLAND95	VEGETATION TYPE	ACRES
106	OS-1 Santa Fe Valley	11100	Eucalyptus Woodland	6.72
106	OS-1 Santa Fe Valley	11200	Disturbed Wetland	0.06
106	OS-1 Santa Fe Valley	11300	Disturbed Habitat	5.00
106, 107	OS-1 Santa Fe Valley, The Pointe	12000	Urban/Dev	8.65
106	OS-1 Santa Fe Valley	13140	Freshwater	4.37
106	OS-1 Santa Fe Valley	13200	Non-Vegetated Channel	2.08
106	OS-1 Santa Fe Valley	18000	General Agriculture	1.72
106	OS-1 Santa Fe Valley	18300	Extensive Agriculture	21.12
106, 107	OS-1 Santa Fe Valley, The Pointe	32500	Diegan Coastal Sage Scrub	485.35
106, 107	OS-1 Santa Fe Valley, The Pointe	37000	Chaparral	47.14
106	OS-1 Santa Fe Valley	37120	Southern Mixed Chaparral	187.87
106	OS-1 Santa Fe Valley	37200	Chamise Chaparral	1.58
106	OS-1 Santa Fe Valley	37G00	Coastal Sage-Chaparral Scrub	13.11
107	The Pointe	42000	Valley and Foothill Grassland	2.45
106	OS-1 Santa Fe Valley	42110	Valley Needlegrass Grassland	18.04
106	OS-1 Santa Fe Valley	42200	Non-Native Grassland	17.54
106	OS-1 Santa Fe Valley	45400	Freshwater Seep	1.76
106	OS-1 Santa Fe Valley	52410	Coastal and Valley Freshwater Marsh	16.53
106	OS-1 Santa Fe Valley	61310	Southern Coast Live Oak Riparian Forest	0.25
106	OS-1 Santa Fe Valley	61320	Southern Arroyo Willow Riparian Forest	8.93
106	OS-1 Santa Fe Valley	63310	Mule Fat Scrub	0.54
106	OS-1 Santa Fe Valley	63320	Southern willow Scrub	16.35
106	OS-1 Santa Fe Valley	71160	Coast Live Oak Woodland	1.10
		Grand Total		868.26

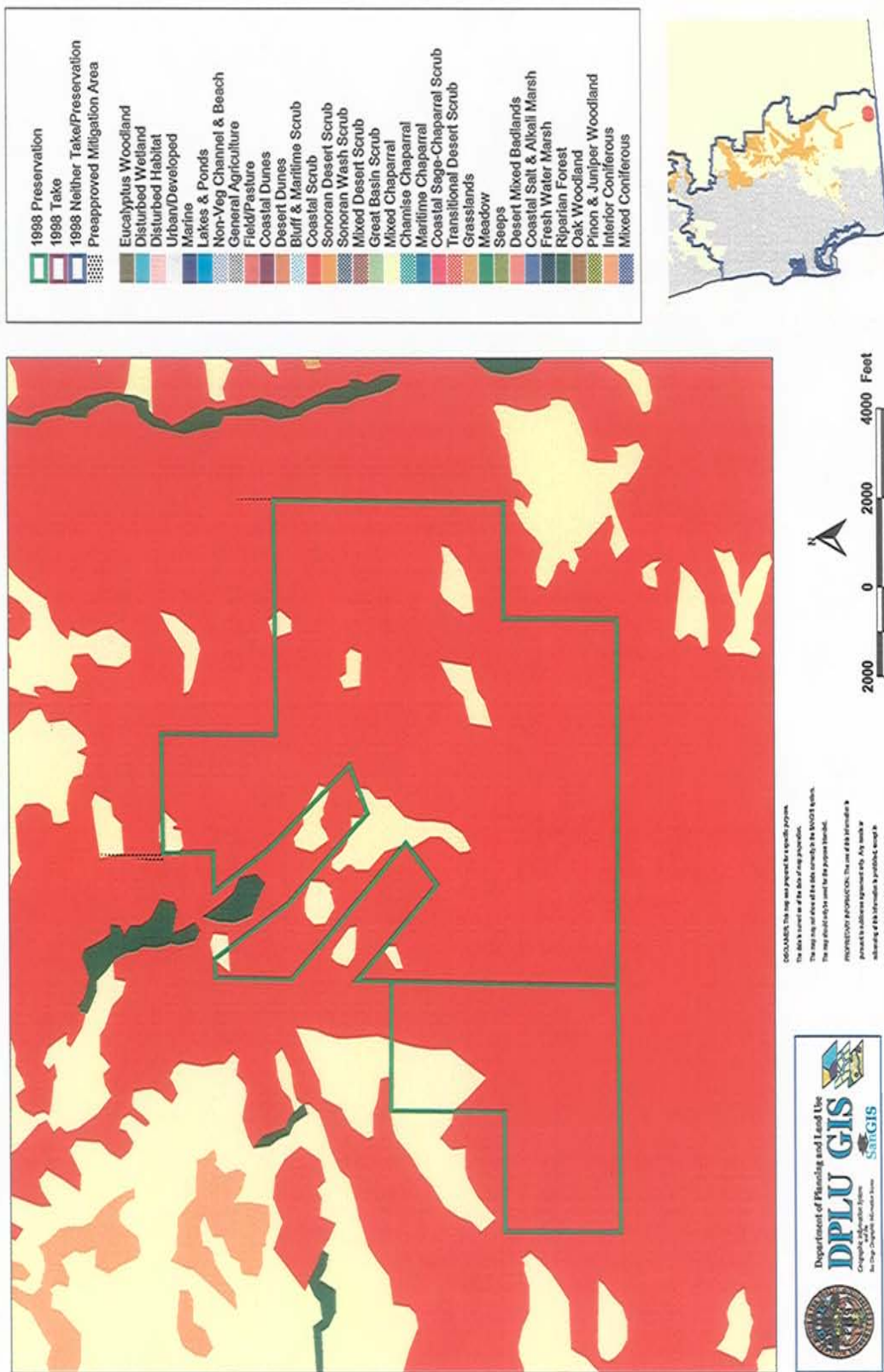
MT. MIGUEL MITIGATION BANK

Figure 79.



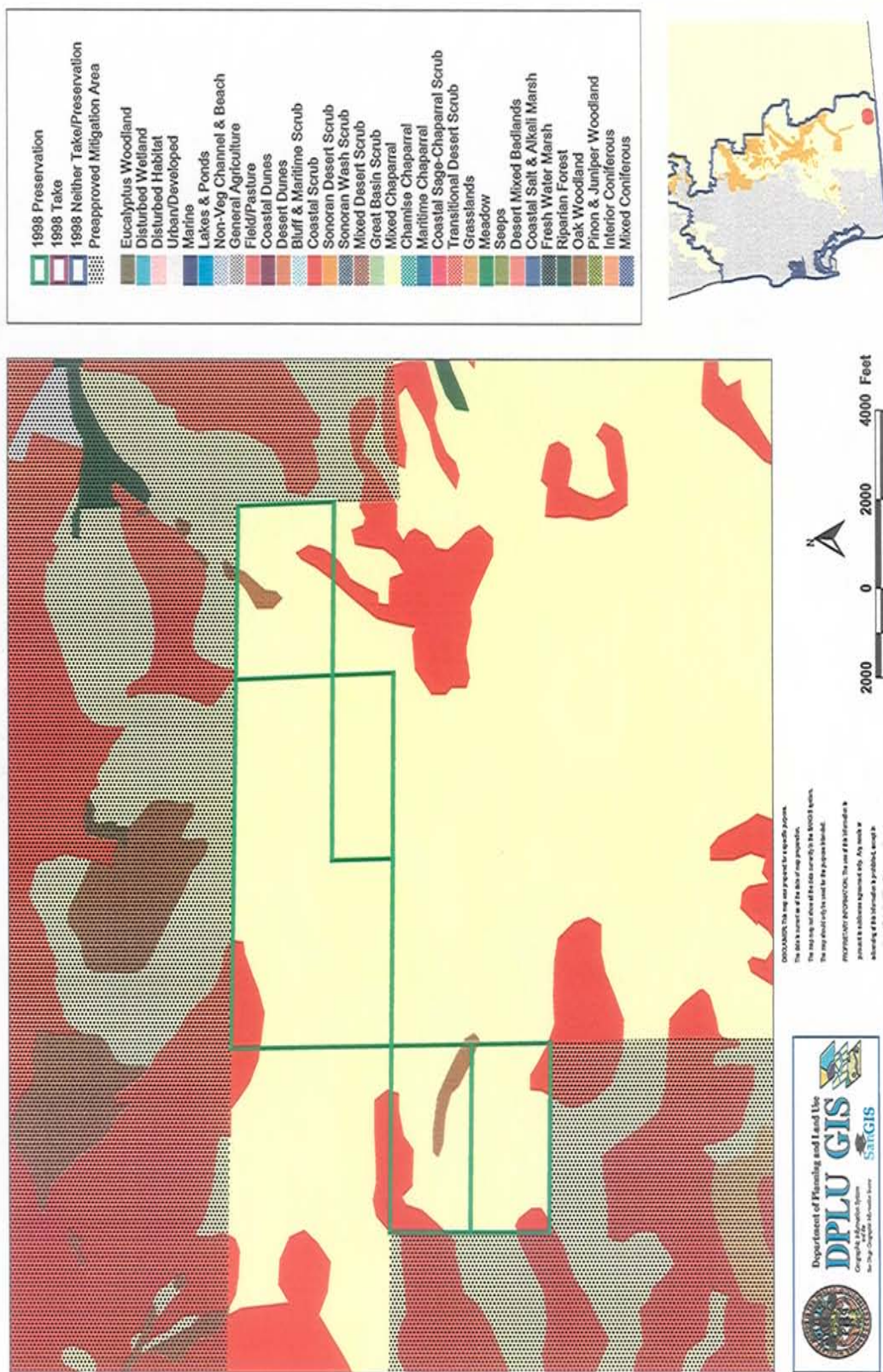
MARRON VALLEY PRESERVE

Figure 80.



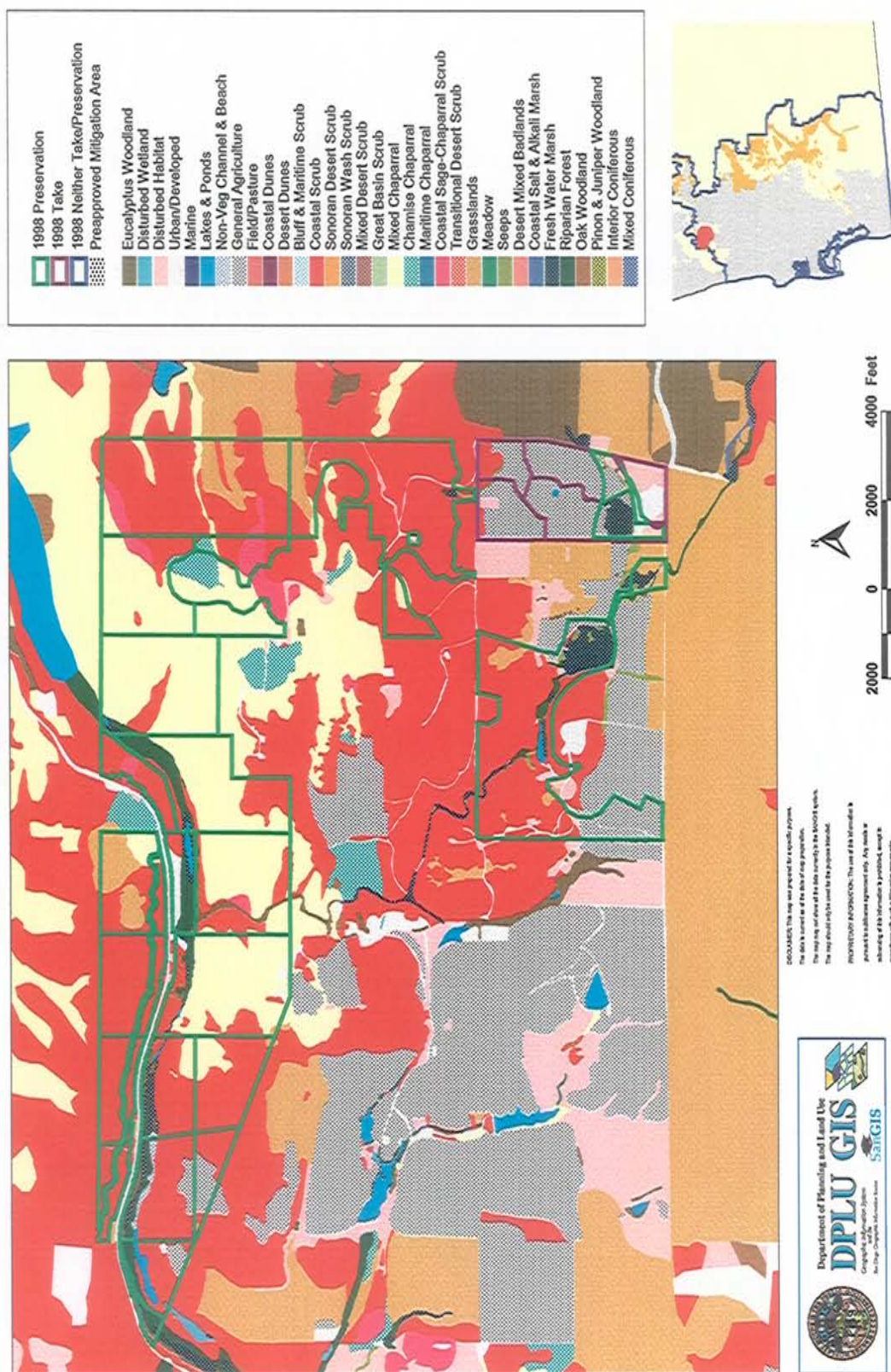
McGINTY MOUNTAIN PRESERVE

Figure 81.



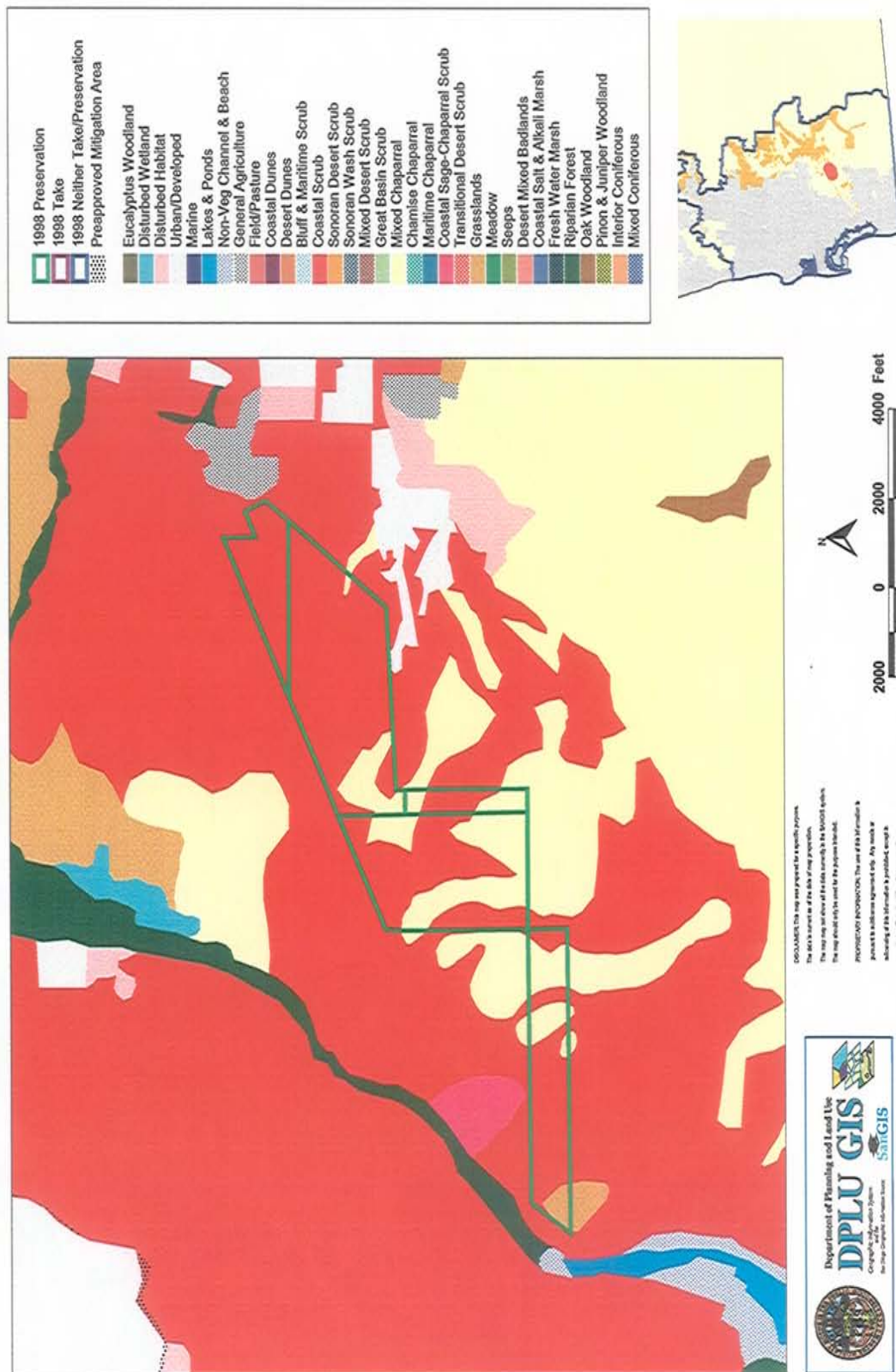
OS-1 SANTA FE VALLEY

Figure 82.



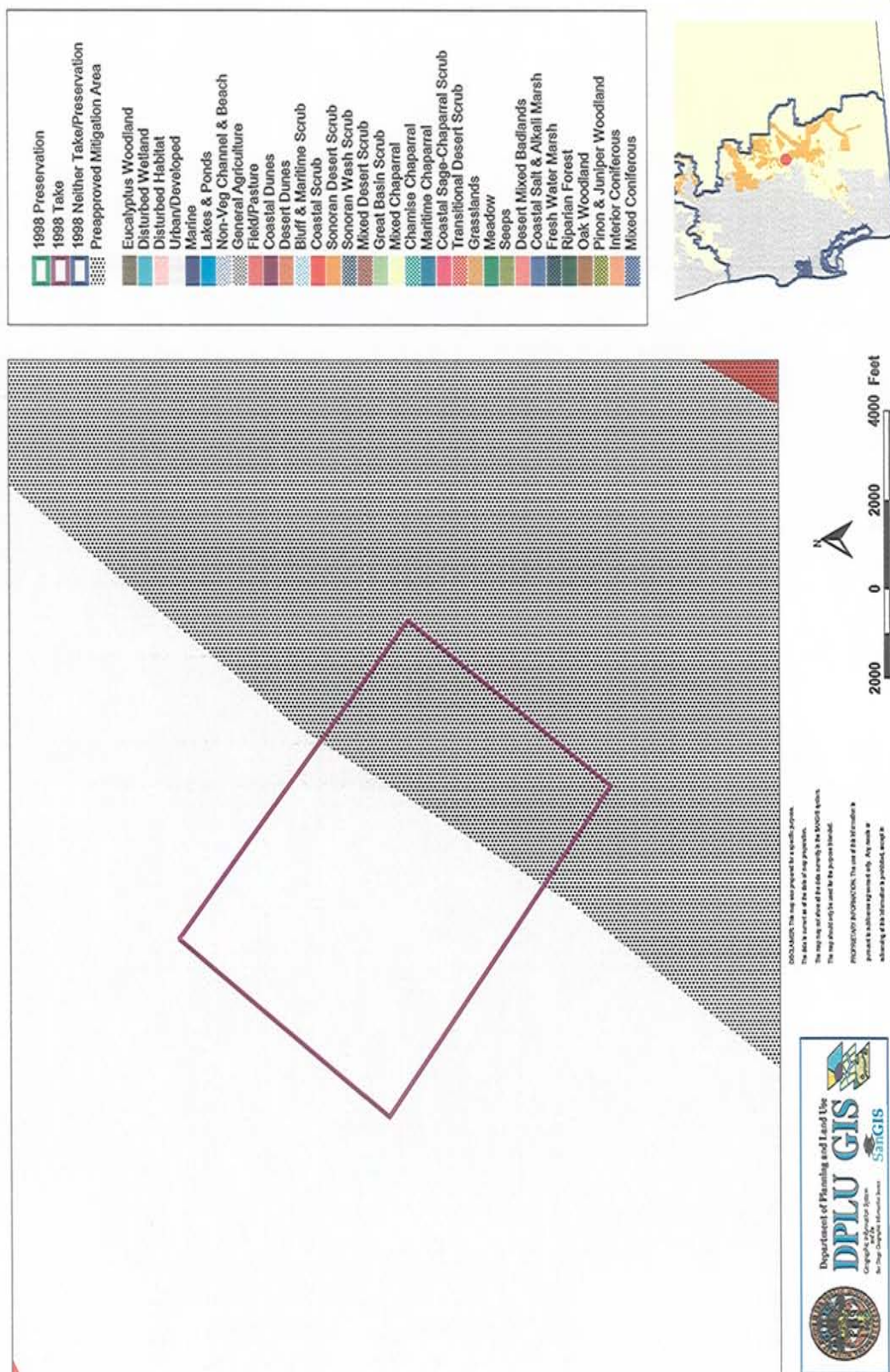
THE POINTE

Figure 83.



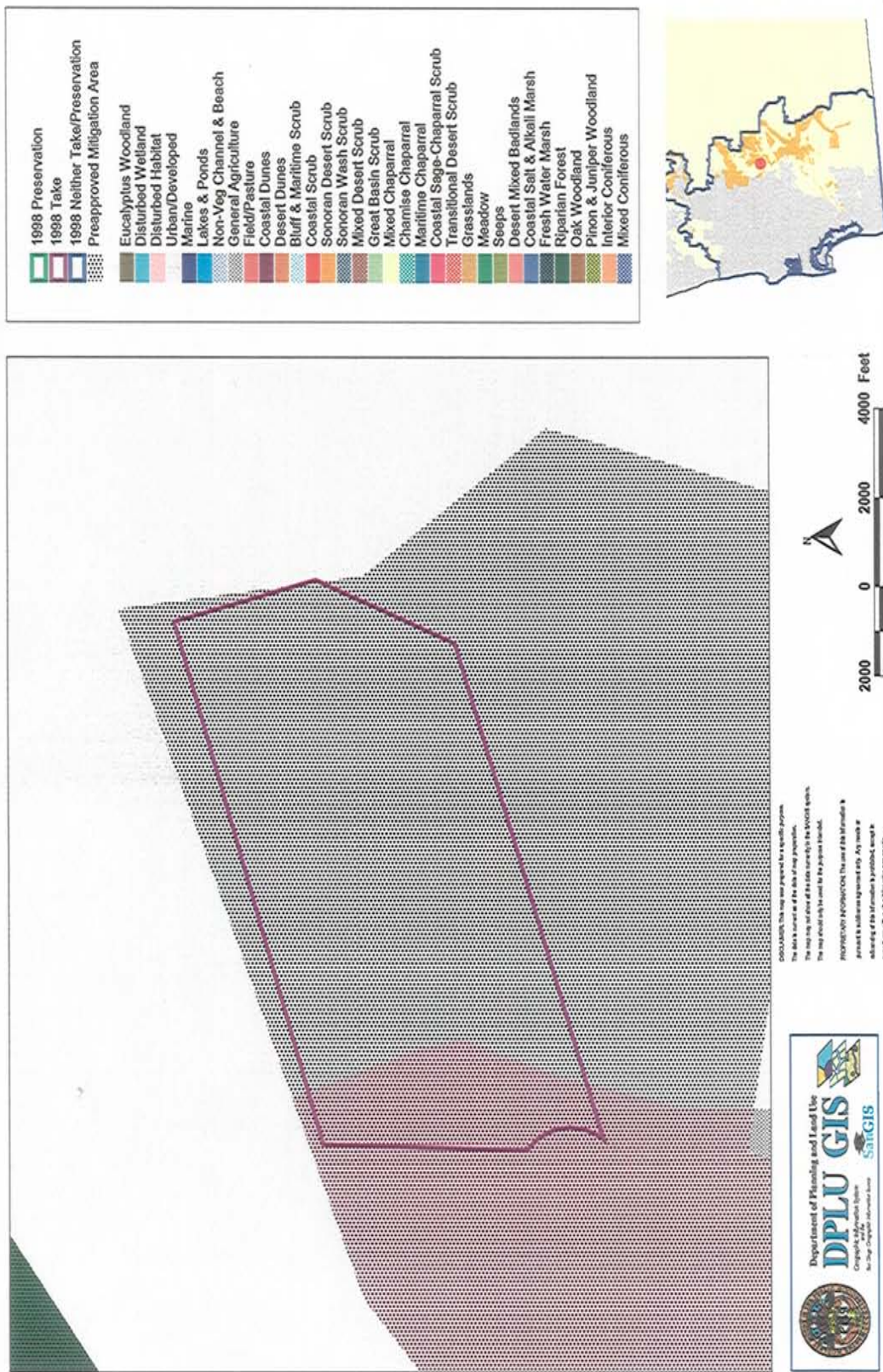
HIGHGROVE GRADING PERMIT

Figure 84.



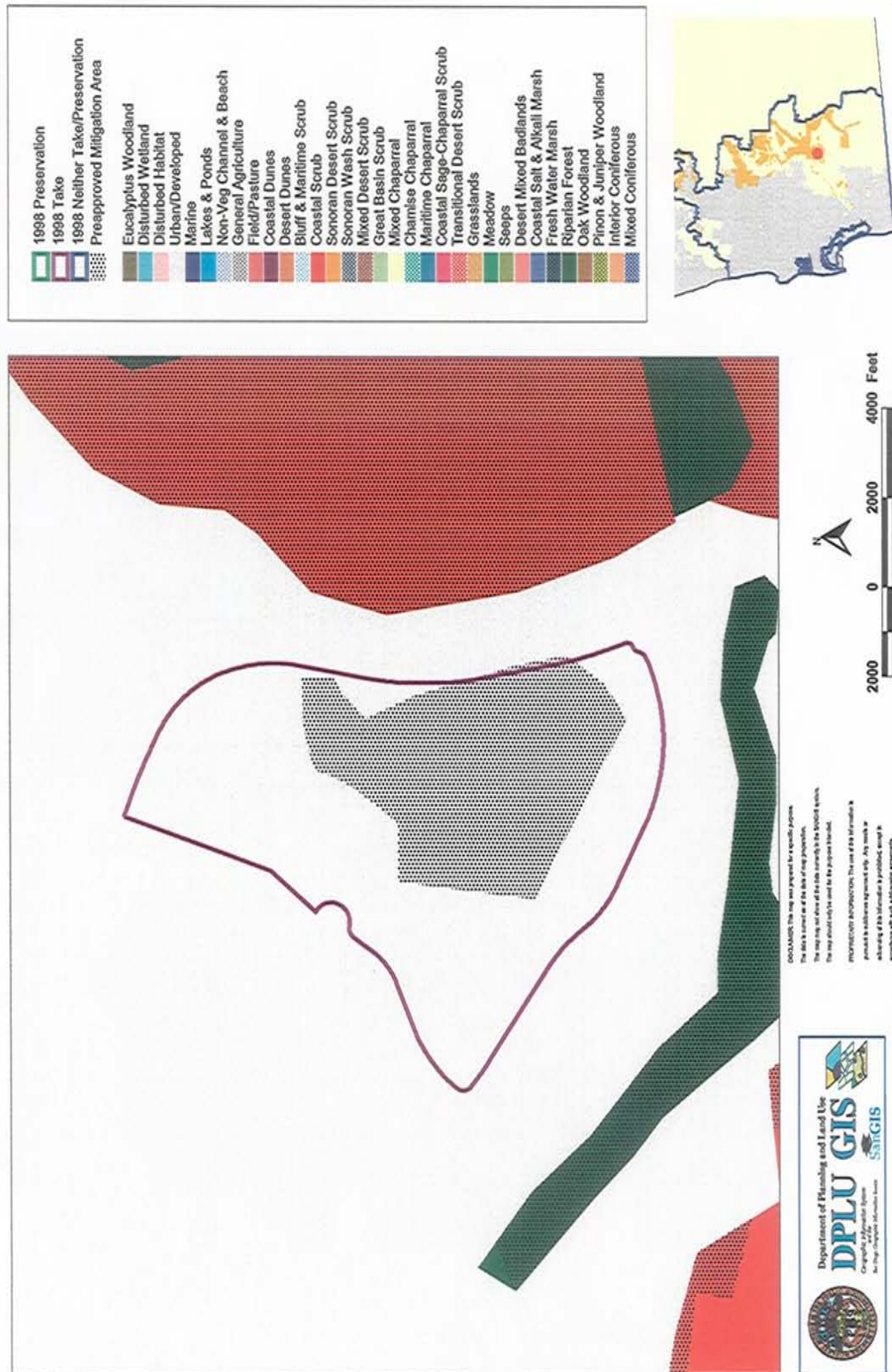
COUVRETTE GRADING PERMIT

Figure 85.



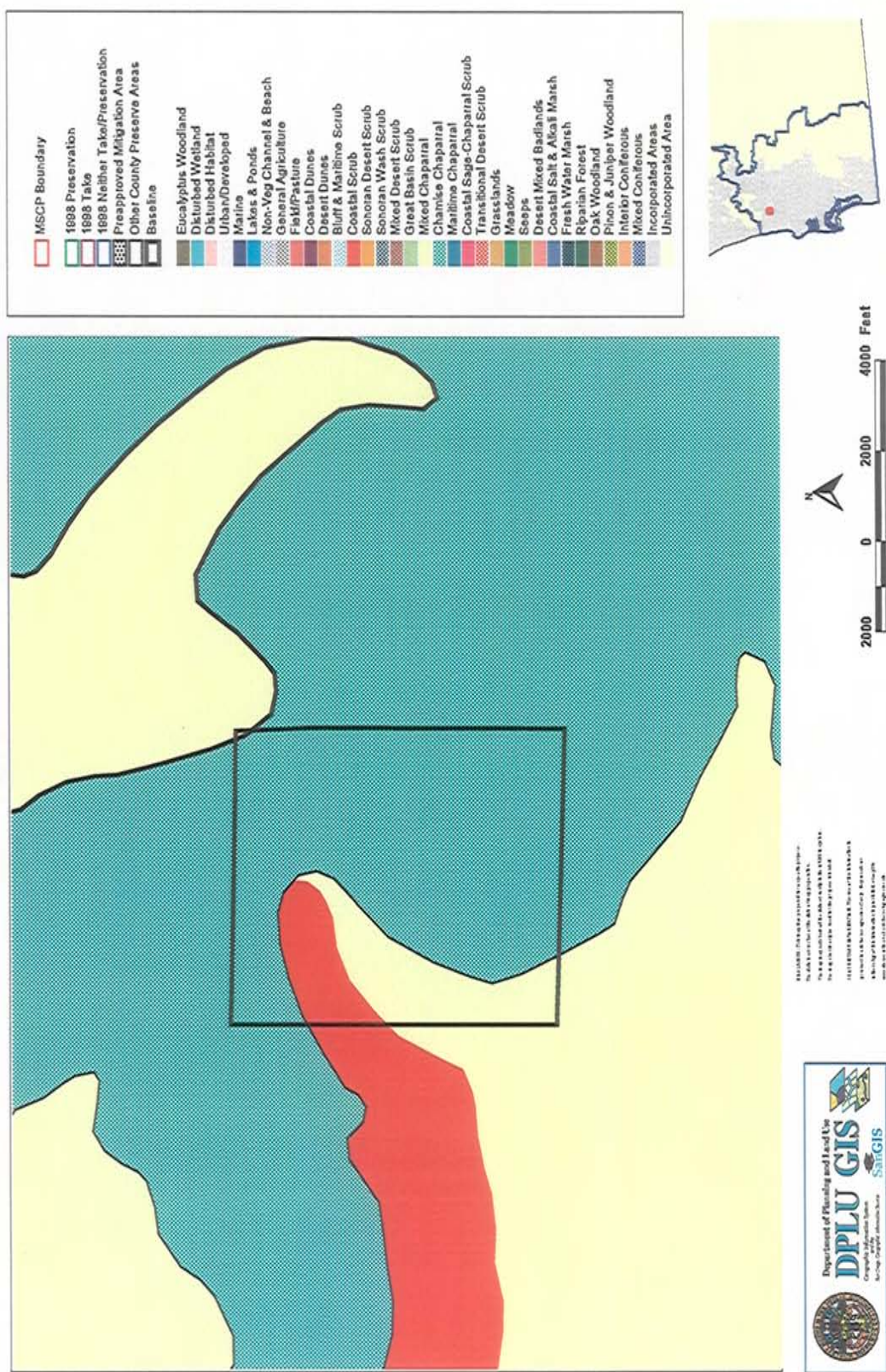
UDC HOMES

Figure 86.



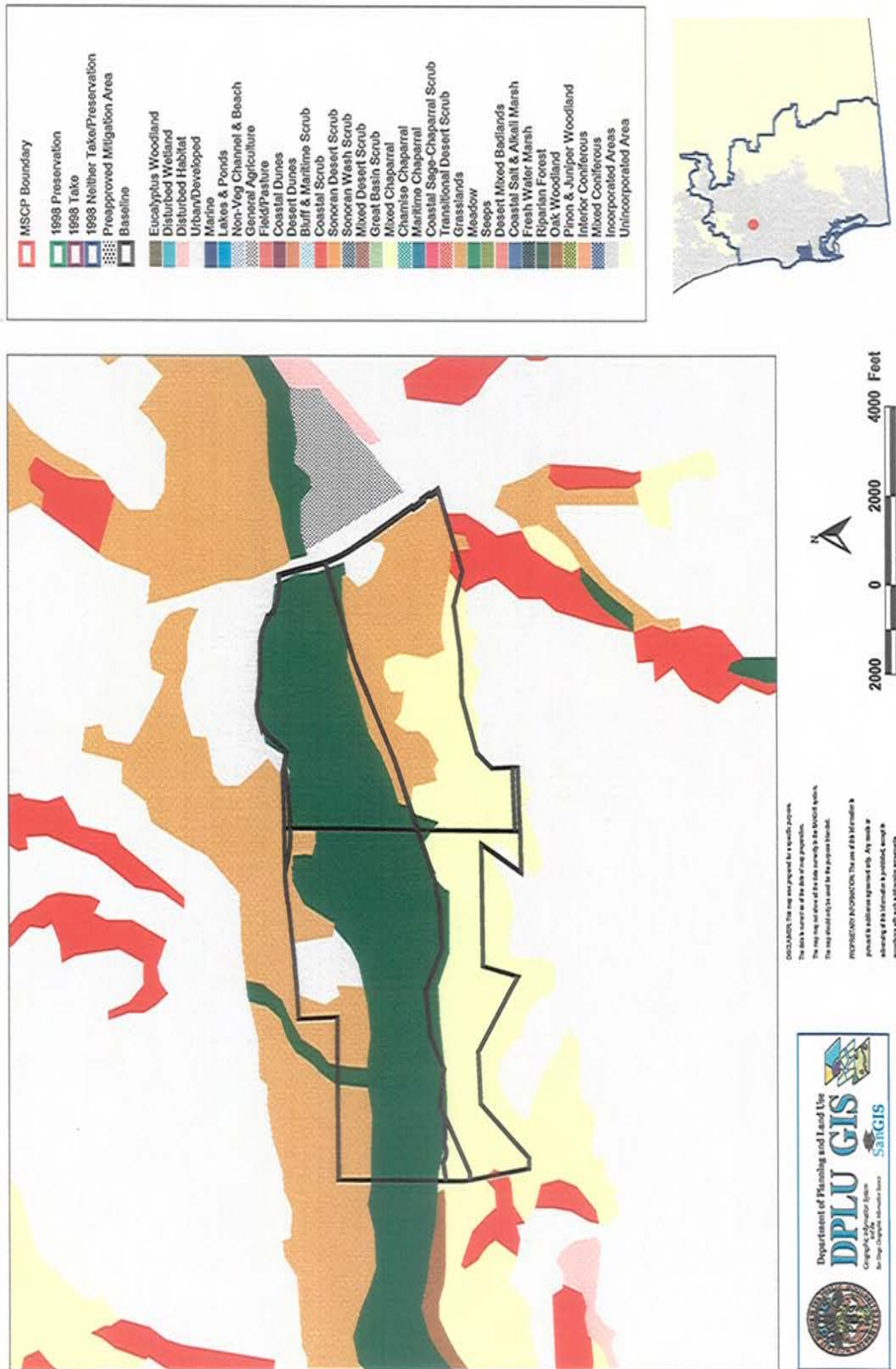
LOS PENASQUITOS CANYON PRESERVE

Figure 87A.



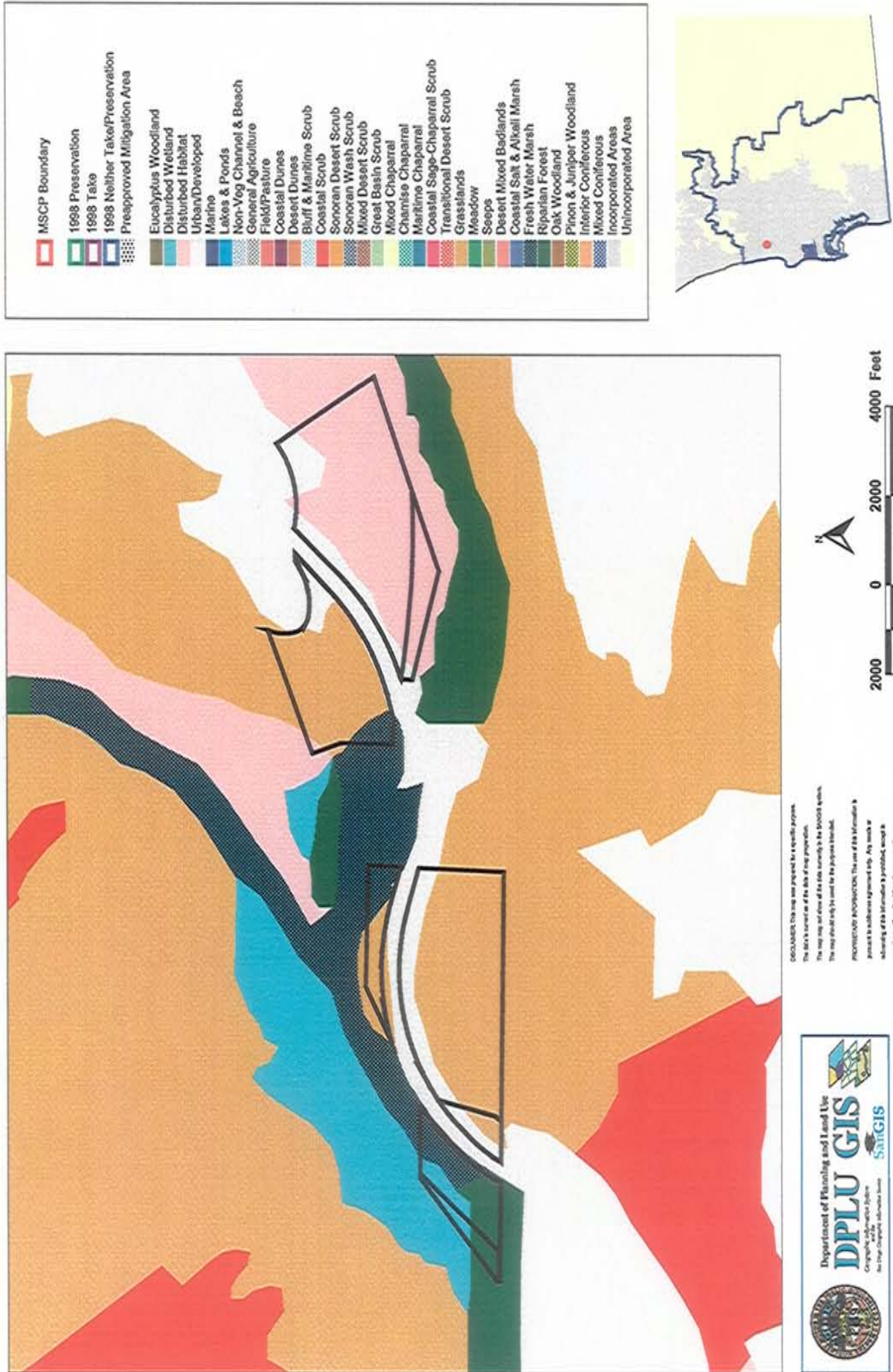
LOS PENASQUITOS CANYON PRESERVE

Figure 87B.



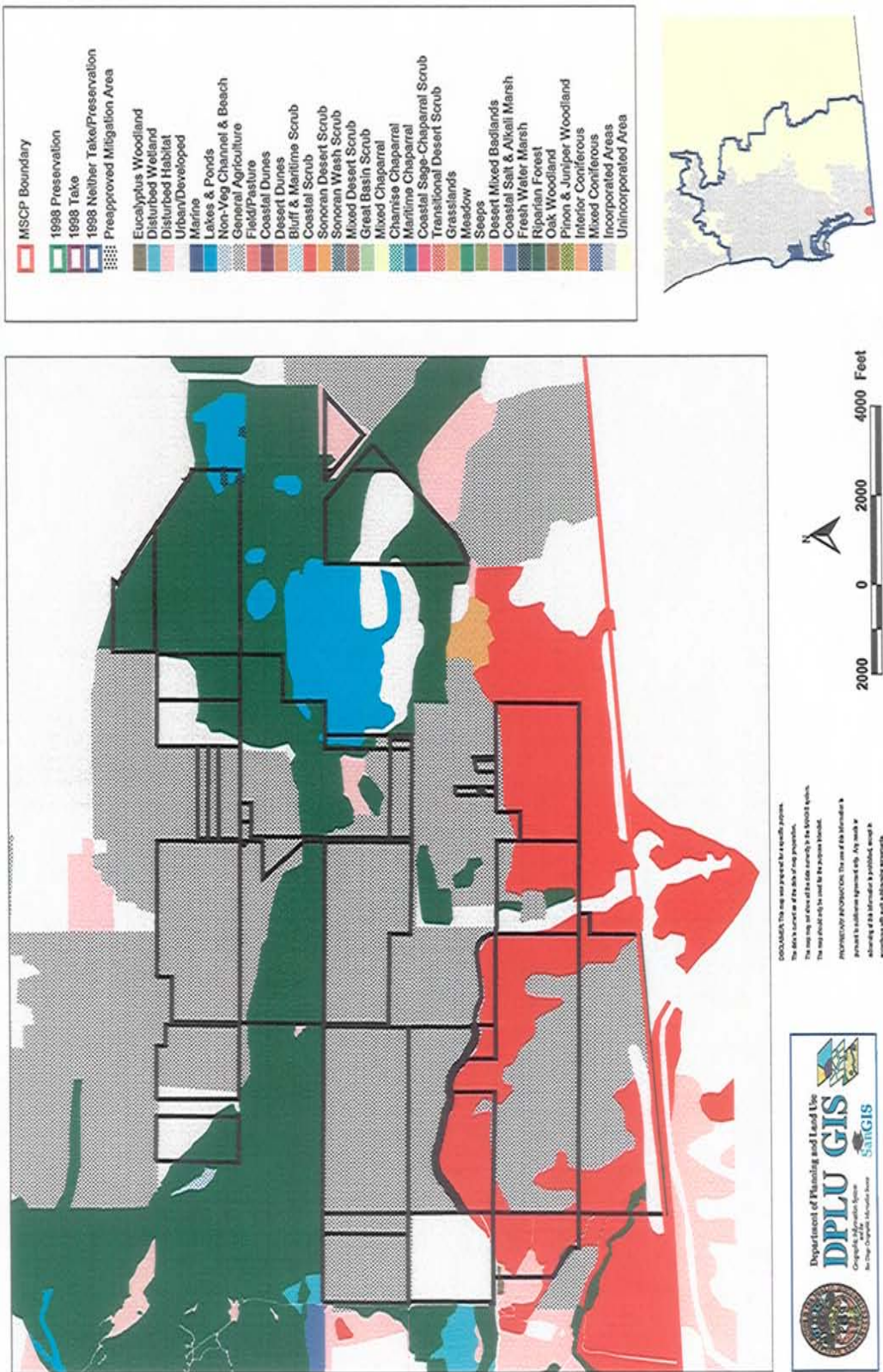
LOS PENASQUITOS CANYON PRESERVE

Figure 87C.



TIJUANA RIVER VALLEY REGIONAL PARK

Figure 88.



ATTACHMENT C: ACQUISITION PRIORITY TABLE

MSCP BINDER INFORMATION

	A	B	C	D	E	F	G	H	I
1	ACQUISITION PROFILE								
2									
3									
4	Area	Property	Estimated Land Cost	Total Acres	Date Acquired	Actual Land Cost	Grant	Gen. Fund	Funding Needs
5									
6	A. Completed Acquisitions								
7	LUSARDI CREEK	Rancho Vista	\$ 1,940,000	97.19	9/2/99	1,845,500	922,750	922,750	
8		Santa Fe Views	\$ 2,500,000	95.40	3/9/00	1,976,000	988,000	988,000	
9									
10	LAKESIDE ARCHIPELAGO								
11	Phase I	Ham	\$ 1,005,000	46.61	1/29/99	800,000	400,000	400,000	
12		HJMD	\$ 600,000	32.59	2/12/99	490,000	245,000	245,000	
13		Yunis	\$ 200,000	13.28	1/29/99	270,000	135,000	135,000	
14	Phase II.A	Arabo	\$ 200,000	9.06	10/29/99	160,000	80,000	80,000	
15									
16	TIJUANA RIVER VALLEY								
17	West/Dymott	West/Dymott	\$ 410,000	41.00	Jan-98	410,000	410,000	0	
18	Arrietta	Arrietta	\$ 478,000	39.83	Jun-98	478,000	478,000	0	
19	CalMat	CalMat	\$ 1,668,481	220.09	May-98	1,668,481	1,668,481	0	
20	CalMat	CalMat	\$ 208,837	28.10	12/14/99	208,837	208,837		
21	Total Completed Acquisitions		\$ 9,210,318	623.15		8,306,818	5,536,068	2,770,750	
22									
23	B. Acquisitions Underway								
24	ESCONDIDO CREEK								
25	Phase I	Various Prop Owners	\$ 2,260,000	112.00			2,000,000	260,000	
26									
27	HOLLENBECK CANYON								
28	Phase I	Daley Ranch	\$ 1,000,000	312.50				1,000,000	
29									
30	LAKESIDE ARCHIPELAGO								
31	Phase II.B	United Brokers/Curto	\$ 150,000	8.73			75,000	75,000	
32		Cap. Alliance/Cox	\$ 95,000	6.88			47,500	47,500	

ATTACHMENT D: ACQUISITION AND PRESERVE LANDS MAP